



FINANCIAL INSTITUTION FOR SALE

ACTUAL PHOTO OF SUBJECT PROPERTY

SANTANDER BANK - WAKEFIELD

369 Main St, Wakefield, MA 01880

Exclusively Listed By:

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In conjunction with:

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**SUBJECT
PROPERTY**

Albion Street

Main Street



 21,142+



Galvin
Middle School



AERIAL

Wakefield
Town
Hall

BRIGHTVIEW
SENIOR LIVING

UNITED STATES
POSTAL SERVICE

Wakefield
Police
Department

Main Street

LUCIUS BEEBE
MEMORIAL LIBRARY

DOLLAR TREE

Wakefield
Fire
Department

ups

BANK OF AMERICA

SUBJECT
PROPERTY

East Boston
Savings Bank

21,142+

Eastern
Bank

CVS
pharmacy

SANTANDER BANK - WAKEFIELD

369 Main St | Wakefield, MA 01880

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

SALE PRICE \$4,999,000

CAP RATE 7.0%

INVESTMENT SUMMARY

List Price:	\$4,999,000
NOI:	\$350,000
Cap Rate:	7.0%
Price / SF:	\$245.00
Building Size:	20,404 SF
GLA:	14,332 SF
Basement:	6,072 SF
Land Acreage:	0.41 Acres

LEASE SUMMARY

Lease Type:	NNN Lease Structure - Zero Landlord Responsibilities
Taxes / CAM / Insurance:	Tenant Responsibilities
Roof / Structure:	Tenant Responsibilities
Original Lease Term:	20 Years
Term Remaining:	4.5 + Years Remaining
Commencement Date:	06/30/2000
Term Expiration:	06/30/2025
Options:	(5) 5 Year Options
Increases:	10% Increases in Option Periods
Guarantor:	Corporate

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- NNN Lease Structure - Zero Landlord Responsibilities
- Corporate Guarantee | Santander Bank is S&P Credit Rated A-
- Trophy Real Estate | Located in the Heart of Downtown Wakefield
- Long Term Occupancy | Tenant has Occupied the Site for 20+ Years
- 10% Increases in Option Periods
- Population Within a 5 Mile Radius is 225,000 +
- Average Household Income Within a 5 Mile Radius is \$124,000 +
- Dense Retail Corridor in a Downtown Environment
- Surrounded by National Retailers Such as: Dollar Tree, Dunkin' Donuts, USPS, Ace Hardware, Bank of America, CVS, Shaw's Supermarket and Many More.

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LEASE ABSTRACT



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Estoppel:	15 Business Days After Request

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Current Through - 06/30/2025	\$350,000.00	\$29,166.67
Option 1: 07/01/2025 - 06/30/2030	\$385,000.00	\$32,083.33
Option 2: 07/01/20230 - 06/30/2035	\$423,500.00	\$35,291.67
Option 3: 07/01/2035 - 06/30/2040	\$465,850.00	\$38,820.83
Option 4: 07/01/2040 - 06/30/2045	\$512,435.00	\$42,702.92
Option 5: 07/01/2045 - 06/30/2050	\$563,678.50	\$46,973.21

