



Subject Property

BJ's Wholesale Club

Plymouth (Boston MSA), MA

 Price:
\$31,580,000

 Cap Rate:
4.50%

BJ's Wholesale Club is the East Coast's premier wholesale retailer with more than 220 locations and 151 gas stations in 17 states. BJ's was founded in 1984 and now has more than 6 million members across the Eastern seaboard. The company posted revenues of \$15.4 billion in FY 2020, up more than 16% over 2019.

The Property is a BJ's Wholesale Club build-to-suit constructed in 2004 with an original 20-year lease in place. In 2014, the Tenant executed a lease amendment that extended the Lease Term by 10 additional years, bringing their total commitment in the primary term to 30 years.

HIGHLIGHTS



**13+ Years Remaining
in the Primary Term**

**17+ Year Operating
History at Site**



**\$133K+ Average
Household Income**

**Zero Landlord
Responsibilities**



**Click Here For
Offering Memorandum**



Stan Johnson Co.

Ryan Butler
Managing Director & Partner
rbutler@stanjohnsonco.com

Brad Moulder
Senior Director & Partner
bmoulder@stanjohnsonco.com

Anne Perrault
Director
aperrault@stanjohnsonco.com

David Annett
Associate Director
dannett@stanjohnsonco.com

Brandon Sherrill
Associate
bsherrill@stanjohnsonco.com

Jacob Ryan
Investment Analyst
jryan@stanjohnsonco.com

In Association With:
Brett Butler
TX Broker #558227