

# FOR SALE

Walgreens  
Middleton, MA

10 Years  
of Term

235 S. Main Street  
Middleton, MA

- LED: 2034
- NOI: \$500,000
- No Landlord Responsibilities
- Best Retail Location in Middleton, MA

OFFERING MEMORANDUM

**235** S MAIN ST  
MIDDLETON, MA 01949

MANSARD



# Table of Contents

Executive Summary	3
Area Tenants	4
About Walgreens	5
Amenity Map	6
Demographics	7
Additional Photos	8
Site Plans	9
About Boston, MSA	10

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# Executive Summary

## INVESTMENT HIGHLIGHTS

14,412 SF | Built in 2008 with 100% occupancy

Lease expiration 2034

Area retailers: Market Basket, Chase, TJ Maxx, Starbucks, Home Depot

29,000 VPD

Median HH Income: \$166,215



Sale Price

**\$7,500,000**

### PROPERTY OVERVIEW

Excellent drive-through Walgreens located at 235 S Main St, Middleton, MA, with 10 years of initial lease term remaining and 50 years in additional options. Newly built in 2008, the site is directly across from a Market Basket grocery anchored plaza. TJ Maxx, Bob's Stores, JoAnn Fabrics, adjacent to a drive-through Starbucks, Chase bank branch, and recently built 99 Restaurant. 235 S. Main Street is one of the busiest retail locations in Middleton, Massachusetts. Placer.ai ranks this Walgreens site as 86th in visits out of 200 stores in Massachusetts and 5,017 out of 7,578 stores by visits nationwide. Middleton is home to 9,912 residents with a median household income of \$166,215.

### OFFERING SUMMARY

Building Size:	14,412 SF
Cap Rate:	6.6%
Lot Size:	112,761 SF
Vehicles Per Day:	29,000
Price / SF:	\$520.40
Cap Rate:	6.6%
Year Built:	2008

# Area Tenants

**T.J. maxx** **JO-ANN**  
fabric and craft stores

**MARKET BASKET**  
"MORE FOR YOUR DOLLAR"

**BOB'S STORES**



Route 114 (29,000 VPD)



# About Walgreens



## TENANT HIGHLIGHTS

- Nationwide Sales ranked #3410 of 7,566 total stores.
- Massachusetts Sales ranked #47 of 199 total stores.
- 29,000 VPD
- Heavy retail corridor.

## TENANT OVERVIEW

Company:	Walgreens
Founded:	- 1901
Total Revenue:	- \$147.7 billion
Net Income:	- \$-8.63 billion
Net Worth:	- \$7.3 billion
Lease Rate:	- \$34.69/SF
Headquarters:	- Deerfield, Illinois
Website:	- Walgreens.com

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT
2009-2034	\$500,000
50, 1 Year Options	\$500,000

## LANDLORD RESPONSIBILITIES

None.

# Amenity Map

**Walgreens**

## Ranking Overview

		Visits	
5,017	7,578	86	200
Nationwide		Massachusetts	Local
		Sales	
3,410	7,566	47	199
Nationwide		Massachusetts	Local

Source: Placer.ai

**JO-ANN**  
 fabric and craft stores  
**Starbucks**  
**DUNKIN'**  
**TJ-maxx**  
**McDonald's**  
**SUBWAY**  
**TD Bank**  
**verizon**  
**DQ**  
**ACE Hardware**

**HomeGoods**  
**CVS pharmacy**  
**Stop&Shop**  
**TEXAS ROADHOUSE**

**235 S Main St,  
 Middleton, MA 01949**


**THE HOME DEPOT**  
**Mazda**

**Lowe's**  
**Olive Garden**  
**McDonald's**

**CHRYSLER**  
**Jeep**  
**RAM**  
**TOYOTA**  
**LEXUS**  
**SUBARU**

**TARGET**  
**ALDI**  
**THE HOME DEPOT**  
**BEST BUY**  
**STAPLES**  
**Total Wine & MORE**  
**five BELOW**  
**Marshall's**  
**KOHL'S**  
**Michaels**