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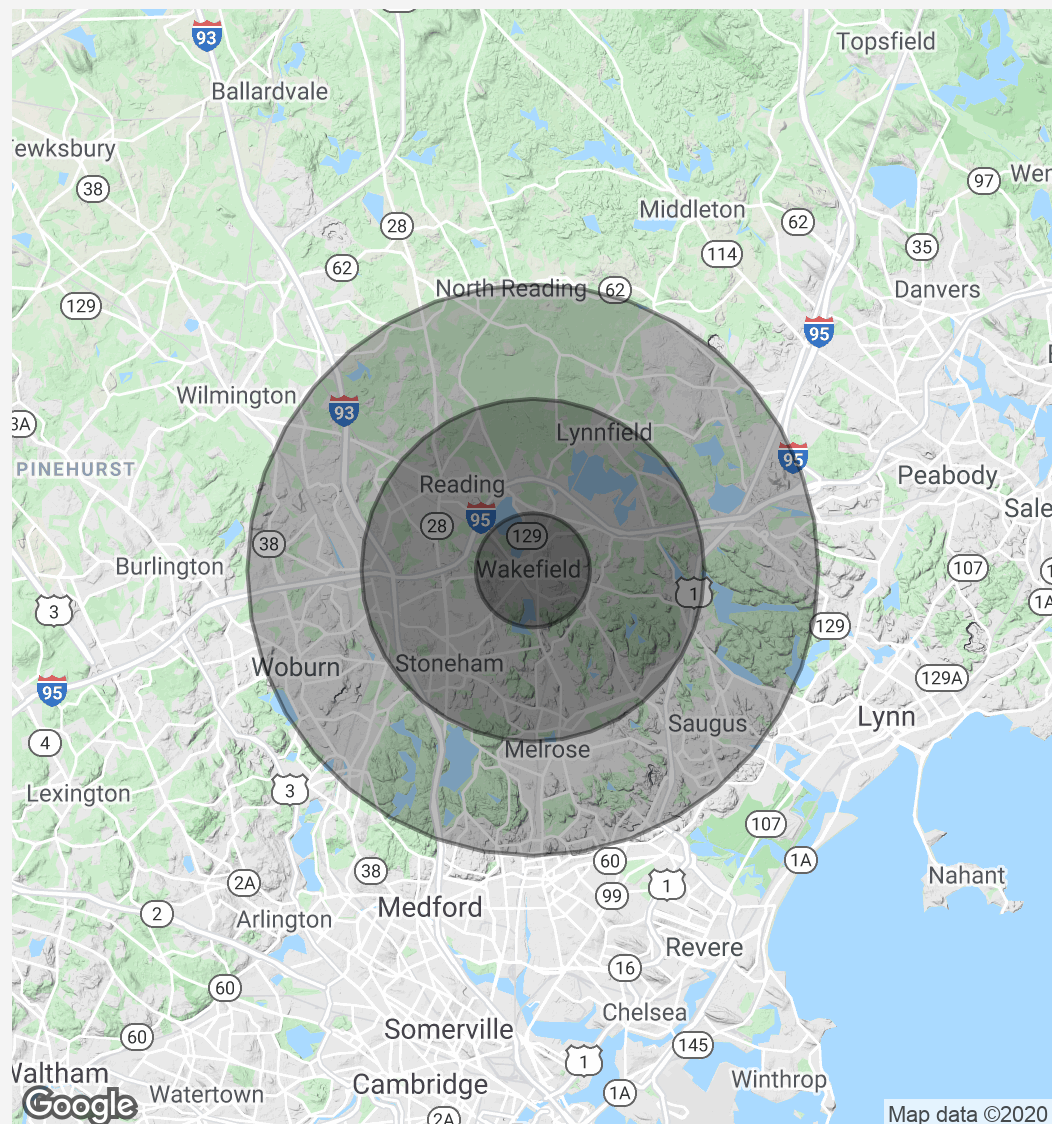
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,147	88,707	225,040
2025 Projection	13,283	90,659	230,064
Projected Growth	1.03%	2.20%	2.23%
Average age	41.7	43.1	41.6
Average age (Male)	39.7	41.6	40.3
Average age (Female)	44.5	44.7	43.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,620	35,511	88,507
2025 Projection	5,682	36,606	90,494
Projected Growth	1.10%	2.23%	2.25%
Average HH income	\$121,912	\$130,296	\$124,832
Average house value	\$458,978	\$468,068	\$467,835

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	12,233	81,151	195,177
Total Population - Black	189	1,581	8,779
Total Population - Asian	539	4,619	16,742
Total Population - Hawaiian	0	26	63
Total Population - American Indian	29	131	430
Hispanic	433	2,897	10,666
Total Population - Other	156	1,198	3,849

