

4

# RED BROOK ROAD

WAREHAM, MA

BOURNE

DALTON  
MEMORIAL BRIDGE  
12+ MILLION  
CARS ANNUALLY

BUZZARDS BAY

MASSACHUSETTS  
MARITIME ACADEMY  
1,500 STUDENTS

CRANBERRY HIGHWAY 34,800 VPD

RED BROOK RD 7,800 VPD

OFFERED  
FOR SALE  
0.71-ACRE  
DEVELOPMENT SITE  
\$549,000

 **Atlantic**  
CAPITAL PARTNERS™

CONFIDENTIAL OFFERING MEMORANDUM



# THE OPPORTUNITY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of 4 Red Brook Road, a 0.71-acre parcel that serves as an outparcel to Woodland Cove, a newly constructed 150-unit apartment complex. The asset benefits from its excellent frontage prominently located in the dense retail submarket of Wareham, Massachusetts, a gateway submarket to Cape Cod which sees a summertime population swell to almost 5M visitors. The retail submarket is supported by Cranberry Plaza, a Stop & Shop anchored neighborhood center and plays host to other national retailers such as Planet Fitness, Dollar Tree, and many others. 4 Red Brook Road presents a prime opportunity for investors to develop the space as a retail outparcel.

The asset benefits from its excellent surrounding demographics, with household incomes in excess of \$111,000 within a 3-mile radius. The asset's positioning in front of the newly developed Woodland Cove would allow a retailer to capitalize on the influx of new residents. This presents an excellent opportunity for an investor looking for a dense neighborhood supported by strong disposable incomes. The asset is conveniently located along Cranberry Highway, which sees over 34,800 vehicles per day and serves as one of the dominant throughfares in Wareham. The asset is also located minutes from Route 25, which serves as a major roadway connecting Cape Cod and sees over 65,000 vehicles per day.

4 Red Brook Road is being presented unencumbered by any tenant lease obligations and offers a unique opportunity to develop a quality asset in a dense retail trade area and is being offered for sale without a formal asking price.

**0.71-ACRE  
DEVELOPMENT SITE  
\$549,000**



25

4

**RED BROOK ROAD**  
WAREHAM, MA

WOODLAND COVE  
NEW, 150-UNIT  
DEVELOPMENT COMPLEX

**0.71 AC**



**ASKING PRICE:  
\$549,000**



**ADDRESS: 4  
RED BROOK RD**



**0.71  
ACRES**



**WOODLAND COVE  
OUTPARCEL**



**GATEWAY  
SUBMARKET**

25

**ROUTE 25  
65,000 VPD**







### RARE OFFERING

0.71 Acre Parcel Development Site that can accommodate a future retail project, as-of-right, with excellent frontage along Cranberry Highway



### VALUE-ADD INVESTMENT OPPORTUNITY

The asset is currently undeveloped and unencumbered by any leases. This presents an investor the opportunity to unlock substantial value through a ground-up development and capture the influx of new residents at Woodland Cove, a newly constructed 150 Unit Apartment Complex



### DENSE RETAIL TRADE AREA

The trade area is complemented by an array of major retailers such as Stop & Shop, Home Depot, Ocean State Job Lot, Planet Fitness, among many others. The retail submarket is supported by Cranberry Plaza, a Stop & Shop anchored neighborhood center that sees over 2.3 million annual visitors



### TRANSIT-ORIENTED LOCATION

The asset is conveniently located along Cranberry Highway, which sees of 34,800 vehicles per day and serves as one of the dominant throughfares in Wareham. The asset is also located minutes from Route 25, which serves as a major roadway connecting Cape Cod and sees over 65,000 vehicles per day.



### EXCEPTIONAL DEMOGRAPHICS & PROXIMITY TO CAPE COD

Wareham is supported by strong disposable incomes featuring a 3-mile AHHL of over \$111,000. Located just minutes from Cape Cod, which sees its summertime population swell to over 5 million people







4

RED BROOK ROAD  
WAREHAM, MA



FUTURE DEVELOPMENT  
AFFORDS IMMEDIATE UPSIDE

The Site's position and access provides tremendous potential for the site to be developed into a retail or service-oriented center, as of right.

ZONING

BY-RIGHT USES

- Retail (Including sale of Marine Equipment & Supplies)
- Office
- Hotel
- Day Care
- Banks
- Convenience Store
- Restaurant (excluding Drive-Thru)

WOODLAND COVE

Woodland Cove is a transformative housing development located at 3102 Cranberry Highway in Wareham, Massachusetts. Developed by Dakota Partners, this three-phase project spans approximately 8 acres and introduces 150 mixed-income rental units to the region.

The development of Woodland Cove replaces the long-vacant Starlight Motel site, revitalizing the area and contributing to the local economy. By providing affordable housing options, Woodland Cove enables individuals and families to live and work in Wareham, supporting the town's workforce and promoting economic diversity. The project also aligns with the Baker-Polito Administration's goal of creating up to 1,000 new workforce housing units affordable to middle-income households through MassHousing's Workforce Housing Initiative.





## LOCAL SUBMARKET

Wareham, Massachusetts, has a population of approximately 23,000 residents and serves as a gateway to Cape Cod, located just before the Cape Cod Canal. Its proximity to Boston (about 50 miles away) and Providence (about 45 miles away) makes it a strategic location for businesses and residents seeking coastal living with access to major metropolitan areas. Wareham's economy has seen steady growth, driven by industries such as healthcare, tourism, retail, and marine-related businesses, with Wareham Crossing, a major shopping center, serving as a key retail hub. The town also has a strong cranberry farming heritage, with Ocean Spray being a significant presence in the area. Commercial real estate development has expanded, particularly in retail, mixed-use properties, and waterfront projects, capitalizing on Wareham's scenic location and increasing interest in coastal communities. Industrial and logistics developments have also grown due to Wareham's accessibility to Interstate 195 and Routes 6 and 28. With its economic diversity, expanding real estate market, and close connection to Cape Cod's tourism industry, Wareham continues to develop as a desirable place to live and do business.





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MASSACHUSETTS  
MARITIME ACADEMY  
1,500 STUDENTS

Exclusively Offered By



### PRIMARY DEAL CONTACTS

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