

WAREHAM, MA

3066 Cranberry Highway



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ASKING PRICE: \$4,716,900

BOSTON, MA

| CHARLOTTE, NC

| JUPITER, FL

| LOS ANGELES, CA

| PITTSBURGH, PA

| ATLANTICRETAIL.COM

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**ASKING
PRICE:
\$4,716,900**

3066 CRANBERRY HIGHWAY WAREHAM, MA

Atlantic Retail is pleased to offer for sale the former Benny's retail property located on Rte. 28 on upper Cape Cod in Wareham, MA. The subject property is being redeveloped into a two tenant building fully leased to two national retailers, O'Reilly Auto Parts and Harbor Freight Tools. Each tenant has identified this location and property as a target market to capture regional retail trade area of upper Cape Cod. This opportunity provides an investor a strong tenant mix along with barriers to entry.

Investment Summary

TENANTS	Harbor Freight O'Reilly Auto Parts
ADDRESS	3066 Cranberry Highway Wareham, MA 02538
ASKING PRICE	\$4,716,900
FIRST YEAR RENT	\$262,845
BUILDING SIZE	24,378 SF
LOT SIZE	2.26 Acres
PARKING	+/- 100 spaces
LEASE TERMS	O'Reilly Auto Parts - 15 yrs Harbor Freight Tools - 10 yrs
LEASE TYPES	NNN *LL responsible for roof & structure
ADDITIONAL NOTES	See page 2



Current Rent Roll

				LEASE TERM			RENTAL RATES			
TENANT	SF	% OF PROPERTY	LEASE TERMS	LEASE START	LEASE END	BEGIN	ANNUAL RENT	PSF	RENT COMMENCEMENT	ADDITIONAL RENT
Harbor Freight Tool USA, Inc.	15,000	61%	10 years	Target 1/2019	2029	Yrs 1-5	\$135,000.00	\$9.00	120 days after lease commencement date	Reimburse NNN's CAM: \$2.35 PSF Tax: \$1.15 PSF Ins.: \$0.15 PSF 9% Admin fee
						Yrs 6-10	\$148,500.00	\$9.90		
						Options				
						Yrs 11-15	\$163,350.00	\$10.89		
						Yrs 16-20	\$179,700.00	\$11.98		
						Yrs 21-25	\$197,700.00	\$13.18		
Yrs 26-30	\$217,350.00	\$14.49								
O'Reilly Auto Enterprises, LLC.	9,470	39%	15 years	Target 1/2019	2034	Yrs 1-5	\$127,845.00	\$13.50		Reimburse NNN's CAM: \$2.35 PSF Tax: \$1.15 PSF Ins.: \$0.15 PSF 9% Admin fee
						Yrs 6-10	\$135,515.76	\$14.31		
						Yrs 11-15	\$143,646.60	\$15.16		
						Options				
						Yrs 16-20	\$152,265.48	\$16.07		
						Yrs 21-25	\$161,401.32	\$17.04		
						Yrs 26-30	\$171,085.44	\$18.06		
						Yrs 31-35	\$181,350.60	\$19.15		

*NOTE EARLY TERMINATION RIGHTS

HARBOR FREIGHT TOOLS	Tenant shall have the one-time right to terminate Lease as of the expiration of the eighty fourth full calendar month after the Rent Commencement Date any time prior to the 78th full calendar month following the Rent Commencement Date
O'Reilly Auto Parts	Lease termination option must be exercised in writing at least 12 months and not more than 13 months prior to end of year 7 of the initial Lease.

Property Details

LOCATION INFORMATION

STREET ADDRESS	3066 Cranberry Highway
CITY, STATE, ZIP	Wareham, MA 02538
COUNTY/TOWNSHIP	Plymouth County
MARKET	

BUILDING INFORMATION

BUILDING SIZE	24,378
BUILDING CLASS	B
OCCUPANCY %	100
NUMBER OF FLOORS	1
YEAR BUILT	1969
LAST RENOVATED	2018/2019
CONSTRUCTION STATUS	Spring 2019 Delivery
FRAMING	
CONDITION	
ROOF	New rubber membrane
NUMBER OF BUILDINGS	1
EXTERIOR WALLS	1
FOUNDATION	

PROPERTY DETAILS

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Commercial
ZONING	Commercial
LOT SIZE	2 Acres
MBLU	131/ / 1020/ /
TRAFFIC COUNT	21,080 Cranberry Hwy

