

Subject Shopping Center

South Cape Village


SHOPPING CENTER

Type:	Lifestyle Center	Land Acres:	25.00 AC
Name	South Cape Village	# of Properties:	1
GLA:	160,000 SF	Year Built/Renov	Built 2004
Anchor GLA:	70,175 SF	Levels:	1
Available Spaces:	6	Location Score:	Below National Avg (44)
% Leased	93.59%	Walk Score®:	Somewhat Walkable (65)
Website:	-	Transit Score®:	Minimal Transit (0)
Anchor Tenant:	Roche Bros. Supermarket, Marshalls		
Parking	752 Surface Spaces are available; Ratio of 4.77/1000 SF		
Features:	Banking, Pylon Sign, Restaurant, Signalized Intersection		
Frontage:	-		
For Sale:	Not for sale		

AVAILABLE SPACES

Address	Space Type			Square Feet		Rent	On Mkt	Vacant
	Use	Type	Occupancy	SF Avail	Bldg Contig			
650 Falmouth Rd	Retail	Direct	Vacant	3,974	3,974	Withheld	57 mo	57 mo
650 Falmouth Rd	Retail	Direct	Vacant	974	974	Withheld	57 mo	57 mo
650 Falmouth Rd	Retail	Direct	Vacant	753	753	Withheld	57 mo	57 mo
650 Falmouth Rd	Retail	Direct	Vacant	1,005	1,005	Withheld	57 mo	57 mo
650 Falmouth Rd	Retail	Direct	Vacant	1,147	1,147	Withheld	3 mo	3 mo
650 Falmouth Rd	Retail	Direct	Vacant	2,408	2,408	Withheld	3 mo	3 mo
All Spaces				10,261	3,974	-		

SHOPPING CENTER PROPERTIES

Property Name / Address	Yr Bld/Renov	Bldg SF	Anchor	Availability			NNN Rent Per SF
				Spcs	Avail %	Vac %	
 South Cape Village 650 Falmouth Rd ★★★★★	2004/-	160,000	Roche Bros. Sup... Marshalls	6	6.4%	6.4%	\$33-40 (Est.)



