

# 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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## 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**

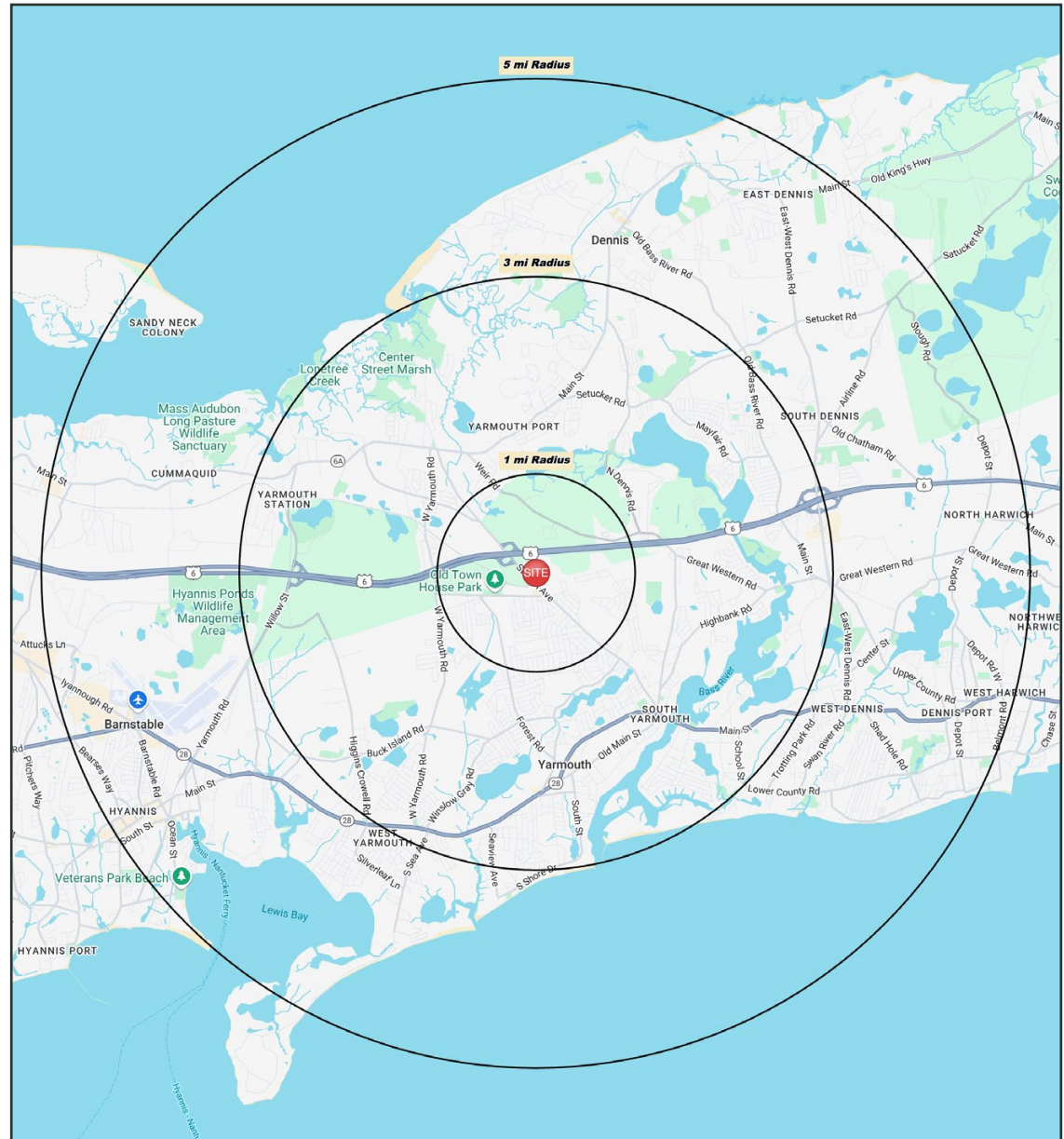
Daytime Population: **50,050**

Median Age: **53.5**



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

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



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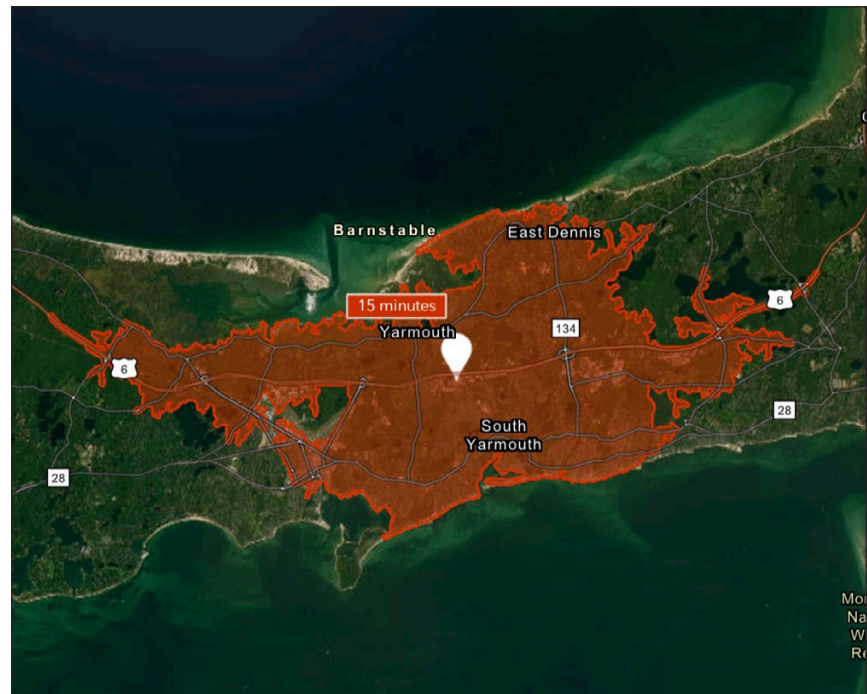
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15 MINUTE DRIVE TIME



## KEY FACTS

55,509

Population

55.1

Median Age

\$85,320

Median Household Income

61,838

Daytime Population

## TAPESTRY SEGMENTS

### Burbs and Beyond

6,435 households

#### Socioeconomic Traits

Predominantly in the West, these affluent, older communities feature married couples without children, high self-employment, and second homes near nature. Many homes exceed \$500K, with seasonal vacancies and multiple vehicles.

