

HORVATH & TREMBLAY

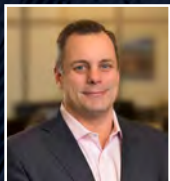


(MASTER LEASE)

WARWICK | RI

BELOW MARKET RENT
COVERED LAND OPPORTUNITY

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DISCLAIMER

Horvath & Tremblay has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than Horvath & Tremblay and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change.



INVESTMENT HIGHLIGHTS

Horvath & Tremblay is pleased to present the exclusive opportunity to purchase a Stop & Shop (Master Lease) located at 3030 West Shore Road in Warwick, Rhode Island (the "Property"). The Property is comprised of two buildings, a free-standing 40,765 square foot building and an 18,610 square foot strip center on a 9.13-acre corner parcel of land. Stop & Shop has had a master lease on the entire Property since 1990 and has 3+ years remaining on their lease with one (1), 5-year renewal option.

The Property is situated at the signalized intersection of West Shore Road (RI Route 117) and Buttonwoods Avenue, in the center of Warwick. The property benefits from outstanding visibility and four (4) points of access along Buttonwoods Avenue and West Shore Road Street (RI Route 117), the area's primary roadway. The location provides convenient access to US Route 1, Interstates 95 and 295, and TF Green Airport (all less than 2-miles).

- **BELOW MARKET RENT | LONG TERM UPSIDE:** Stop & Shop has master leased this location since 1990 and has 3+ years remaining on the lease with one (1), 5-year option. The lease and remaining option (if/when exercised) expire in February of 2030. Their current rent was established in 1990 and is fixed for the remainder of the term and renewal option at \$5.72 per square foot, which is significantly below market rates. When negotiating a new lease with Stop & Shop or replacement tenants, the rents and net operating income should be subject to a significant increase to market rates.
- **THE ASSET:** The Property is comprised of two buildings on a 9.13-acre corner parcel of land. Stop & Shop has a master lease on the entire property which includes a 40,765 square foot building and an 18,610 square foot strip center.
- **ZERO MANAGEMENT RESPONSIBILITIES:** The Stop & Shop master lease is Absolute Net and requires zero management responsibilities making it an attractive investment for the passive real estate investor.
- **STRATEGIC MASTER LEASE:** Stop & Shop master leased this space in order to strategically control the parcel and guard against other grocers penetrating their market. Stop & Shop operates a location 2.5-miles to the west on Greenwich Ave and 2.5 miles to the east on Warwick Ave. Stop & Shop does not occupy the subject Property.
- **CURRENT OCCUPANCY:** Stop & Shop has a master lease on the Property and has subleased the space to a complimentary mix of local and national tenants including: Ocean State Job Lot and WOW Fitness in the larger building and Warwick Family Center a division of the Department of Human Services in the smaller in-line building. Upon the termination of the Master Lease, the owner will be able to negotiate directly with the existing tenants or lease the space to new tenants.
- **INVESTMENT GRADE CREDIT:** Stop & Shop's parent company is Ahold Delhaize; the company holds an investment grade credit rating of BBB/Stable (S&P) and is a best-in-class tenant and one of the world's largest food retail groups with 2019 revenues of \$71.7 billion.

- **EXCELLENT LOCATION:** The Property is located at the signalized intersection of West Shore Road (RI Route 117) and Buttonwoods Avenue, and provides convenient access to US Route 1, Interstates 95 and 295, and TF Green Airport (all less than 2-miles). The Property offers excellent visibility and frontage along the heavily travelled West Shore Road (RI Route 117) and Buttonwoods Avenue and benefits from four (4) points of access.
- **STRONG DEMOGRAPHICS:** Over 58,300 people live within a 3-mile radius. An impressive 141,466 people live within a 5-mile radius of the Property with an average household income of \$98,468. Additionally, there are approximately 83,500 employees working within the same area.
- **TRAFFIC COUNTS:** On average, 17,651 vehicles pass the Property daily at the intersection of West Shore Drive and Buttonwoods Avenue.



