



BUSINESS OFFERING MEMORANDUM

SUMMER SKY SWIMWEAR, INC.

Mashpee Commons
11 Steeple St, Mashpee, MA 02649

**This business is offered for sale for:
\$190,000**

Commercial
Realty Advisors

222 West Main Street, Hyannis, MA 02601
508-862-9000

www.ComRealty.net
www.CapeCodBusinessBroker.com

SARAH BANKS
Business Broker
Mobile: 412-420-0934
SBanks@comrealty.net



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BUSINESS OVERVIEW

Summer Sky Swimwear Inc. operates a size-inclusive swimwear boutique in Mashpee, Cape Cod, serving customers from its location in the sought-after Mashpee Commons retail district. The business has built upon the fifteen-year legacy of its predecessor, Nelly Suits You Swimwear, benefiting from the storefront's established reputation as a go-to swimwear destination within the Commons.

The boutique specializes in quality swimwear and resort wear for women and men, along with beach accessories. Its size-inclusive approach features mix-and-match separates that allow customers to create personalized fits across all body types. The welcoming shopping environment has cultivated consistent foot traffic and a loyal customer base. A substantial opportunity for growth exists in developing a comprehensive online sales platform, which remains largely untapped.

BUSINESS SPECIFICATIONS



BUSINESS NAME

Summer Sky Swimwear, Inc.



INDUSTRY

Retail Sales



LOCATION

Mashpee, Cape Cod,
Massachusetts



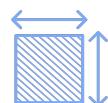
BUSINESS HOURS

Monday ~ Saturday 10:00-5:00
Sunday 11:00-4:00



WEBSITE

Instagram: summerskyswimwear



PREMISES

920 SF



OWNER

Skylar Sheehan



HISTORY

Founded in 2019



ASKING PRICE

\$190,000

TYPICAL RETAIL EQUIPMENT AND ASSET LIST

Retail Fixtures & Displays

- Wall-mounted shelving and swimwear display racks
- Freestanding garment racks (round and straight)
- Specialty swimwear hangers (tops, bottoms, one-piece)
- Display tables and merchandising cubes
- Mannequins and torso forms (various sizes)
- Feature wall displays and hooks for accessories

Fitting Room Equipment

- Fitting room partitions and doors
- Full-length mirrors
- Seating benches or stools
- Hooks and garment holders

Point of Sale & Technology

- Point-of-sale (POS) system
- POS touchscreen terminal or iPad
- Cash drawer
- Receipt printer
- Barcode scanner
- Credit card processing equipment
- Inventory management software (often POS-integrated)
- Desktop or laptop computer (back office use)
- Wi-Fi router and modem

Store Operations Equipment

- Security system and/or cameras
- Anti-theft tags and tag removers
- Pricing guns and labeling tools

Signage & Branding Assets

- Interior branded signage
- Window signage and promotional graphics
- Sale and promotional sign holders
- Branded shopping bags
- Gift card display and holders



PROPERTY SPECIFICATIONS



ADDRESS 11 Steeple Street, Mashpee, MA 02649 Unit 11A.103

PARKING Shared Parking in the Commons

STORIES 1

TOTAL SIZE OF UNIT ±920SF

Features:

- Retail floor space
- General inventory storage space
- Shared paved parking and driveways
- One Private Bath



Summer Sky Swimwear currently operates out of a storefront located within the Mashpee Commons. The space provides ample room for storage and displays. The **lease agreement** is transferable subject to lessor qualification of the new owner/lessee, ensuring a seamless transition and uninterrupted business operations.

LOCATION: MASHPEE, MASSACHUSETTS



PRIME LOCATION ON CAPE COD

Located in the heart of **Mashpee Commons**, one of Cape Cod's most desirable and high-traffic retail destinations, Summer Sky benefits from excellent visibility and steady customer traffic. The shop sits within Mashpee's primary commercial hub, creating a vibrant retail environment that draws both local residents and visitors from across Cape Cod. This central location positions the business to conveniently serve customers from the entire Upper Cape as well as nearby communities including Cotuit, Osterville, New Seabury, Plymouth, and Martha's Vineyard.