#### Household Types

Married couples with no kids

#### Typical Housing

Single Family

### Silver and Gold

5,447 households

#### Socioeconomic Traits

Located in warmer, low-density areas, these mostly older, married-couple households have high net worth and incomes. Many work professionally or self-employed. Homes are newer single-family units with significant seasonal vacancies and low affordability.

#### Household Types

Married couples with no kids

#### Typical Housing

Single Family

### Retirement Communities

4,165 households

#### Socioeconomic Traits

Nationwide suburban neighborhoods with many seniors and single households. Residents rely on retirement, investments, and wages, working in professional fields. Homes vary, with above-average net worth and higher-than-average rent prices.

#### Household Types

Singles living alone; married couples with no kids

#### Typical Housing

Multi-Units

## TOTAL RETAIL SALES

Includes F&B



\$660,707,418

## EDUCATION

Bachelor's Degree  
or Higher



42%

## OWNER OCCUPIED HOME VALUE

Average



\$854,953

## ANNUAL HOUSEHOLD SPENDING

\$4,011

Eating  
Out

\$2,389

Apparel &  
Services

\$7,348

Groceries

\$227

Computer &  
Hardware

\$8,107

Health  
Care



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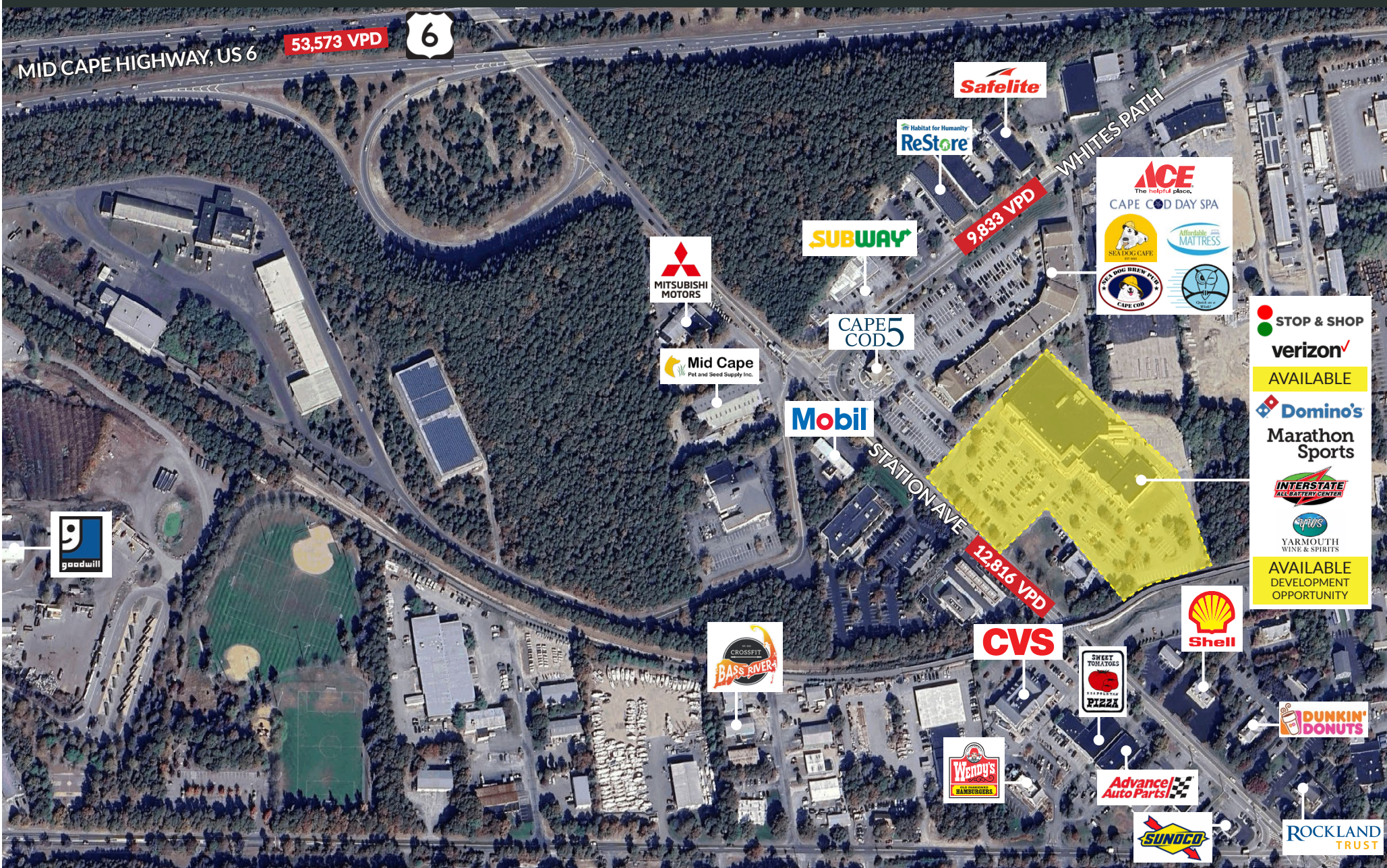
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