BELOW MARKET RENT COVERED LAND OPPORTUNITY



\$6,789,698
LIST PRICE



5.00%
CAP RATE



\$339,485
NET OPERATING INCOME

3030 WEST SHORE ROAD | WARWICK, RI 02886

OWNERSHIP:	Fee Simple
BUILDING AREA:	59,375 SF
LAND AREA:	9.13 Acres
GUARANTOR:	Corporate
LEASE TYPE:	Absolute NNN
ROOF & STRUCTURE:	Tenant Responsible
RENT COMMENCEMENT DATE:	02/07/2020
LEASE EXPIRATION DATE:	02/06/2025
LEASE TERM REMAINING:	3+ Years
RENEWAL OPTIONS:	1, 5-Year Option



Stop & Shop® (MASTER LEASE)

ANNUALIZED OPERATING DATA					
YEAR	START	END	TERM	RENT	RENT/SF
31 - 35	02/07/2020	02/06/2025	CURRENT	\$339,484.92	\$5.72
36 - 40	02/07/2025	02/06/2030	OPTION 4	\$339,484.92	\$5.72



Stop & Shop is a chain of supermarkets regionally located in the Northeastern US. Stop & Shop began in 1914 when the Rabinowitz family opened a small grocery store in Somerville, MA. Four years later, they came up with a modern self-service supermarket and by 1947 grew up to 86 locations. Stop & Shop has grown into one of the region's largest supermarket, with over 400 locations in Connecticut (91), New Jersey (62), Rhode Island (27), Massachusetts (132), and New York (106). D&B Hoovers estimates Stop & Shop 2019 revenue to be \$10.9B. Stop & Shop has been a wholly-owned subsidiary of Ahold Delhaize since 1996.

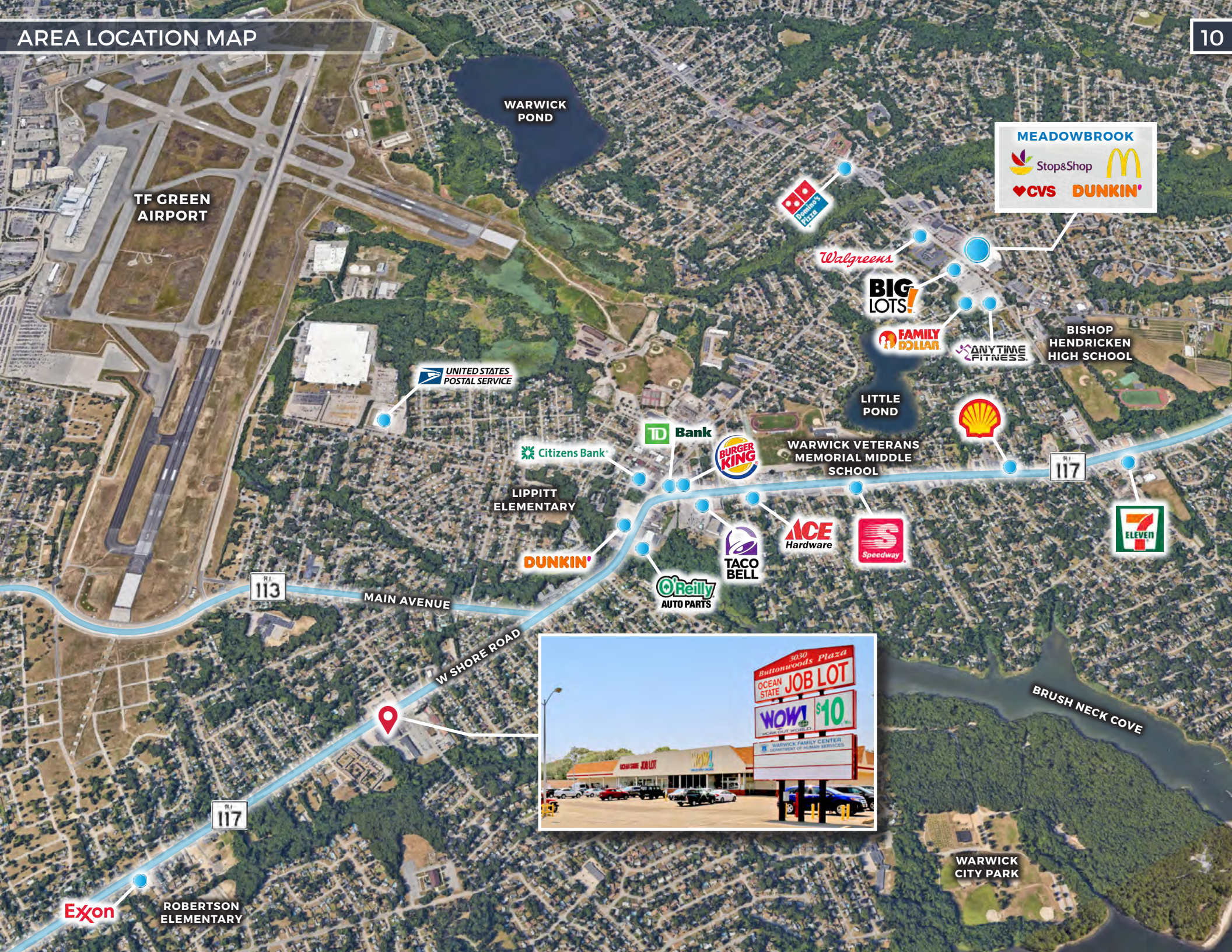
Ahold Delhaize ("Ahold") is a world-leading food retailer with 7,137 stores worldwide and 410,000+ employees serving over 54 million customers a week. Ahold N.V. received the designation "Royal" from Dutch Queen Beatrix in 1987, awarded to companies that have operated honorably for one hundred years. On June 24, 2015, Delhaize Group reached an agreement with Ahold to merge, forming a new company, Ahold Delhaize. At completion of the merger, Ahold shareholders retained 61% of the new combined company while Delhaize Group shareholders hold the remaining 39%. Since first entering the US market in the 1970s, Ahold has grown to become one of the country's most significant retail groups. In the US, Ahold's 204,000 associates serve millions of customers each week in more than 2,100 stores and distribution centers across 23 states with a partially strong presence in major markets along the east coast. Ahold's other brands include other well established supermarkets such as Food Lion, Giant Martin's, Giant Food and Hannaford.











