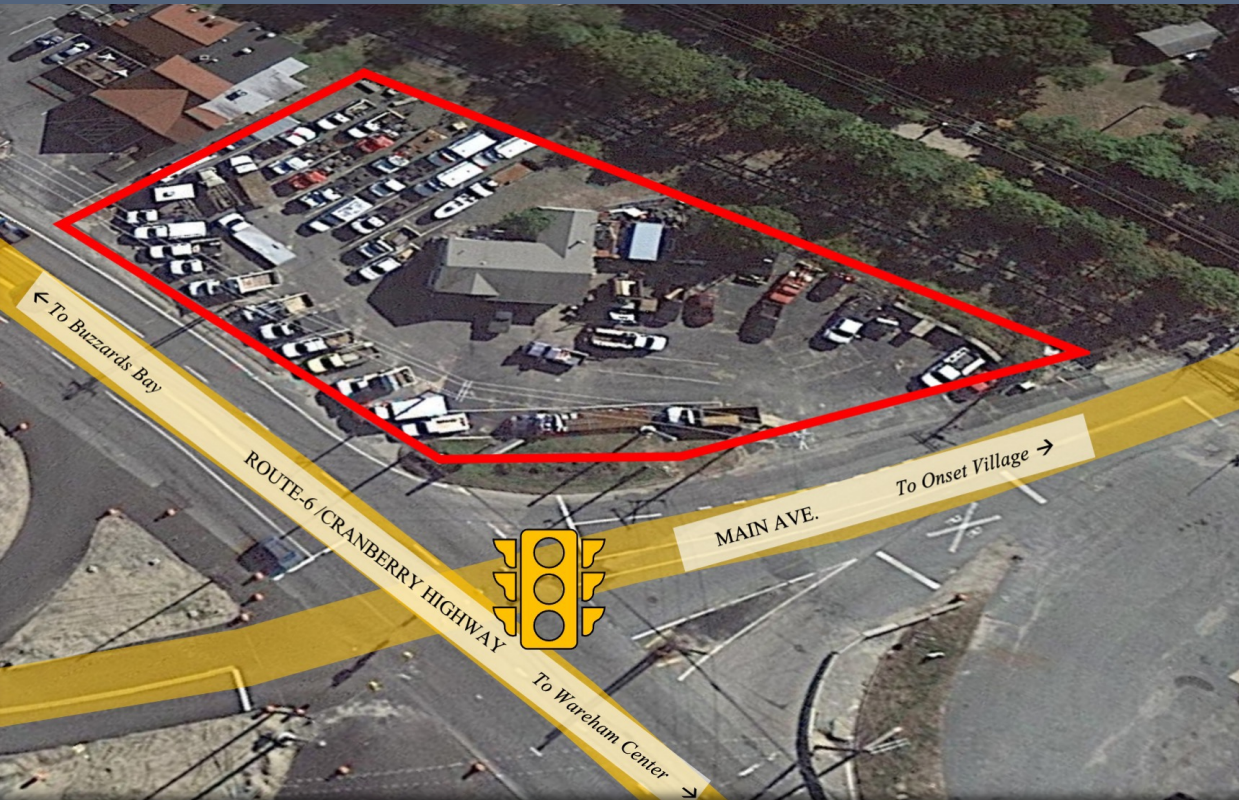


# RETAIL PAD SITE FOR SALE

3067 CRANBERRY HIGHWAY, EAST WAREHAM MASSACHUSETTS



CIC Realty is pleased to offer for sale this prime corner pad site in Wareham, Massachusetts – the Gateway to Cape Cod. This .65 acre pad site is a main and main hard signalized corner with dual egress on both streets. The primary street is US Route 6/ Mass Route 28/ Cranberry Highway and the cross is Main Avenue, heading directly to the Onset Village waterfront.

Currently, there is major road improvement underway along Route-6 including a new median strip. This drives further retail value to the signalized corner pad site.

