

Bourne Bridge Crossing

2 Bridge Approach Street, Bourne, MA 02532

FULLY LEASED



Bourne Bridge Crossing

PET SMART
Domino's
Jersey Mike's Subs
Starbucks

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.

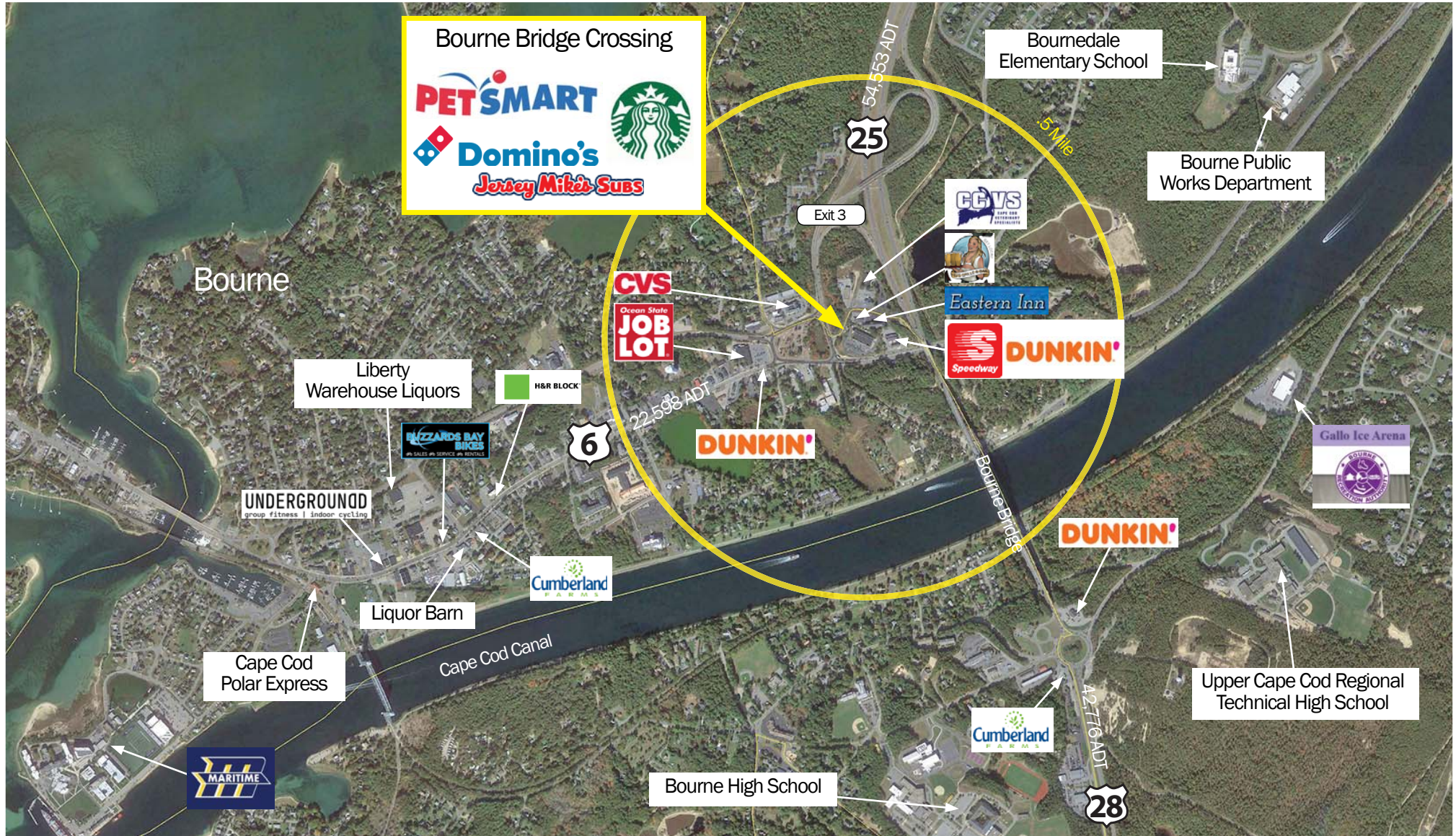
CONTACT: Don Mace
Vice President of Retail Brokerage
DMace@KeyPointPartners.com
781.418.6243

KEYPOINT
PARTNERS
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PROPERTY HIGHLIGHTS

Center consists of national retailers PetSmart and Starbucks who drive both daily needs and destination consumers

Located at the gateway to Cape Cod and adjacent to the Bourne Bridge at rotary on north side of Cape Cod Canal at intersection of Rte. 6 (scenic highway), Rte. 28 and Rte. 25

New primary entrance to center directly from scenic highway (Rte. 6)

