



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

**57 Circuit Avenue - Oak Bluffs, MA**

**Rare Martha's Vineyard Leasing Opportunity**

**Retail Use - 1,503± For Lease**



- \* **LOCATED IN THE HEART OF CIRCUIT AVENUE**
  - \* **1,503± SF RETAIL SPACE END CAP ADJACENT TO ROCKLAND TRUST COMPANY**
  - \* **2 ADA COMPLIANT BATHS, BRIGHT FULL DISPLAY WINDOWS FACING CIRCUIT AVENUE**
  - \* **NEIGHBORING TENANTS INCLUDE MV CAROUSEL, BLACK DOG RETAIL STORE,**
  - \* **MV MOVIE THEATER, LINDA JEAN'S RESTAURANT, VINEYARD VINES, BACK DOOR DONUTS, MAD MARTHA'S ICE CREAM, BEN & BILL'S CHOCOLATE EMPORIUM**
- ZONED: B1 - COMMERCIAL BUSINESS**

**\$3,000/Month Plus Utilities**



**HARTEL COMMERCIAL REAL ESTATE**

230 Jones Road  
Suite 6  
Falmouth MA 02540

40 Willard Street  
Suite 207  
Quincy MA 02169

Greg Hartel  
617-256-3169  
Greg@HartelRealty.com

Anne Osterholm  
617-291-0093  
Anne@HartelRealty.com

Main Office  
508-444-0172  
www.HartelRealty.com



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*



## Satellite View



### HARTEL COMMERCIAL REAL ESTATE

230 Jones Road  
Suite 6  
Falmouth MA 02540

40 Willard Street  
Suite 207  
Quincy MA 02169

Greg Hartel  
617-256-3169  
Greg@HartelRealty.com

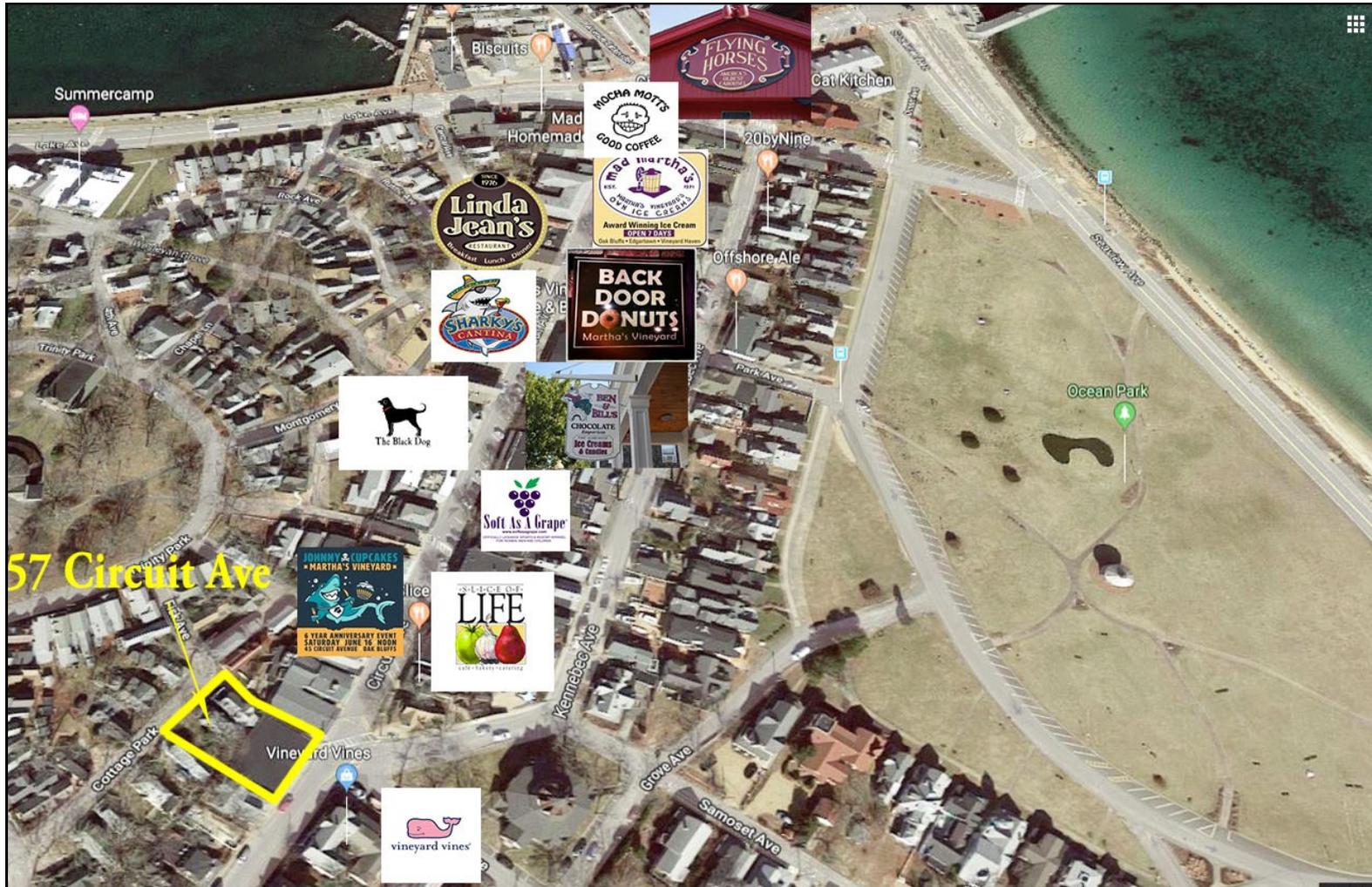
Anne Osterholm  
617-291-0093  
Anne@HartelRealty.com