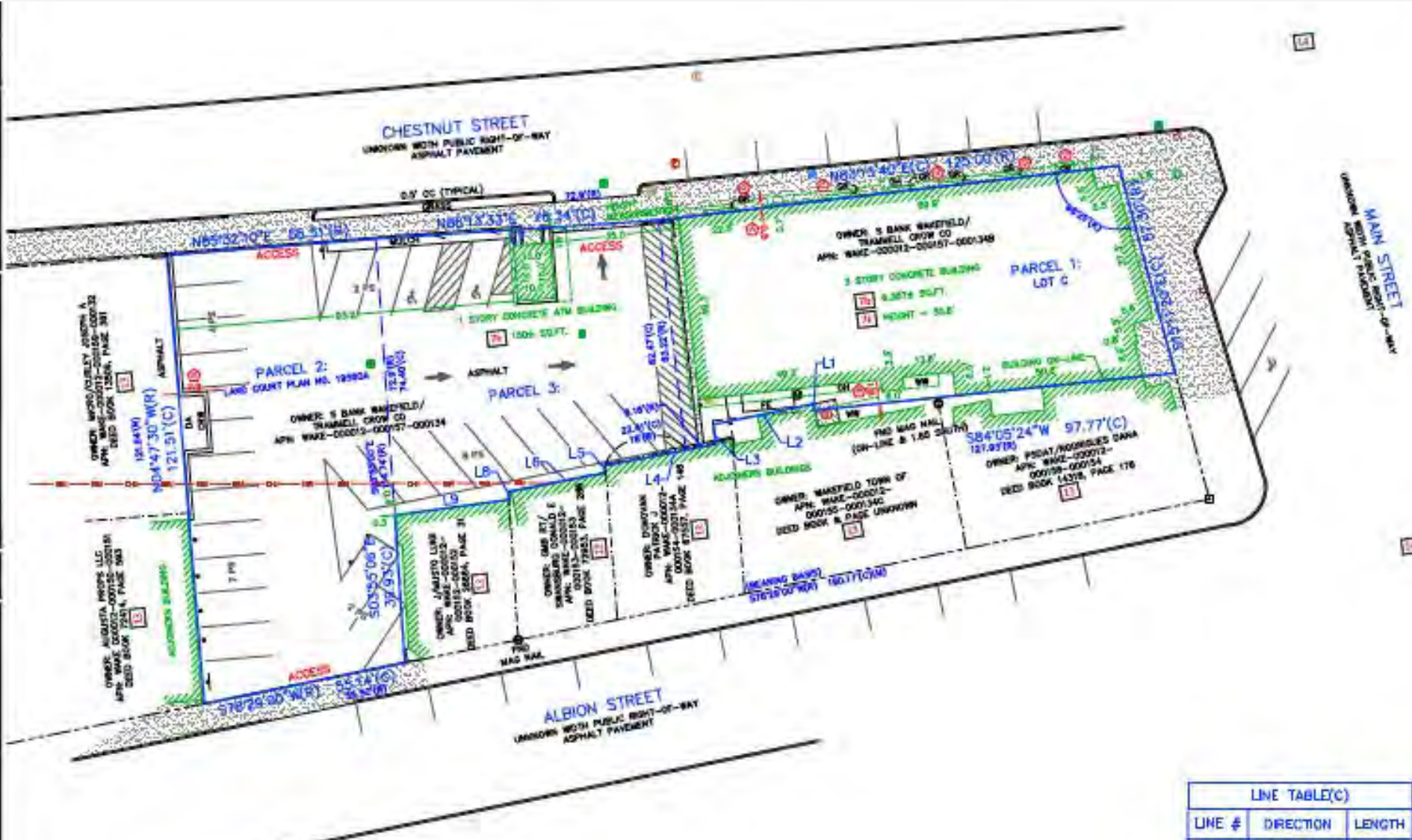
* Demographic data derived from 2010 US Census



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SURVEY



LINE TABLE(C)		
LINE #	DIRECTION	LENGTH

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SANTANDER BANK TENANT PROFILE



OVERVIEW

Company:	Santander Bank
Founded:	1902
Headquarters:	Boston, MA
Website:	www.santanderbank.com

TENANT HIGHLIGHTS

- Employs Over 17,500 Employees
- Over 650 Branches Nationwide
- Manages Over \$144 billion in Assets

TENANT OVERVIEW

Santander Bank, N. A. formerly Sovereign Bank, is a wholly owned subsidiary of Spanish Santander Group. It is based in Boston and its principal market is the northeastern United States. It has \$57.5 billion in deposits, operates about 650 retail banking offices and over 2,000 ATMs, and employs approximately 9,800 people. It offers an array of financial services and products including retail banking, mortgages, corporate banking, cash management, credit card, capital markets, trust and wealth management, and insurance. Sovereign Bank was rebranded as Santander Bank on October 17, 2013 the stadium, arena, and performing arts center for which it has naming rights were also rebranded.

