



Cape Cod Retail Portfolio

S. YARMOUTH & DENNIS, MA



Contact

JASON REXINIS

Vice President
+1 617 869 1227
jason.rexinis@colliers.com

TOM WELCH

Executive Vice President
+1 617 330 8045
thomas.welch@colliers.com

ADAM COPPOLA

Senior Vice President
+1 617 330 8039
adam.coppola@colliers.com

ROSE LIU

Senior Financial Analyst
+1 617 330 8024
rose.liu@colliers.com

100 Federal Street, 13th Flr
Boston, MA 02110
colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved.





Table *of* Contents

4	Executive Summary & Investment Highlights
6	Portfolio Summary & Highlights
8	Portfolio Specifications
10	Portfolio Financials
20	Major Tenant Profiles
24	Location & Market Overview

Executive *Summary*

Colliers is pleased to offer for sale Cape Cod Retail Portfolio (the “Property”), three highly visible, mixed-use retail properties in Yarmouth and South Dennis, MA. The 85,869 SF Property is 85.5% leased to 38 tenants. Strategically located, the multi-tenant strip centers cater to both year-round residents and the influx of seasonal visitors to Cape Cod. Located only 70 miles South of Boston on Route 6, the Property is ideally positioned to draw customers from its affluent resident and visitor base.

These assets have been held long-term by ownership whose core focus is outside of real estate investment. The portfolio offers a compelling opportunity for a buyer to increase value by raising below-market rents and driving occupancy to market levels. A substantial portion of the leased area consists of tenant-at-will agreements and near-term lease expirations, giving new ownership an immediate path to value creation. The portfolio is being offered **as-is**, free and clear of debt, and without an asking price.



An aerial photograph of Cape Cod, Massachusetts, showing the coastline, water, and surrounding land. The image is overlaid with a semi-transparent blue filter. The text is positioned on the left side of the image.

Investment *Highlights*

Undermanaged, Value-Add Portfolio with Strong Upside Potential

The retail portfolio's significantly below-market rents present an immediate opportunity for value creation through improved leasing and a shift in property management.

Diversified Tenant Roster

The Properties are comprised of reputable national, regional and local tenants, many who have been in occupancy for over 15 years and continue to recommit through lease extensions.

Strong Tourist Economy and Tourist-Centric Retail Stability

Cape Cod attracts millions of visitors annually, especially in the summer months. The influx of tourists as well as high foot traffic and strong seasonal sales boost retail sales on Cape Cod.

High Disposable Income Demographic

The area is home to affluent residents and seasonal vacationers who have high purchasing power, supporting luxury and specialty retail businesses.

Strong Market Dynamics

Low Vacancy: 1.7% & \$21.02/SF NNN average market rents.

Proximity to Boston and Major Markets

Cape Cod's accessibility from Boston and other affluent New England areas ensures a steady stream of visitors and potential customers.

Portfolio *Summary*

Property	Cape Cod Retail Plaza
Address	Various in Massachusetts
Property Type	Retail
# Buildings	3 / 4
Year Built	Various
Building Square Feet	85,869 SF
Rentable Square Feet	68,944 RSF
Major Tenants	Cape Cod Cookies, Subway Sandwich Shop, ZS Mart, Barb's Bike Shop, Pete's Point Restaurant, Cape Cod Children's Place, Ace Hardware (Storage), Botanique of Cape Cod, Independence Home Healthwares, Sea Dog Brew Pub, SANA Lagree + Wellness
#Tenants	38
% Occupied	85.5%
Land Area	9.07 Acres
Construction	Wood framing

Portfolio *Highlights*

6

Exceptional Locations

off of Thoroughfare Route 6
on Cape Cod



±85,869 SF

3 Properties Spanning 4 Mixed-Use Retail
Buildings across Cape Cod

38
Tenants

on +/-9 Acres in Premier Cape Cod
Retail Submarkets



Dramatically
Undermanaged Assets

85.5% average occupancy across the portfolio

Value-Add
Assets

Below-Market In-Place Rents and
Above-Market Vacancy

Strong Market
Dynamics

1.8% & \$20.88/SF NNN Average
Market Rents

Portfolio *Specifications*

Property	2-12 White's Path	430 Rt 134	Union Station Plaza	Total
Address	2-12 White's Path South Yarmouth	430 Rt 134 South Dennis	23 White's Path Yarmouth	
Total Building Size (Sq.Ft.)	9,216	8,400	68,253	85,869
Total Rentable SF	7,457	7,200	54,287	68,944
Land Area (Acres)	2.08	1.00	5.99	9.07
Year Built	1974	1983	1987	
Property Use	Retail	Retail	Retail	
Stories	1 & 2	1	2	
Zoning Type	B-1	X	R15	
Construction	Wood Frame	Wood Frame	Wood Frame / Mansory	
Parking	26	n/a	226	252
Occupancy	85%	100%	84%	85%

2-12 WHITE'S PATH, S. YARMOUTH



430 RT 134, S. DENNIS



UNION STATION PLAZA, YARMOUTH

Portfolio *Financials*

Historical Information & Pro Forma Summary

Operating Year	2024	\$/RSF	2025	\$/RSF	2026 Sponsor Budget	\$/RSF
Income						
RENTAL INCOME						
Base Rental Income	\$849,622	\$12.32	\$1,067,243	\$15.48	\$1,119,855	\$16.24
Total Rental Income	\$849,622	\$12.32	\$1,067,243	\$15.48	\$1,119,855	\$16.24
OTHER INCOME	\$0	\$0.00		\$0.00		\$0.00
Total Revenues	\$849,622	\$12.32	\$1,067,243	\$15.48	\$1,119,855	\$16.24
Expenses						
Condo Expenses	\$79,814	\$1.16	\$176,000	\$2.55	\$176,000	\$2.55
Insurance	\$72,114	\$1.05	\$80,004	\$1.16	\$80,940	\$1.17
Professional Fees	\$11,411	\$0.17	\$29,608	\$0.43	\$39,371	\$0.57
Real Estate Taxes	\$82,441	\$1.20	\$64,842	\$0.94	\$64,637	\$0.94
Repairs	\$120,716	\$1.75	\$84,930	\$1.23	\$37,369	\$0.54
Cleaning & Maintenance	\$64,613	\$0.94	\$67,347	\$0.98	\$78,931	\$1.14
Utilities	\$94,662	\$1.37	\$91,638	\$1.33	\$81,795	\$1.19
Payroll	\$130,577	\$1.89	\$35,937	\$0.52	\$0	\$0.00
Office Supplies	\$28,967	\$0.42	\$6,173	\$0.09	\$6,173	\$0.09
Other	\$12,122	\$0.18	\$329	\$0.00	\$195	\$0.00
Management Fees	\$50,000	\$0.73	\$50,000	\$0.73	\$59,000	\$0.86
Total Expenses	\$747,438	\$10.84	\$686,808	\$9.96	\$624,412	\$9.06
NOI Before Debt Service	\$102,185	\$1.48	\$380,435	\$5.52	\$495,442	\$7.19