TF GREEN AIRPORT

WARWICK POND

MEADOWBROOK

Stop&Shop
CVS
McDonald's
DUNKIN'

Walgreens

BIG LOTS!

FAMILY DOLLAR

ANYTIME FITNESS

BISHOP HENDRICKEN HIGH SCHOOL

UNITED STATES POSTAL SERVICE

Citizens Bank

TD Bank

BURGER KING

WARWICK VETERANS MEMORIAL MIDDLE SCHOOL

LITTLE POND

Shell

RI 117

7 ELEVEN

ACE Hardware

Speedway

TACO BELL

O'Reilly AUTO PARTS

DUNKIN'

LIPPITT ELEMENTARY

MAIN AVENUE

RI 113

W SHORE ROAD

BRUSH NECK COVE

WARWICK CITY PARK

ROBERTSON ELEMENTARY

Exxon

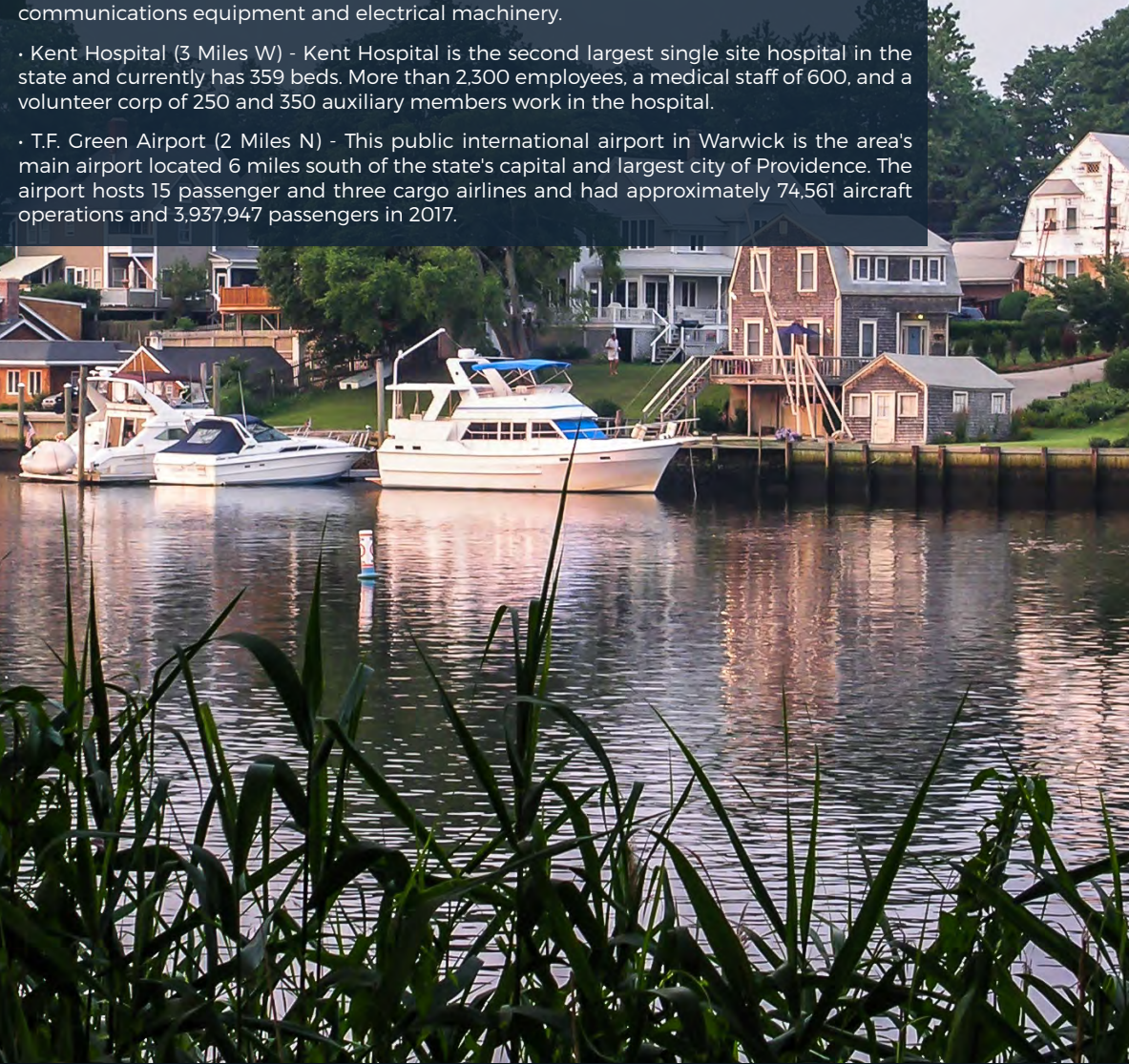


OVERVIEW

Warwick, the second largest city in Rhode Island, is located in Kent County and is part of the Providence metropolitan area with a population of over 1.6 million residents. Warwick is located approximately 10 miles south of Providence and 60 miles southwest of Boston on Interstate 95Warwick’s central location provides access to over 300,000 residents within a 10-mile radius. Two thirds of New England’s total population of 8.7 million live within a 75-mile radius. That includes 65 percent of the region’s manufacturers of plastics, chemicals, communications equipment and electrical machinery.

