

FOR LEASE • BUILD-TO-SUIT • FOR SALE

Village Green — Route 130 Commercial Pads

68, 74 & 78 Route 130 • Forestdale, Sandwich, Massachusetts • Cape Cod

Up to **15.2± acres** of commercial land — anchored by an **11.4± acre, subdividable BL-1 parcel** — fronting Route 130 at the entrance to Village Green, a new **144-unit residential community now under construction**. Rooftops, highway access at US-6 Exit 59, and an affluent year-round + seasonal Cape Cod trade area — positioned for **QSR, coffee, bakery, and financial users**.

PROPERTY HIGHLIGHTS AT A GLANCE

15.2± ac total commercial land, 3 contiguous parcels	11.4± ac subdividable BL-1 parcel (78 Route 130)	144 new residential units at the entrance
Exit 59 direct access to US-6 Mid-Cape Highway	12,500± vehicles per day on Route 130 (VPD)	\$122K median household income (Town of Sandwich)

The Opportunity

Village Green is a **144-unit residential development** rising on Route 130 in the Forestdale village of Sandwich, the oldest town on Cape Cod. Built to an all-electric, solar-powered, EV-ready standard across six three-story buildings plus townhomes — a mix of studio, one-, and three-bedroom apartments — the community is under construction with first occupancy targeted for 2027, delivering several hundred new residents directly onto the doorstep of the available commercial land.

Wrapping the entrance to that community is the subject offering: **three contiguous parcels totaling approximately 15.2 acres** of commercial land with combined frontage on Route 130. The centerpiece is an **11.4± acre business-zoned (BL-1) parcel** that can be subdivided into multiple retail pad sites. Ownership will consider a **ground lease, build-to-suit, or outright sale** of individual pads or the assembled site.

Location & Access

The site sits on Route 130 at **U.S. Route 6 (the Mid-Cape Highway) — Exit 59**, the primary highway serving all of Cape Cod. Route 130 is a principal north-south arterial connecting US-6 to Route 6A, the Cape Cod Canal, and Sandwich's historic village center, carrying commuter, resident, and visitor traffic into a town of roughly **20,500 year-round residents**. The corridor carries approximately **12,500± vehicles per day** past the site, with meaningful seasonal uplift.

Cape Cod's seasonal economy expands the trade area dramatically. Barnstable County's population swells from roughly **220,000 year-round to more than 500,000 in peak summer**, and regional tourism generates over \$2.6 billion in annual spending. For food, beverage, and convenience retailers, that means a captive resident base at the door and a large seasonal surge along the corridor.

Trade Area Snapshot

Year-round population	≈ 20,500 (Sandwich); Barnstable County 220,000+ year-round
Peak-summer trade area	County population exceeds 500,000; \$2.6B+ annual tourism spend
Route 130 traffic	≈ 12,500± vehicles per day past the site, plus seasonal uplift
Median household income	\$122,486 — well above state and national medians
Households / median home value	≈ 8,438 households; \$732,000 median sale price; 89% owner-occupied
Immediate demand driver	Village Green — 144 new units under construction on the adjacent parcel

Sources: U.S. Census / Massachusetts demographic data, Cape Cod Commission Sandwich Housing Profile, and Cape Cod regional tourism data. Figures approximate, for marketing context.

Available Land — Three Contiguous Parcels

All three parcels are owned by Route 130 Land Development, LLC and are offered together or individually. Data below is drawn from Town of Sandwich FY2026 assessor records.

Address	Parcel ID	Size	Zoning	Frontage	FY26 Assessed Land
78 Route 130	11-241-0	11.40± ac (496,541 SF)	BL-1	100 ft*	\$481,700
74 Route 130	11-267-0	2.75± ac (119,790 SF)	R2	266 ft	\$338,500
68 Route 130	11-268-0	1.10± ac (47,916 SF)	R2	107 ft	\$55,900
TOTAL	3 parcels	15.25± acres	—	473± ft	\$876,100

* Assessor frontage reflects the value carried on the town card; true road frontage and access points to be confirmed by survey. Combined corridor frontage across the three parcels is approximately 473 feet.

The Subdividable Parcel — 78 Route 130 (11.4± acres, BL-1)

The 11.4-acre parcel is the primary development opportunity, **zoned BL-1 (Business Limited)** — Sandwich's commercial business district. It is already carried on the town record in two land components (≈ **2.76 and 8.64 acres**), and can be subdivided to suit — accommodating individual users on Route 130 frontage directly opposite the Village Green rooftops.

- **Subdividable to suit** — the parcel can be divided into individual sites sized to tenant requirements, subject to survey and Town of Sandwich approvals.
- **Flexible structures** — ground lease, build-to-suit, or sale for national, regional, and franchise users.
- **Assemblage upside** — adjoining 74 & 68 Route 130 add ~373 ft of additional frontage and depth for larger footprints, signage, or access.

Ideal Uses

Ownership is actively seeking the following users and will tailor pad size, delivery, and deal terms accordingly:

- **Quick-Service Restaurant (QSR)** — drive-thru pad sites for national and franchise brands, by special permit.
- **Coffee / Café** — café serving commuters, EV charging customers and residents on the corridor.
- **Bakery** — specialty or grab-and-go bakery capturing resident and seasonal foot traffic.
- **Financial / Bank** — branch or drive-up pad in an affluent, high-homeownership market (\$122K median income).

Complementary convenience, pharmacy, quick-casual, and service-retail concepts will also be considered as part of a cohesive retail node. Drive thru is a special permit process in Sandwich.

For Leasing & Sale Inquiries

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Disclaimer: The information contained herein has been obtained from sources believed reliable, including Town of Sandwich FY2026 assessor records and public demographic sources, but is not guaranteed. Acreage, frontage, zoning classifications, permitted uses, subdivision potential, traffic counts, and assessed values are approximate and subject to independent verification, survey, and applicable Town of Sandwich zoning, special-permit, and site-plan approvals. The location map is a schematic illustration, not to scale, and does not represent an approved plan or survey. This document is for marketing purposes only and does not constitute an offer, a representation of permitted use, or legal, tax, or investment advice. Prospective users and buyers should conduct their own due diligence.