2 & 12 WHITE'S PATH, YARMOUTH

Historical Information & 2026 Pro Forma

Operating Year	2024	\$/RSF	2025	\$/RSF	2026 Sponsor Budget	\$/RSF
Income						
RENTAL INCOME						
Base Rental Income	\$106,956	\$14.34	\$105,820	\$14.19	\$118,128	\$15.84
Total Rental Income	\$106,956	\$14.34	\$105,820	\$14.19	\$118,128	\$15.84
OTHER INCOME	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
Total Revenues	\$106,956	\$14.34	\$105,820	\$14.19	\$118,128	\$15.84
Expenses						
Condo Expenses	\$22,000	\$2.95	\$0	\$0.00		\$0.00
Insurance	\$10,316	\$1.38	\$18,946	\$2.54	\$19,514	\$2.62
Professional Fees	\$1,500	\$0.20	\$5,900	\$0.79	\$2,000	\$0.27
Real Estate Taxes	\$8,368	\$1.12	\$8,305	\$1.11	\$8,554	\$1.15
Repairs	\$17,753	\$2.38	\$14,000	\$1.88		\$0.00
Cleaning & Maintenance	\$1,665	\$0.22	\$14,423	\$1.93	\$15,864	\$2.13
Utilities	\$5,036	\$0.68	\$2,892	\$0.39		\$0.00
Payroll	\$0	\$0.00	\$0	\$0.00		\$0.00
Office Supplies	\$0	\$0.00	\$0	\$0.00		\$0.00
Other	\$0	\$0.00	\$41	\$0.01		\$0.00
Management Fees	\$0	\$0.00	\$0	\$0.00	\$5,000	\$0.67
Total Expenses	\$66,638	\$8.94	\$64,506	\$8.65	\$50,932	\$6.83
NOI Before Debt Service	\$40,318	\$5.41	\$41,314	\$5.54	\$67,196	\$9.01

430 MA-134, SOUTH DENNIS

Historical Information & 2026 Pro Forma

Operating Year	2024	\$/RSF	2025	\$/RSF	2026 Sponsor Budget	\$/RSF
Income						
RENTAL INCOME						
Base Rental Income	\$89,334	\$12.41	\$105,788	\$14.69	\$162,092	\$22.51
Total Rental Income	\$89,334	\$12.41	\$105,788	\$14.69	\$162,092	\$22.51
OTHER INCOME						
	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
Total Revenues	\$89,334	\$12.41	\$105,788	\$14.69	\$162,092	\$22.51
Expenses						
Condo Expenses	\$0	\$0.00	\$0	\$0.00		\$0.00
Insurance	\$9,657	\$1.34	\$12,269	\$1.70	\$12,637	\$1.76
Professional Fees	\$1,500	\$0.21	\$6,187	\$0.86		\$0.00
Real Estate Taxes	\$4,112	\$0.57	\$7,763	\$1.08	\$7,308	\$1.02
Repairs	\$1,405	\$0.20	\$8,561	\$1.19		\$0.00
Cleaning & Maintenance	\$11,875	\$1.65	\$5,151	\$0.72	\$14,034	\$1.95
Utilities	\$4,251	\$0.59	\$9,886	\$1.37	\$2,526	\$0.35
Payroll	\$0	\$0.00	\$0	\$0.00		\$0.00
Office Supplies	\$0	\$0.00	\$0	\$0.00		\$0.00
Other	\$0	\$0.00	\$18	\$0.00		\$0.00
Management Fees	\$0	\$0.00	\$0.00	\$0.00	\$4,000	\$0.56
Total Expenses	\$32,800	\$4.56	\$49,834	\$6.92	\$40,506	\$5.63
NOI Before Debt Service	\$56,534	\$7.85	\$55,954	\$7.77	\$121,587	\$16.89

UNION STATION PLAZA 23 WHITE'S PATH, YARMOUTH

Historical Information & 2026 Pro Forma

Operating Year	2024	\$/RSF	2025	\$/RSF	2026 Sponsor Budget	\$/RSF
Income						
RENTAL INCOME						
Base Rental Income	\$653,332	\$12.03	\$855,634	\$15.76	\$839,634	\$15.47
Total Rental Income	\$653,332	\$12.03	\$855,634	\$15.76	\$839,634	\$15.47
OTHER INCOME						
	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
Total Revenues	\$653,332	\$12.03	\$855,634	\$15.76	\$839,634	\$15.47
Expenses						
Condo Expenses	\$57,814	\$1.06	\$176,000	\$3.24	\$176,000	\$3.24
Insurance	\$52,141	\$0.96	\$48,789	\$0.90	\$48,789	\$0.90
Professional Fees	\$8,411	\$0.15	\$17,521	\$0.32	\$37,371	\$0.69
Real Estate Taxes	\$69,961	\$1.29	\$48,774	\$0.90	\$48,774	\$0.90
Repairs	\$101,557	\$1.87	\$62,369	\$1.15	\$37,369	\$0.69
Cleaning & Maintenance	\$51,073	\$0.94	\$47,773	\$0.88	\$49,033	\$0.90
Utilities	\$85,375	\$1.57	\$78,860	\$1.45	\$79,269	\$1.46
Payroll	\$130,577	\$2.41	\$35,937	\$0.66	\$0	\$0.00
Office Supplies	\$28,967	\$0.53	\$6,173	\$0.11	\$6,173	\$0.11
Other	\$12,122	\$0.22	\$271	\$0.00	\$195	\$0.00
Management Fees	\$50,000	\$0.92	\$50,000	\$0.92	\$50,000	\$0.92
Total Expenses	\$647,999	\$11.94	\$572,467	\$10.55	\$532,974	\$9.82
NOI Before Debt Service	\$5,333	\$0.10	\$283,167	\$5.22	\$306,660	\$5.65