Santander US is a diversified financial business with 17,500 employees serving 5.2 million customers and with \$144.8 billion assets. Santander's purpose is to help people and businesses prosper. In the U.S., Santander does this through Santander Bank, N.A., its fully owned retail and commercial bank in the northeast, and Santander Consumer USA Holdings Inc. (SC, NYSE: SC), its approximately 59%-owned full-service, technology driven consumer finance company focused on vehicle finance based in Dallas, Texas. Santander Bank and Santander Consumer USA are subsidiaries of Santander Holdings USA, Inc. a fully-owned subsidiary of Banco Santander, S.A. (NYSE:SAN). Santander has 125 million customers and 188,000 employees, with operations in 10 core developed and emerging markets in Europe and North and South America.

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ADDITIONAL PHOTOS



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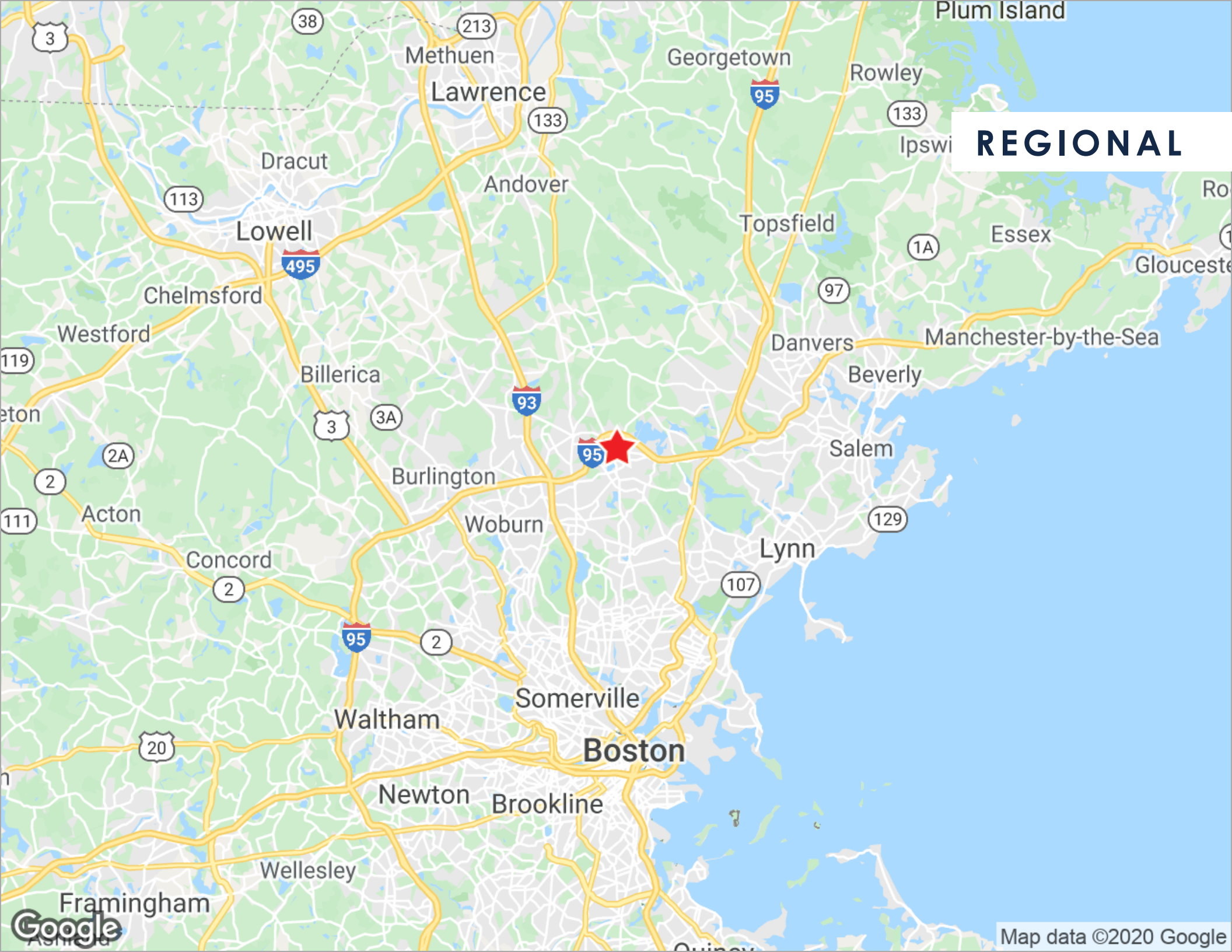


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REGIONAL



LOCATION

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ENCORE REAL ESTATE INVESTMENT SERVICES

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Encoreinvestmentrealestate.com

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