1 650 Falmouth Rd



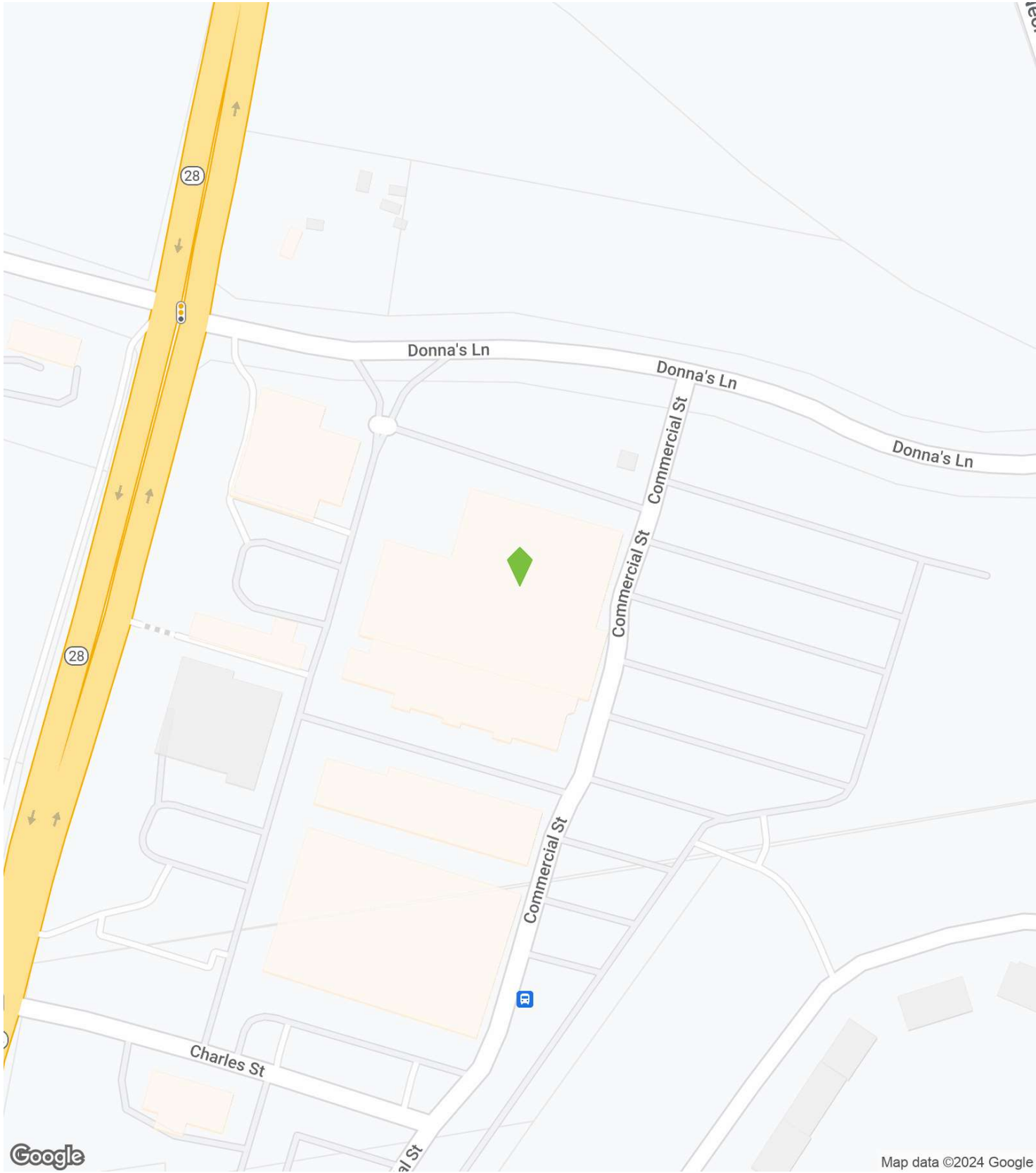
160,000 SF, Built 2004
9 Tenants, Vacancy 6.4%
10,261 SF / 6 Spaces Avail
Rent/SF - \$33-40 (Est.)