**COSTCO WHOLESALE**  
**HARBOR FREIGHT**

**Walmart**  
**Guitar Center**  
**PET SMART**

**at home**  
**TRADER JOE'S**  
**Burlington**  
**TJ-maxx**

**savers**  
**MARKET BASKET**  
**Starbucks**  
**CVS/pharmacy**

# Demographics

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,739	42,260	101,975
Average Age	45	47	45
Average Age (Male)	44	45	43
Average Age (Female)	47	49	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,032	16,374	39,046
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$185,384	\$165,294	\$164,338
Average House Value	\$761,733	\$719,734	\$727,785

\* Demographic data derived from 2020 ACS - US Census



**\$171,672**

AVERAGE HOUSEHOLD INCOME



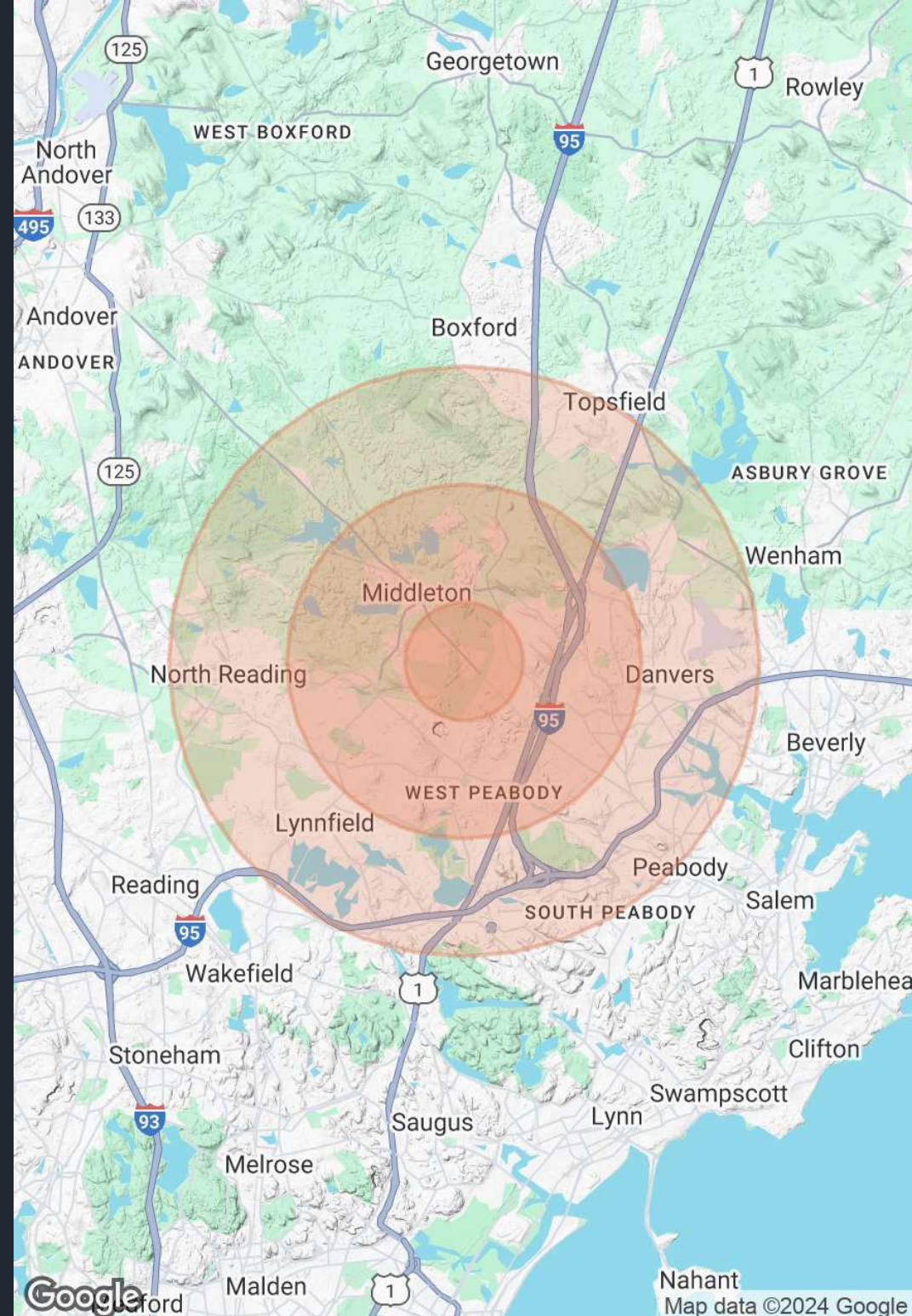
**\$761,733**

AVERAGE HOUSE VALUE



