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## Horvath & Tremblay brokers sale of Harwich East Plaza for \$11.5 million

December 20, 2024 - Retail



Harwich, MA Bob Horvath, Todd Tremblay, Aaron Huntley and Dan Bernardini of Horvath & Tremblay have completed the sale of Harwich East Plaza. Horvath & Tremblay exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$11.5 million.

The Harwich East Plaza is located at 1421 Orleans–Harwich Rd. Constructed in 1988, the Harwich East Plaza is improved by a 42,987 s/f center on a large 4.6-acre lot. The property is 86.25% leased to a mix of local and regional retailers and service tenants that serve the needs of the area residents. The property is anchored by the East Harwich Market, Portside Liquors, Sherwin Williams, and 400 East Restaurant, a well-established restaurant that has been in the center for more than 30 years. Harwich East Plaza also offers significant upside through the lease-up of 5,909

s/f of vacant space. Spread over five suites, the vacant space is versatile and sized for lease-up. Harwich East Plaza is located at the signalized intersection of Orleans-Harwich Rd. (MA Rte. 39) and Brewster-Chatham Rd. (MA Rte. 137), the area's primary commercial and commuter corridors. The intersection is home to Stop & Shop, CVS, a gas station and several banks, all of which drive traffic to the area. Harwich East Plaza has frontage, visibility, signage and access and is 1.3 miles from US Hwy. 6 (Mid-Cape Hwy.) and 1.9 miles from MA Rte. 28, the two roadways traversing Cape Cod.

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