Note: 1. Union Station is the Condo Association that manages the building for the 3 owners: Oscar Taylor's LLC, Ace Hardware, and Cape Cod Five Cents Savings Bank. Ace Hardware owns 2 units (they rent another 2 from Oscar Taylor), Cape Cod Five owns one unit, and Oscar Taylor owns the rest of the units in the building. Since Oscar Taylor is the majority owner, the Sponsor also manages the Condo Association. The financials are a combination of Oscar Taylor LLC and Union Station Condominium Trust.

2. 4 of the HVAC units on the roof totaling \$34,000 were updated in 2024.

PORTFOLIO SUMMARY

Property Name /Address	City/Town	State	Plaza RSF	Leased SF	Occupied %	# Tenants	Major Tenants	Annual Rents
2-12 White's Path	Yarmouth	MA	7,457	6,347	85.11%	5	Cape Cod Cookies, Subway Sandwich Shop, Sandy Harbor DBA Signarama	\$120,536
430 Rt 134 Dennis	South Dennis	MA	7,200	7,200	100.00%	3	Barb's Bike Shop, ZS Mart, Pete's Point Restaurant	\$149,966
Union Station Plaza 23 White's Path	Yarmouth	MA	54,287	45,375	83.58%	30	Sea Dog Brew Pub, Independence Home Healthwares, Ace Hardware (Storage), SANA Lagree + Wellness	\$759,555
Total			68,944	58,922	85.46%	38		\$1,030,056

2 & 12 WHITE'S PATH, YARMOUTH

Rent Roll

Tenants	Unit	RSF	Start date	End date	Type	Base Rent	CAM Charges	Updated Rent/ Month	Rent/ Month	Rent/Year	Rent PSF	Escalation	Lease Type
Village Music (Norma Atwood)	Unit 1	800	1/1/2026	12/31/2027	Fixed	\$1,410.00	\$0.00	\$1,410.00	\$1,410.00	\$16,920.00	\$21.15	3.00%	Tenant pays for all utilities
Cape Cod Cookies	Unit 2	850	4/1/2024	3/31/2028	Fixed	\$1,339.00	\$0.00	\$1,339.00	\$1,339.00	\$16,068.00	\$18.90	3.00%	Tenant pays for all utilities
Kali Nails	Unit 3	990	1/1/2019	1/1/2060	AtWill	\$1,451.37	\$219.12	\$1,670.49	\$1,471.00	\$17,652.00	\$17.83	3.00%	Tenant pays for all utilities
Vacant	Unit 4	1,110							\$0.00	\$0.00			
Subway Sandwich Shop	Unit 5	1,227	8/1/2024	7/31/2029	Fixed	\$2,104.26	\$250.42	\$2,354.68	\$2,354.68	\$28,256.16	\$23.03	2.00%	Tenant pays for all utilities
Sandy Harbor DBA Signarama	Unit 6,7	2,480	3/1/2024	8/31/2026	Fixed	\$2,753.82	\$516.66	\$3,270.48	\$3,270.48	\$39,245.76	\$15.82	2.5% during options	Tenant pays for all utilities
Total Occupied		6,347	85.11%										
Vacant		1,110	14.89%										
Total RSF		7,457	100.00%						\$10,044.65	\$9,845.16	\$118,141.92	\$18.61	

430 MA-134, SOUTH DENNIS

Rent Roll

Tenants	Unit	Sq.Ft.	Start date	End date	Type	Base Rent	CAM Charges	Updated Rent/ Month	Rent/ Month	Rent/Year	Rent PSF	Escalation	Lease Type	Comments
ZS Mart (Alyaan Group Inc)	Unit 1, 2 and 3	4,000	4/1/2025	5/31/2030	Fixed	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$60,000.00	\$15.00	\$5k/mo through 3/31/27; \$6k/mo starting 4/1/27 and 3% thereafter	MG	2 months free
Pete's Point Restaurant (Point Inc.)	Unit 4 and 5	2,000	4/1/2025	3/31/2030	Fixed	\$3,000.00	\$667.00	\$3,667.00	\$3,667.00	\$44,004.00	\$22.00	3.00%	MG	
Barb's Bike Shop	Unit 6	1,200	1/1/2018	12/31/2027	Fixed	\$3,505.14	\$325.00	\$3,830.14	\$3,830.06	\$45,960.72	\$38.30	3.00%	MG	
Total Occupied		7,200	100.00%											
Vacant		-	0.00%											
Total RSF		7,200	100.00%					\$12,497.14	\$12,497.06	\$149,964.72	\$20.83			

