

# Bourne Bridge Crossing

2 Bridge Approach Street, Bourne, MA 02532

# FULLY LEASED



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.

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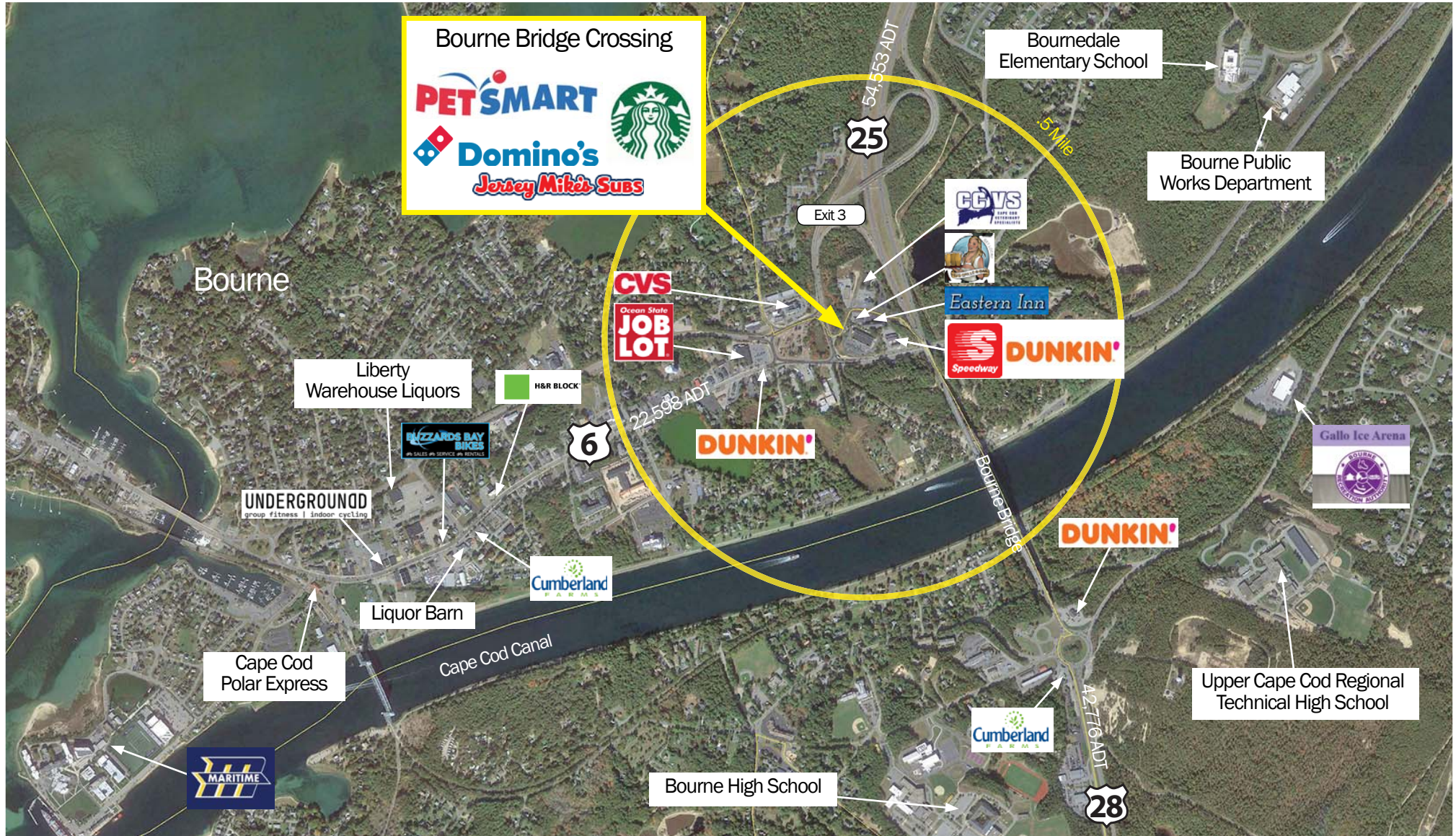
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## PROPERTY HIGHLIGHTS

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

2026 DEMOGRAPHICS	3 Mile	5 Mile	7 Mile
POPULATION	17,556	35,116	63,052
DAYTIME POPULATION	5,935	9,783	20,884
NUMBER OF HH	7,576	15,033	26,478
AVERAGE HH INCOME	\$125,308	\$131,323	\$139,796

