

OFFERING MEMORANDUM

*Street-Facing Grab + Go Food Service
Shop on Main Street Hyannis!*



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Commercial Realty Advisors

222 West Main Street, Hyannis, MA 02601

508-862-9000, ext. 4007



627 Main St

FOR LEASE

AREA

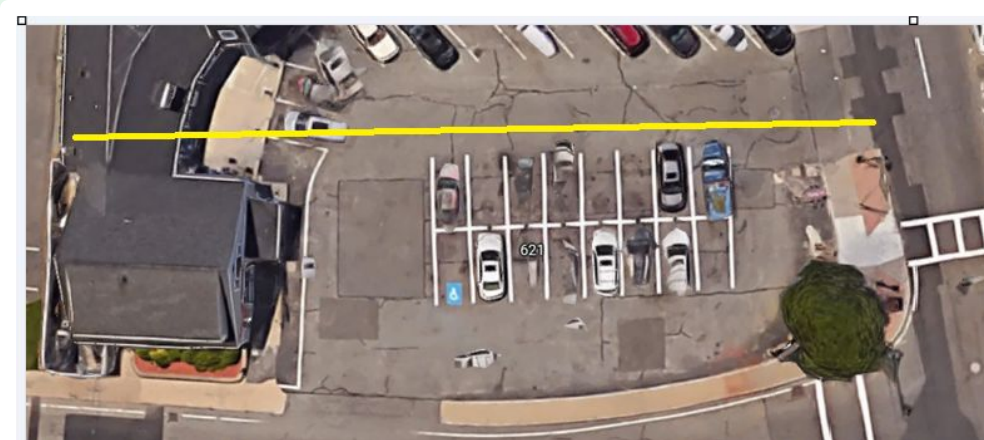
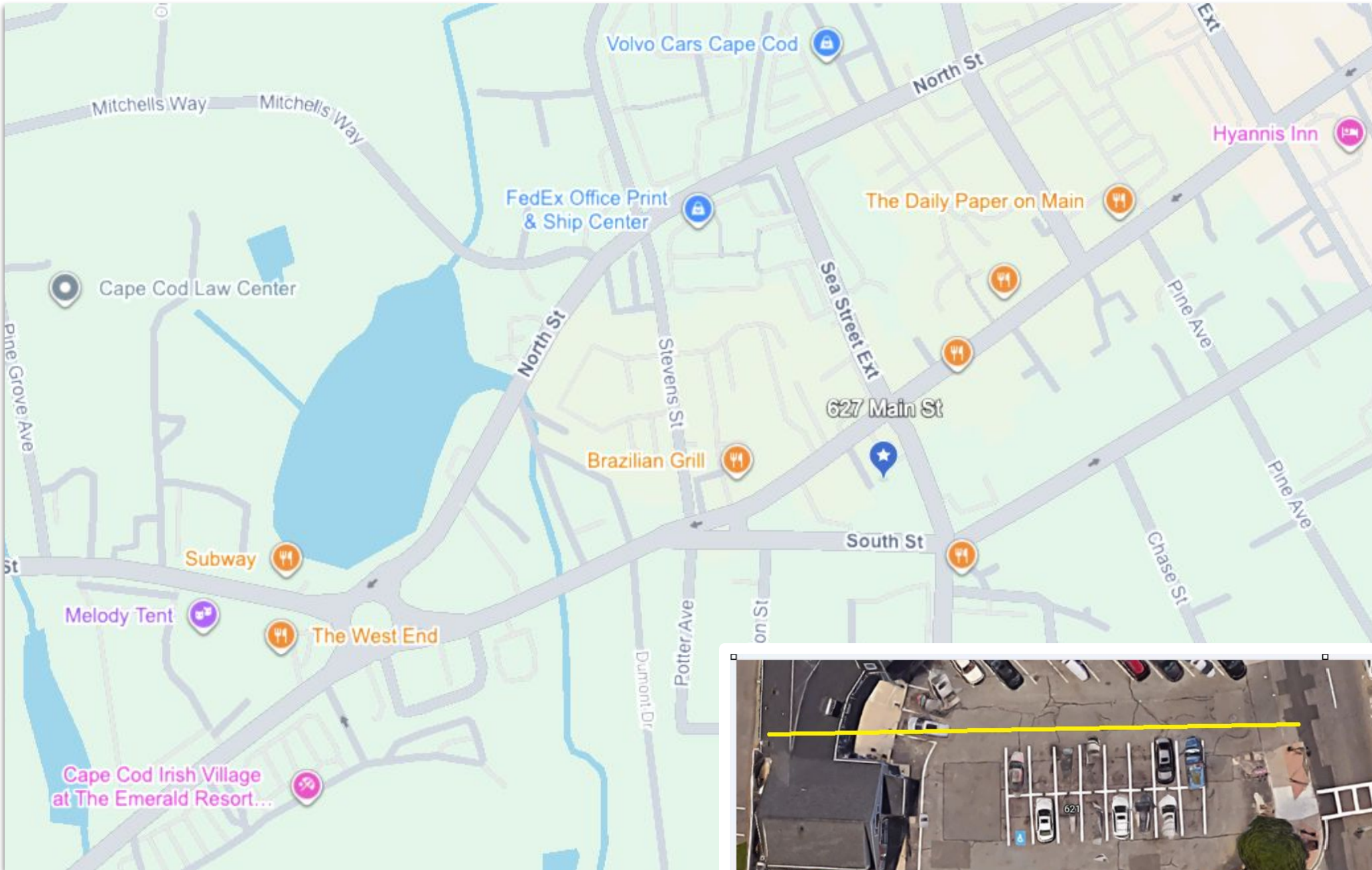
Hyannis, MA

