



ROUTE 132 LOCATION JUST OFF EXIT 6
 SITUATED ON A PRIME LOCATION BETWEEN THE CAPE COD MALL, COMMUNITY COLLEGE & HIGHWAY

AerialAdvantageCapeCod.com

Address: 1513 Iyannough Road Hyannis, MA
 Land Area: 4.4 Acres Of Land
 GLA: 11,091 Square Feet
 GLA Breakdown: Total Area: 11,091 SF
 Minimum Divisible: 2,000 SF
 Building Area: 22,000 SF
 Parking: 98 Spaces
 Year Built: 1997
 Zoning: HB (Highway Business)
 Uses in the B-zone allowed by Special Permit
 Previous Use: Retail Clothing (Eastern Mountain Sports)
 Utilities: Gas, Electric, AC, Fire Suppression System
 Plaza: Cape Cod Center
 Other Tenants: Wells Fargo Advisors, Vacation Resorts International

1 mile from Exit 6 off the Mid Cape Highway & 2 miles from the Mall. The property is one of the first two buildings on the right side of the road passed by all travelers on the way into the hub of Hyannis. On the opposite side of the road is the future site of the 100,000+ SF Cape Cod 5 Bank branch headquarters.





WIDE-OPEN FLOOR PLAN. LEASE 2,000 SF UP TO 11,900 SF
ONE OF THE CAPE'S HIGHEST VOLUME OF TRAFFIC LOCATIONS.
MULTI-USE COMMERCIAL SPACE OPEN TO A VARIETY OF BUSINESS USES