- Kent Hospital (3 Miles W) - Kent Hospital is the second largest single site hospital in the state and currently has 359 beds. More than 2,300 employees, a medical staff of 600, and a volunteer corp of 250 and 350 auxiliary members work in the hospital.

- T.F. Green Airport (2 Miles N) - This public international airport in Warwick is the area’s main airport located 6 miles south of the state’s capital and largest city of Providence. The airport hosts 15 passenger and three cargo airlines and had approximately 74,561 aircraft operations and 3,937,947 passengers in 2017.



	3 MILES	5 MILES	10 MILES
POPULATION			
2020 Estimate	58,771	141,466	548,925
2025 Projection	59,137	142,550	556,850
2010 Census	58,093	139,494	528,680
BUSINESS			
2020 Est. Total Businesses	3,312	7,563	27,385
2020 Est. Total Employees	36,791	83,667	304,258
HOUSEHOLDS			
2020 Estimate	25,515	59,408	213,449
2025 Projection	25,975	60,364	217,669
2010 Census	24,866	58,011	204,734
INCOME			
Average Household Income	\$93,383	\$98,468	\$91,673
Median Household Income	\$79,952	\$81,292	\$73,158



58,500+
PEOPLE WITHIN 3 MILES



17,500+
VEHICLES PER DAY
Int of W Shore Dr & Buttonwoods Ave



\$93,000+
AVERAGE HOUSEHOLD INCOME