## TRAFFIC COUNTS

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

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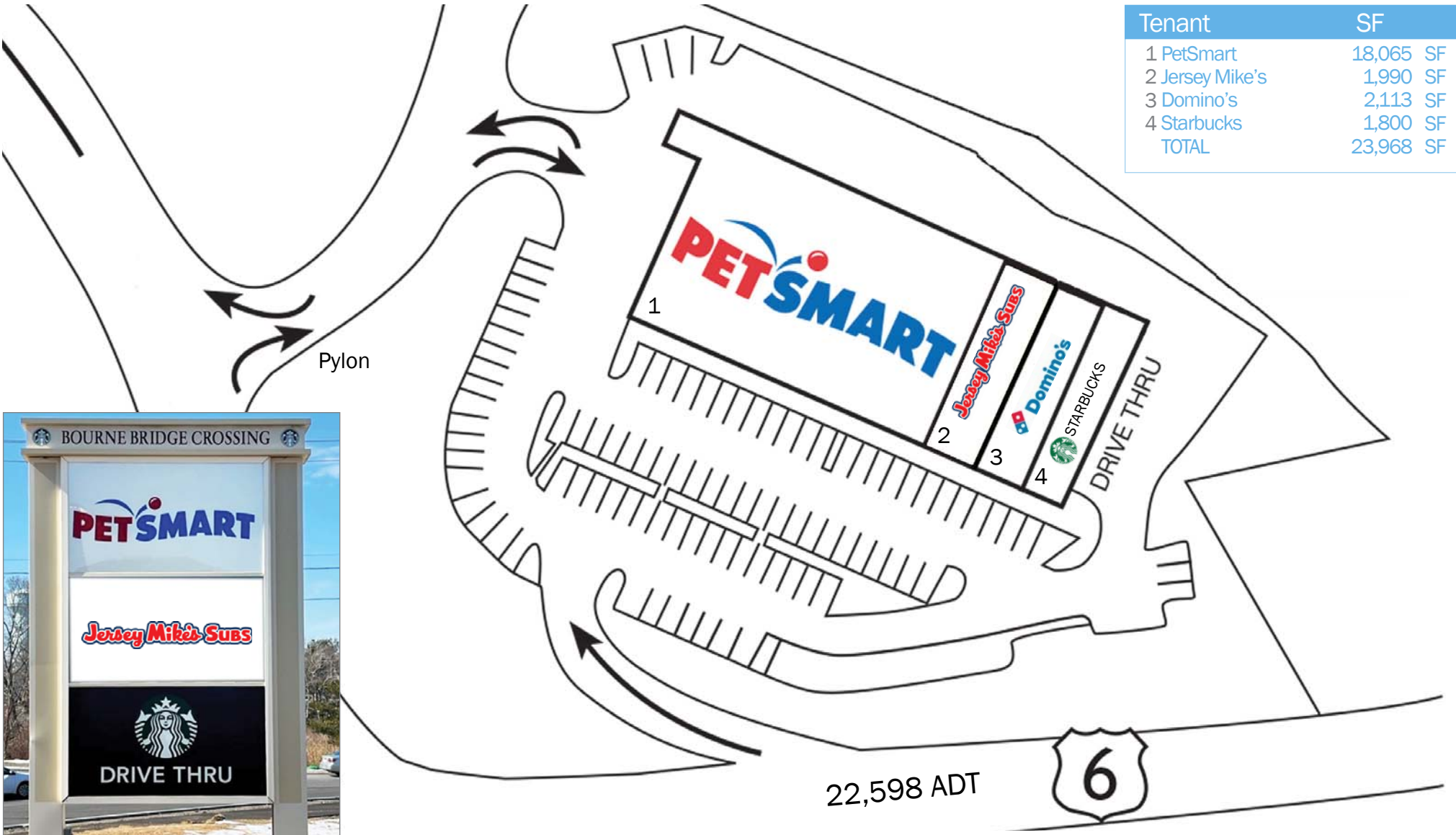
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Tenant	SF
1 PetSmart	18,065 SF
2 Jersey Mike's	1,990 SF
3 Domino's	2,113 SF
4 Starbucks	1,800 SF
TOTAL	23,968 SF

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