



30 GOLF DR

PLYMOUTH, MA

FOR SALE | 37,840 SF CLASS A FITNESS CENTER ON 2.2 AC

- Adjacent to iconic Pine Hills Golf Club & World-Class Community
- State of the Art Athletic Club
- 2 Full bars
- Located just off Route 3



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

37,840 SF Class A Athletic Facility on 2.2 AC for Sale

VILLAGE SPORTS CLUB

A state-of-the-art athletic facility in the heart of Plymouth's Pinehills Village, the club features numerous amenities, including:

- A heated pool
- Sauna & steam room
- Volleyball
- Basketball
- Tennis & Pickleball courts
- Exercise equipment
- Aerobics and spin classes
- Personal trainers
- Full bar and cafe
- Brelundi Italian ready meals to go

PROPERTY SPECIFICATIONS

| | |
|-----------------------|-----------|
| Building Size: | 37,840 SF |
| Lot Size: | 2.2 AC |
| Stories: | 2 |
| Year Built: | 2006/2007 |
| Building Class: | B |
| Parking Spaces: | 70 |
| Net Operating Income: | \$500,000 |
| Sale Price: | Market |

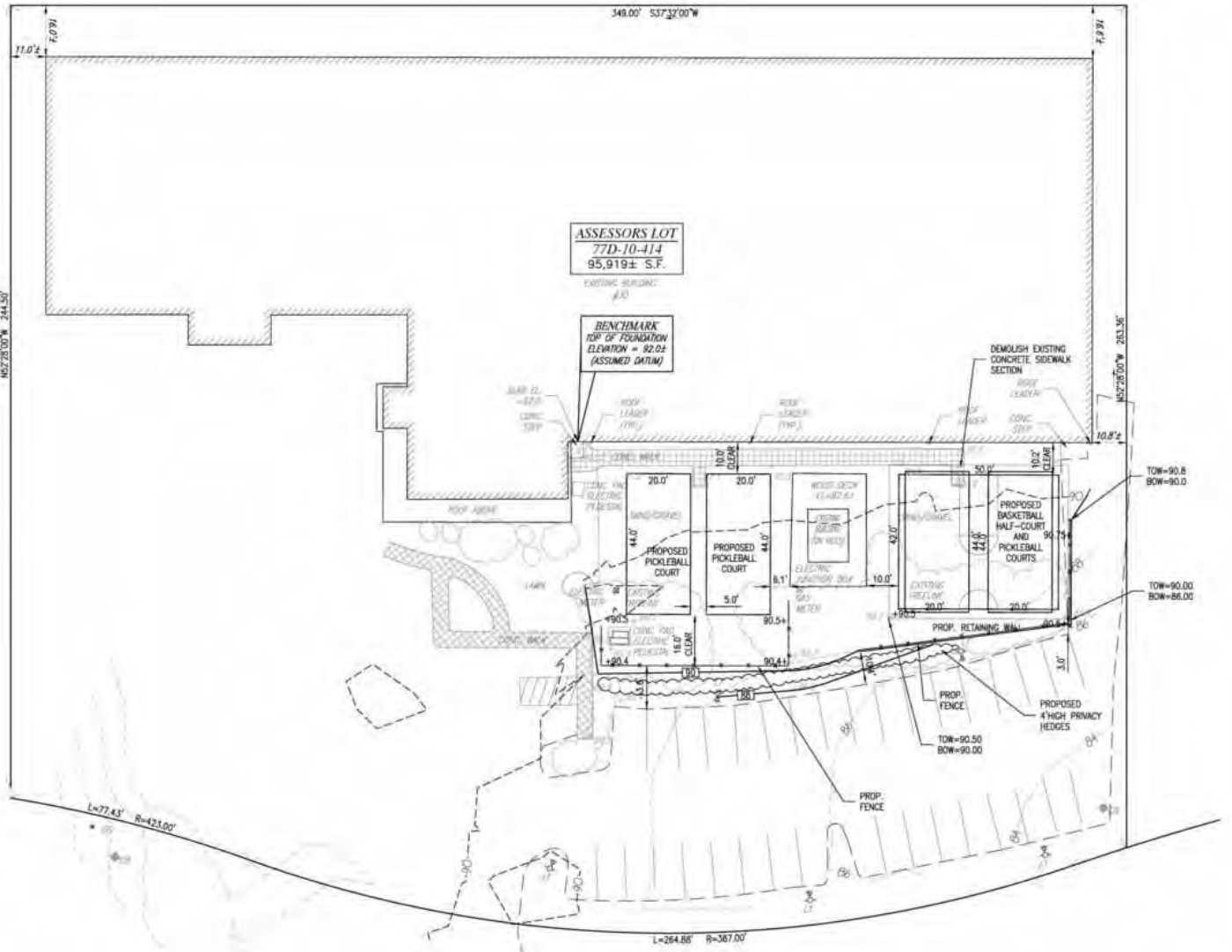
| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 5,647 | 11,980 | 32,815 |
| Total Population | 13,459 | 29,833 | 80,648 |
| Average HH Income | \$167,519 | \$163,309 | \$141,597 |