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# HIGHLIGHTS

- **Hard Signalized Corner** On A Newly Divided State Highway
- **Frontage And Curb Cuts** On Both Cross Streets
- "Main And Main" Location On Cranberry Highway (Route 28) At Main Ave Leading Into The Waterfront Community Of Onset Bay.
- **Existing Structure Has 2 Garage Bays And Office** For Reuse Or Redevelopment
- **Commercial Zoning Allows:** Retail, Banks, Office, Restaurant, QSR, Medical Retail/Office, Daycare, And More

Parcel Size:	0.65 acres
Current Building:	1,550 SF
Zoning:	Commercial Strip

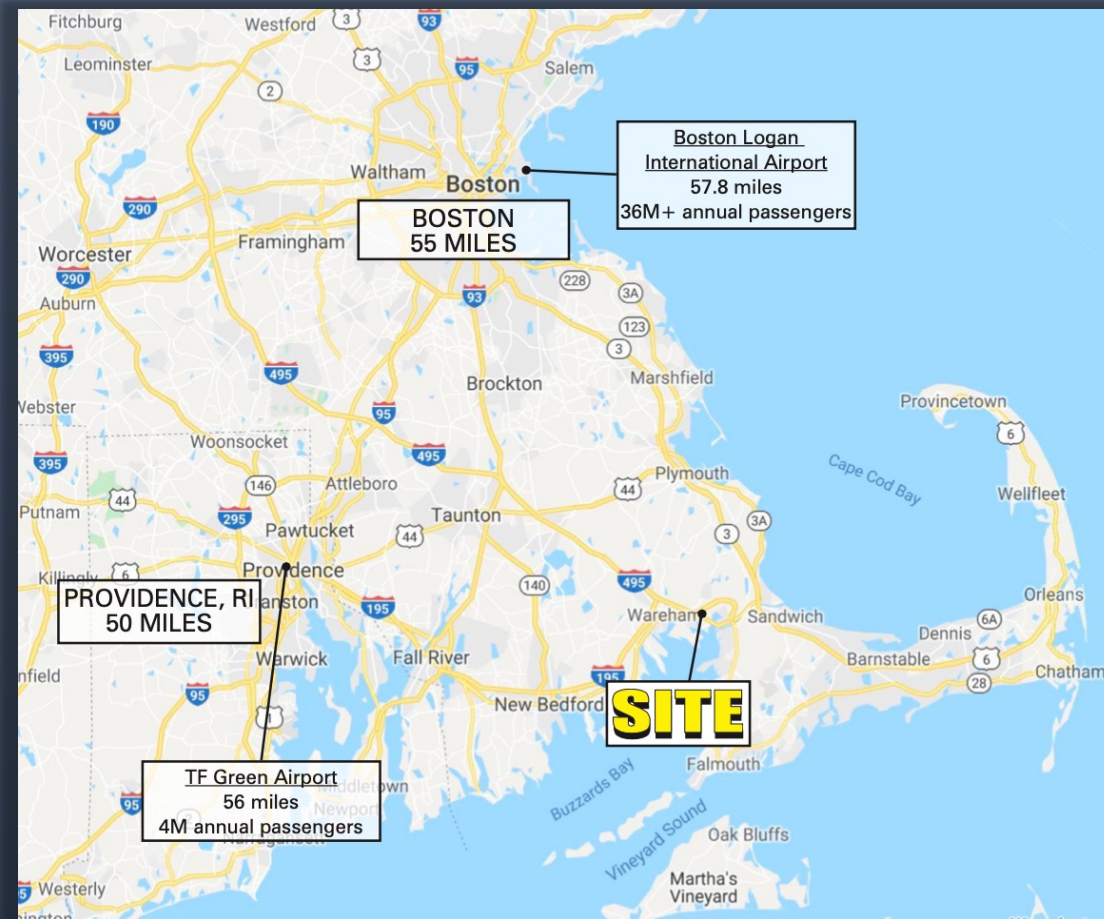
## EXISTING BUILDING



# AERIAL



# LOCATION OVERVIEW



Wareham, MA is situated at the head of Buzzard's Bay and has long been known as the most western point of Cape Cod. Located in Plymouth County, the third largest County in Massachusetts by total area (1,093 square miles), Wareham has over 54 miles of coastline heightened by beaches, estuaries, rivers and ponds.

