# Domino's NNN Leased Investment Property For Sale Price: \$1,095,000 / Cap Rate: 6.24% 604 & 610 Main Street, Clinton, MA



### **Property Information**

### Lease information

Occupancy %: Expiration Date:	100% Leased September 30, 2042	Base Rent:	\$68,400/yr NNN (as of 3/1/2025)
<b>Renewal Options:</b>	2x5 year	Cap Rate:	6.24%
Base Rent		Asking Price:	\$1,095,000
Increases:	10% every 5 years		

#### Demographics

	3 Miles	5 Miles	10 Miles
Population:	20,865	31,234	256,128
Households:	8,615	12,562	98,625
Average HH Income:	\$108,266	\$128,834	\$135,624

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Opportunity to purchase this Domino's NNN leased investment property located at 604 & 610 Main Street, Clinton, MA. A multi-unit franchisee operates this Domino's location which opened for business in 2023 after substantial interior and exterior building renovations to this former restaurant / café. 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 curbside delivery for carryout customers who want a quick grab-and-go option after placing their order online or over the phone. The lease currently has 17 +/- years remaining with an expiration date of September 30, 2042. This lease is being assumed by a new tenant in February 2025 who is multi-unit operator of Domino's (17 total). The lease is personally quaranteed.

This well-located and highly visible property is located on the heavily traveled Main Street next to Fisher Auto Parts and near Dunkin. This property has great frontage, ample parking, and convenient access. 604 & 610 Main Street also benefits from the retail traffic driven by neighboring Verizon Wireless, Walgreen's, Hannaford, and more. Clinton is a growing retail market with Starbucks & Wendy's recently announcing new locations are coming soon.

### For Sale Information:

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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** 



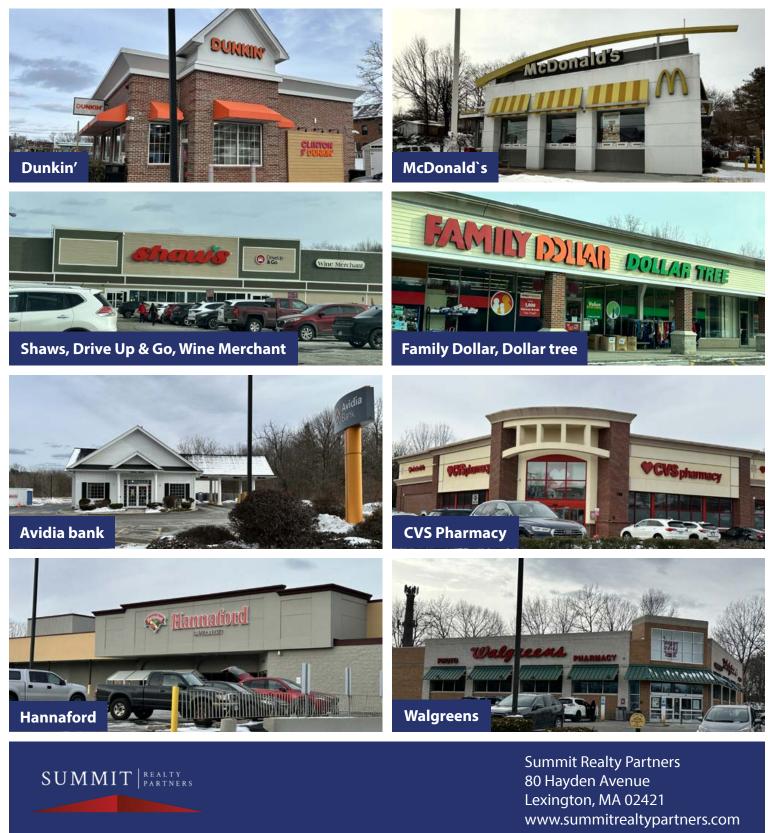
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### **Area Retail Businesses**



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