

NAI Glickman Kovago & Jacobs



SINGLE-TENANT ABSOLUTE NNN
DRIVE-THRU QSR INVESTMENT

**536 N MAIN STREET
LEOMINSTER MA**

536 N MAIN STREET LEOMINSTER | MA



- ±1792 SF freestanding drive-thru restaurant on 0.55 acres
- Irreplaceable infill real estate with strong residual value



- Taco John's: national QSR franchise, ±370 locations across 22 states
- Active Northeast expansion underway



- Three-plaza cluster: Target, BJ's, Market Basket, Home Depot, Walmart, Lowe's, Dick's



- Excellent regional connectivity with direct access to the Route 2 / Route 2A interchange less than one mile to the north.

SALE PRICE	\$3,500,000
BUILDING AREA	±1,792 SF
LAND AREA	0.55 Acres
ZONING	C
YEAR BUILT	1970
YEAR RENOVATED	2023
ROOF & STRUCTURE	Tenant Responsible
TRAFFIC COUNT	35,000+ ADT (N. Main St)
TRAFFIC COUNT	55,000+ ADT (Rte 2 Interchange)
OWNERSHIP	Fee Simple
GUARANTOR	Franchisee Entity (TJ of North Main, LLC)

PROPERTY OVERVIEW



LISTING PRICE
\$3,500,000



CAP RATE
6.46%



NET OPERATING INCOME
\$262,216 (AVERAGE)

TACO JOHN'S | TENANT RENT SCHEDULE

YEAR	START	END	TERM	ANNUAL	% INCREASE
1 – 5	6/1/2024	5/31/2029	CURRENT	\$226,000	—
6 – 10	6/1/2029	5/31/2034	PRIMARY	\$248,600	10.00%
11 – 15	6/1/2034	5/31/2039	OPTION 1	\$273,460	10.00%
16 – 20	6/1/2039	5/31/2044	OPTION 2	\$300,806	10.00%

TENANT OVERVIEW



LEASE & ASSET OVERVIEW

536 North Main Street is a truly passive investment. The absolute NNN lease places all obligations on the tenant, including taxes, insurance, and maintenance. The landlord collects rent with zero management responsibility and zero capital expenditure exposure.

With direct frontage on North Main Street, Leominster, more than 35,000 vehicles pass the site daily, placing 536 N Main Street within Leominster's dominant retail corridor alongside a deep concentration of national anchor tenants.

Drive-thru QSR pads of this caliber are tightly held and rarely come to market. The format commands strong residual value, and the site's position and configuration support broad re-tenanting optionality across QSR, coffee, and quick-casual categories if needed.

Cap Rate	6.46%
In-Place NOI	\$226,000
Lease Type	Absolute Triple Net (NNN)
Lease Commencement	Jun 2024
Lease Term	10 Years
Primary Term Remaining	8+ Years
Renewal Options	Two (2) 5-Year Options
Lease Expiration (w/ Options)	2044
Rent Escalations	10% Every Five Years
NOI at Full Term	\$300,806
Landlord Obligations	None
CapEx Exposure	None