OFFERING MEMORANDUM | SUMMER SKY SWIMWEAR
11 Steeple St, Mashpee, MA 02649



OFFERING PRICE

The goodwill of the business known as Summer Sky Swimwear, Inc. is offered for sale at \$190,000. The sale includes the businesses name, branding and signage, agreement not to compete as may be negotiated between buyer and sellers, and a reasonable period of transition assistance which also as may be negotiated between buyer and sellers. The seller will assist in the transfer of vendor relationships and any licenses currently used by Summer Sky Swimwear, Inc.. The value of the inventory is to be determined and sold separately.

ASSESSMENT OF OPPORTUNITY

Summer Sky Swimwear, Inc. offers a rare opportunity to acquire a **profitable, size-inclusive swimwear boutique** in one of Cape Cod's most vibrant retail districts. With an established customer base, prime location, and clear paths for growth, this business is well-positioned for its next chapter under new ownership.

SUBMISSION OF OFFERS

Commercial Realty Advisors, Inc. invites written offers for the Business known as Summer Sky Swimwear, Inc. Inc.. The assets and goodwill are available. Offers should be submitted to Sarah Banks, Commercial Realty Advisors, Inc., 222 West Main Street, Hyannis, MA 02601. Written offers must identify the purchaser, mailing & legal addresses, Buyer's offer price, contingencies (if any), sources of capital to complete the transaction, and proposed closing date. The Buyer's offer must include an earnest money deposit that will be held by Commercial Realty Advisors, Inc. in its non-interest-bearing escrow account, that will be applied to the purchase price, or refunded to the Buyer with the agreement of both parties.

Please contact us for further details of the assets and goodwill included with the sale of Summer Sky Swimwear, Inc.. Showings are by appointment only, and financials shall be provided to qualified buyers who demonstrate their ability to make this acquisition and sign a confidentiality agreement.

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DISCLAIMER

The Offering Document was prepared by Commercial Realty Advisors, Inc., from and on information provided by the "Seller", by agents of the Seller, and from other sources believed reliable. No guarantee, express or implied, is made as to the accuracy or completeness of this information, and is subject to error, omission, change of price, change of description or condition, or withdrawal without notice. Commercial Realty Advisors, Inc., has not independently audited or verified any information, financial result, legal description, sketch, or plan. No projection of future income or the viability of this establishment has been guaranteed by the Seller or Commercial Realty Advisors, Inc. The recipient of this Offering Document acknowledges its responsibility to perform a due diligence review at its own cost prior to any acquisition of this Business and real estate.

Commercial Realty Advisors, Inc., and the agent presenting this opportunity, represent the Seller on an Exclusive basis. Commercial Realty Advisors, Inc., and other brokers or salespeople represent the Seller not the Buyer in the marketing, negotiation, and sale of this Business and real estate unless otherwise disclosed.

Commercial Realty Advisors, Inc. are neither architects, engineers, inspectors, accountants nor attorneys, and therefore all buyers/tenants must consult with their own architects, engineers, inspectors, accountants, or attorneys as to financial, zoning, lot line, handicapped accessibility, flood plain, mechanical, structural, or environmental concerns. This Offering Document is proprietary to the Seller and its related legal and beneficial owners and to Commercial Realty Advisors, Inc. This information is made available to you because you signed a Confidentiality Agreement for the purpose of conducting an analysis of the business opportunity represented herein prefatory to making an offer to purchase the aforementioned Business and real estate. Buyer must verify all information and bears all the risk for inaccuracies. Referenced square footage and acreage and sketched outlines are approximate, and this information package is subject to change.

Should you decline to make said offer, you agree to return promptly this Offering Document and any other information provided to you. You acknowledge that you will treat as secret all information provided herein. You will not discuss, reproduce, or in any way share information with any party including the Sellers, employees, agents, customers, creditors, suppliers, or competitors of said Business and real estate unless prior written permission has been granted to you by Commercial Realty Advisors, Inc.

ABOUT

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management, and knowledge of geographic markets. A cadre of well-educated and successful experts partner with clients to achieve objectives in a cost and time- effective manner. Our business is broadly based. Our real estate practice includes development, investment, and other commercial sale, lease, and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other businesses.



SCAN TO VISIT COMREALTY.NET

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