Domino's NNN Investment Property for Sale Price: \$825,000 / Cap Rate: 6.55%

13 Pleasant Street, Spencer, MA



Property Information		Lease Information	
Address:	13 Pleasant St., Spencer, MA	Occupancy %:	100% Leased
Parcel ID:	U13-102	Expiration Date:	January 31, 2032
Lot Size:	0.52 +/- Acres	Renewal Options:	2x5 year
Building Size:	1,368 +/- SF	Base Rent Increases:	2% annual
Parking Spaces :	17 +/- Spaces	Base Rent:	\$54,100.80/yr NNN (as of 02/01/24)
Parking Ratio:	12 per 1,000 SF GLA +/-		
Traffic Counts:	6,901 +/- VPD (Pleasant St.)	Cap Rate:	6.55%
	16,779 +/- VPD (Main St.)	Asking Price:	\$825,000
Frontage:	120' +/- on Pleasant Street		
Water:	Public		
Sewer:	Public		
Gas:	Public, Natural		
Zoning:	Town Center Mixed Use		
Year Built:	1988 (renovated 2020)		

Demographics					
	3 Miles	5 Miles	10 Miles		
Population:	12,087	26,254	194,399		
Households:	4,924	10,288	71,598		
Average HH Income:	\$88,978	\$99,195	\$95,825		

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Opportunity to purchase this Domino's NNN leased investment property located at 13 Pleasant Street in Spencer, MA. A multi-unit franchisee operates this Domino's which opened for business in 2021 after substantial interior & exterior building renovations to this former bank. This new Domino's features the pizza theater store design which is an open concept that allows customers to watch their pizza being made. The location offers carryout, delivery and features a pickup window for carryout customers who want a quick graband-go option after placing their order online or over the phone. The lease currently has 7.5 +/- years remaining with an expiration date of January 31, 2032. The tenant, Spencer Pie Company, Inc. assumed this lease on August 28th, 2023 and is a multi-unit operator of Domino's (15 total). The lease is personally guaranteed by the owner of Spencer Pie Company, Inc.

This well-located and visible property is in the center of Spencer, MA adjacent to Price Chopper Supermarket and CVS Pharmacy. The property has great frontage, ample parking, and convenient access. Spencer benefits from its proximity to Worcester and is home to many major retail establishments including Price Chopper, CVS Pharmacy, Big Y Supermarket, Advance Auto Parts, Family Dollar, Dunkin, Dairy Queen, Webster First FCU, Klem's, McDonald's and more.

For Sale Information:

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Summit Realty Partners 80 Hayden Avenue Lexington, MA 02421 www.summitrealtypartners.com

The information contained herein has been obtained from sources believed to be reliable. We have not verified it and make no guarantee, warranty or representation about it. All information should be verified by prospect prior to purchase or lease.

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Property Photographs



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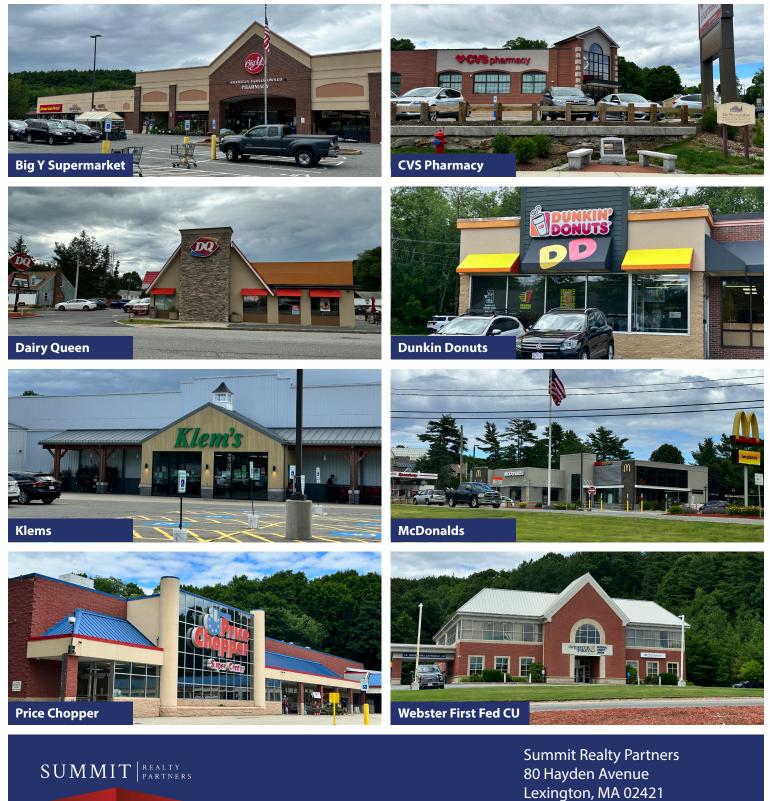
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Area Retail Businesses



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