

# Domino's NNN Leased Investment Property For Sale

Price: \$1,095,000 / Cap Rate: 6.24%

604 & 610 Main Street, Clinton, MA



## Property Information

<b>Address:</b>	604 & 610 Main Street, Clinton MA	<b>Traffic Counts:</b>	13,285 +/- VPD
<b>Parcel ID:</b>	83-410 & 83-2009	<b>Frontage:</b>	180' +/-
<b>Lot Size:</b>	0.30 +/- Acres	<b>Water:</b>	Municipal
<b>Building Size:</b>	1,788 +/- SF	<b>Sewer:</b>	Municipal
<b>Parking Spaces:</b>	11 parking spaces	<b>Gas:</b>	Natural
<b>Parking Ratio:</b>	6 per 1,000 SF +/-	<b>Zoning:</b>	Commercial "C"
		<b>Year Built:</b>	1920 (renovated 2022)

## Lease information

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

## Demographics

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

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 guaranteed.

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:

**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



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