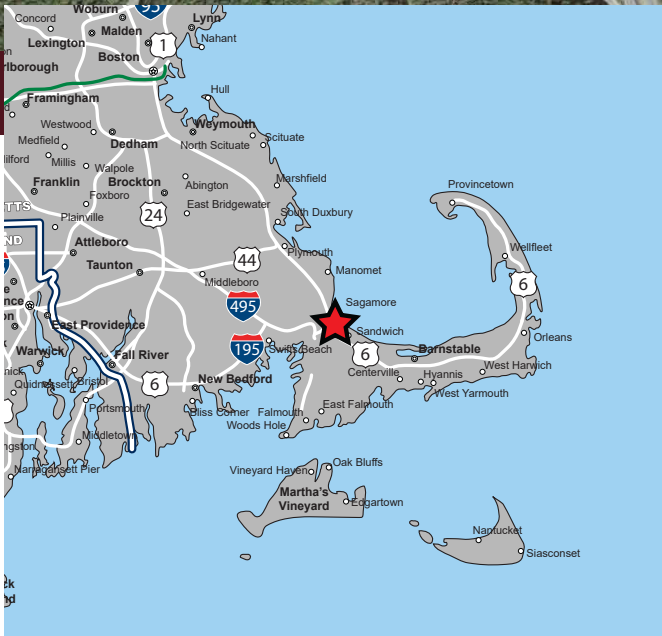


PROPOSED DEVELOPMENT SITE

IDEAL FOR MIXED USE

HOTEL, CONFERENCE CENTER, RETAIL, COMMERCIAL, RESTAURANT

5 Cranberry Highway, Sagamore, Massachusetts



AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- » Proposed Mixed-Use Development
- » 6+/- Acre Site
- » Hotel, Conference Center, Retail, Commercial, Restaurant
- » Located on the Cape Cod Canal
- » Spectacular Views
- » High Traffic and Excellent Exposure
- » 60,451 ADT (2024) - Route 6/Sagamore Bridge



