

# CAPE COD RETAIL SPACE

484 STATION AVE | SOUTH YARMOUTH, MA 02664

AVAILABLE 3,600 SF & 8,000 SF DEVELOPMENT OPPORTUNITY

ANCHORED BY

Marathon  
Sports



## PROPERTY INFORMATION

- Prime Location: Situated on Cape Cod, a famous tourist destination, ensuring strong appeal to both residents and visitors.
- High Foot Traffic: Attracts steady patronage from the local community and an influx of tourists, particularly during the busy summer season.
- Accessibility: Conveniently located off Route 6, making it easy for shoppers to visit.
- Proximity to Amenities: Surrounded by complementary attractions, including dining options, hotels, and entertainment venues.
- Strategic Positioning: Designed to capitalize on consistent traffic from both residents and Cape Cod visitors.

## AVAILABLE SPACE

- Development opportunity: 8,000 SF
- Vacant Suite: 3,600 SF

## AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,486	25,406	52,053
MEDIAN HH INC	\$92,360	\$93,808	\$89,280
AVERAGE HH INC	\$129,612	\$126,324	\$120,364



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FOR MORE INFORMATION CONTACT:

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## TENANTS / AVAILABILITY

#	TENANT	SQ. FT.
1	Stop & Shop	-
2	Verizon	-
3	Available	3,600
4	Domino's	-
5	Marathon Sports	-
6	Interstate All Battery Center	-
7	Yarmouth Wine & Spirit	-
8	Development Opportunity	8,000



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **3,486**

Households: **1,487**

Daytime Population: **3,507**

Median Age: **50.6**



Average Household Income: **\$129,612**

Median Household Income: **\$92,360**

### 3 MILE RADIUS:



Total Population: **25,406**

Households: **11,822**

Daytime Population: **19,518**

Median Age: **54.1**



Average Household Income: **\$126,324**

Median Household Income: **\$93,808**

### 5 MILE RADIUS:



Total Population: **52,053**

Households: **24,676**

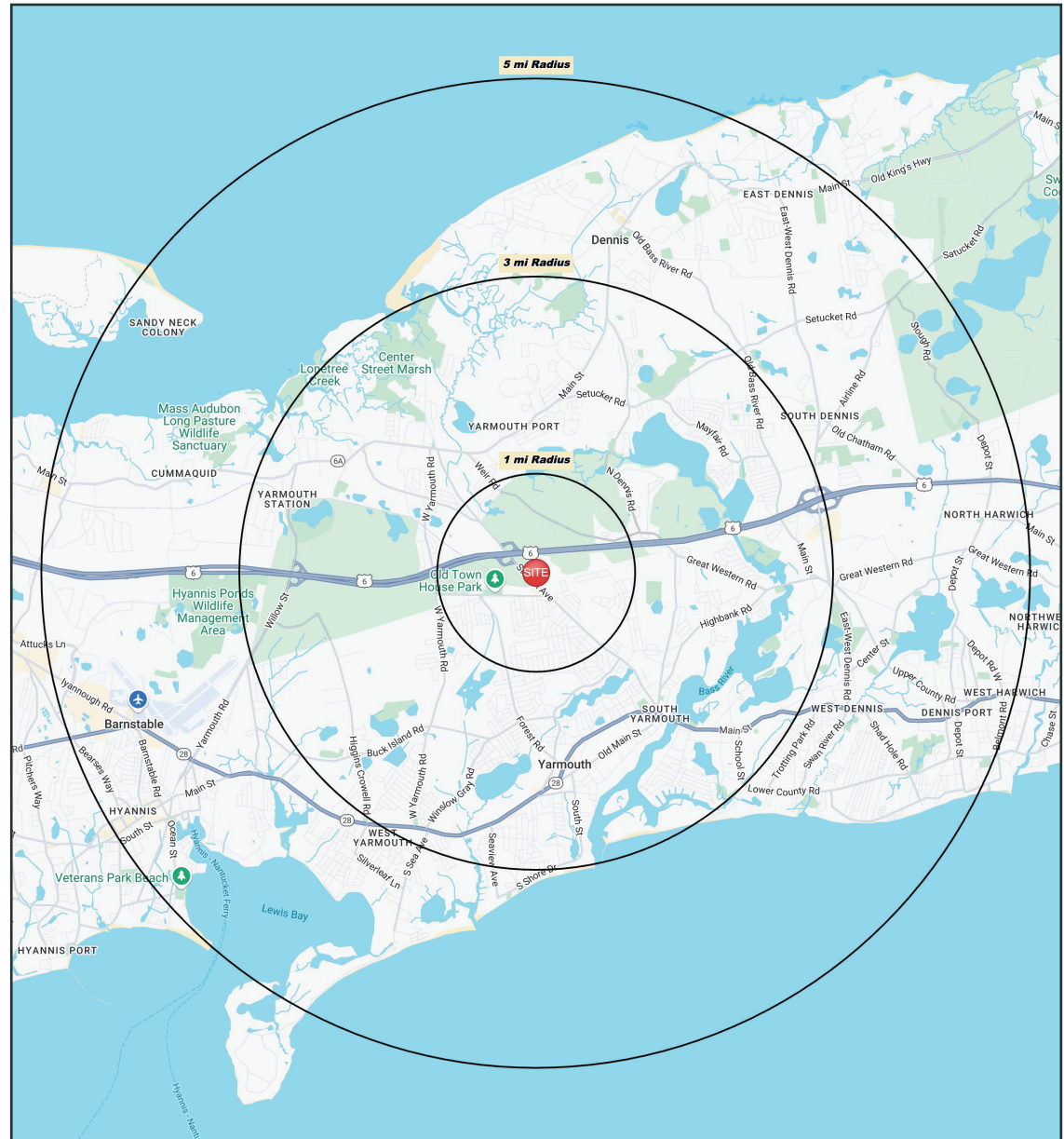
Daytime Population: **50,050**

Median Age: **53.5**



Average Household Income: **\$120,364**

Median Household Income: **\$89,280**



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15 MINUTE DRIVE TIME



## KEY FACTS

55,408

Population

\$85,731

Median Household Income

55.4

Median Age

60,813

Daytime Population

## TAPESTRY SEGMENTS

### Silver & Gold

4,790 Households

#### Socioeconomic Traits

Almost the oldest senior market, Silver and Gold is the most affluent. Primarily retired, but many still active in the labor force. Retire to sunnier climates that feature exclusive communities and vacation homes.