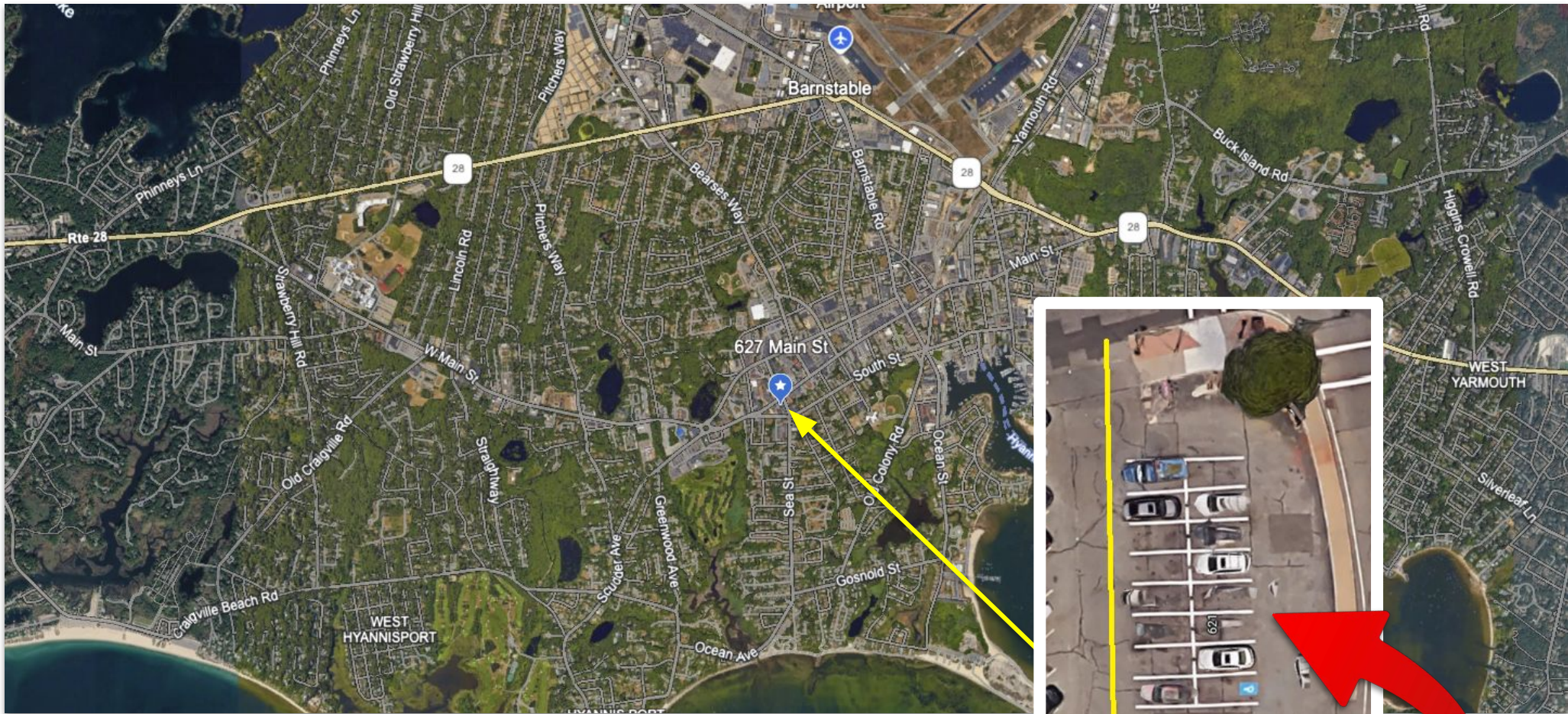
\$32.50/SF NNN

±1,381 Sq Ft

LOCATION

627 Main St, Hyannis, MA 02601





Location Highlights

- Prominent **Main Street, Hyannis** location with consistent vehicle and local traffic
- Situated within Hyannis' primary commercial corridor, serving both year-round residents and seasonal demand
- Strong proximity to downtown businesses, retail, and service operators
- Easy access to Route 28 and major Mid-Cape connectors
- Established mixed-use surroundings support daytime and evening traffic patterns

16
Dedicated
Parking
Spaces!

Category	Details
Property Address	627 Main St, Hyannis, MA
Property Type	326F REST/FASTFD
Parcel ID	308/131/001
Zoning	DMS (Downtown Main St)
Year Built	2000
Stories	1

Lease Details

- **Available Space:** ±1,381 SF
- **Lease Rate:** \$32.50/SF NNN
- **Availability:** Immediate



For Lease: 627 Main Street, Hyannis, MA 02601

±1,381 SF Grab & Go Restaurant / Fast Food Service Space

Positioned along Main Street in Hyannis, this ±1,381 SF first-floor retail/restaurant space offers a turnkey framework for fast-casual, grab-and-go, or specialty food operators. The layout is purpose-built for high-efficiency service, with a defined customer flow from vestibule entry to service counter and dedicated prep areas behind. Existing infrastructure—including a 1,000-gallon grease trap—significantly reduces startup time and cost for food users.

Space Overview

The premises consists of a fully built-out first-floor restaurant space designed for streamlined food service operations. Customers enter through a handicap-accessible vestibule into a defined sales and ordering area, with direct visibility to the serving counter. The rear of the space is dedicated to prep, kitchen, and support functions, creating a logical separation between front-of-house and back-of-house operations.

The current configuration supports high-volume, quick-service use with efficient circulation, clear sightlines, and practical workflow.

