

3.28 ACRE DEVELOPMENT SITE OPPORTUNITY

172 Route 137 • Harwich, MA 02645



Highlights:

- Great daily needs corridor with strong year-round sales that increase dramatically in the 16 week Summer season
- Close to an extremely successful Super Stop & Shop
- Area draws heavily from Harwich, Brewster, and Chatham
- Easy access off Route 6
- Recent enhancements to Routes 137 & 39 provide superior access and traffic flow to trade area
- Town is studying more liberal zoning to allow for mixed use development
- Ideal for Restaurant, Retail, Pet Supplies, Bank, Medical and Office

3.28 ACRE DEVELOPMENT SITE OPPORTUNITY

172 Route 137 • Harwich, MA 02645



Trade Area:

	1 - MILE	2 - MILE	3 - MILE
Total Population	13,750	26,731	39,835
Total Households	6,258	12,511	18,893
Med. HH Income	\$58,380	\$57,963	\$56,244
Owner Occ. Housing	5,170	10,074	14,725
Renter Occ. Housing	1,088	2,437	4,168
Total Businesses	986	2,642	4,031
Total Employees	3,974	11,882	18,971

Property Profile:

Total Land Area:	3.28 Acres
Lot 2:	1.52 Acres - Zone A
Lot 3:	1.76 Acres - Zone B
Zoning:	Commercial - Six Ponds District
Traffic Count:	Route 137: 13,413 ADT Route 6: 26,400 ADT
Services:	Electric, Water, Telephone, Cable, Gas

For More Information Contact:

Walter Steinkrauss
617-845-5002

Matt Giokas
617-845-5003

wsteinkrauss@paramountpartners.com

mgiokas@paramountpartners.com

www.paramountpartners.com

The information contained herein is from sources deemed reliable, however no representation or warranty is made to its accuracy, and is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice.