SITE PLAN

EXISTING BUILDING PARCELS 77D-0004-004
77D BIRARWOOD
BY PRIMALIS, LLC

BIRARWOOD



GOLF DRIVE

PINEHILLS VILLAGE



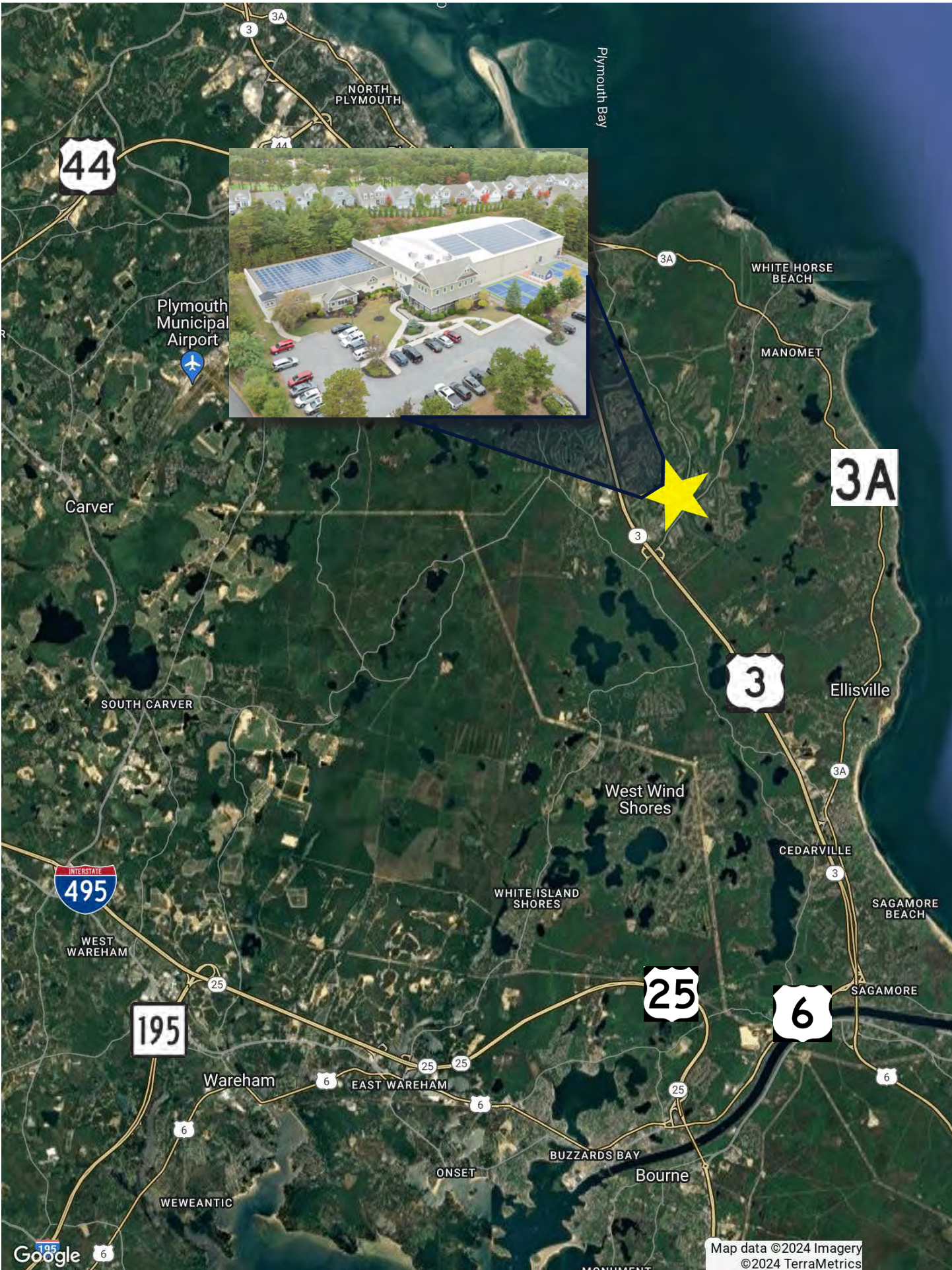
Pinehills is a sprawling 3,200-acre community featuring over 2,000 single-family homes, apartments, and condos spread across 40 distinct neighborhoods. Located off Route 3 in South Plymouth, Pinehills offers residents a self-sufficient lifestyle with a range of amenities, including banking, dry-cleaning, medical facilities, a post office, tax and legal services, and over 25 shops.

Residents can also enjoy Pinehills Golf Club and Old Sandwich Golf Club, as well as Mirbeau Inn & Spa, and dining options like Rye Tavern, East Bay Grille, and The Market, along with a wine shop and an array of boutiques. The picturesque village is surrounded by open spaces and woodlands, with land reserved for conservation. It's conveniently situated just 5 miles from the ocean, 7 miles from Cape Cod, and 45 miles from Boston.

Each of the individually crafted homes reflects the beauty of the surrounding nature and the area's colonial history. The neighborhoods are unique; for instance, the new Climber's Path neighborhood offers homes equipped with solar panels, rainwater collection systems, and electric vehicle charging outlets in the garages. Pinehills collaborates with various builders to provide diverse layouts, designs, features, and views, ensuring that the community appeals to a wide range of residents.

In addition to single-family homes, Pinehills features four luxury apartment communities—Rowan, Marq, Hanover, and AvalonBay—each overlooking The Pinehills Village Green. These thoughtfully designed communities boast landscaped courtyards, pool decks, grilling areas, clubhouses, and fitness centers, enhancing the overall living experience.

With its blend of convenience, natural beauty, and modern amenities, Pinehills offers a vibrant lifestyle for everyone.



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Plymouth Municipal Airport



Plymouth Bay

3A

3

495

195

25

6

Google

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PLYMOUTH, MA

FOR SALE | 37,840 SF INDUSTRIAL BUILDING ON 2.2 AC

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