

EXISTING RETAIL BUILDING

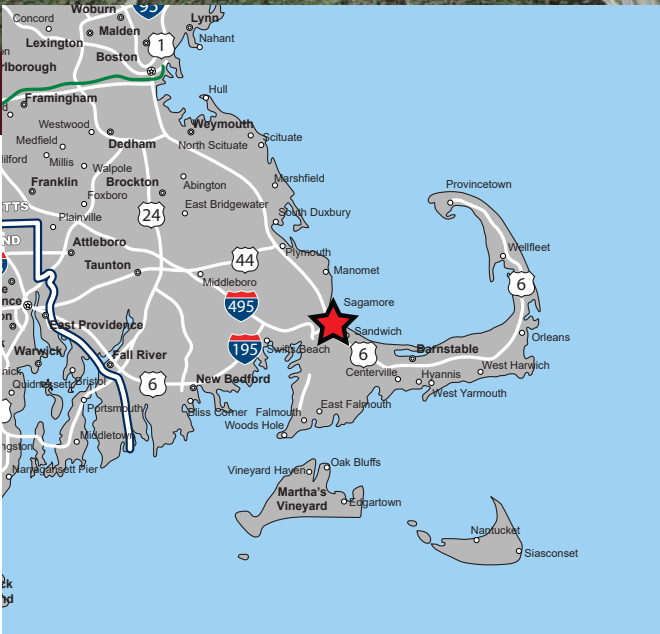
5 Cranberry Highway, Sagamore, Massachusetts



AVAILABLE FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- » 17,000 SF Retail Space with 5,000 SF Storage/Warehouse
- » 5+/- Acre Site with Large Parking Field
- » Pylon Signage Available
- » Located on the Cape Cod Canal
- » Spectacular Views
- » High Traffic and Excellent Exposure
- » 60,451 ADT (2024) - Route 6/Sagamore Bridge
- » Post and Beam Design and Open Ceiling



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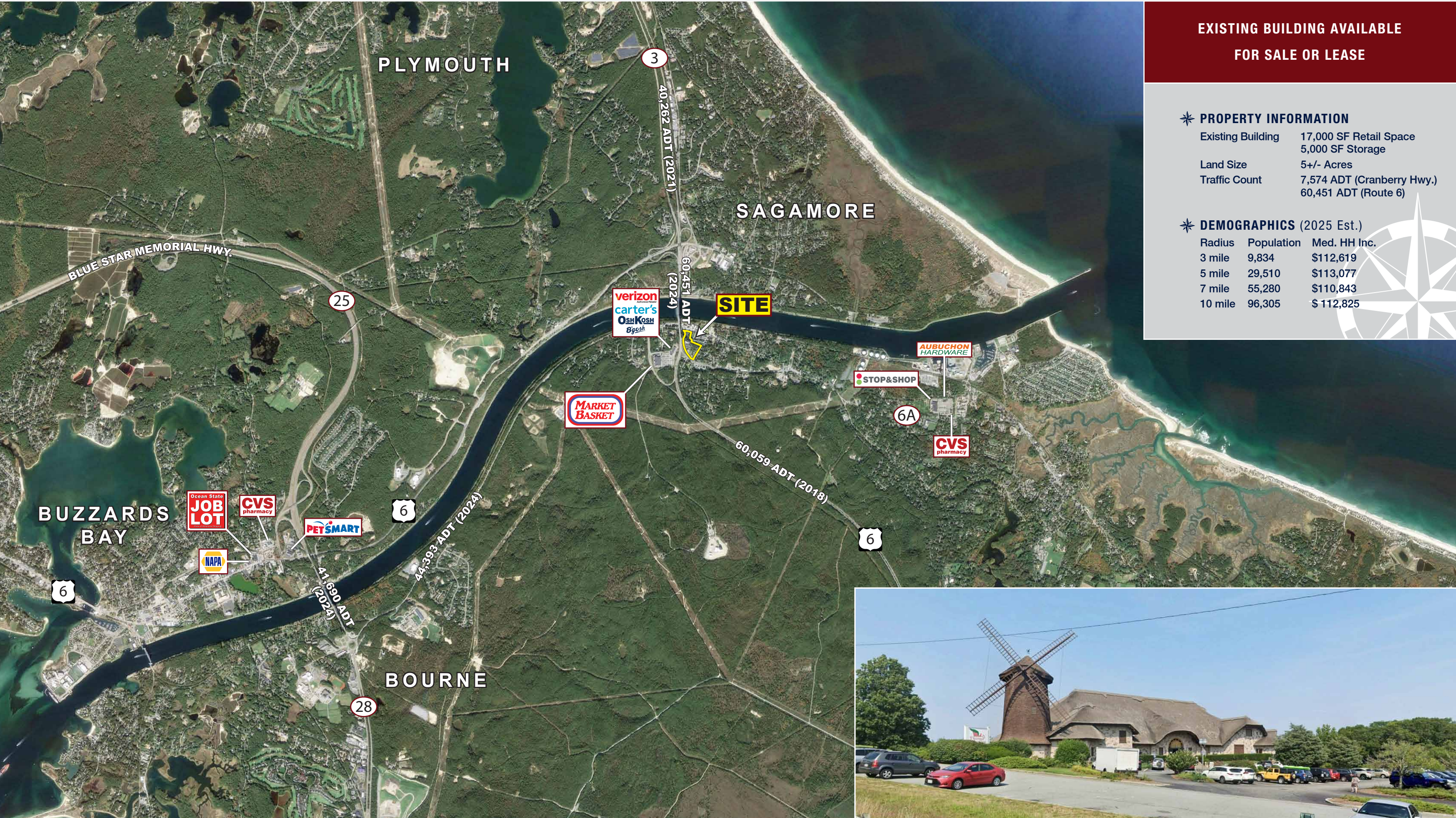
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PROPERTY INFORMATION

