



STOP&SHOP™

1479 NEWMAN AVE, SEEKONK, MA

**OFFERED
FOR SALE**

**\$4,996,000
5.30% CAP**



**CONFIDENTIAL
OFFERING MEMORANDUM**

 **Atlantic**
CAPITAL PARTNERS™



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of the single tenant grocery store, Stop & Shop in Seekonk, MA. The property is 40,734 SF and has been occupied by Stop & Shop since 1990. The lease with Stop & Shop was recently extended through 2035, demonstrating their long-term commitment to the location.

The offering is absolute NNN lease with zero landlord responsibilities and sits atop 5.88 acres, enjoys excellent visibility, and serves as a daily needs anchor to the trade area for the communities outside of Providence, RI. The property is offered for sale free and clear of any existing debt.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	10/21/2024 - 2/5/2030	\$264,771
Base Rental Increase	2/6/2030 - 2/5/2035	\$295,322
First Option	2/6/2035 - 2/5/2040	\$325,872
Second Option	2/6/2040 - 2/5/2045	\$356,423
Third Option	2/6/2045 - 2/5/2050	\$386,973
Fourth Option	2/6/2050 - 2/5/2055	\$417,524

NOI	\$264,771
CAP Rate	5.30%
Listing Price	\$4,996,000

ASSET SNAPSHOT

Tenant Name	Stop & Shop
Address	1475 Newman Avenue, Seekonk, MA
Building Size (Gla)	40,734 SF
Condo Unit	Unit 1 of the Condominium Structure is comprised of the the Stop & Shop box and is the offering represented herein
Year Built/Renovated	1980
Signator/Guarantor	Koninklijke Ahold, NV (Corporate)
Rent Type	Absolute NNN
Landlord Responsibilities	None
Lease Expiration Date	2/5/2035
Remaining Term	10+ Years
Current Annual Rent	\$264,771



 **78,248** PEOPLE
IN 3 MILE RADIUS

 **\$99,291** AHHI
IN 3 MILE RADIUS

 **13,000** VPD
ON NEWMAN AVE





LONG STANDING TENANCY

Stop & Shop has been in place since 1990 and recently exercised a contractual option through February 2035. Stop & Shop is installing a new septic system and leach field at its sole cost in 2025, showing further commitment to the site.



UPCOMING RENT INCREASE

Stop & Shop has a 12% rental increase in February 2030 and ~10% rent increases at the start of each option, allowing an investor to realize an increased yield



IDEALLY LOCATED ALONG ROUTE 152 (NEWMAN AVENUE)

The asset is ideally located at the signalized intersection of Newman Avenue and Central Avenue, two major roadways in the community that see 29,700 VPD combined



CORPORATE GUARANTY

Koninklijke Ahold has a Market Cap of \$31.81 billion with over 7,659 locations in the US across different supermarket concepts



ABSOLUTE NET LEASE

Absolute NNN lease affords investors zero landlord responsibilities and a completely passive income stream



OFFERED FREE-AND-CLEAR OF EXISTING DEBT

The property is being offered for sale unencumbered by existing debt, allowing investors to take advantage of the market's improving rate environment



7,810 SF OF INLINE VACANCY, NOT INCLUDED IN OFFERING

CVS

NEWMAN AVE 13,000 VPD

ATTLEBORO 5 MILES

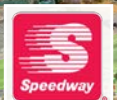


152

SUBWAY



WebsterBank



CVS

CENTRAL AVE 20,167 VPD

NEWMAN AVE 13,000 VPD



PROVIDENCE 6 MILES

PAWTUCKET 3 MILES



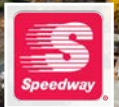
PAWTUCKET COUNTRY CLUB



152



LITTLE TREE NURSERIES



NEWMAN AVE 13,000 VPD



RK BRISTOL PLACE
MARKET BASKET tj-maxx
HOBBY LOBBY THE EDGE BOB'S
DISCOUNT FURNITURE

I-95 58,451 VPD



MASSACHUSETTS
RHODE ISLAND



PAWTUCKET

STOP & SHOP
SALLY BEAUTY

DOLLAR TREE

CENTRAL AVE 20,167 VPD

ROCKY'S
ACE Hardware

CVS

DARLINGTON

Hasbro
HEADQUARTERS

152

AutoZone

ROUTE 1A 44,767 VPD

PAWTUCKET
COUNTRY CLUB



PROVIDENCE MSA

Seekonk, Massachusetts, is a growing suburban town located in Bristol County, positioned conveniently near major metropolitan areas. Situated just 10 miles east of Providence, Rhode Island, and about 50 miles south of Boston, Seekonk offers residents and businesses easy access to larger urban hubs while maintaining its own unique character. The town has a population of approximately 15,600 people and is known for its family-friendly atmosphere, excellent schools, and strong sense of community. Its proximity to major highways like Interstate 95 and Route 6 has made it a popular destination for commuters and businesses alike.

Economic growth in Seekonk has been steady, driven by a mix of retail, hospitality, healthcare, and light manufacturing industries. The town is particularly known for its bustling retail corridor along Route 6, which features a variety of national chains, local businesses, and shopping centers that draw visitors from neighboring towns and cities. Commercial real estate investment in Seekonk has grown in recent years, with a focus on retail developments, office spaces, and mixed-use properties. The town's strategic location and thriving economy have made it an appealing choice for both small businesses and larger corporations looking to expand in southeastern Massachusetts.