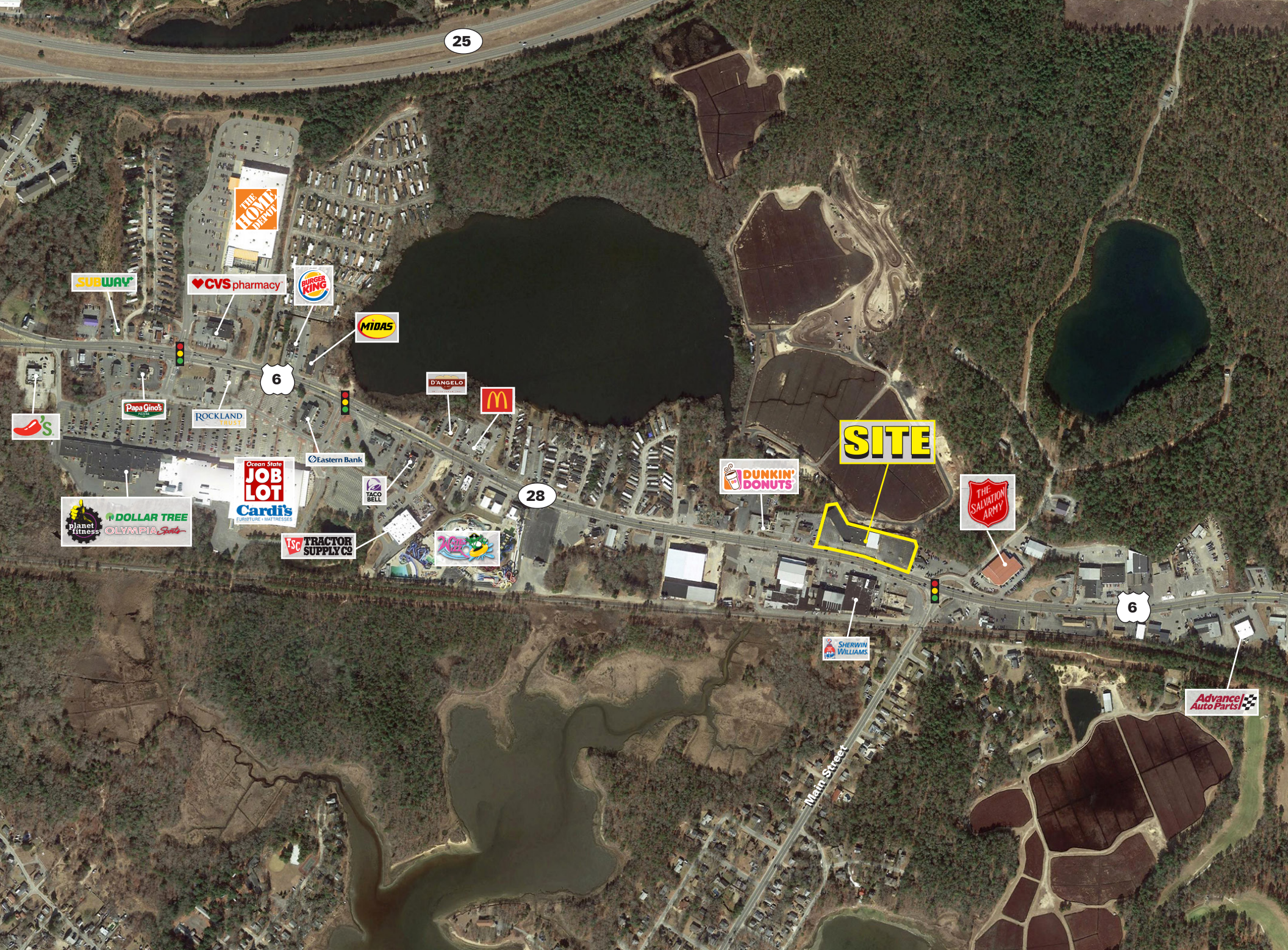
PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	
NUMBER OF SPACES	100 +/-
PARKING DESCRIPTION	100 +/- parking space (includes 2 handicap spaces)

UTILITIES & AMENITIES

HANDICAP ACCESS	Yes
NUMBER OF ELEVATORS	0
GAS/PROPANE	National Grid - Natural Gas
UTILITIES DESCRIPTION	Eversource - Electric Town Water







PLYMOUTH

WAREHAM

BUZZARDS BAY

BOURNE

SITE

WAREHAM CROSSING

HomeGoods WINES & MORE JCPenney
petco Michaels
STAPLES L.L.Bean
LOWE'S TJ-maxx OUTLET
TARGET OLD NAVY DSW
DESIGNER SHOE WAREHOUSE®

25

25

28

6

28

495

195

Walmart
Supercenter

THE HOME DEPOT

Stop & Shop

Ocean State
JOB LOT
CARDI'S
FURNITURE MARTINISSES

TSC TRACTOR SUPPLIES

Ocean State
JOB LOT



O'Reilly Auto Parts

Headquartered in Springfield, Missouri O'Reilly Auto Parts was established in 1957 and is one of the leading retailers in the auto parts sector. O'Reilly has grown to over 5,000 stores across 47 states. O'Reilly continues to be an appealing investment for investors due to their long term leases (15-20 years), periodic rent increases, five-year renewal options, and investment grade rating.