Main Office  
508-444-0172  
www.HartelRealty.com



# HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services



## Neighborhood View



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road  
Suite 6  
Falmouth MA 02540

40 Willard Street  
Suite 207  
Quincy MA 02169

Greg Hartel  
617-256-3169  
Greg@HartelRealty.com

Anne Osterholm  
617-291-0093  
Anne@HartelRealty.com

Main Office  
508-444-0172  
www.HartelRealty.com

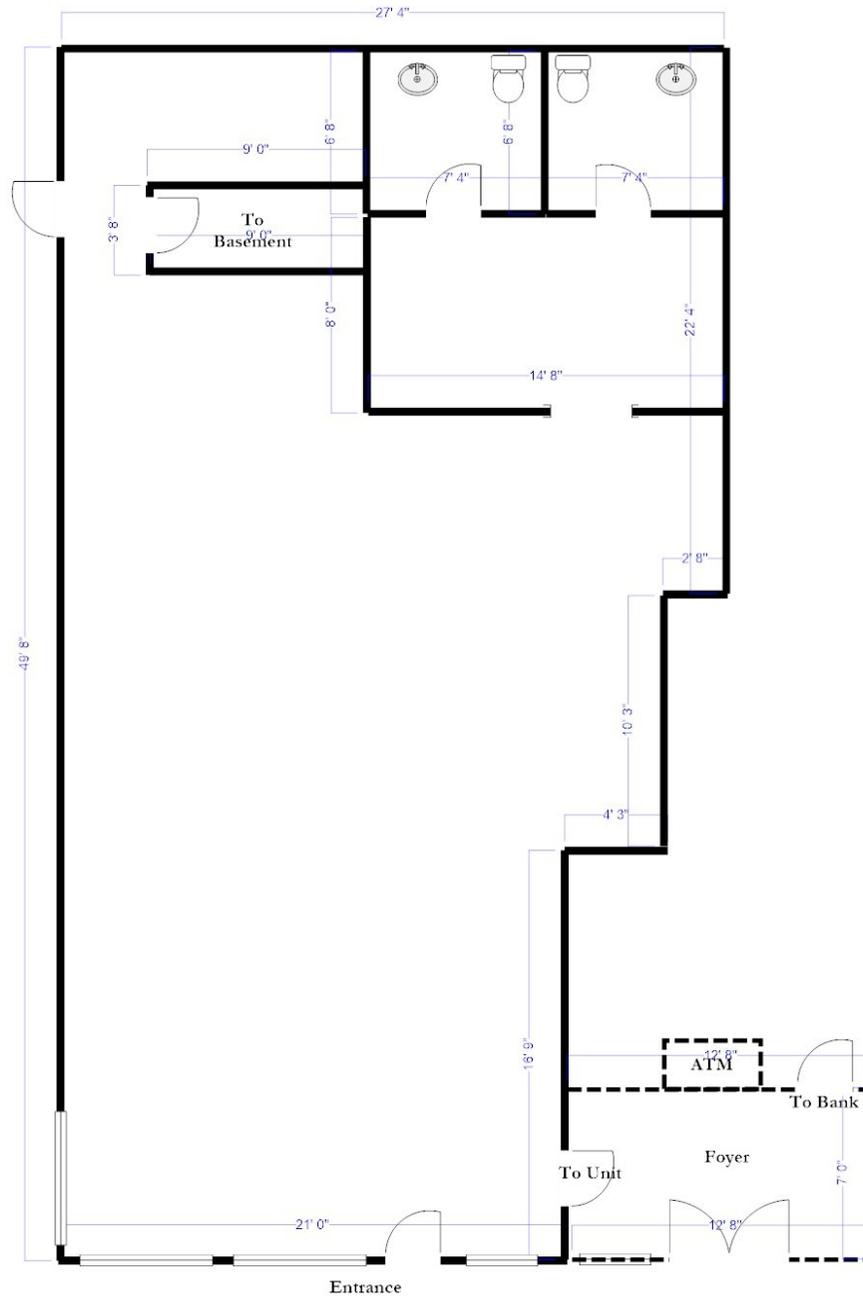




# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

## *Floor Plan*





# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*



## HARTEL COMMERCIAL REAL ESTATE

230 Jones Road  
Suite 6  
Falmouth MA 02540

40 Willard Street  
Suite 207  
Quincy MA 02169

Greg Hartel  
617-256-3169  
Greg@HartelRealty.com

Anne Osterholm  
617-291-0093  
Anne@HartelRealty.com

Main Office  
508-444-0172  
www.HartelRealty.com





# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

## *57 Circuit Avenue - Oak Bluffs, MA*

**T**his property is located in Oak Bluffs on the island of Martha's Vineyard. This rare opportunity is located in the heart of the commercial district in a high visibility, heavily traveled year round area. This space is adjacent to Rockland Trust Company. This space is bright and welcoming with full display windows facing busy Circuit Avenue and two ADA compliant baths, as well as storage in dry basement with interior access.

Well established and complimentary businesses are located within immediate neighborhood, including Black Dog, Flying Horses, Linda Jeans, Johnny Cupcakes, Sharkys Cantina, Mad Martha's Ice Cream, Ben & Bills Chocolate Emporium, Back Door Donuts, Soft as a Grape, Vineyard Vines and many more. Turnover is very low with owner/tenants, as there are very few commercial options available near Oak Bluffs center.