Bourne Bridge has a strong summer traffic count of 83,336 ADT

2024 DEMOGRAPHICS	3 Mile	5 Mile	7 Mile
POPULATION	17,722	34,732	62,868
DAYTIME POPULATION	5,455	9,316	19,903
NUMBER OF HH	7,568	14,620	25,861
AVERAGE HH INCOME	\$118,389	\$125,115	\$130,138

TRAFFIC COUNTS

22,598 ADT - Route 6
 42,776 ADT - Route 28
 54,553 ADT - Route 25

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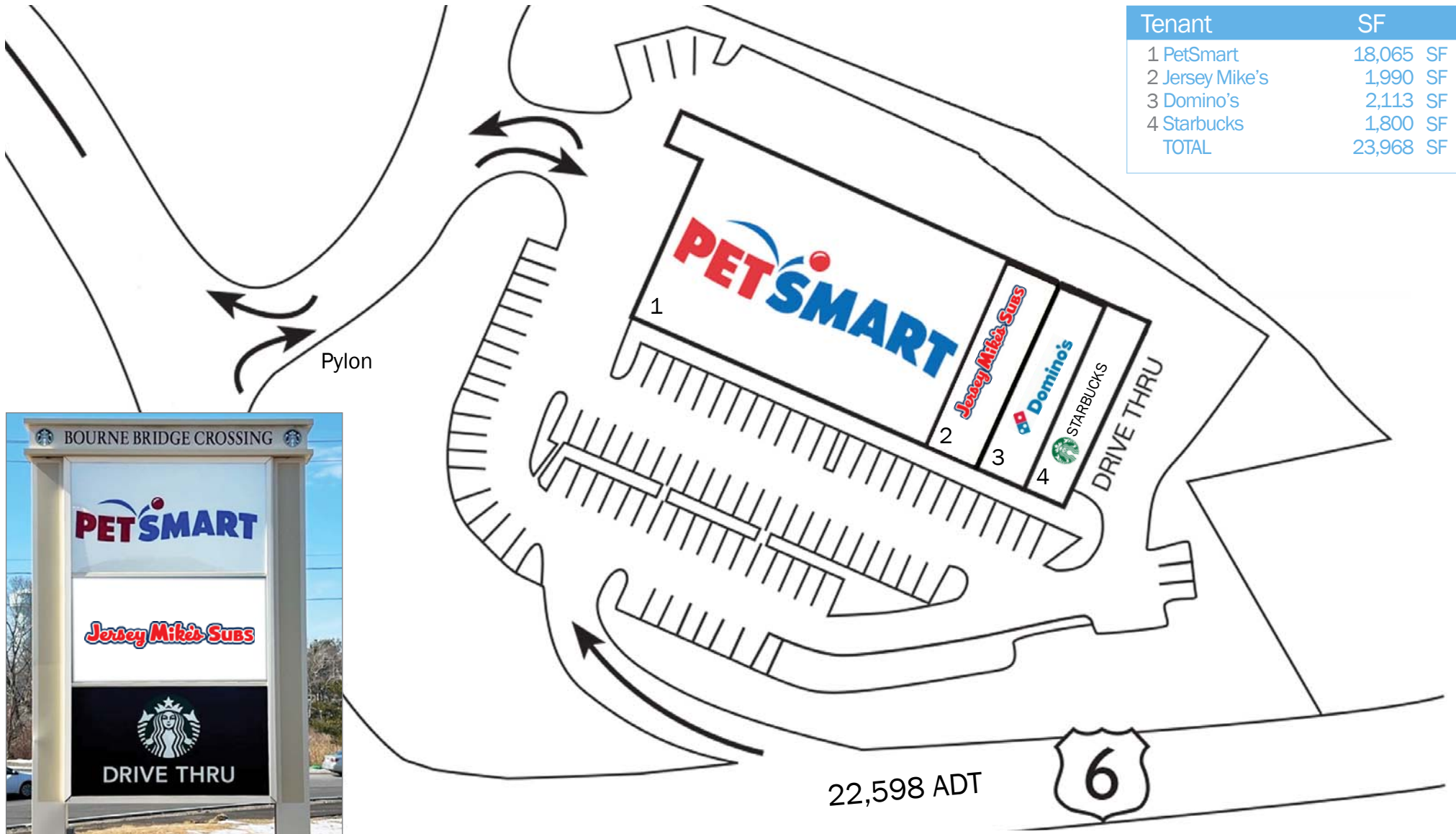
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Tenant	SF
1 PetSmart	18,065 SF
2 Jersey Mike's	1,990 SF
3 Domino's	2,113 SF
4 Starbucks	1,800 SF
TOTAL	23,968 SF



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