UNION STATION PLAZA 23 WHITE'S PATH, YARMOUTH

Rent Roll

Tenants	Unit	SF	Start date	End date	Type	Base Rent	CAM Charges	Updated Rent/ Month	Rent/ Month	Rent/Year	Rent PSF	Escalation	Lease Type
Cape Cod Foot Specialist	23A2 Front	1,200	9/1/2020	8/31/2026	Fixed	\$1,391.13	\$350.00	\$1,751.63	\$1,751.63	\$21,019.56	\$17.52	3.00%	Lessor pays for utilities
Judith Bari	23A2 Rear #2	110	1/1/2024	12/31/2026	Fixed	\$216.30	\$40.00	\$256.30	\$256.30	\$3,075.60	\$27.96	3.00%	Lessor pays for utilities
Mark Trombetta	23B2 #1	150	11/1/2024	8/14/2026	Fixed	\$250.00	\$50.00	\$300.00	\$300.00	\$3,600.00	\$24.00	0.00%	Lessor pays for utilities
Elizabeth Vigliotti	23B2 #2	180	6/13/2024	1/1/2060	AtWill	No Lease		\$307.50	\$307.50	\$3,690.00	\$20.50	0.00%	N/A
Nancy Holmes	23B2 #3	176	11/1/2021	1/1/2060	AtWill	\$345.00	\$55.00	\$400.00	\$400.00	\$4,800.00	\$27.27	0.00%	Lessor pays for utilities
Dale Peatman	23B2 #4	110	6/13/2024	1/1/2060	AtWill	No Lease		\$130.00	\$130.00	\$1,560.00	\$14.18	0.00%	N/A
The Resource Inc.	23B2 #5	800	5/1/2025	4/30/2027	Fixed	\$1,100.00	\$0.00	\$1,100.00	\$1,100.00	\$13,200.00	\$16.50	3.00%	Gross
Island Tan	23D	1,650	6/13/2024	1/1/2060	AtWill	No Lease		\$1,500.00	\$1,500.00	\$18,000.00	\$10.91	0.00%	N/A
KD360 Wellness & Physical Therapy Fitness	23E	1,650	6/13/2024	1/1/2060	AtWill	No Lease		\$1,925.00	\$1,925.00	\$23,100.00	\$14.00	0.00%	N/A
Botanique of Cape Cod	23F	3,054	1/1/2024	5/1/2027	Fixed	\$2,800.00	\$700.00	\$3,605.00	\$3,605.00	\$43,260.00	\$14.17	0.00%	Lessee pays for utilities and Main. Fee
Yarmouth Health Stop	23G	2,400	8/1/2023	10/31/2028	Fixed	\$2,500.00	\$0.00	\$2,750.00	\$2,750.00	\$33,000.00	\$13.75	Y3: \$3,200/ mo; 3% during options	Lessee pays for utilities
Cape Cod Childrens Place	23G2 Rear	1,200	11/1/2021	1/1/2060	AtWill	\$1,202.00	\$300.00	\$1,502.00	\$1,502.00	\$18,024.00	\$15.02	3.00%	Lessor pays for utilities

UNION STATION PLAZA 23 WHITE'S PATH, YARMOUTH

Rent Roll – continued

Tenants	Unit	SF	Start date	End date	Type	Base Rent	CAM Charges	Updated Rent/ Month	Rent/ Month	Rent/Year	Rent PSF	Escalation	Lease Type
Botanique of Cape Cod	23H	2,360	5/1/2025	5/1/2027	Fixed	\$2,400.00	\$562.50	\$2,962.50	\$2,400.00	\$28,800.00	\$12.20	0.00%	Lessee pays for utilities and Main. Fee
Bowdoin Group	23H2 #1	400	6/13/2024	1/1/2060	AtWill	No Lease		\$633.00	\$633.00	\$7,596.00	\$18.99	0.00%	N/A
Cape & Vineyard Electric Cooperative	23H2 #2	800	2/1/2023	1/31/2027	Fixed	\$920.00	\$200.00	\$1,120.00	\$1,120.00	\$13,440.00	\$16.80	2.00%	Lessor pays for utilities
Richard Todd	23H2 #5	400	12/1/2024	12/31/2026	Fixed	\$412.00	\$100.00	\$512.00	\$512.00	\$6,144.00	\$15.36	3.00%	Lessor pays for utilities
Ace Hardware (Storage)	23K	1,400	2/1/2019	1/31/2029	Fixed	\$1,796.48	\$573.00	\$2,369.48	\$2,359.03	\$28,308.36	\$20.22	CPI capped at 3%	Lessor pays for utilities
Ritual	23L	1,400	10/1/2024	9/30/2026	Fixed	\$1,390.50	\$350.00	\$1,740.50	\$1,740.50	\$20,886.00	\$14.92	3.00%	Lessee pays for utilities
Affordable Mattress & Furniture Of Cape Cod	23M	1,400	6/1/2019	7/31/2029	Fixed	\$1,608.11	\$400.00	\$2,008.11	\$1,731.00	\$20,772.00	\$14.84	5.00%	Lessee pays for utilities
Independence Home Healthwares	23N0	3,500	4/1/2021	3/31/2027	Fixed	\$4,450.26	\$746.00	\$5,196.26	\$4,940.80	\$59,289.60	\$16.94	3.00%	Lessee pays for utilities
Investment Securities	2302 Front	870	5/15/2019	5/14/2028	Fixed	\$1,106.89	\$253.75	\$1,360.64	\$1,358.56	\$16,302.72	\$18.74	3.00%	Lessor pays for utilities
Fairview Millwork & Kitchens	2302 Rear	992	12/1/2022	11/30/2028	Fixed	\$1,339.00	\$0.00	\$1,339.00	\$1,339.00	\$16,068.00	\$16.20	3.00%	Lessor pays for utilities, tax and insurance
Restaurant Accounting Solution	23P	2,100	7/1/2024	6/30/2027	Fixed	\$1,975.00	\$525.00	\$2,500.00	\$2,500.00	\$30,000.00	\$14.29	3.00%	Lessee pays for utilities
Cape Cod Day Spa	23P2 Front	650	12/1/2024	12/31/2027	Fixed	\$750.00	\$200.00	\$950.00	\$950.00	\$11,400.00	\$17.54	3.00%	Lessor pays for utilities
Budd Video Inc.	23P2 Rear	350	6/13/2024	1/1/2060	AtWill	No Lease		\$527.00	\$527.00	\$6,324.00	\$18.07	0.00%	N/A

