

• 303 TURNPIKE ROAD, WESTBOROUGH, MA

*High visibility.*  
*Long-Term Income.*  
*Premier Tenancy.*

A premier net-leased investment opportunity anchored by Chase Bank, offering stable long-term cash flow backed by institutional-quality tenancy. Positioned on Route 9 within one of Central Massachusetts' most active retail corridors.



● 303 TURNPIKE ROAD  
WESTBOROUGH, MA

*Stable cash flow.*  
*Blue-chip tenancy.*

Kelleher & Sadowsky Associates, Inc. is pleased to present 303 Turnpike Road, Westborough, MA for sale as a premier net-leased investment opportunity anchored by the credit tenancy of Chase Bank. The property offers investors stable and predictable cash flow with a strong net operating income (NOI) of \$419,990 supported by long-term leases and institutional-grade tenancy.



**\$6,950,000**  
SALE PRICE

**\$419,990**  
NOI

**NET-LEASED**  
INVESTMENT



● 303 TURNPIKE ROAD  
WESTBOROUGH, MA

*High visibility.  
Durable income.*

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**CHASE**  Chase Bank-anchored net-leased investment with stable, predictable cash flow



Strong in-place NOI of \$419,990 supported by long-term leases



Prime Route 9 location with exceptional visibility and direct frontage



Positioned within a dominant retail corridor alongside Walmart, Target, Starbucks, and McDonald's



Expansive ±5.82-acre site with approximately 70 parking spaces and excellent accessibility

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● 303 TURNPIKE ROAD  
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# National retail *drivers*. *Strong* consumer traffic.

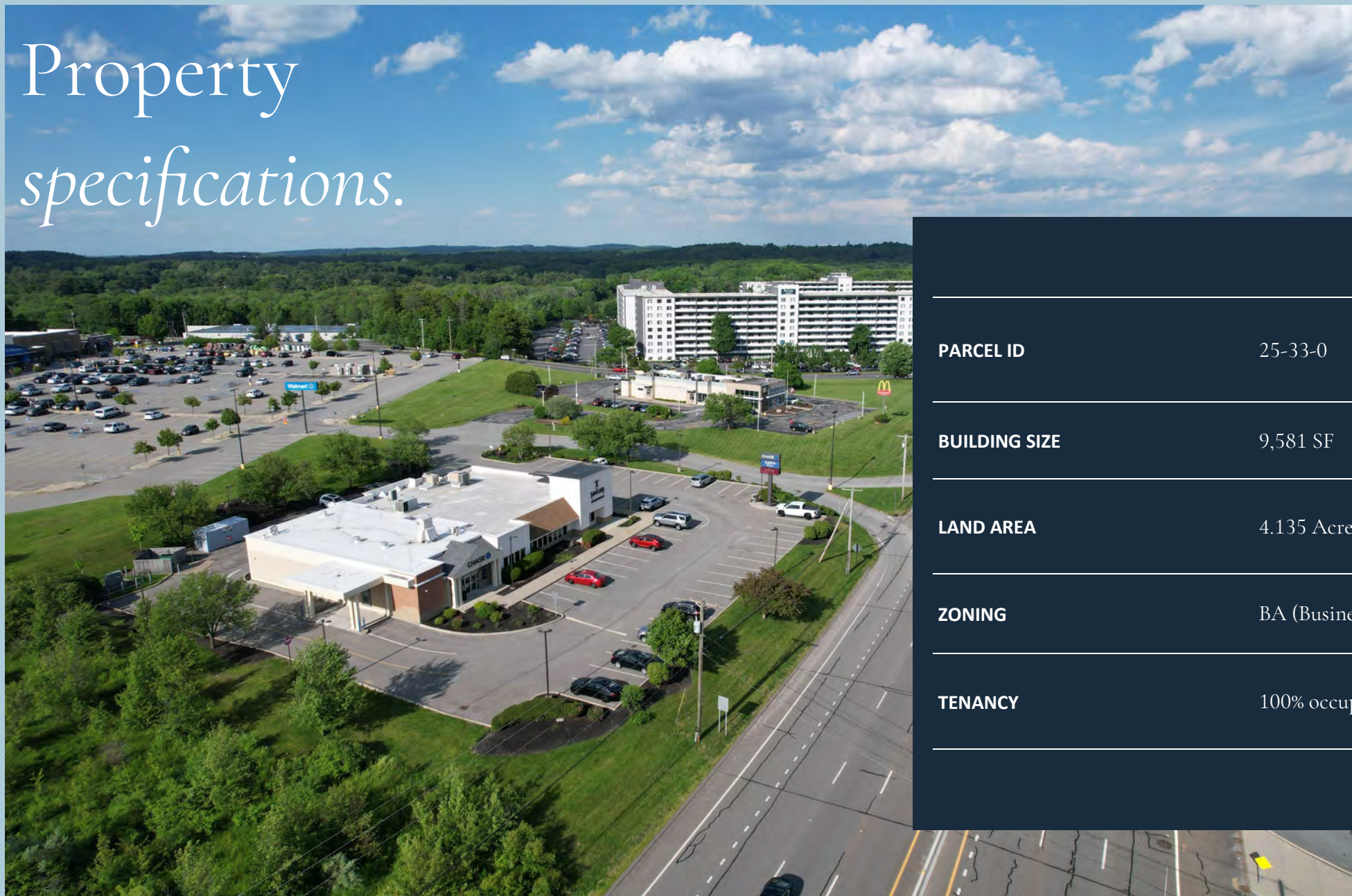
Situated on ±5.82 acres along the highly trafficked Route 9 corridor, the asset benefits from exceptional visibility, direct frontage on Route 9, positioning it within one of Central Massachusetts' most established and desirable retail trade areas.