Existing Building	17,000 SF Retail Space 5,000 SF Storage
Land Size	5+/- Acres
Traffic Count	7,574 ADT (Cranberry Hwy.) 60,451 ADT (Route 6)

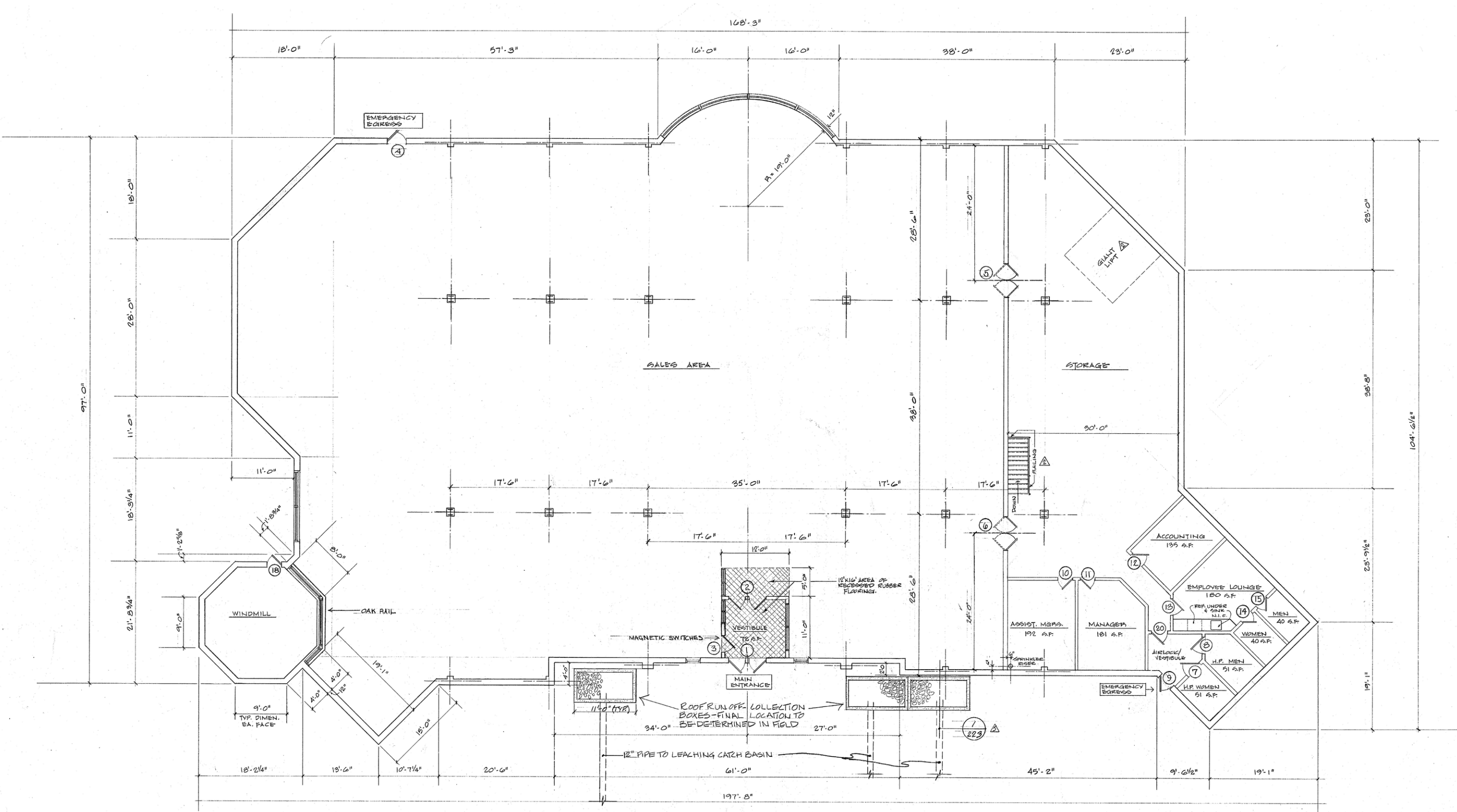
DEMOGRAPHICS (2025 Est.)

