

# OFFERING MEMORANDUM

Stop & Shop Gas | Hudson, MA



45 Technology Drive, Hudson, MA



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## EXCLUSIVE REPRESENTATION

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# TRANSACTION SUMMARY

**Purchase Price:** \$1,710,367

**Cap Rate:** 6.15%

**Annual Rent:** \$105,188

## Lease Summary

**Tenant:** Stop&Shop

**Guarantee:** Stop&Shop (Ahold)

**Lease Type:** Absolute NNN

**Landlord Responsibilities:** None

**Remaining Lease Term:** 7+ years

**Lease Commencement:** 10/30/2008

**Lease Expiration:** 10/31/2028

**Rent Increases:** 12% every 5-years

**Options to Renew:** 8 - 5 year options

## Property Specifications

**Location:** 45 Technology Dr.  
Hudson, MA

**Lot Size:** 4.58 acres



## Investment Highlights

- Long term corporate guaranteed lease with 7+ years of remaining term with 12% increases every 5 years throughout the primary term
- The property is situated on a large 4.58 acre parcel located in Hudson, MA
- High visibility with nearly 24,000 cars per day and benefits from the neighboring national retailers of Wal-Mart, Walgreens and Shop&Stop
- The subject offering is located in a dense, upper middle class suburb in the Worcester MSA, with more than 77,000 residents within 5 miles and average household incomes exceeding \$134,000



# TENANT SUMMARY



The Stop & Shop Supermarket Company is a chain of supermarkets located in New England, New York, and New Jersey. Stop & Shop's roots can be traced back to 1914 when the Rabinowitz family opened a small grocery store in Somerville, MA. Four years later, they came up with the modern self-service supermarket and by 1947, the company had grown into a flourishing chain of supermarkets.

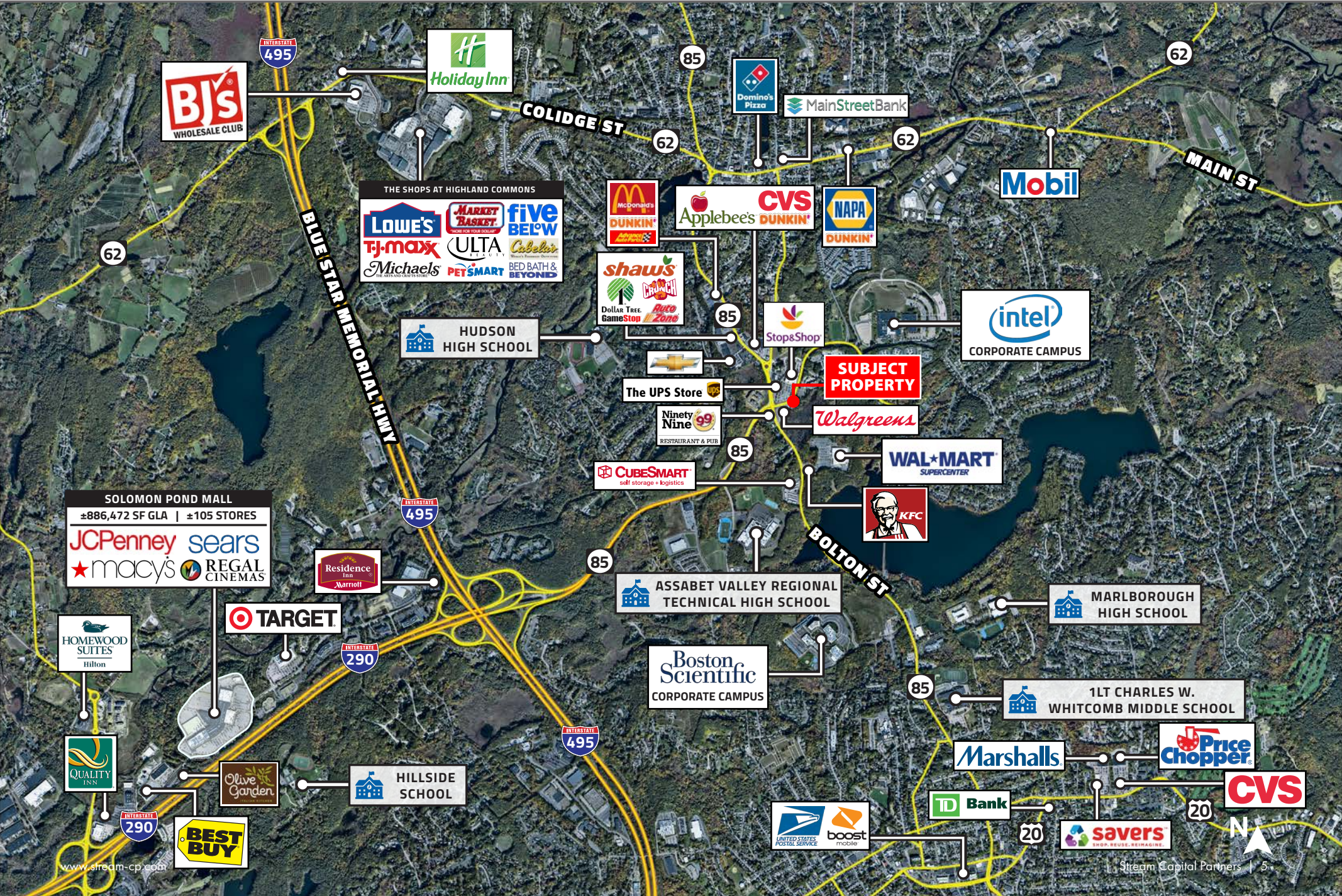
Stop & Shop has become a household name to customers and a leader in the retail grocery industry, pioneering the superstore concept that everyone loves. More than 100 years later, the chain has grown in size and scale with more than 400 stores and more than 60,000 associates.

