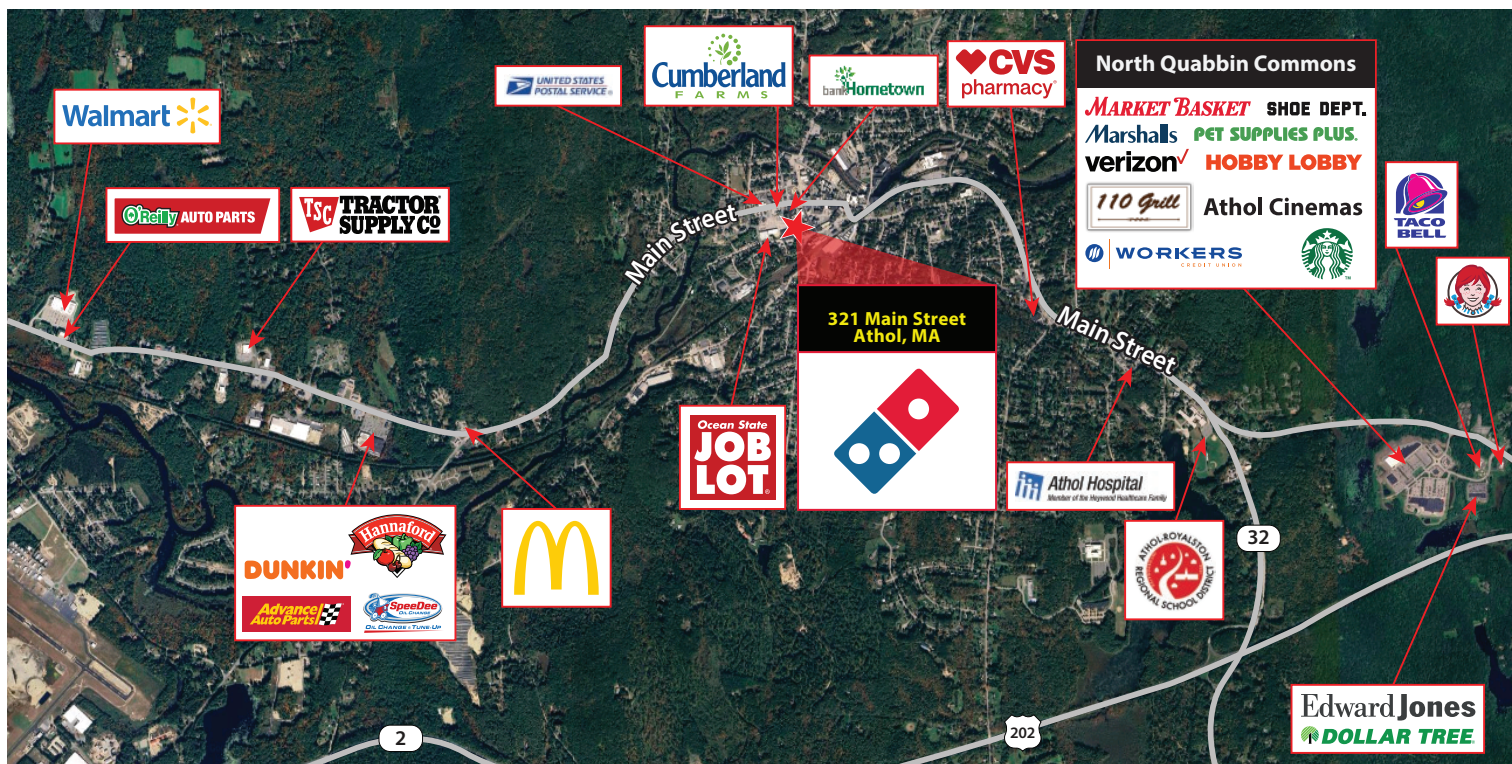


# Domino's NNN Leased Investment Property For Sale

Price: \$961,000 / Cap Rate: 6.25%

321 Main Street, Athol, MA



## Property Information

|                 |                            |             |                        |
|-----------------|----------------------------|-------------|------------------------|
| Address:        | 321 Main Street, Athol, MA | Frontage:   | 100' +/-               |
| Parcel ID:      | 30-450                     | Water:      | Municipal              |
| Lot Size:       | 0.80 +/- Acres             | Sewer:      | Municipal              |
| Building Size:  | 2,600 +/- SF               | Gas:        | Propane                |
| Parking Spaces: | 20 +/- parking spaces      | Zoning:     | General Commercial (G) |
| Parking Ratio:  | 7.69 per 1,000 SF +/-      | Year Built: | 1984 (renovated 2019)  |
| Traffic Counts: | 12,914 +/- VPD             |             |                        |

## Lease Information

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| Occupancy %:     | 100% Leased                         | Base Rent     |                   |
| Expiration Date: | February 28, 2045                   | Increases:    | 10% every 5 years |
| Renewal          |                                     | Cap Rate:     | 6.25%             |
| Options:         | 2x5 year                            | Asking Price: | \$961,000         |
| Base Rent:       | \$60,060/yr NNN<br>(as of 3/1/2025) |               |                   |

## Demographics

|                    | 3 Miles  | 5 Miles  | 10 Miles |
|--------------------|----------|----------|----------|
| Population:        | 15,222   | 20,104   | 36,121   |
| Households:        | 6,317    | 8,326    | 14,517   |
| Average HH Income: | \$74,026 | \$73,707 | \$87,598 |

Opportunity to purchase this Domino's NNN leased investment property located at 321 Main Street, Athol, MA. A multi-unit franchisee operates this Domino's location which opened for business in 2019 after substantial interior building renovations to this former fast-food restaurant. This 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 grab-and-go option after placing their order online or over the phone. The lease currently has 20 +/- years remaining with an expiration date of February 28, 2045. This lease is with a multi-unit operator of Domino's (15 +/- total). The lease is personally guaranteed.

This well-located and highly visible property is located on the heavily traveled Main Street next to Cumberland Farms and in the center of downtown Athol's commercial business area. This property has great frontage, ample parking, and convenient access. 321 Main Street also benefits from neighboring businesses like Ocean State Job Lot, Bank Hometown, United States Postal Service, Athol Savings Bank, and more.

## For Sale Information:

**Chris McMahon**  
+1 781 862 9700 x 225  
cjm@sumrp.com

**Travis Ginsberg**  
+1 781 862 9700 x 226  
tg@sumrp.com

SUMMIT REALTY PARTNERS

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

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## Property Photographs



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## Area Retail Businesses



Tully Family Medicine



110 Grill



Athol Cinemas 8



Wendy's



Taco Bell



O'Reilly Auto Parts



Tractor Supply Co.



CVS / Pharmacy

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