CONDOMINIUM BREAKDOWN

SITE DESCRIPTION

PROPERTY ADDRESS 1475 - 1479 Newman Avenue, Seekonk, MA

Parking 288 Spaces

Zoning LB - Local Business

IMPROVEMENTS

BUILDING PROFILE Community Shopping Center consisting of one freestanding CVS and a freestanding building separated into two retail units (Stop & Shop and Inline Space)

YEAR BUILT 1980 / 2013

SIGNAGE Pylon sign along Newman Avenue

FRONTAGE Roughly 700 +/- feet along Newman Avenue

BUILDING SYSTEMS

UTILITIES Tenants pay their utilities directly to provider




1475 - 1479
NEWMAN AVE
 SEEKONK, MA


288
PARKING
SPACES


LB
LOCAL BUSINESS
ZONING

BAKERS PLAZA

UNIT	TENANT	COMMENTARY
1	 STOP & SHOP	Unit 1 of the Condominium Structure is comprised of the Stop & Shop box and comprises the offering represented herein.
2	Inline Vacancy	Current Ownership is retaining this space and is not being offered for sale.
3	 CVS pharmacy	Unit 3 of the Condominium Structure is comprised of the CVS box, and is available for sale individually. Materials can be provided under a separate offering.

Bakers Plaza is a shopping center consisting of three condominium units, all units being owned by the same ownership entities. One unit is leased to The Stop & Shop Supermarket Company LLC and one unit is leased to CVS Pharmacy, Inc. and the tenants under those leases pay for their respective pro-rata share of common maintenance costs. The Stop & Shop Supermarket Company has agreed to be the "Operator" of the shopping center responsible for the maintenance of the Common Areas for which they get reimbursed for the pro rata share of such costs attributable to the other condominium units.



LESSEE	Stop & Shop			
LAND	5.88 Acres			
LEASE TERM	Twenty-Five (25) Years			
RENT COMMENCEMENT DATE	January 15, 1990			
EXPIRATION DATE	February 5, 2035			
BASE RENT	PERIOD (LEASE YEARS)	ANNUAL	MONTHLY	PSF
Current Term	10/21/2024 - 2/5/2030	\$264,771	\$22,064	\$6.50
Base Rental Increase	2/6/2030 - 2/5/2035	\$295,322	\$24,610	\$7.25
First Option	2/6/2035 - 2/5/2040	\$325,872	\$27,156	\$8.00
Second Option	2/6/2040 - 2/5/2045	\$356,423	\$29,702	\$8.75
Third Option	2/6/2045 - 2/5/2050	\$386,973	\$32,248	\$9.50
Fourth Option	2/6/2050 - 2/5/2055	\$417,524	\$34,794	\$10.25
SECURITY DEPOSIT	None.			
SIGNATOR/GUARANTOR	Koninklijke Ahold, N.V.			
RENEWAL TERM(S)	Tenant has four (4) five (5) year options			
REQUIRED PARKING	None.			
USE RESTRICTIONS	No other drug store, pharmacy, or health and beauty aid business is allowed during the lease term. Additionally, the premises cannot be used for selling distressed or close-out merchandise unless operating like known retailers. Any lawful uses are also subject to the ECCR.			
TERMINATION OPTION(S)	None.			
REAL ESTATE TAXES	Tenant is fully responsible for all taxes accruing during the lease term solely with respect to the land and improvements comprising the premises.			
COMMON AREA EXPENSES	Tenant is responsible for all common areas and their associated expenses			
REPAIRS & MAINTENANCE	Tenant is fully responsible, at their sole cost and expense, for all construction, improvements, repairs, maintenance, and structures on the demised premises			
UTILITIES	Tenant shall pay for all utilities.			
INSURANCE	Tenant shall reimburse Landlord the cost of insurance premiums required to be maintained by Landlord for the premises. Tenant shall maintain with respect to the demised premises, public liability insurance in an amount not less than \$10,000,000 and property damage insurance no less than \$500,000. Both shall insure Landlord (as additional insured) and Tenant against injury to persons and damage to property.			
ASSIGNMENT, SUBLETTING & GO DARK	Tenant shall have the right at any time to sublease or license the Premises or portions thereof for any lawful retail use, or to assign this lease or grant concessions thereon without consent of landlord - subject to permitted use, tenants guarantee remaining in place, and any restrictions in place.			
ESTOPPEL CERTIFICATE	Each party within fifteen (15) business days after request shall execute and deliver to the other party an estoppel certificate.			
HOLDING OVER	None.			



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Exclusively Offered By



PRIMARY DEAL CONTACTS

ERIC SUFFOLETTO

Partner & Managing Director
508.272.0585
esuffoletto@atlanticretail.com

JUSTIN SMITH

Head of Capital Markets
617.239.3610
jsmith@atlanticretail.com

DANNY GRIFFIN

Vice President
781.635.2449
dgriffin@atlanticretail.com

CHRIS PETERSON

Executive Vice President
917.780.4233
cpeterson@atlanticretail.com

MATT AUSTIN

Analyst
508.686.0437
maustin@atlanticretail.com

SAM KOONCE

Vice President
617.239.3608
skoonce@atlanticretail.com

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