Interior & Building Features

- Existing grab-and-go / fast food layout
- Dedicated prep and kitchen areas with tiled surfaces for durability and sanitation
- 1,000-gallon grease trap in place
- One private restroom
- Rear utility and support areas for operations and storage
- Handicap-accessible front ramp and vestibule entry
- 16 dedicated on-site parking spaces
- Full Basement for storage/prep with walk-in freezer

INTERIOR PICTURES

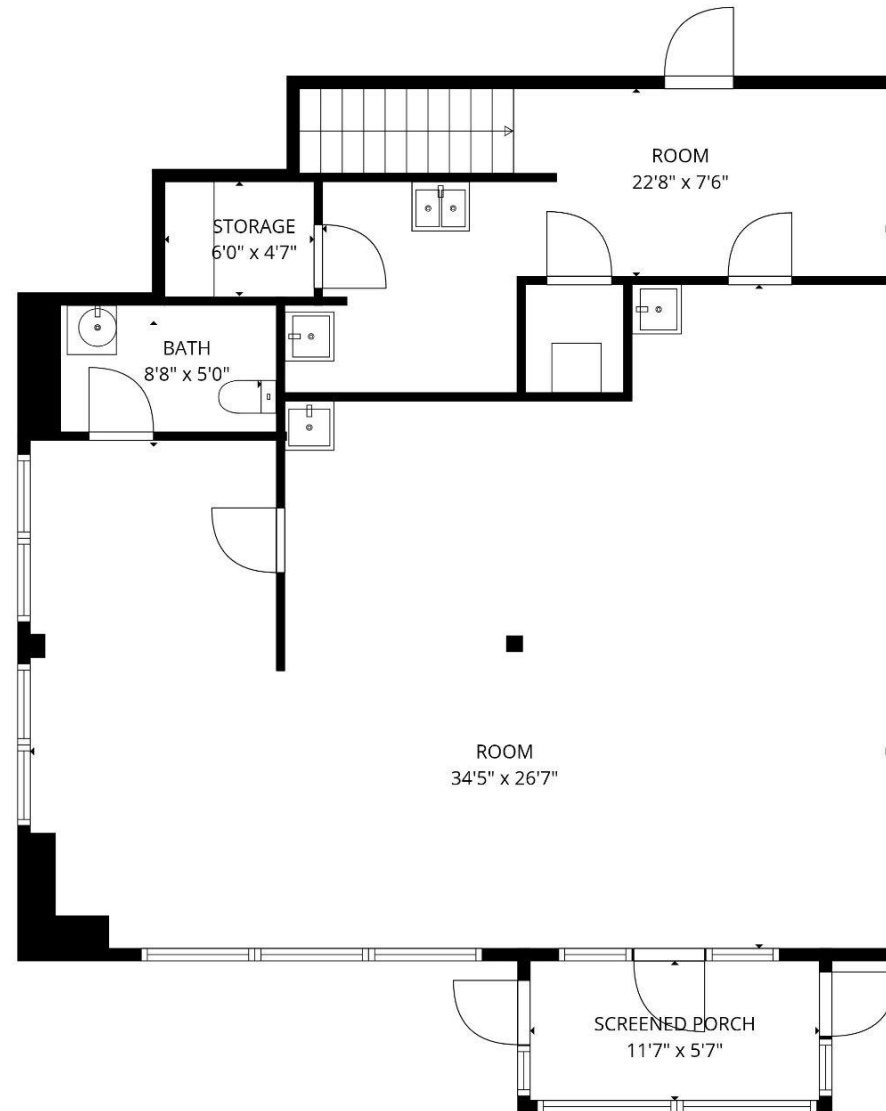
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EXTERIOR PICTURES