O'Reilly Auto Parts Quick Facts

STOCK SYMBOL	ORLY
HEADQUARTERS	Springfield, MO
LOCATIONS (2018)	5,400
EMPLOYEES (2018)	79,000
ASSETS (2017)	\$7.57 billion
CREDIT RATING	S&P: BBB (Stable)
WEBSITE	oreillyauto.com



Harbor Freight Tools

Founded in 1977 as a mail-order tool business, Harbor Freight has now become the largest discount tool retailer in the United States with 900 stores nationwide. Harbor Freight offers more than 7,000 tools and accessories at quality levels that match or surpass competing brands, but at prices that are up to 80% less.



Harbor Freight Quick Facts

STOCK SYMBOL	Privately held
HEADQUARTERS	Calabasas, CA
LOCATIONS (2018)	900
EMPLOYEES (2018)	17,000
REVENUE (2018)	\$2 billion
WEBSITE	harborfreight.com

Location Overview

Wareham, MA is situated at the head of Buzzard's Bay and has long been known as the most western point of Cape Cod. Located in Plymouth County, the third largest County in Massachusetts by total area (1,093 square miles), Wareham has over 54 miles of coastline heightened by beaches, estuaries, rivers and ponds.

Plymouth County is part of the Boston-Cambridge-Newton, MA-NH MSA which is home to 4.79 M people and has a median property value of \$412,700, 2 times larger than the national average.

Wareham is mostly residential with a strong summer tourism industry, it has retail centers along Routes 6 and 28 including Wareham Crossing. Less than 6 miles from the site Wareham Crossing is a 675,000 SF open-air shopping center with more than 35 stores and restaurants.

Located within easy traveling distance to both the Boston and Providence metroplitan areas, Wareham is less than an hour to Boston's Logan Airport and Providence's T.F. Green Airport.



99,208
EST POPULATION
IN 10 MILE RADIUS



\$88,483
AVG HH SPENDING
IN 10 MILE RADIUS



\$105,018
AVG HH INCOME
IN 10 MILE RADIUS



21,080
ADT ON
CRANBERRY HWY



Demographics

	2018 DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	Estimated Population	36,384	60,963	98,208
	2023 Projected Population	37,635	63,123	101,954
	2010 Census Population	33,947	56,922	90,706
	2000 Census Population	31,080	52,731	84,578
	Projected Annual Growth (2017-2022)	0.68%	0.70%	0.75%
	Estimated Households	14,560	23,769	38,072
	2023 Projected Households	15,038	24,549	39,422
	2010 Census Households	13,697	22,396	35,445
	2000 Census Households	12,385	20,265	32,137
INCOME	Projected Annual Growth (2017-2022)	0.65%	0.65%	0.70%
	Est. HH Income \$200,000+	5.9%	8.0%	9.7%
	Est. HH Income \$150,000-\$199,999	7.9%	9.5%	10.7%
	Est. HH Income \$100,000-\$149,999	18.2%	19.8%	20.9%
	Est. HH Income \$75,000-\$99,999	13.9%	14.2%	14.3%
	Est. HH Income \$50,000-\$74,999	16.0%	15.5%	14.9%
	Est. HH Income \$35,000-\$49,999	13.4%	11.4%	10.6%
	Est. HH Income \$25,000-\$34,999	8.3%	7.0%	6.3%
	Est. HH Income \$15,000-\$24,999	7.6%	6.9%	6.2%
	Est. Average Household Income	\$86,892	\$96,905	\$105,018
	Est. Median Household Income	\$66,576	\$76,936	\$83,009
	Avg. Home Value	\$428,137	\$441,038	\$474,138
RACE	Est. White	86.7%	88.2%	90.4%
	Est. Black	3.7%	3.3%	2.7%
	Est. Asian or Pacific Islander	1.1%	1.2%	1.2%
	Est. American Indian	0.6%	0.5%	0.4%
	Est. Hispanic Population	2.8%	2.7%	2.5%



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