PROPOSED DEVELOPMENT SITE

5 Cranberry Highway, Sagamore, Massachusetts



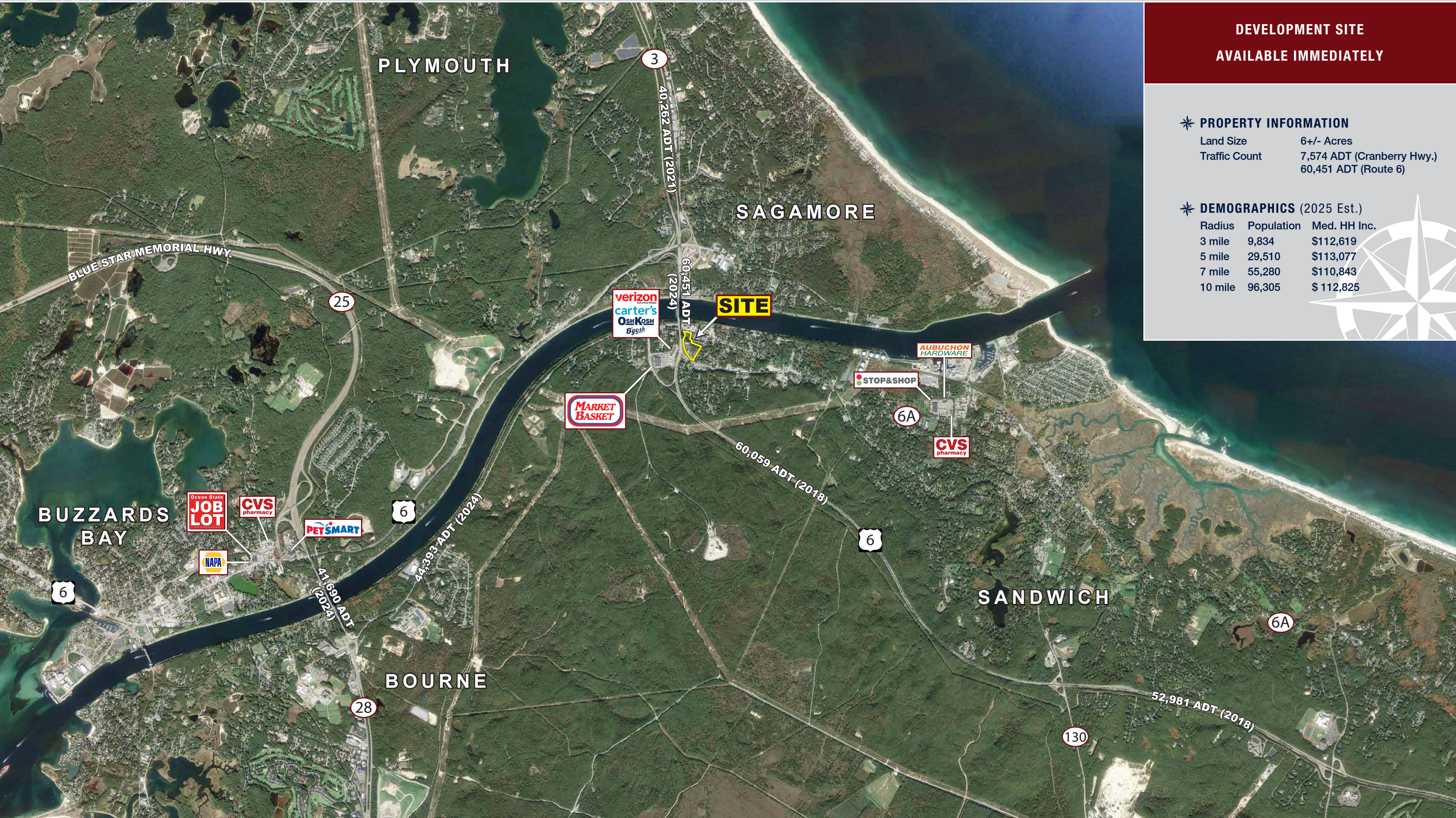
DEVELOPMENT SITE
AVAILABLE IMMEDIATELY

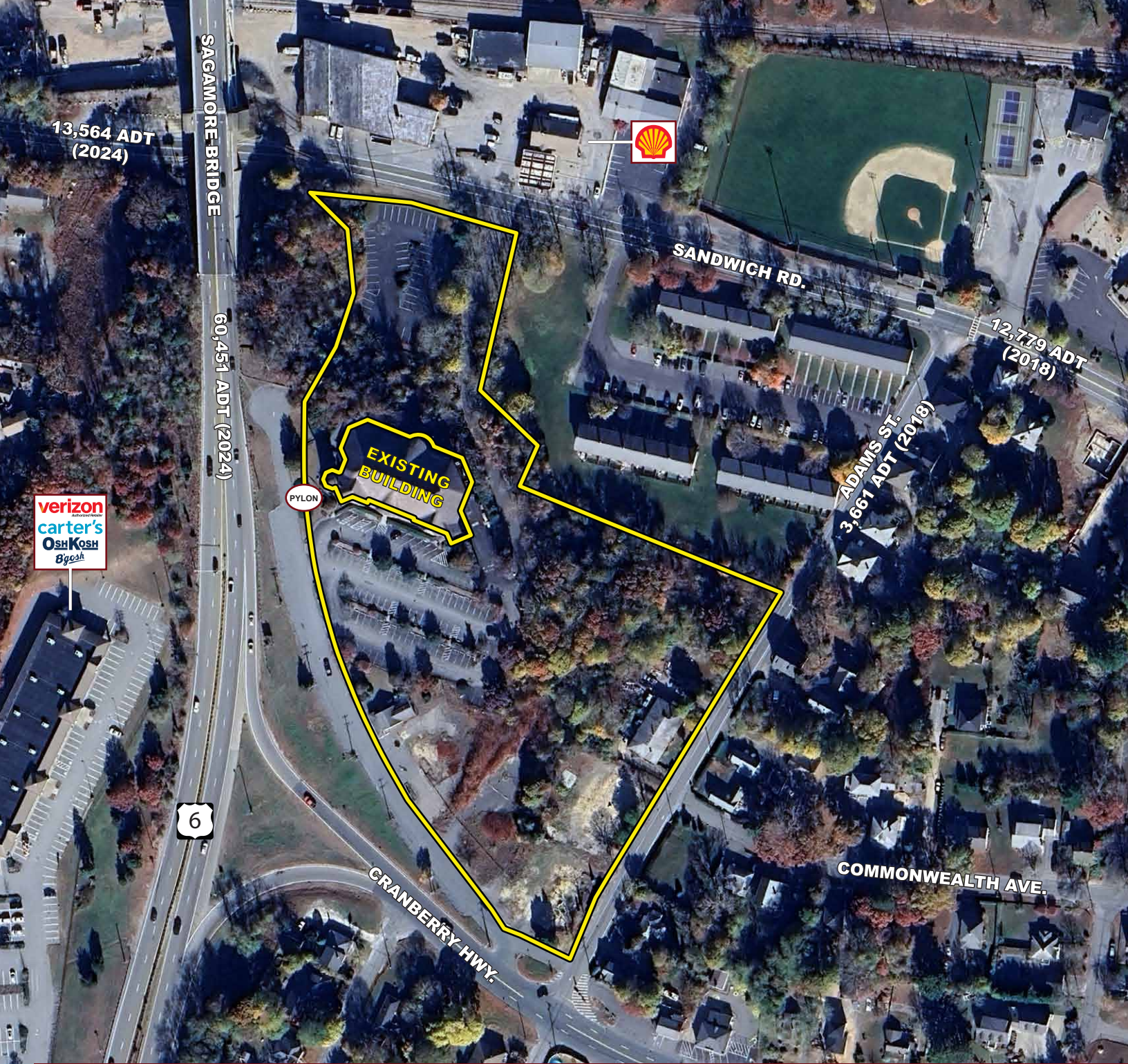
* PROPERTY INFORMATION

Land Size	6+/- Acres
Traffic Count	7,574 ADT (Cranberry Hwy.) 60,451 ADT (Route 6)

* DEMOGRAPHICS (2025 Est.)

Radius	Population	Med. HH Inc.
3 mile	9,834	\$112,619
5 mile	29,510	\$113,077
7 mile	55,280	\$110,843
10 mile	96,305	\$112,825





Proposed Development Site - 5 Cranberry Highway, Sagamore, Massachusetts



FOR MORE INFORMATION CONTACT:

Vin Albanese

781.849.9013 (Office) + 617.413.1193 (Cell)

valbanese@easternretail.com

P 781.849.9010 + F 781.849.9050 + www.easternretail.com + 25 Braintree Hill Office Park, Suite 404 + Braintree, MA 02184

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax and financial advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.