

100% LEASED
Walgreens

21

MAINST

MAYNARD, MA



NEWMARK

INVESTMENT SUMMARY

Newmark has been exclusively retained to sell **21 Main Street**, a 20,992 square foot retail asset that is 100% leased to Walgreens. The property is located approximately 25 miles northwest of Boston in Maynard, MA. Emerson Hospital has subleased 9,861 SF of the building until the end of Walgreens’ guaranteed remaining lease term in October 2034.



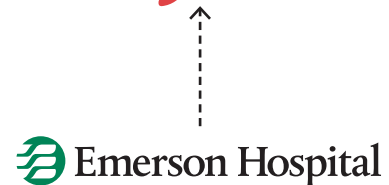
20,992 SF 100% LEASED

Square Footage	20,992
Guaranteed Lease Term	13.5 years
NOI	\$625,000
Absolute NNN Lease	✓
Guarantor	Walgreens (NASDAQ: WBA)

LONG-TERM NNN CORPORATE LEASE

Presently occupied by Emerson Hospital on a sublease agreement with rental increases in 2023, 2028 & 2033; the property is fully leased by Walgreens (S&P: BBB) until 2034 and provides future ownership with guaranteed rental income for 13+ years from a top 20 Fortune 500 firm and global leader in the retail and pharmacy sector.

Walgreens



STRATEGIC LOCATION

Well located off Route 2, which provides access to Interstates 95 (Route 128) and 495; less than 25 miles northwest of Boston; and situated on Maynard’s Main Street amenity corridor and the MBTA commuter rail’s South Acton station.



EVOLVING MAYNARD MICROMARKET

In March 2020, the Town of Maynard’s Planning Board announced a brand-new master plan to guide the community’s future growth with respect to seven elements – land use/development patterns, housing, economic development, natural/cultural/historic resources, open space/recreation, public facilities/ services and transportation

21 MAIN ST

T
SOUTH ACTON
COMMUTER RAIL

MAYNARD

MAIN STREET AMENITIES







Boston Bean House
Island Yarn Company





Maynard Town Hall
Bud's Variety



MASSACHUSETTS
STATE
POLICE

HEADQUARTERS

FRAMINGHAM

LOCATION OVERVIEW

21 Main Street is conveniently located in downtown Maynard on the town's primary retail corridor and thoroughfare. The property is surrounded by local municipalities and businesses including the Maynard Fire Department, Nexus Dental and the Fine Arts Theatre.

The asset also benefits from convenient highway accessibility via nearby Route 2, which connects to Interstate 495 to the west and Interstate 95 (Route 128) to the east, with Boston – and Logan International Airport – located just 25 miles away.

Finally, 21 Main Street enjoys proximity to the MBTA commuter rail's South Acton station, which provides train service to Downtown Boston, and a variety of amenities located along Main Street, Maynard's primary retail corridor.

30 MILES
BOSTON
LOGAN
INTERNATIONAL
AIRPORT

BOSTON



M A Y N A R D , M A

EXCLUSIVELY OFFERED BY:

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