RETAILER MAP



WATERTOWER PLAZA
Marshalls
DOLLAR TREE
HomeGoods

Friendly's

N Main St

MA ROUTE 2

Wendy's

536 N Main St

taco john's

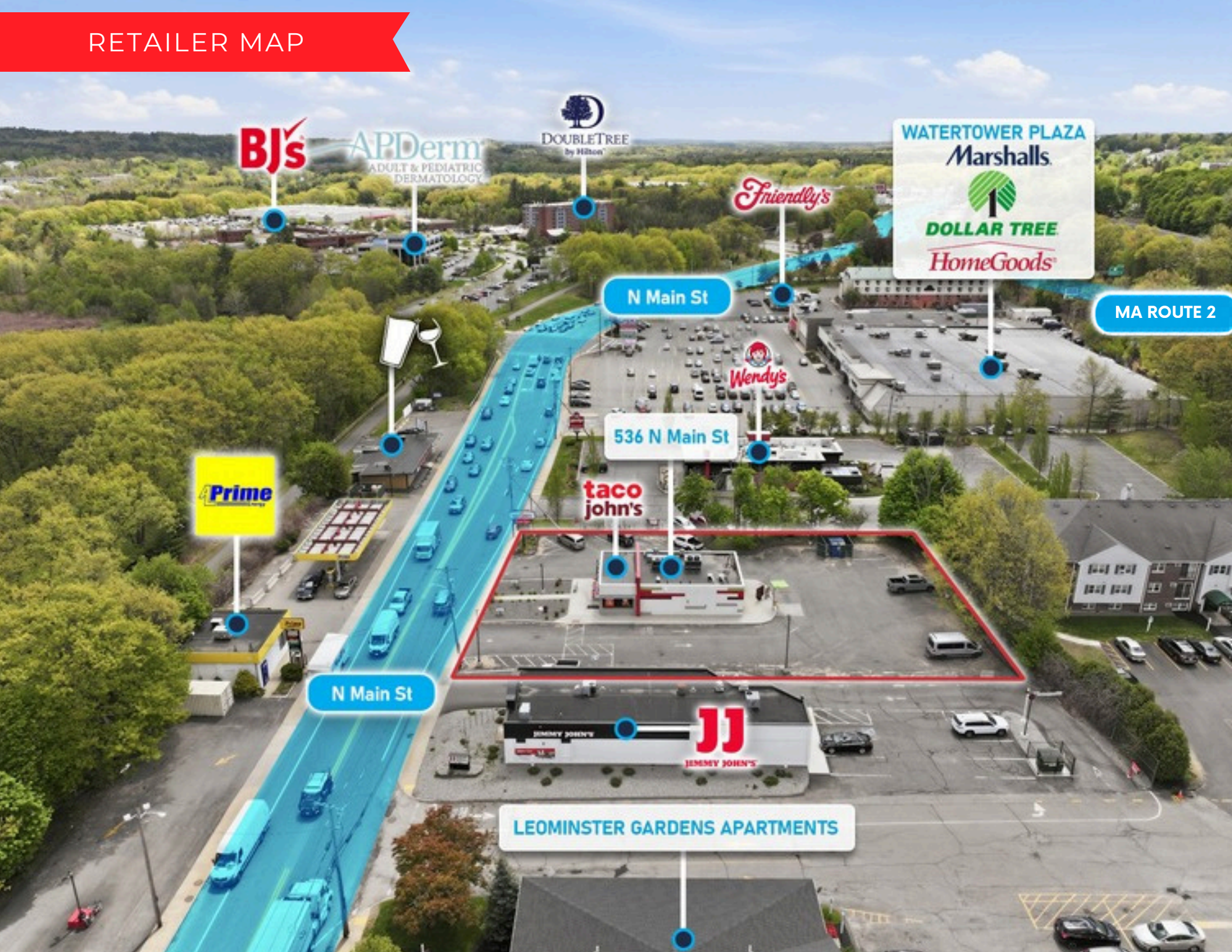
Prime

LEOMINSTER GARDENS APARTMENTS

JJ
JIMMY JOHN'S

N Main St

RETAILER MAP



BJ's

APDerm
ADULT & PEDIATRIC
DERMATOLOGY

DOUBLE TREE
by Hilton

WATERTOWER PLAZA
Marshalls
DOLLAR TREE
HomeGoods

Friendly's

N Main St

MA ROUTE 2

Wendy's

536 N Main St

Prime

taco john's

N Main St

LEOMINSTER GARDENS APARTMENTS

JJ
JIMMY JOHN'S

LEOMINSTER MARKET



STRATEGIC LOCATION

536 N Main Street sits within Leominster's primary retail corridor, flanked by Watertower Plaza, Orchard Hill Park, and The Mall at Whitney Field — the dominant shopping destination for the Leominster-Fitchburg market and surrounding North Central Massachusetts communities.



