

JAKE'S PATH



30-Unit | Townhome Apartment Community | Middleboro, MA





Executive Summary

Cushman & Wakefield's Multi-Family Advisory Group is thrilled to present Jake's Path, a rare opportunity to acquire a luxury, townhome-style apartment community in Middleboro, Massachusetts. Set on 28.45 scenic acres in a desirable suburban setting, Jake's Path delivers the perfect blend of privacy, modern living, and prime accessibility.

This newly constructed, 100% market-rate property comprises 30 spacious townhomes, featuring large two- and three-bedroom units at an impressive 1,428 square feet each. This size and design make Jake's Path a truly unique offering in the rental market, appealing to discerning renters seeking the comfort of a townhome layout with the convenience of modern amenities and a backyard. Each home boasts stainless steel appliances, high-end finishes, and in-unit laundry for a contemporary lifestyle.

Positioned at the crossroads of Route 44 and Route 495, Jake's Path offers seamless connectivity to major employment hubs and regional attractions, making it an ideal living destination. Residents enjoy proximity to local amenities, including vibrant retail centers, outdoor recreation, and direct commuter rail access to Boston.



Investment Highlights



Exceptional Townhome Design

Built in 2024, Jake's Path features expansive, townhome-style units designed to meet the needs of today's renters. With luxury vinyl plank flooring, contemporary kitchens, and upgraded bathrooms, these homes provide a refined and home-like living experience, all in a low-density, community-focused setting.



100% Market Rate, Large Units

The property is 100% market rate and consists of 30 duplex style townhomes, each offering 1,428 square feet of thoughtfully designed living space. This combination of size and layout is a standout feature in the regional rental market, appealing to renters who prioritize space, privacy, and modern conveniences.



Thriving Rental Market with Growth Potential

Middleboro's suburban charm, coupled with its proximity to Boston, has fueled consistent rental demand from families, professionals, and commuters. This property is perfectly positioned to capitalize on the area's growing population and economic development.



Unmatched Local Amenities

Residents enjoy access to Wareham Crossing, located just 4 miles away, offering over 45 shops and dining options, including Target, HomeGoods, and Longhorn Steakhouse. Outdoor enthusiasts will appreciate nearby attractions like Assawompset Pond and picturesque cranberry bogs, further enhancing Jake's Path's appeal.



Prime Transit-Oriented Location

Jake's Path provides effortless connectivity via Route 44, Route 495, and the MBTA Commuter Rail, with direct service to Boston's South Station and beyond. This accessibility makes it a convenient choice for both work and play.



Property Overview

Property Name: Jake's Path
Address: 2 Jake's Path,
 Middleboro, MA 02346
Year Built: 2024
Number of Units: 30
Number of Buildings: 15 (duplex townhomes)
Land Area: 28.495 Acres
Parking Spaces: 90 (3.0 spaces per unit)
Gross Building Area: 65,490 SF
Net Rentable Area: 42,840 SF

Unit Mix & Average Sizes

Unit Type	# of Units	Avg SF/Unit
2BR / 2BA (Townhome)	15	1,428
3BR / 2BA (Townhome)	15	1,428
Total/Average	30	1,428





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PLYMOUTH

JAKE'S PATH

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