**\$65,146**

PER CAPITA INCOME

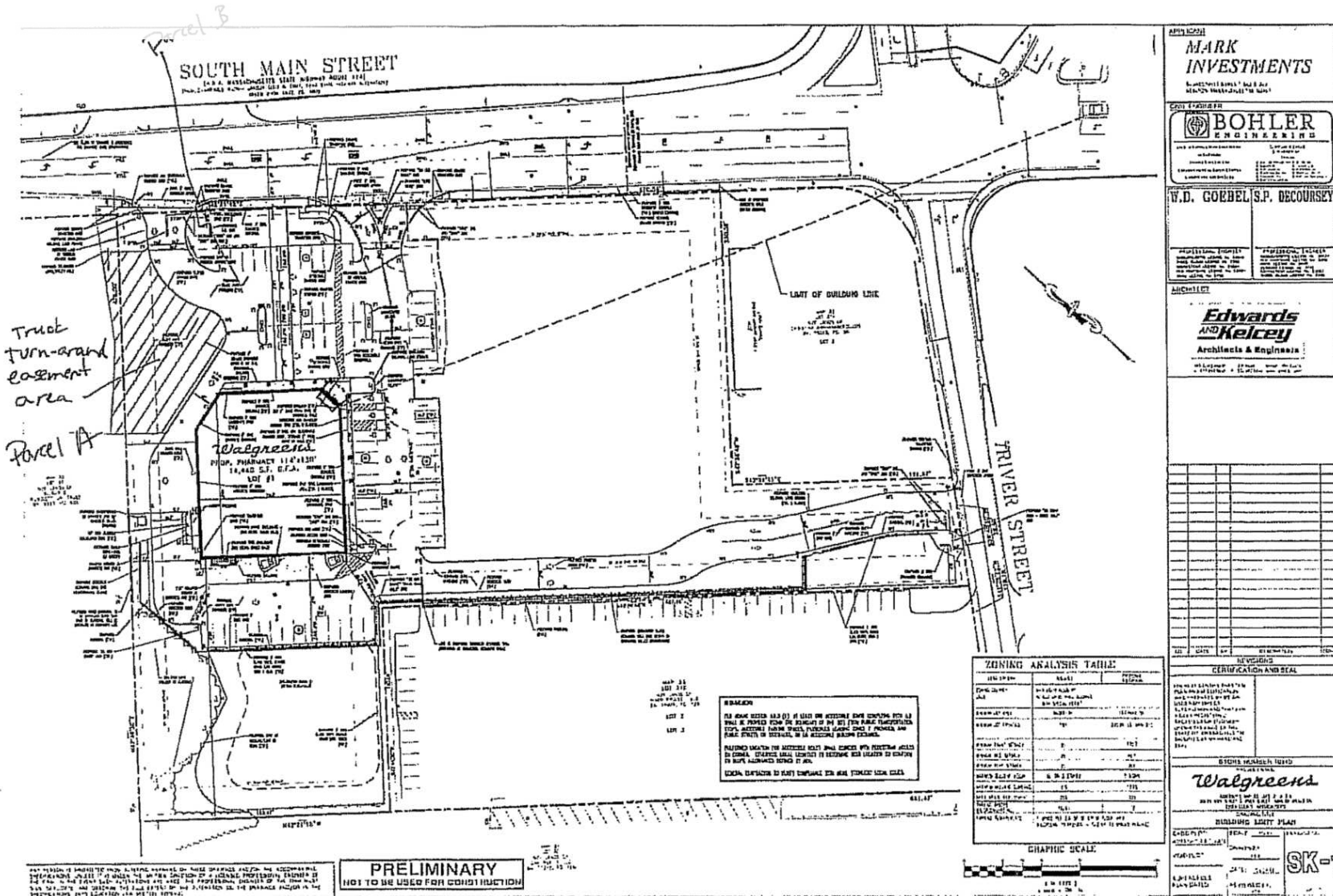


# Additional Photos





# Site Plans



Sheet B

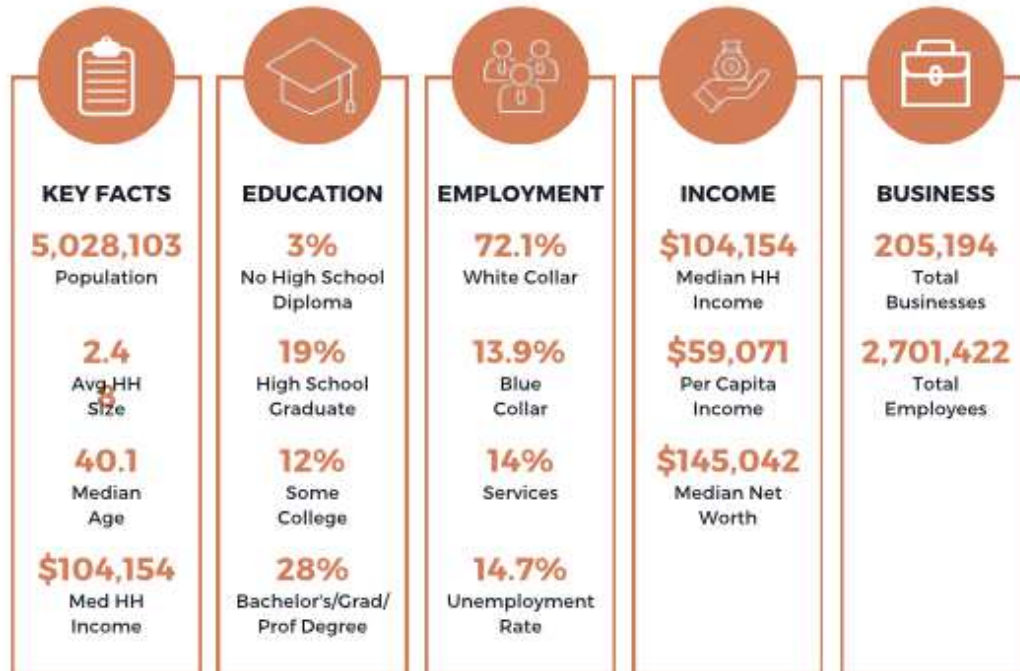
# About Boston, MSA



**BOSTON MSA** Boston Metropolitan Statistical Area is made up of three subdivisions that span throughout Massachusetts and New Hampshire. They include the Boston, MA Metropolitan Division, the Cambridge-Newton-Framingham, MA Division and the Rockingham County-Strafford County, NH Division. Some of Greater Boston's most well-known contributions involve the region's higher education and medical institutions. Greater Boston has been influential upon American history and industry. The region and the state of Massachusetts are global leaders in biotechnology, engineering, higher education, finance, and maritime trade.

Over 80% of Massachusetts' population lives in the Greater Boston metropolitan region. Greater Boston is ranked tenth in population among US metropolitan statistical areas and is home to almost five million residents.

## Demographics



## Households By Income

The largest group: \$100,000 - \$149,999 (18.5%)

The smallest group: \$25,000 - \$34,999 (5.6%)

Indicator	Value	Diff
<\$15,000	9%	-0.5%
\$15,000 - \$24,999	6.1%	-1%
\$25,000 - \$34,999	5.6%	-0.9%
\$35,000 - \$49,999	8.2%	-0.9%
\$50,000 - \$74,999	13.5%	-1%
\$75,000 - \$99,000	11.4%	-0.4%
\$100,000 - \$149,999	18.5%	+0.9%
\$150,000 - \$199,999	9.3%	+1.1%
\$200,000+	14%	+2.7%

Bars show deviation from Massachusetts

# MANSARD



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OFFERING MEMORANDUM