Plymouth County is part of the Boston-Cambridge-Newton, MA-NH MSA which is home to 4.79 M people and has a median property value of \$412,700, 2 times larger than the national average.

Wareham is mostly residential with a strong summer tourism industry, it has retail centers along Routes 6 and 28 including Wareham Crossing. Less than 6 miles from the site Wareham Crossing is a 675,000 SF open-air shopping center with more than 35 stores and restaurants.

Located within easy traveling distance to both the Boston and Providence metropolitan areas, Wareham is less than an hour to Boston's Logan Airport and Providence's T.F. Green Airport.



**99,208**  
EST POPULATION  
IN 10 MILE RADIUS



**\$88,483**  
AVG HH SPENDING  
IN 10 MILE RADIUS



**\$105,018**  
AVG HH INCOME  
IN 10 MILE RADIUS



**21,080**  
ADT ON  
CRANBERRY HWY

# AREA OVERVIEW

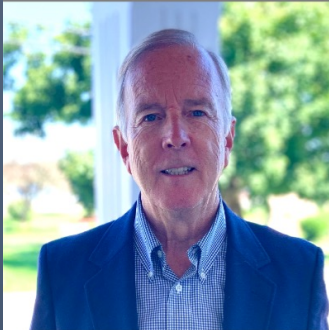
## Demographics

	2018 DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	Estimated Population	36,384	60,963	98,208
	2023 Projected Population	37,635	63,123	101,954
	2010 Census Population	33,947	56,922	90,706
	2000 Census Population	31,080	52,731	84,578
	Projected Annual Growth (2017-2022)	0.68%	0.70%	0.75%
	Estimated Households	14,560	23,769	38,072
	2023 Projected Households	15,038	24,549	39,422
	2010 Census Households	13,697	22,396	35,445
	2000 Census Households	12,385	20,265	32,137
	Projected Annual Growth (2017-2022)	0.65%	0.65%	0.70%
INCOME	Est. HH Income \$200,000+	5.9%	8.0%	9.7%
	Est. HH Income \$150,000-\$199,999	7.9%	9.5%	10.7%
	Est. HH Income \$100,000-\$149,999	18.2%	19.8%	20.9%
	Est. HH Income \$75,000-\$99,999	13.9%	14.2%	14.3%
	Est. HH Income \$50,000-\$74,999	16.0%	15.5%	14.9%
	Est. HH Income \$35,000-\$49,999	13.4%	11.4%	10.6%
	Est. HH Income \$25,000-\$34,999	8.3%	7.0%	6.3%
	Est. HH Income \$15,000-\$24,999	7.6%	6.9%	6.2%
	Est. Average Household Income	\$86,892	\$96,905	\$105,018
	Est. Median Household Income	\$66,576	\$76,936	\$83,009
RACE	Avg. Home Value	\$428,137	\$441,038	\$474,138
	Est. White	86.7%	88.2%	90.4%
	Est. Black	3.7%	3.3%	2.7%
	Est. Asian or Pacific Islander	1.1%	1.2%	1.2%
	Est. American Indian	0.6%	0.5%	0.4%
	Est. Hispanic Population	2.8%	2.7%	2.5%



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### CONFIDENTIALITY AGREEMENT AND DISCLAIMER:

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Additional information and an opportunity to inspect the Properties will be made available upon written request of interested and qualified prospective purchasers.

The Seller has expressly reserved the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Properties and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and its legal counsel and any conditions to the Seller's obligations there under have been satisfied or waived.

This Offering Memorandum and its content, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Memorandum or any of its content to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of the Seller, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller and (v) to return it to the Brokers.

**If you have no further interest in the Properties, please return the Offering Memorandum forthwith.**