

OFFERING MEMORANDUM
Restaurant/Retail Space



561 Main Street
HYANNIS MA

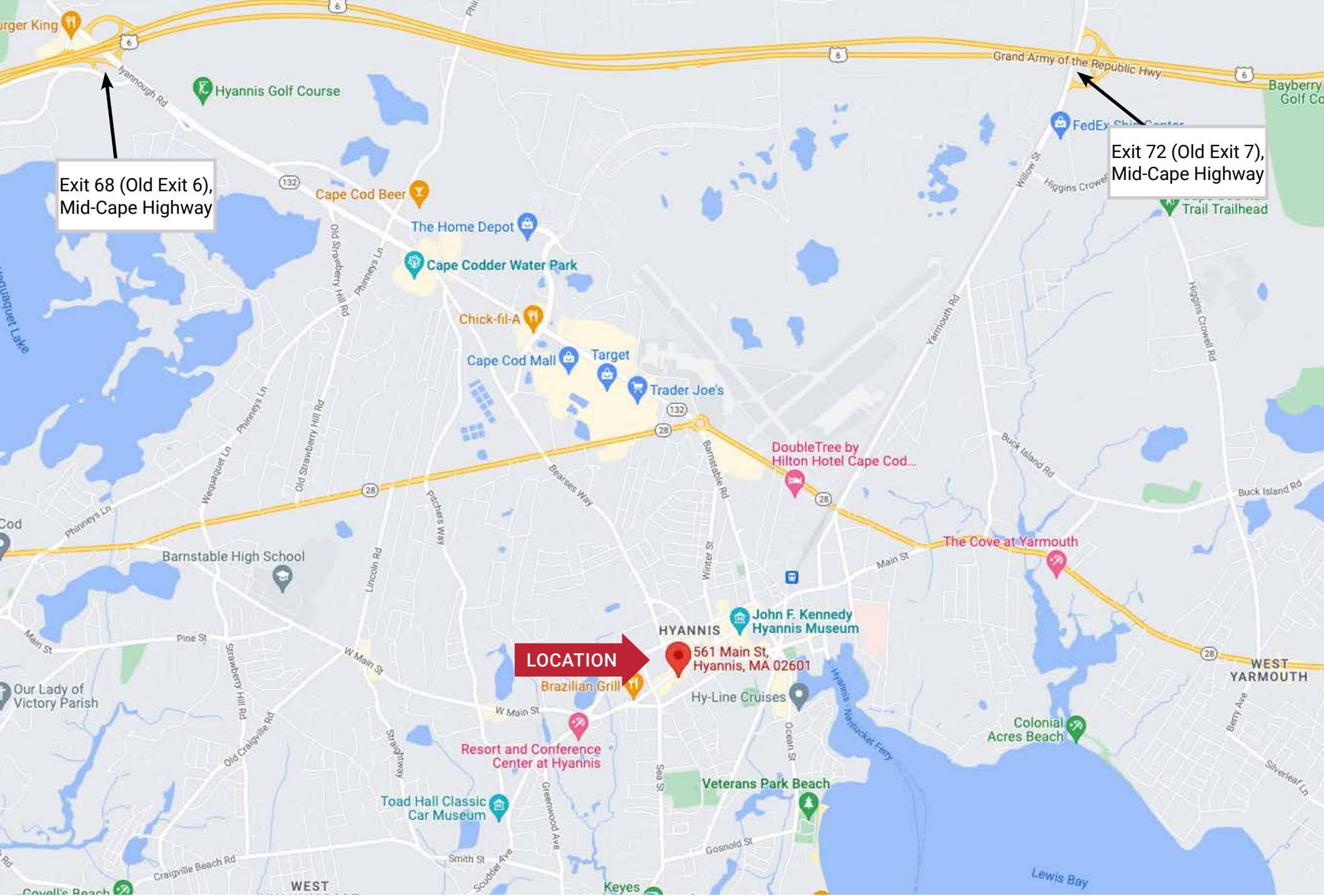
FOR LEASE

For Lease	Area
\$3,500/Month Plus Utilities	+/- 1,500 Sq. Ft.

Property Highlights

- ✓ Former 1,500+/- Sq. Ft. restaurant space for sale
- ✓ Can be easily converted to retail/office space
- ✓ High visibility location directly on Main Street in

- ✓ Hyannis Village Business District
- ✓ Large patio space for outdoor dining
- ✓ Call today to schedule a showing!



Exit 68 (Old Exit 6),
Mid-Cape Highway

Exit 72 (Old Exit 7),
Mid-Cape Highway

LOCATION →

561 Main St,
Hyannis, MA 02601

Property Description

PROPERTY DETAILS

Nearly 1,500 +/- Sq. Ft. commercial space that has historically been used as successful restaurant space (former Hyannis Oyster Co.) with tremendous outdoor patio space fronting Main Street. While the Main Street fronting commercial space has been used predominantly as a restaurant, it could be equally valuable as a retail space. This high visibility location is in the Hyannis Village Business District, Growth Incentive Zone and Federal Opportunity Zone, and faces the busy intersection of Main Street and Basset Lane.

The 2022 taxes for 561 Main Street, Hyannis is \$8,826.