Subject Shopping Center

South Cape Village

SHOPPING CENTER PROPERTIES



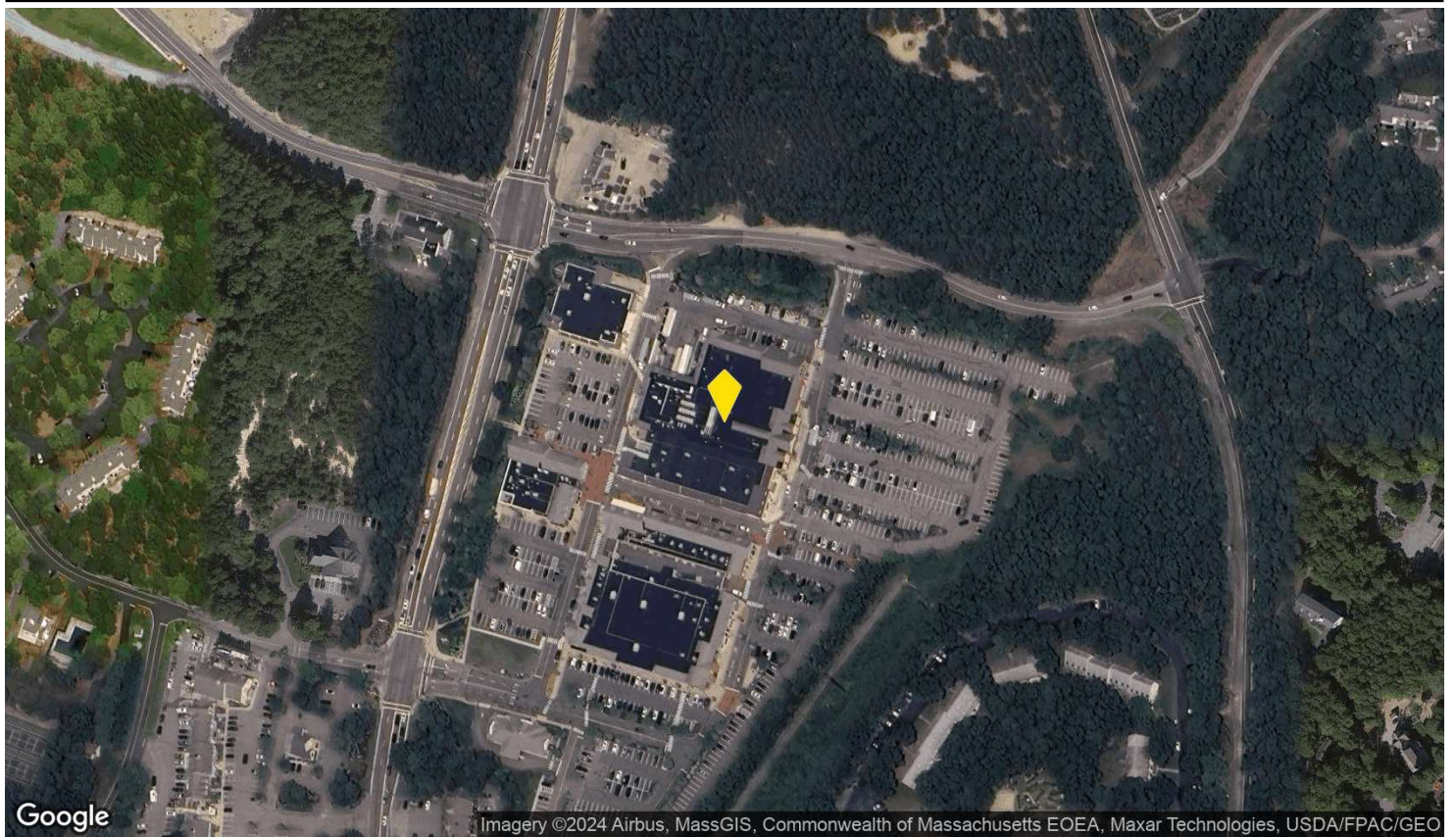
Subject Shopping Center

South Cape Village

TENANTS

1	650 Falmouth Rd - South Cape Village		Store Type	SF Occupied	Chain	Move Date	Exp Date
	Roche Bros. Supermarket		Supermarket	42,000	Yes	Jan 2011	-
	Marshalls		Dept Store	28,175	Yes	May 2015	-
	Walgreens		Drug Store	13,991	Yes	Nov 2009	Nov 2029
	HomeGoods		Off-Price	11,060	Yes	May 2018	-
	Santander		Bank	4,000	Yes	Jul 2008	-
	Mattress Firm		Furniture/Mattress	3,793	Yes	Feb 2016	-
	Koko FitClub		Fitness	2,358	Yes	Oct 2011	-
	Beauty Nails		Nail Salon	848	No	Sep 2014	-
	Capeway Cleaners		Cleaners	830	No	Jun 2014	-