CONNECTIVITY

Direct access to the Route 2 / Route 2A interchange less than one mile north, with 35,000+ ADT on North Main Street and 55,000+ ADT at the adjacent interchange, connecting the trade area to Worcester, Greater Boston, and beyond.



ACTIVE RETAIL MARKET

536 N Main Street is situated within one of North Central Massachusetts' most active retail corridors, surrounded by a deep concentration of national anchor tenants and high-frequency QSR operators that drive consistent daily traffic to the trade area. The immediate trade area includes :

ANCHOR TENANTS

- Target
- BJ's Wholesale Club
- Market Basket
- Home Depot
- Walmart
- Lowe's
- Kohl's
- TJ Maxx
- Marshalls
- Planet Fitness
- Petco
- Dick's Sporting Goods

QSR & DAILY NEEDS

- Dunkin'
- Starbucks
- McDonald's
- Wendy's
- Burger King
- Chipotle
- Chick-fil-A (Opening July 2026)
- Cumberland Farms

DEMOGRAPHICS



**536 N MAIN STREET
LEOMINSTER | MA**



\$118,243

AVERAGE
HOUSEHOLD INCOME



35,000+ ADT
NORTH MAIN STREET

55,000+ ADT
ADJACENT INTERCHANGE



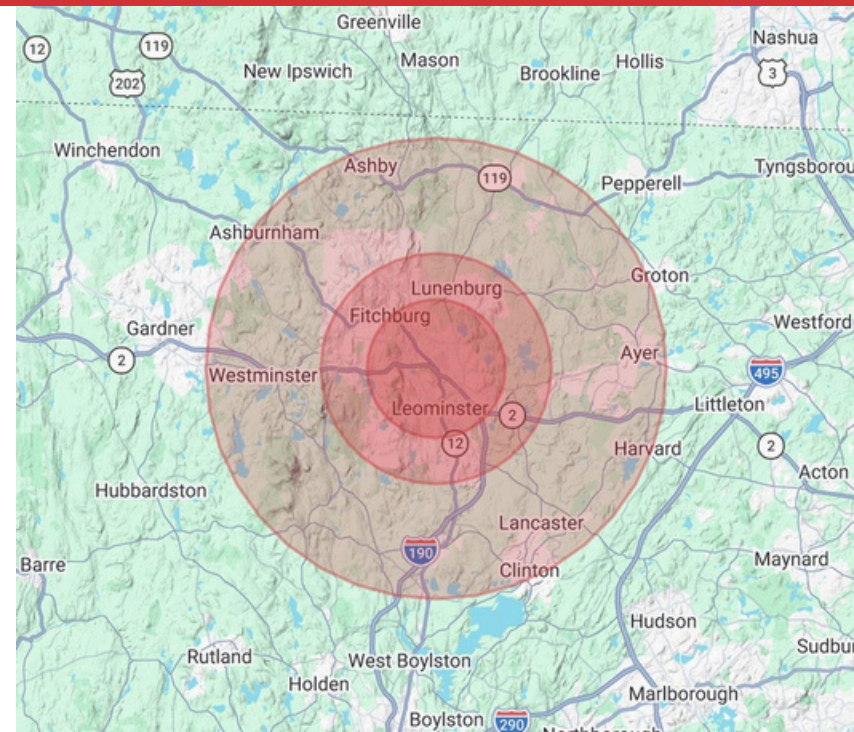
165,085

PEOPLE
WITHIN 10 MILES

Population	3 Miles	5 Miles	10 Miles
Total Population	56,567	94,136	165,085
Average Age	40.4	40.7	42.4
Average Age (Male)	38.4	39.2	40.9
Average Age (Female)	41.1	41.6	43.4

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	23,410	38,387	64,741
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$95,344	\$102,247	\$118,243
Average House Value	\$332,441	\$342,222	\$403,604

2023 American Community Survey (ACS)



PHOTOS



MARKETED EXCLUSIVELY BY:

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