UNION STATION PLAZA 23 WHITE'S PATH, YARMOUTH

Rent Roll – continued

Tenants	Unit	SF	Start date	End date	Type	Base Rent	CAM Charges	Updated Rent/ Month	Rent/ Month	Rent/ Year	Rent PSF	Escalation	Lease Type
Dream Studios Cape Cod	23Q	1,400	5/1/2019	5/31/2030	Fixed	\$2,022.00	\$578.00	\$2,600.00	\$2,000.00	\$24,000.00	\$17.14	0.00%	Lessee pays for utilities
Ace Hardware (Storage)	23R	2,100	5/1/2024	4/30/2027	Fixed	\$1,982.75	\$837.50	\$2,820.25	\$2,808.70	\$33,704.40	\$16.05	CPI capped at 3% during option periods	Lessor pays for utilities
Quicker Printing INC	23S1	1,050	3/1/2024	12/31/2026	Fixed	No lease		\$1,435.00	\$1,435.00	\$17,220.00	\$16.40	N/A	N/A
Sea Dog Cafe	23S2	1,050	6/1/2023	5/30/2026	Fixed WithR	No lease		\$1,600.00	\$1,600.00	\$19,200.00	\$18.29	N/A	N/A
Sea Dog Brew Pub	23U	1,400	11/1/2019	10/31/2027	Fixed	\$935.00	\$573.00	\$1,704.35	\$1,704.35	\$20,452.20	\$14.61	10.00%	Lessee pays for utilities
Sea Dog Brew Pub	23V	5,000	2/4/2016	2/3/2036	Fixed	\$6,458.34	\$2,176.00	\$8,634.34	\$8,634.34	\$103,612.08	\$20.72	2nd option: \$16.50 PSF; 3rd option: 19.00 PSF	Lessor pays for utilities, tax and insurance
BK Callachan, LLC DBA SANA Lagree + Wellness	23A	2,388	9/1/2025	8/31/2030	Fixed	3,438.49		\$3,438.49	\$3,438.49	\$41,261.88	\$17.28		
Captain By The Bay LLC Risa Oliveira-Ramos	23C	1,685	1/1/2026	12/31/2028	Fixed	2,317.86		\$2,317.86	\$2,317.86	\$27,814.32	\$16.51		
Vacant	23B	1,927											
Vacant	23T	1,400											
Vacant	23V2	5,000											
Vacant	23A2 Rear #1	250											
Vacant	23G2 Front	335											
Total Occupied		45,375	83.58%										
Vacant		8,912	16.42%										
Total RSF		54,287	100.00%					\$63,296.22	\$61,577.06	\$738,924.72	\$16.28		

Major Tenant *Profiles*

2 & 12 WHITE'S PATH, YARMOUTH



Cape Cod Cookies

Cape Cod Cookies is an artisan, small-batch cookie company based in South Yarmouth, Massachusetts. Founded in 1993 in Wellesley, MA, the company relocated to South Harwich in 2009, adopting the name "Cape Cod Cookies." They offer a variety of flavors, including chocolate chip, peanut butter, snickerdoodle, double chocolate, seasonal flavors and a "Flavor of the Month." Cape Cod Cookies are available in numerous retail locations across Eastern Massachusetts, including fourteen on Cape Cod. Notable retailers include Friends' Marketplace in Orleans, Ring Brothers in Dennis, and Gray Gables Market in Bourne. The company also offers online ordering and wholesale inquiries through their website.



Subway

Subway is a global fast-food restaurant franchise specializing in made-to-order sandwiches, salads, and wraps. Founded in 1965 in Bridgeport, Connecticut, Subway has grown to become one of the world's largest restaurant chains, with thousands of locations across more than 100 countries. The brand is known for its customizable subs, fresh ingredients, and healthier fast-food alternatives. Subway operates on a franchise model, with independently owned locations worldwide.





430 MA-134, SOUTH DENNIS



Barb's Bike Shop

A Cape Cod tradition for the past thirty-five years, family-owned Barb's Bike Shop provides a diverse selection of over 400 rental bikes, including tandems and carts, to both locals and visitors seeking quality biking experiences on Cape Cod. Situated adjacent to the Cape Cod Rail Trail, the shop offers direct access to this popular 25-mile biking route. The shop features a fully stocked showroom offering various bicycles, road and mountain bike accessories, clothing, and safety equipment, and offers on-site bike repair services.

UNION STATION PLAZA 23 WHITE'S PATH, YARMOUTH



Botanique of Cape Cod

Established in 2017, Botanique of Cape Cod is a modern floral design studio renowned for its lush and natural floral arrangements. The studio specializes in creating romantic and natural designs for weddings and events across Cape Cod and New England. Their services include consultations, mock-ups, venue visits, delivery, setup, and cleanup. They offer a variety of arrangements such as bouquets, boutonnieres, centerpieces, and installations. In addition to event services, Botanique of Cape Cod offers fresh flower delivery in South Yarmouth, providing handcrafted custom bouquets for various occasions. Committed to sustainable practices and eco-friendly methods, they have a flower donation program that repurposes wedding flowers for distribution to nursing homes, hospitals, and local businesses after events. Botanique of Cape Cod has been featured in publications such as The Knot and Boston Magazine, highlighting their reputation in the industry.

Major Tenant *Profiles*

UNION STATION PLAZA 23 WHITE'S PATH, YARMOUTH



Yarmouth Health Stop, LLC

Yarmouth Health Stop, LLC is a nurse practitioner-owned and operated healthcare facility offering a range of health and wellness services including primary care, medical aesthetics, and occupational health services.



Cape Cod Children's Place

Cape Cod Children's Place, with a primary location in Eastham, and a secondary location in Yarmouth, is non-profit organization providing early education and care programs to families across Mid to Outer Cape Cod. In addition to providing year-round, full-day early education and care for children of preschool age, they also provide free parent education programs and free playgroups promoting early literacy and community connections for isolated families. As community needs have evolved, CCCP has continued to develop new services to meet those needs, including programs to support families affected by substance use disorder and support groups for grandparents raising grandchildren.



Independence Home Healthwares

For over 20 years, Independence HomeHealthWares has been providing professional, personalized service to the home care patient. By offering the best quality and selection in equipment and supplies, their trained specialists work in partnership with medical personnel to help make recovery as pleasant as possible.





Ace Hardware

Baskin's Ace Hardware has been serving the Cape Cod community since 1977. As part of a family-owned chain with additional locations in South Dennis, Harwich Port, and Orleans, the store offers a wide range of products, including hardware, plumbing supplies, tools, grills, and garden essentials.

Ace Hardware Corporation is a leading hardware retail cooperative based in the U.S. Founded in 1924 and headquartered in Oak Brook, Illinois, Ace operates as a cooperative of independent store owners, providing them with buying power, distribution, and marketing support while allowing them to maintain local ownership. With over 5,000 locally owned and operated stores across more than 60 countries, they have grown into one of the world's largest hardware retailers.