#### Household Types

Mostly older married couples with no children

#### Typical Housing

Single Family/Seasonal

### Rural Resort Dwellers

3,262 Households

#### Socioeconomic Traits

Residents are close to retirement. They've accumulated wealth and begun to shift their portfolios to low-risk assets. These active residents continue to work in skilled occupations.

#### Household Types

Married couples without children or married couples with older children.

#### Typical Housing

Single Family/Seasonal

### Old and Newcomers

3,002 Households

#### Socioeconomic Traits

Composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring. An average labor force participation rate of 62.6%,

#### Household Types

Predominantly single households, with a mix of married couples.

#### Typical Housing

Single Family; Multi-units

## TOTAL RETAIL SALES

Includes F&B



\$705,258,384

## EDUCATION

Bachelor's Degree  
or Higher



39%

## OWNER OCCUPIED HOME VALUE

Average



\$844,311

## ANNUAL HOUSEHOLD SPENDING

\$3,786

Eating  
Out

\$2,424

Apparel &  
Services

\$7,232

Groceries

\$289

Computer &  
Hardware

\$8,597

Health  
Care



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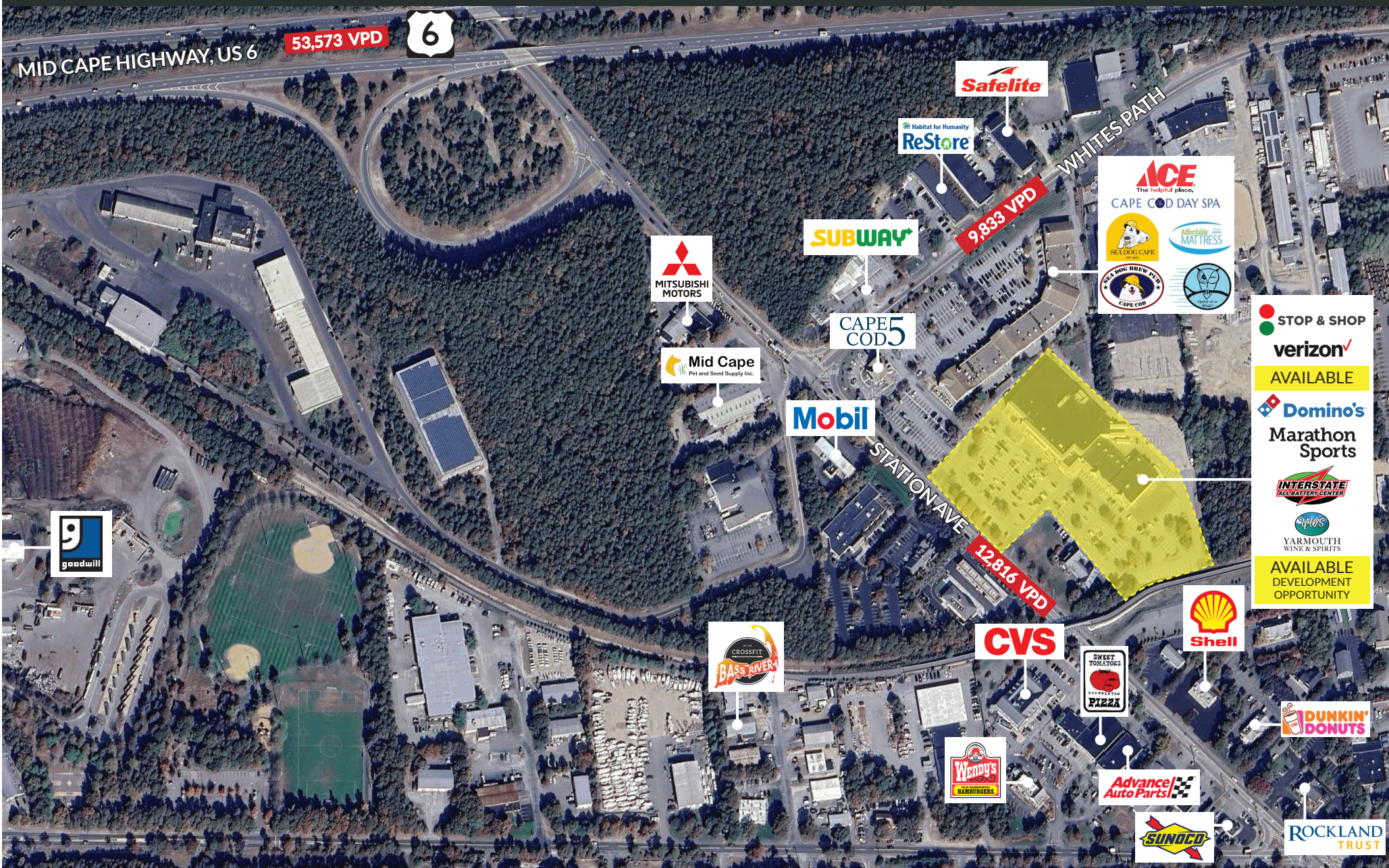
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