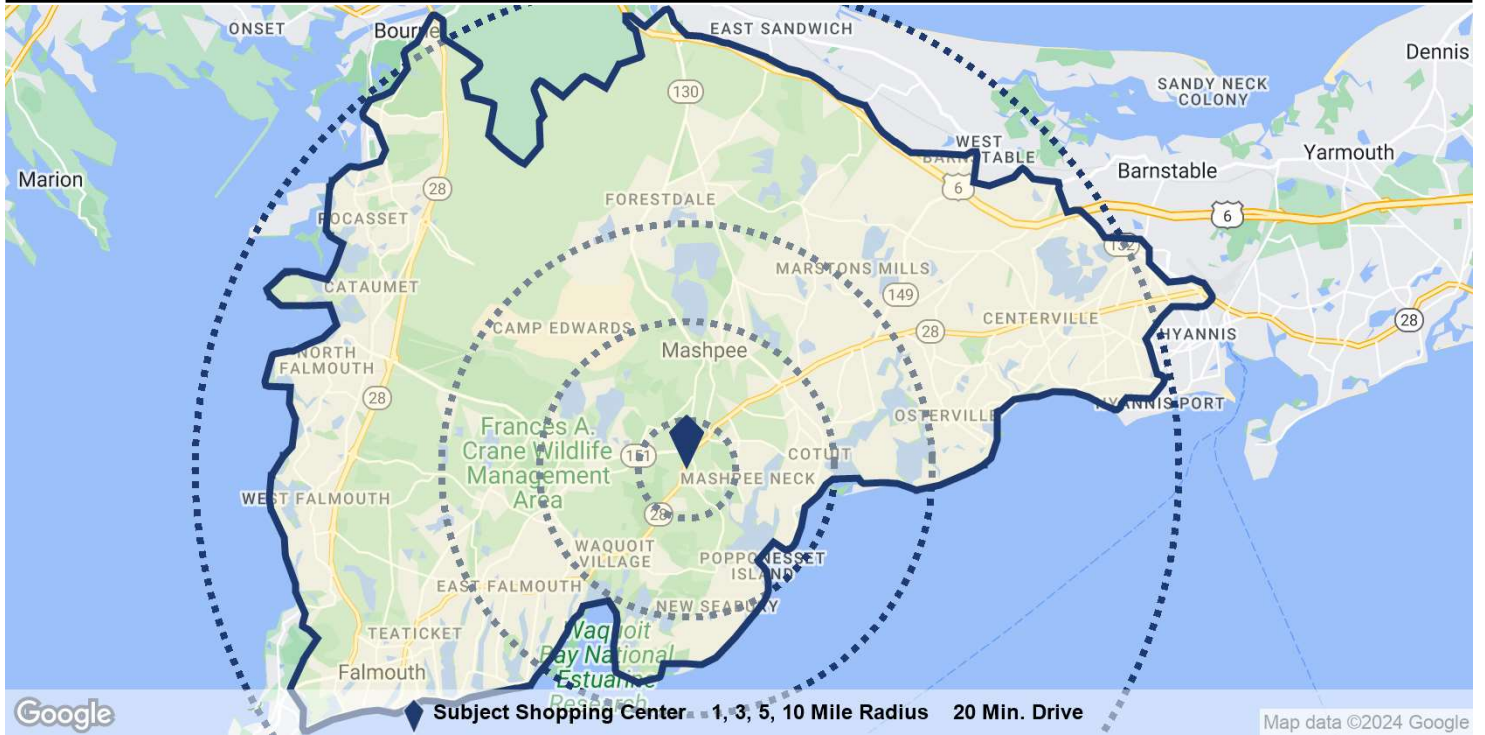
AERIAL VIEW



Subject Shopping Center

South Cape Village

DEMOGRAPHICS

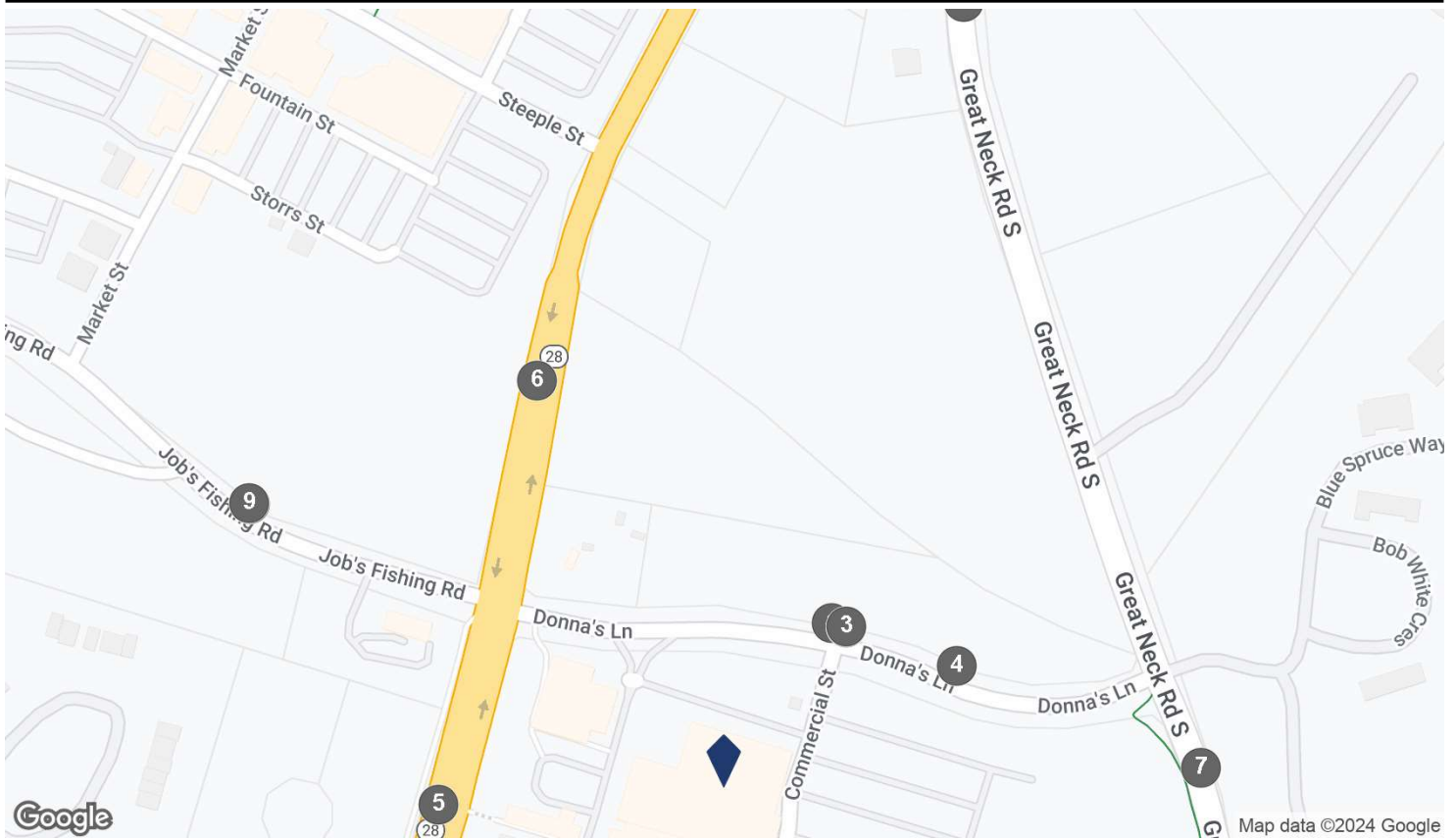


Population	1 Mile	3 Miles	5 Miles	10 Miles	20 Min. Drive
Population	2,269	18,168	38,864	112,839	107,947
5 Yr Growth	8.6%	8.4%	8.0%	7.3%	13.7%
Median Age	52	53	53	53	53
5 Yr Forecast	51	52	52	52	52
White / Black / Hispanic	88% / 4% / 3%	89% / 4% / 4%	90% / 4% / 3%	92% / 3% / 3%	91% / 4% / 3%
5 Yr Forecast	88% / 4% / 3%	89% / 4% / 4%	90% / 4% / 3%	92% / 3% / 3%	91% / 4% / 4%
Employment	3,866	6,604	11,158	46,302	55,275
Buying Power	\$103.6M	\$714.5M	\$1.5B	\$4.5B	\$4.1B
5 Yr Growth	11.8%	11.7%	11.3%	10.3%	16.9%
College Graduates	38.5%	40.1%	38.8%	41.7%	46.2%
Household					
Households	1,000	7,794	16,183	47,504	45,524
5 Yr Growth	8.3%	8.4%	8.2%	7.5%	13.9%
Median Household Income	\$103,629	\$91,677	\$91,624	\$95,130	\$91,109
5 Yr Forecast	\$106,960	\$94,463	\$94,233	\$97,629	\$93,435
Average Household Income	\$103,827	\$110,076	\$113,361	\$117,429	\$120,302
5 Yr Forecast	\$106,007	\$112,442	\$115,699	\$119,598	\$122,698
% High Income (>\$75K)	63%	60%	59%	61%	58%
Housing					
Median Home Value	\$380,362	\$392,037	\$393,564	\$410,248	\$483,214
Median Year Built	1991	1985	1983	1979	1979
Owner / Renter Occupied	80% / 20%	83% / 17%	84% / 16%	81% / 19%	80% / 20%