Sea Dog Brew Pub

Sea Dog Brew Pub is a locally owned and operated Brew Pub that has become a staple in the Cape Cod community. The pub specializes in craft beer, pub fare made from scratch, and a family-friendly atmosphere without compromising the authentic brewpub experience. Their menu features items like New England Clam Chowder, Point Judith Calamari, and a variety of burgers and sandwiches. Sea Dog Brew Pub is renowned for its craft beers, notably their signature Blueberry Wheat Ale.

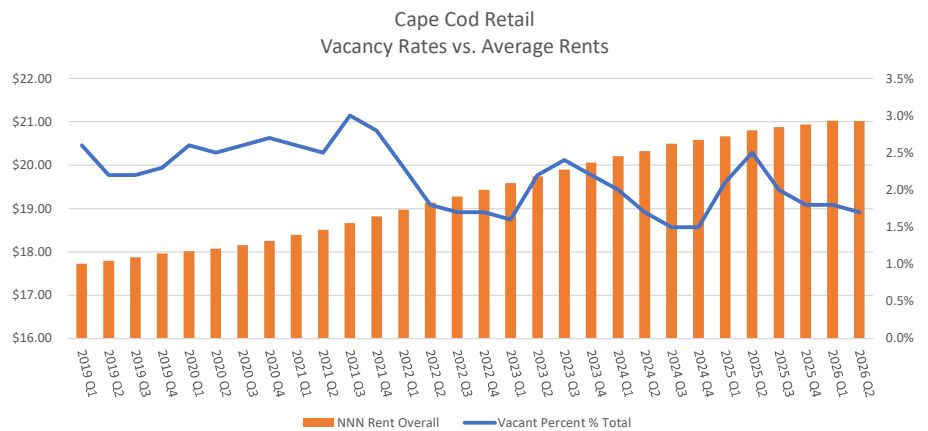
Location & Market Overview

CAPE COD RETAIL SUBMARKET

Cape Cod is located within the Barnstable submarket which has limited supply with only 1.7% of vacancy rate as of the second quarter of 2026, comparing to the submarket's five-year average of 2.0% and the 10-year average of 2.2%.

As of the first quarter of 2026, there is 3,100 SF of retail space under construction in Barnstable Town. In comparison, the market has averaged 8,000 SF of under construction inventory over the past 10 years. The Barnstable Town retail market contains roughly 15.9 million SF of inventory. The market has approximately 2.6 million SF of neighborhood center inventory, 970,000 SF of power center inventory, 1.0 million SF of strip center inventory, 810,000 SF of mall inventory, and 10.2 million SF of general retail.

Market rents in Barnstable Town are \$21.02PSF. Rents have changed by 1.1% year over year in Barnstable Town, compared to a change of 1.8% nationally. Market rents have changed by 1.5% in neighborhood center properties year over year, 1.6% in power center properties, 0.4% in strip center properties, 2.0% in mall properties, and 0.8% in general retail properties. In Barnstable Town, five-year average annual rent growth is 2.7% and 10-year average annual rent growth is 2.1%.



Source: CoStar

Period	Vacant Percent % Total	NNN Rent Overall
2019 Q1	2.6%	\$17.73
2019 Q2	2.2%	\$17.79
2019 Q3	2.2%	\$17.88
2019 Q4	2.3%	\$17.96
2020 Q1	2.6%	\$18.02
2020 Q2	2.5%	\$18.07
2020 Q3	2.6%	\$18.16
2020 Q4	2.7%	\$18.25
2021 Q1	2.6%	\$18.39
2021 Q2	2.5%	\$18.51
2021 Q3	3.0%	\$18.66
2021 Q4	2.8%	\$18.82
2022 Q1	2.3%	\$18.97
2022 Q2	1.8%	\$19.14
2022 Q3	1.7%	\$19.28
2022 Q4	1.7%	\$19.43
2023 Q1	1.6%	\$19.59
2023 Q2	2.2%	\$19.74
2023 Q3	2.4%	\$19.90
2023 Q4	2.2%	\$20.06
2024 Q1	2.0%	\$20.21
2024 Q2	1.7%	\$20.33
2024 Q3	1.5%	\$20.50
2024 Q4	1.5%	\$20.58
2025 Q1	2.1%	\$20.67
2025 Q2	2.5%	\$20.81
2025 Q3	2.0%	\$20.88
2025 Q4	1.8%	\$20.94
2026 Q1	1.8%	\$21.03
2026 Q2	1.7%	\$21.02