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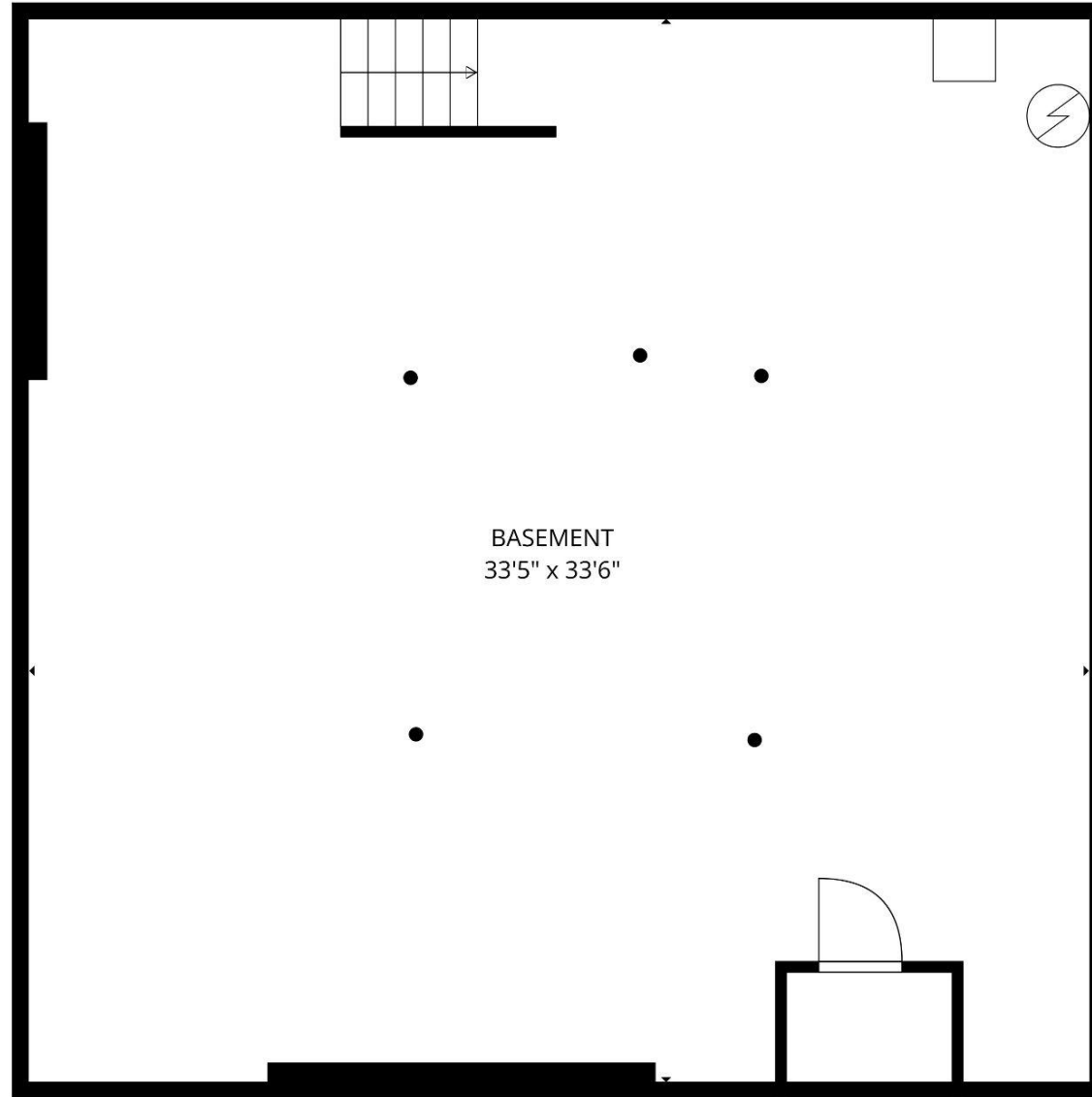


TOTAL: 1089 sq. ft

Basement: 0 sq. ft, 1st floor: 1089 sq. ft

EXCLUDED AREAS: UNDEFINED: 22 sq. ft, BASEMENT: 1099 sq. ft, SCREENED PORCH: 65 sq. ft,
STORAGE: 28 sq. ft, WALLS: 148 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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ABOUT

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management, and knowledge of geographic markets. A cadre of well-educated and successful experts partner with clients to achieve objectives in a cost and time- effective manner. Our business is broadly based. Our real estate practice includes development, investment, and other commercial sale, lease, and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other businesses.



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