Subject Shopping Center

South Cape Village

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Donna's Lane	Commercial Way - E	5,080	2022	0.06 mi
2 Donna's Lane	Commercial Way - E	3,656	2020	0.06 mi
3 Donna's Ln	Commercial Way - E	3,569	2022	0.06 mi
4 DONNAS LANE	Commercial Way - W	2,970	2022	0.08 mi
5 Falmouth Rd	Industrial Dr - SW	12,669	2022	0.09 mi
6 Falmouth Rd	River Rd - NE	19,373	2022	0.14 mi
7 Great Neck Road South	Donna's Ln - N	12,086	2022	0.15 mi
8 Job's Fishing Rd	Nathan Ellis Hwy - NW	5,694	2022	0.18 mi
9 Job's Fishing Road	Nathan Ellis Hwy - NW	5,845	2020	0.18 mi
10 GREAT NECK ROAD SOUTH	Great Pines Dr - S	6,137	2020	0.26 mi



Demographics

South Cape Village

650 Falmouth Rd

160,000 SF Lifestyle Center

Mashpee, MA 02649 - Cape Cod HOS Submarket

PREPARED BY



Jackson Lomis

Real Estate Equity -Asset Management



Income & Spending Demographics

South Cape Village

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
2023 Households by HH Income	999		7,793		16,181		45,524	
<\$25,000	101	10.11%	750	9.62%	1,435	8.87%	5,469	12.01%
\$25,000 - \$50,000	148	14.81%	1,189	15.26%	2,570	15.88%	6,173	13.56%
\$50,000 - \$75,000	123	12.31%	1,207	15.49%	2,558	15.81%	7,434	16.33%
\$75,000 - \$100,000	105	10.51%	1,125	14.44%	2,297	14.20%	5,720	12.56%
\$100,000 - \$125,000	155	15.52%	692	8.88%	1,370	8.47%	3,011	6.61%
\$125,000 - \$150,000	203	20.32%	1,305	16.75%	2,402	14.84%	5,023	11.03%
\$150,000 - \$200,000	121	12.11%	758	9.73%	1,707	10.55%	5,627	12.36%
\$200,000+	43	4.30%	767	9.84%	1,842	11.38%	7,067	15.52%
2023 Avg Household Income	\$103,827		\$110,076		\$113,361		\$120,302	
2023 Med Household Income	\$103,629		\$91,677		\$91,624		\$91,109	

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
Total Specified Consumer Spending	\$35.9M		\$283.7M		\$602.8M		\$1.7B	
Total Apparel	\$1.8M	4.90%	\$13.6M	4.79%	\$28.7M	4.76%	\$79.5M	4.70%
Women's Apparel	\$741.5K	2.07%	\$5.7M	2.01%	\$12M	1.99%	\$33.1M	1.95%
Men's Apparel	\$367.6K	1.02%	\$2.9M	1.02%	\$6.1M	1.01%	\$17M	1.00%
Girl's Apparel	\$107K	0.30%	\$821.9K	0.29%	\$1.7M	0.29%	\$4.8M	0.28%
Boy's Apparel	\$76.6K	0.21%	\$569.4K	0.20%	\$1.2M	0.20%	\$3.3M	0.19%
Infant Apparel	\$67K	0.19%	\$512.2K	0.18%	\$1.1M	0.18%	\$3M	0.18%
Footwear	\$398.3K	1.11%	\$3.1M	1.10%	\$6.6M	1.09%	\$18.4M	1.09%