Inventory
15.9MM SF



Vacancy Rate
1.7%

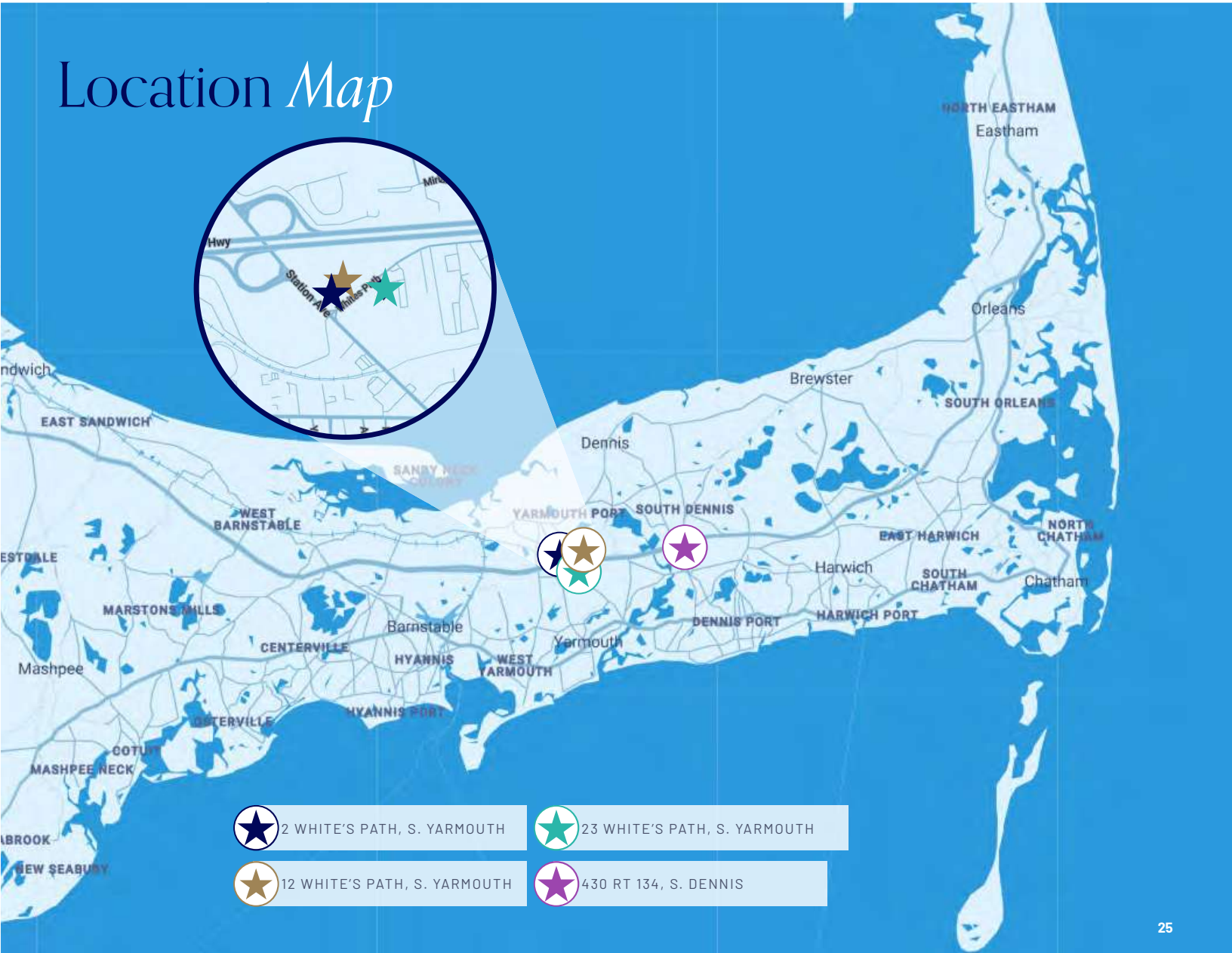


Net Absorption
120.0K SF
2026 Q2 YTD



Average Asking Rents
\$21.02/PSF NNN

Location *Map*



Demographics

2-12 WHITE’S PATH, SOUTH YARMOUTH

Radius	1 mile	3 mile	5 mile
Population			
2025 Population	3,876	26,233	50,980
Households			
2025 Households	1,670	12,090	23,696
Housing			
Median Home Value	\$499,713	\$636,207	\$662,532
Median Year Built	1975	1973	1972
2025 Household Income			
Avg Household Income	\$131,939	\$122,293	\$116,572
Median Household Income	\$94,074	\$88,798	\$83,099
Education			
Some High School, No Diploma	118	934	2,647
High School Graduate	821	5,587	10,634
Some College, No Degree	907	6,808	12,479
Associate Degree	217	1,474	3,031
Bachelor's Degree	539	5,036	9,435
Advanced Degree	338	3,563	6,703

Source: CoStar, ESRI

430 ROUTE 134, SOUTH DENNIS

Radius	1 mile	3 mile	5 mile
Population			
2025 Population	2,277	20,951	47,428
Households			
2025 Households	1,017	9,880	22,300
Housing			
Median Home Value	\$718,310	\$668,068	\$700,289
Median Year Built	1971	1971	1973
2025 Household Income			
Avg Household Income	\$105,011	\$113,524	\$123,138
Median Household Income	\$87,489	\$81,333	\$86,467
Education			
Some High School, No Diploma	90	764	1,351
High School Graduate	552	4,720	9,740
Some College, No Degree	476	5,695	11,913
Associate Degree	119	1,248	2,608
Bachelor's Degree	385	4,330	9,949
Advanced Degree	204	2,663	7,301





23 WHITE'S PATH, SOUTH YARMOUTH

Radius	1 mile	3 mile	5 mile
Population			
2025 Population	3,623	26,186	50,461
Households			
2025 Households	1,568	12,144	23,481
Housing			
Median Home Value	\$506,561	\$639,627	\$664,414
Median Year Built	1975	1972	1972
2025 Household Income			
Avg Household Income	\$133,681	\$122,982	\$117,189
Median Household Income	\$93,940	\$89,055	\$83,522
Education			
Some High School, No Diploma	125	920	2,614
High School Graduate	844	5,598	10,569
Some College, No Degree	945	6,826	12,444
Associate Degree	223	1,469	2,990
Bachelor's Degree	537	5,045	9,404
Advanced Degree	358	3,552	6,738

Source: CoStar, ESRI

Sale Comparables

#	Address	City/Town	State	Year Built	Sq.Ft.	Year Sold	Buyer	Seller	Sale Price	SSF	Cap Rate
1	136-180 Rt 6A	Orleans	MA	1974	15,748	Feb-26	Bohman Thayer Realty	Higgins Realty, Inc	\$2,850,000	\$180.98	
2	1223 Main St	Chatham	MA	1995	7,786	Jul-25	Terrence G Sullivan	Lighthouse Realty	\$1,650,000	\$211.92	
3	484 Station Ave	Yarmouth	MA	1987	59,687	Feb-25	Brasswater	Linear Properties	\$9,000,000	\$150.79	
4	199 Main St	Falmouth	MA	1980/2005	19,469	Jan-25	Robert C Fuller	199 Main Street LLC	\$3,900,000	\$200.32	
5	46 Depot Street	Duxbury	MA	1960/1991	48,279	Dec-24	Galt Realty LLC	Trapelo Realty, Inc.	\$9,800,000	\$202.99	7.89%
6	1421 Orleans Rd	East Harwich	MA	1988/2012	42,987	Nov-24	Newman Properties, Atlantic Capital Investment LLC	Linear Properties	\$11,500,000	\$267.52	7.93%
7	3821 Falmouth Rd	Marstons Mills	MA	1985	22,719	Jun-24	Grove Street Realty Trust	Holly Management	\$4,150,000	\$182.67	
8	645-649 Main St	Hyannis	MA	1978	3,177	Apr-24	Oliveira Laiza	Rm Cape Capital LLC	\$545,000	\$171.55	
9	605 Main St	Hyannis	MA	1929	4,000	Nov-23	Cornerstone Group	Mass Bay Co.	\$785,000	\$196.25	
10	170 Water Street	Plymouth	MA	1981	29,888	Oct-22	Linchris Hotel Corp.	S/F, LLC	\$4,941,768	\$165.34	6.79%
11	442 Main Street	Hyannis	MA	1948	8,948	Sep-22	S & C Realty Investment	Arc Rock 17 MA LLC	\$1,500,000	\$167.64	
12	990 Lyannough Road	Hyannis	MA	1997	27,500	Feb-22	BV Southwind, LLC	OCW Retail-Hyannis, LLC	\$5,772,676	\$209.92	
							Minimum		\$545,000	\$151	6.79%
							Median		\$11,500,000	\$268	7.93%
							Average		\$4,025,000	\$189	7.89%
							Maximum		\$4,699,537	\$192	7.54%
Source: Colliers Valuation Group, CoStar, RCA, B1BG											