“ Stop & Shop’s **COMMITMENT** is to make our stores better every day for our Associates, customers and the community.”





# AREA MAP





# AREA MAP



**\$118,036**

Average HH Income  
within 3 Miles

**\$134,269**

Average HH Income  
within 5 Miles



**52,875**

Residential Population  
within 3 Miles

**77,968**

Residential Population  
within 5 Miles



# AERIAL VIEW



Hudson High School  
933 STUDENTS

DOLLAR TREE  
GameStop  
Auto Zone  
shaws

CHEVROLET

BURGER KING

DUNKIN' DONUTS  
Advance Auto Parts  
McDonald's  
Flap

CITIZENS  
Applebee's  
DUNKIN' DONUTS

CVS  
pharmacy

Stop & Shop

GMC

9,374  
CARS PER DAY

14,237  
CARS PER DAY

Ninety Nine 99  
RESTAURANT & PUB

ups  
Chick-fil-A

Washington St.

Technology Dr.

Walgreens

HOGAN  
TIRE & AUTO

SUBJECT PROPERTY  
Stop & Shop



# AERIAL VIEW

**Boston Scientific**  
Boston Scientific  
**39,000 EMPLOYEES**

**Assabet Valley Regional  
Technical High School**  
**1,113 STUDENTS**

**CUBESMART**  
self storage

**KFC**

**Ninety Nine 99**  
RESTAURANT & PUB

**14,237**  
CARS PER DAY

**HOGAN**  
TIRE & AUTO

**Walgreens**

**SUBJECT  
PROPERTY**  
**Stop&Shop**

**ups**  
**Chickadees**  
Restaurant & Bar

**?**

**Technology Dr.**

**Washington St.**



# AERIAL VIEW



Intel Corporate Campus  
1.3 million sf | 149 acres  
**900 EMPLOYEES**



**SUBJECT  
PROPERTY**



**THE POINT**  
**146 UNITS**

**GMC**



Washington St.

Technology Dr.

**HOGAN**  
TIRE & AUTO

**Walgreens**

**14,237**  
CARS PER DAY





# MARKET OVERVIEW



Located within an hour drive from Providence, RI, Boston, MA and Hartford, CT, the Worcester, MA-CT MSA is home to about 950,000 people. Worcester is New England's second largest city. The region offers relatively affordable living as compared to other metros in the area and numerous amenities. It has one of the best city school systems in New England. Residents benefit from access to the 430-acre Audubon wild life sanctuary, a 55-acre indoor-outdoor museum (the Ecotarium), year-round hiking and skiing at nearby Mount Wachusett, and a biking trail that will eventually link Worcester to Providence. Urban renovation created a renaissance in Worcester in recent years, and additional improvements are underway.



# MARKET OVERVIEW

The Education & Healthcare Sector is a key force in Worcester's economy, accounting for 70,000 jobs. The region has 12 colleges and universities. Among major employers are Worcester Public Schools, UMass Medical School, UMass Memorial Healthcare and St. Vincent Hospital. In addition, Professional, Scientific & Technical fields are a major part of this economy.

Top employers in these sectors are Integrated Genetics, IPG Photonics Corp and numerous insurance companies. Worcester is also home to the MBI (Massachusetts BioMedical Initiative) headquarters and its world-class facilities. The Worcester Polytech Institute has resources for science and engineering companies as well. Lastly, the area has a manufacturing industry, with companies such as Norton St-Gobain Abrasives and St-Gobain Ceramic Materials each employing a staff of 1,000 to 5,000 people.

Recent development plans bode well for the areas future. The most notable project is a \$240 million ballpark for the PawSox minor league team. It will include 65,000 square feet of restaurant and retail space as well as apartments, hotels and parking spaces. Expected completion is April 2021. Additionally, Saint Vincent Hospital is undergoing a \$40 million redevelopment and the Harding Green site will be transformed into a culinary market, retail space and residences with a \$21 million investment.



Worcester was identified by Forbes as one of the top cities for families; Parenting magazine named it in the top 10 places to raise a family.



The city has one of the lowest crime rates in the country.



Four major regional airports are within about an hour of Worcester

(Logan International Airport (Boston), TF Green Airport (Providence), Manchester-Boston Regional Airport, and Bradley Airport (Hartford))



Home to one of the top 50 theaters in the world – Hanover Theatre.





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