Total Entertainment & Hobbies	\$5.2M	14.51%	\$41.1M	14.49%	\$87.1M	14.45%	\$244.5M	14.44%
Entertainment	\$489.6K	1.36%	\$3.9M	1.38%	\$8.7M	1.44%	\$24.7M	1.46%
Audio & Visual Equipment/Service	\$1.3M	3.54%	\$9.8M	3.46%	\$20.5M	3.40%	\$56.8M	3.35%
Reading Materials	\$102.4K	0.29%	\$815.2K	0.29%	\$1.7M	0.28%	\$4.8M	0.28%
Pets, Toys, & Hobbies	\$1M	2.82%	\$7.9M	2.78%	\$16.6M	2.75%	\$45.5M	2.69%
Personal Items	\$2.3M	6.51%	\$18.7M	6.58%	\$39.7M	6.58%	\$112.7M	6.66%

Total Food and Alcohol	\$9.7M	27.03%	\$76.1M	26.82%	\$160.1M	26.56%	\$445.3M	26.31%
Food At Home	\$5M	13.81%	\$39.1M	13.77%	\$82.5M	13.69%	\$229.1M	13.54%
Food Away From Home	\$4M	11.25%	\$31.5M	11.09%	\$65.9M	10.93%	\$183M	10.81%
Alcoholic Beverages	\$704.3K	1.96%	\$5.6M	1.96%	\$11.7M	1.94%	\$33.2M	1.96%

Total Household	\$6.4M	17.97%	\$50.8M	17.91%	\$107.6M	17.85%	\$303.1M	17.91%
House Maintenance & Repair	\$1.5M	4.14%	\$11.9M	4.21%	\$25.4M	4.21%	\$69M	4.08%
Household Equip & Furnishings	\$2.4M	6.77%	\$18.7M	6.60%	\$39.3M	6.52%	\$109M	6.44%
Household Operations	\$1.8M	4.98%	\$14.1M	4.99%	\$30M	4.98%	\$86.9M	5.14%
Housing Costs	\$747.1K	2.08%	\$6M	2.12%	\$12.9M	2.13%	\$38.2M	2.25%

Income & Spending Demographics

South Cape Village

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
Total Transportation/Maint.	\$8.4M	23.54%	\$67.6M	23.82%	\$145.8M	24.18%	\$409.1M	24.17%
Vehicle Purchases	\$3.8M	10.69%	\$31M	10.94%	\$68.3M	11.33%	\$192.9M	11.39%
Gasoline	\$2M	5.70%	\$16.1M	5.68%	\$34.2M	5.68%	\$93.7M	5.53%
Vehicle Expenses	\$241.4K	0.67%	\$1.9M	0.68%	\$4.1M	0.68%	\$12M	0.71%
Transportation	\$1.2M	3.29%	\$9.4M	3.30%	\$19.8M	3.29%	\$56.6M	3.34%
Automotive Repair & Maintenance	\$1.1M	3.18%	\$9.1M	3.21%	\$19.3M	3.20%	\$54M	3.19%
Total Health Care	\$1.9M	5.28%	\$15.2M	5.35%	\$32.1M	5.33%	\$90.9M	5.37%
Medical Services	\$1.1M	3.04%	\$8.7M	3.07%	\$18.5M	3.06%	\$52.7M	3.11%
Prescription Drugs	\$585.7K	1.63%	\$4.7M	1.67%	\$10M	1.66%	\$28.1M	1.66%
Medical Supplies	\$219.6K	0.61%	\$1.7M	0.61%	\$3.6M	0.60%	\$10.2M	0.60%
Total Education/Day Care	\$2.4M	6.77%	\$19.4M	6.82%	\$41.4M	6.86%	\$120.2M	7.10%
Education	\$1.5M	4.16%	\$11.9M	4.18%	\$25.4M	4.21%	\$73.6M	4.35%
Fees & Admissions	\$937.3K	2.61%	\$7.5M	2.64%	\$16M	2.65%	\$46.6M	2.75%