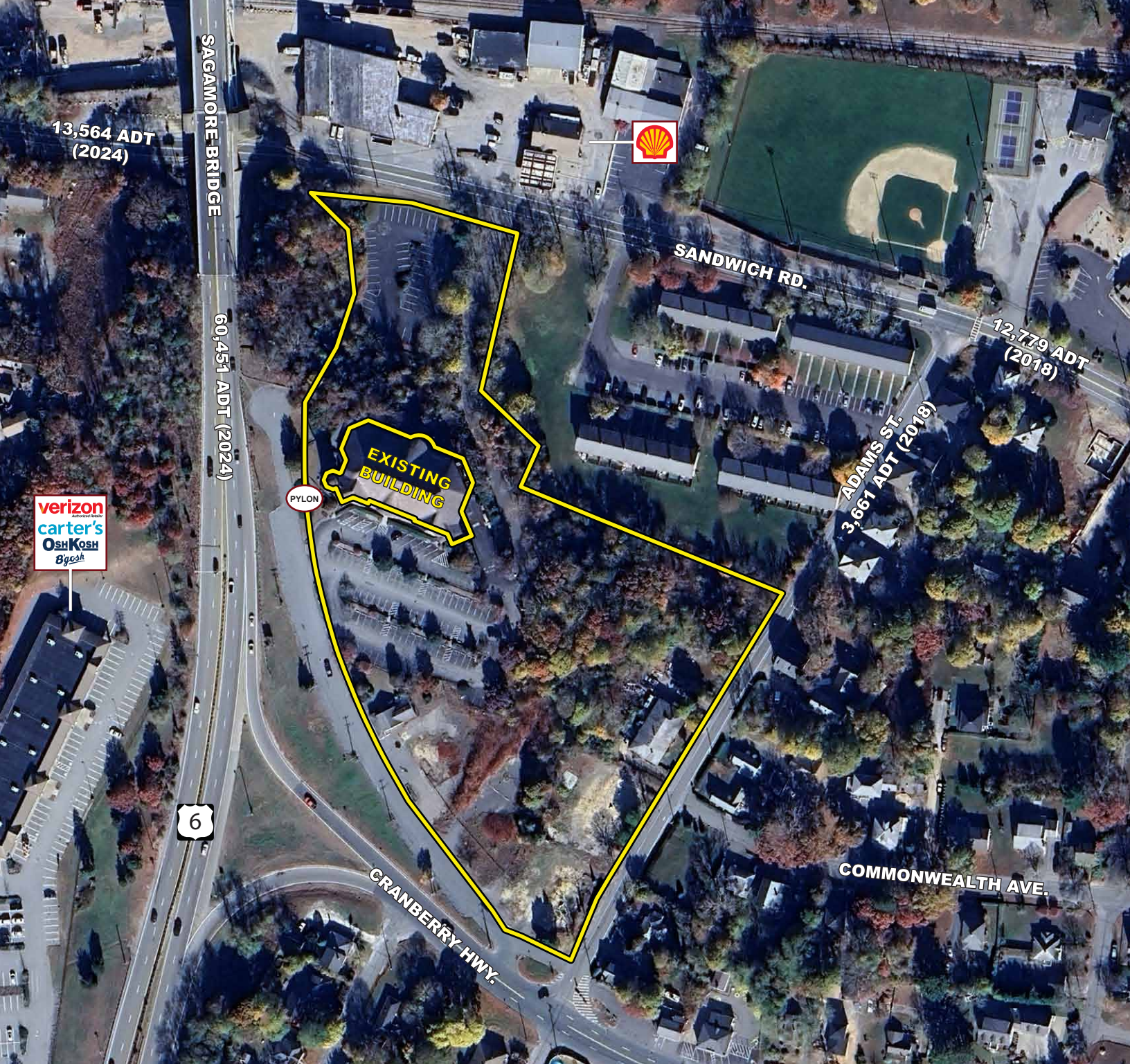
Radius	Population	Med. HH Inc.
3 mile	9,834	\$112,619
5 mile	29,510	\$113,077
7 mile	55,280	\$110,843
10 mile	96,305	\$ 112,825



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Existing Retail Building - 5 Cranberry Highway, Sagamore, Massachusetts



EASTERN
RETAIL PROPERTIES

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

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