Source: Colliers Valuation Group, CoStar, RCA, BBG



136-180 Rt 6A



1223 Main Street



484 Station Avenue



199 Main Street



46 Depot Street



1421 Orleans Rd



3821 Falmouth Rd



645-649 Main Street



605 Main Street



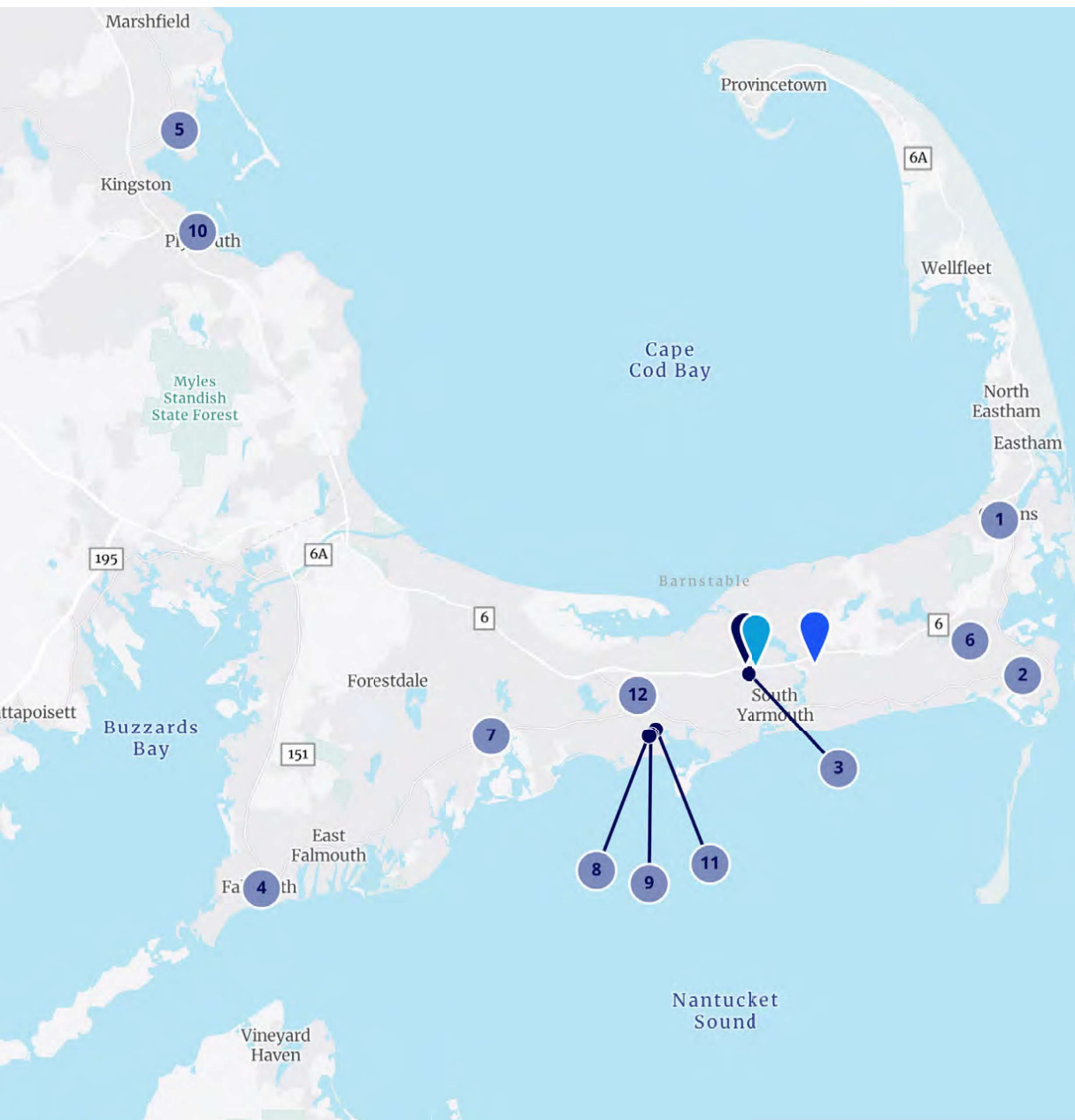
170 Water Street



442 Main Street



990 Lyannough Rd



Subject Properties

- 2-12 White's Path, S. Yarmouth
- 430 Route 134, Dennis
- 23 White's Path, Yarmouth

Sales Comparables

- 1 180 Route 6a
- 2 1223 Main St
- 3 484 Station Ave
- 4 199 Main St
- 5 46 Depot Street
- 6 1421 Orleans Rd
- 7 3821 Falmouth Rd
- 8 649 Main Street
- 9 605 Main St
- 10 170 Water Street
- 11 442 Main Street
- 12 990 Iyannough Road

Contact

JASON REXINIS

Vice President

+1617 869 1227

jason.rexinis@colliers.com

TOM WELCH

Executive Vice President

+1617 330 8045

thomas.welch@colliers.com

ADAM COPPOLA

Senior Vice President

+1617 330 8039

adam.coppola@colliers.com

ROSE LIU

Senior Financial Analyst

+1617 330 8024

rose.liu@colliers.com