The property's strategic location is further enhanced by surrounding national retailers including Walmart, Target, Starbucks, and McDonald's, generating substantial daily traffic and strong consumer activity. In addition, the site offers approximately ±70 parking spaces, providing outstanding convenience and accessibility.

**Rt. 9 AADT**      **NATIONAL RETAIL HUB**  
50,595 (2025)      SURROUNDED BY 10+ NATIONAL BRANDS



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# Property *specifications.*

<b>PARCEL ID</b>	25-33-0
<b>BUILDING SIZE</b>	9,581 SF
<b>LAND AREA</b>	4.135 Acres
<b>ZONING</b>	BA (Business Highway)
<b>TENANCY</b>	100% occupied through xx/xx/xxxx

# Long term *income.*

LEASE: CHASE BANK | OCCUPANCY: 3,558 SF | TERM: 15 YEARS

LEASE YEAR	ANNUAL RENT	MONTHLY RENT	PRICE PER S/F
1-5 (INITIAL TERM)	\$193,490.00	\$16,1245.17	\$54.38 per S/F (NNN)
6-10 (INITIAL TERM)	\$212,839.00	\$17,736.58	\$59.82 per S/F (NNN)
11-15 (INITIAL TERM)	\$234,122.90	\$19,510.24	\$65.80 per S/F (NNN)

LEASE: KUBERAN JEWELERS | OCCUPANCY: 5,668 SF | TERM: 10 YEARS

LEASE YEAR	ANNUAL RENT	MONTHLY RENT	PRICE PER S/F
YEAR 2 (5/26 TO 5/27)	\$212,500	\$17,712.50	\$37.50 per S/F (NNN)
YEAR 3 (5/27 TO 5/28)	\$226,720	\$18,893.33	\$40.00 per S/F (NNN)
YEAR 4 (5/28 TO 5/29)	\$233,521.60	\$19,460.13	\$41.20 per S/F (NNN)

3% ANNUAL INCREASES FOR YEARS 4—10 OF REMAINING LEASE.

# Meet the Tenants.



Chase Bank, a consumer and commercial banking division of JPMorgan Chase & Co., is one of the largest and most financially secure banking institutions in the world. The company's scale, profitability, and extensive branch network make it one of the most sought-after tenants in the commercial real estate market. With more than 5,000 branch locations nationwide, Chase is the largest bank branch network in the United States. The company reported approximately 5,083 branches across its network as of year-end 2025, serving approximately 86.6 million U.S. consumers and 7.4 million small businesses.

#### CHASE BANK FINANCIAL STRENGTH:

- 2025 Net Income: \$57B
- Total Assets: \$4.4T as of December 31, 2025
- Stockholders' Equity: \$362B



Tanishq is a leading Indian jewelry retail brand owned by Titan Company Limited, which is part of the Tata Group, one of India's largest and most respected business conglomerates. Founded in 1994 and headquartered in Bengaluru, India, Tanishq has grown into one of the most recognized and trusted jewelry brands in the country and internationally. Today, the brand operates 400+ retail stores across India and has expanded internationally into markets such as the United States, United Arab Emirates, Singapore, and Qatar.

Tanishq drives the majority of Titan's revenue and profit, making it one of the most valuable jewelry retail brands globally.

#### TITAN (TANISHQ) FINANCIAL OVERVIEW:

- Total Revenue (Income in USD): \$6.97B
- EBIT: \$661M
- Net Profit (PAT): \$402M
- Revenue Growth: +22% YoY

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# Request *a tour.*

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Chris Naff	naff@kelleher-sadowsky.com	C. 508-277-6275
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Drew Higgins	higgins@kelleher-sadowsky.com	C. 508-735-1783
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Will Kelleher	wkelleher@kelleher-sadowsky.com	O. 508-635-6785
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**Kelleher & Sadowsky Associates Inc.**

120 Front Street, Suite 210  
Worcester, MA 01608  
508-577-0707 • Kelleher-Sadowsky.com