TRAFFIC COUNTS

Via the Cape Cod Commission

Annual Average Daily (Estimated 2018 Traffic Volumes)	5,735
Summer Average Daily (Estimated 2018 Traffic Volumes)	7,546
Total Peak Hour (Estimated 2018 Summer PM Peak Hour Volumes)	459



Area Demographics

BARNSTABLE DEMOGRAPHICS

Estimated Population	48,916
Estimated Households	19,060
Estimated Average Household Income	\$77,227
Estimated Total Businesses	6,590

OVERALL PROPERTY DETAILS

Year Built	1987
Area	+/- 1,500 Sq. Ft.
Address	561 Main Street, Hyannis
Style	Restaurant Condo
Map ID	308 / 111/ 00A
Zoning	HVB (Hyannis Village Business District)
Taxes 2022	\$8,826

MAIN STREET, HYANNIS IS THE HUB OF CAPE COD

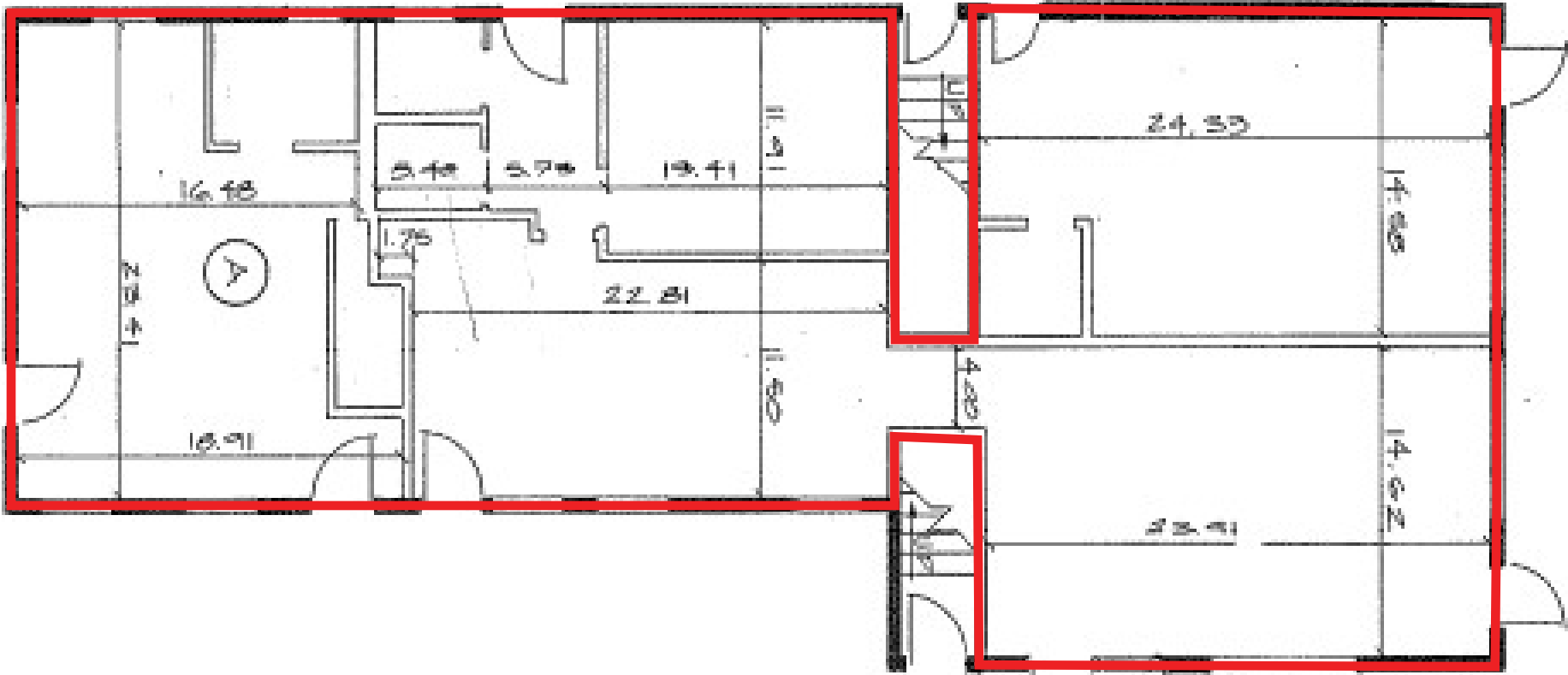
Main Street, Hyannis is the Hub of Cape Cod. With its pedestrian friendly sidewalks and cross walks, outdoor cafes and dining, seasonal décor, events, museums and Walkway to the Sea, Hyannis Main Street is the ideal destination for the Cape Cod experience. Main Street is the center of Hyannis/ residential district, home to a post office, town government offices, the library, banks, convenience stores, dry cleaners, a hardware store, a regional transportation center and Cape Cod Hospital and other health care services.

Hyannis Main Street blends a downtown area of shopping, dining and entertainment with the charming ideals of a Cape Cod location. Each year, Cape Cod locals and visitors alike continue to visit and discover Hyannis Main Street, Cape Cod's Downtown.

- Hub of Cape Cod
- More than \$5 million in streetscape and infrastructure improvements
- Pedestrian friendly sidewalks and cross walks, outdoor cafes and dining, new plantings and landscaping, seasonal décor, Walkway to the Sea
- 150 locally owned shops
- 40 restaurants and cafés featuring a broad range of cuisines
- Convenient free parking, including curbside in front of your business
- Majority of landlords are local and offer reasonable leases
- Post office, town government offices, library, banks, drug store, dry cleaners, hardware store, Hyannis Harbor, regional transportation center (regional bus service, excursion train, sightseeing trolley)
- Cape Cod Hospital and other health care services
- JFK Hyannis Museum and Cape Cod Maritime Museum
- Events bring customers to your establishment: Spring on Main, Long Table, Cape Cod Maritime Festival, Harvest Day, Dog Days, Movies on the Green, Barnstable Town Band, Yoga on the Green, Thursday night Music Stroll, Hyannis Sound a capella concerts, Cape Cod Baseball League games, Harbor Your Arts – artist's shanties at the Hyannis Harbor, Boston Pops Orchestra concert, Father's Day Car Show, Fourth of July Parade

Floor Plan - First Floor

FIRST FLOOR PLAN





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License #6295



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