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## **Horvath & Tremblay sells 42,987 s/f Harwich East Plaza for \$11.5 million**

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Harwich, MA Bob Horvath, Todd Tremblay, Aaron Huntley and Dan Bernardini of Horvath & Tremblay 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 4.6 acres. The property is 86.25% leased to an attractive 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 ideally 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 makes up a commercial node that is home to Stop & Shop, the area's primary grocer, CVS, a gas station and several banks, all of which drive traffic to the immediate area. Harwich East Plaza has frontage, visibility, signage and access and is 1.3-miles from US Highway 6 (Mid-Cape Highway) and 1.9-miles from MA Rte. 28, the two primary roadways traversing Cape Cod.

Horvath & Tremblay is one of the most active and successful Investment Real Estate Brokerage firms in United States. Our advisors specialize in the sale of single tenant net-lease assets and retail shopping centers. They have experience successfully structuring sale lease-back programs, portfolio dispositions, and 1031 exchanges. Horvath & Tremblay is dedicated to being the best source of information and expertise in the marketplace for private investors, developers, institutions, and industry professionals.

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