

Domino's NNN Leased Investment Property For Sale

Price: \$1,056,000 / Cap Rate: 6.25%

50 W Center Street, Lee, MA



Property Information

Address:	50 W Center Street, Lee, MA	Frontage:	115' +/-
Parcel ID:	012.A-0000-0090.0	Water:	Municipal
Lot Size:	0.51 +/- Acres	Sewer:	Municipal
Building Size:	1,600 +/- SF	Gas:	Natural
Parking Spaces:	30 +/- parking spaces	Zoning:	Commercial Business Corridor "CBC"
Parking Ratio:	19.23 per 1,000 SF +/-	Year Built:	1967 (renovated 2024)
Traffic Counts:	14,393 +/- VPD	Roof Age:	New in 2024

Lease Information

Occupancy %:	100% Leased	Base Rent:	\$66,000/yr NNN (as of July 1, 2024)
Expiration Date:	June 30, 2039	Cap Rate:	6.25%
Renewal Options:	2x5 year w/ 10% increases	Asking Price:	\$1,056,000
Base Rent Increases:	10% increase in year 6; 7% increase in year 11		

Demographics

	3 Miles	5 Miles	10 Miles
Population:	7,142	11,979	47,890
Households:	3,182	5,574	21,568
Average HH Income:	\$116,800	\$123,382	\$115,607

Opportunity to purchase this Domino's NNN leased investment property located at 50 W Center Street, Lee, MA. A multi-unit franchisee operates this Domino's location which opened for business in 2024 after substantial interior and exterior building renovations to this retail building. 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 grab-and-go option after placing their order online or over the phone. The lease currently has 14 +/- years remaining with an expiration date of June 30, 2039. The lease is personally guaranteed.

This well-located and highly visible property is located on the heavily traveled W Center Street (Route 2) next to Lucky's Ice Cream, Mobil and Joe's Diner. This property has great frontage, ample parking, and convenient access. 50 W Center Street also benefits from being across the street from a new 131+/- unit multi-family residential complex and retail traffic driven by neighboring businesses including Carr Hardware, Henry's Electric & Appliances and more.

For Sale Information:

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Property Photographs



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