

ADVANCE™ AUTO PARTS

3105C CRANBERRY HWY, EAST WAREHAM, MA

**OFFERED
FOR SALE**

\$2,385,700 | 7.00% CAP

CRANBERRY PLAZA
STOP & SHOP
Cardi's
AutoZone
DOLLAR TREE
Citizens Bank
planet fitness

TSC TRACTOR SUPPLY CO.

TACO BELL

pepper's

McDonald's

THE HOME DEPOT

25

O'Reilly AUTO PARTS
HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.

SHERWIN-WILLIAMS

RAC

Plumbers' Supply Company

SULLIVAN TIRE AND AUTO SERVICE

T-Mobile

PostNet



WOODLAND COVE
5 BUILDINGS, 150 UNITS
COMPLETED 2024

CRANBERRY HIGHWAY 34,800 VPD

CONFIDENTIAL OFFERING
MEMORANDUM

Atlantic
CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Advanced Auto Parts located in East Wareham, Massachusetts. This 7,000 SF asset sits in the major retail node of East Wareham, a gateway submarket to Cape Cod which sees a summertime population swell to almost 5M visitors. The property benefits from its excellent frontage along Cranberry Highway which sees 34,800 vehicles per day.

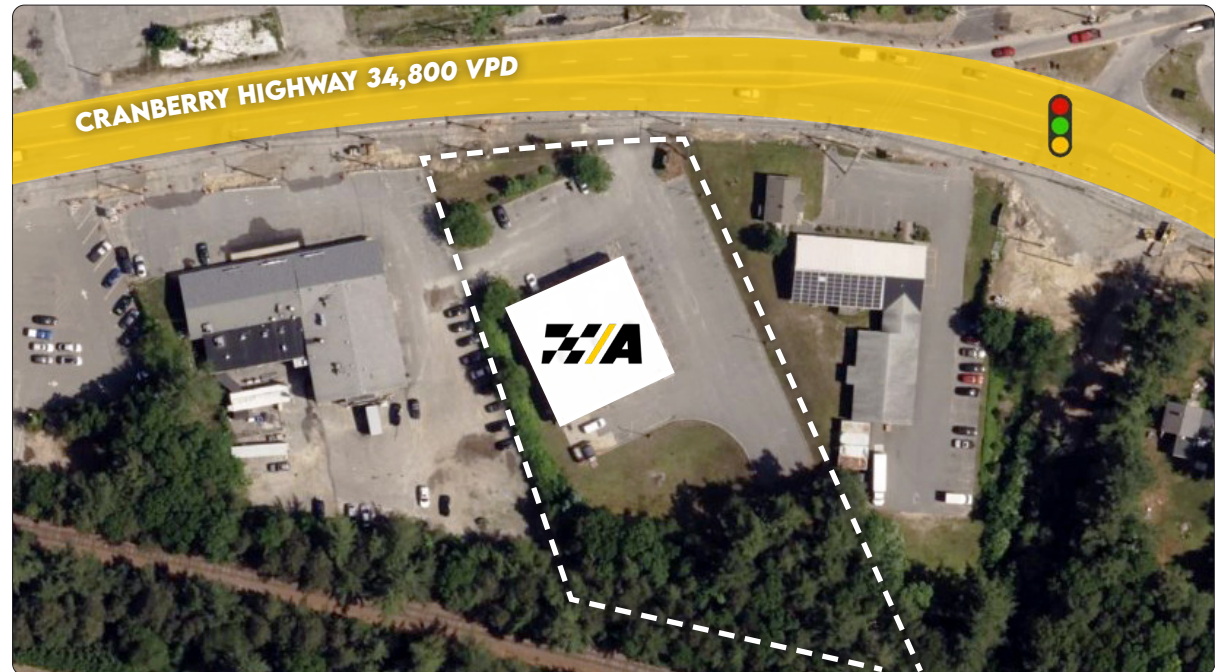
Located at 3105 Cranberry Highway, Advance Auto Parts signed a 15-year lease in 2006 and recently extended the base term of the lease to expire in October 2031. The lease features 7.5% rental increases every 5 years including throughout its three (3), five (5) year options. Advance Auto Parts is paying \$167,000 with the next escalation in November 2025. This offering presents an excellent opportunity to acquire a stable asset in a retail market servicing the coastal communities of Buzzard's Bay.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	1/1/2020 - 10/31/2025	\$167,000
Base Rental Increase (7.5%)	11/1/2025 - 10/31/2031	\$179,525
1st Extension Term	11/1/2031 - 10/31/2036	\$192,989
2nd Extension Term	11/1/2036 - 10/31/2041	\$207,464
3rd Extension Term	11/1/2041 - 10/31/2046	\$223,023

YEAR 1 NOI	\$167,000
CAP RATE	7.00%
LISTING PRICE	\$2,385,700


ASSET SNAPSHOT

Tenant Name	Advance Auto Parts
Address	3105C Cranberry Hwy, East Wareham, MA
Building Size (GLA)	7,000 SF
Land Size	1.38 Acres
Year Built	2006
Guarantor	Advance Stores Company, Inc. (Corporate)
Lease Type	NNN
Landlord Responsibilities	Structure Only
Lease Expiration Date	10/31/2031
Remaining Term	6+ Years
NOI	\$167,000



 **19,146** PEOPLE
IN 3 MILE RADIUS

 **\$111,117** AHHI
IN 3 MILE RADIUS

 **34,800** VPD
CRANBERRY HWY





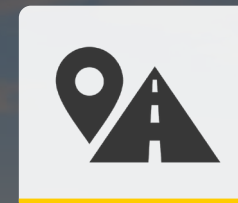
IMMEDIATE UPSIDE IN RETURNS

Investor can capitalize on an upcoming rent escalation (11/1/25), driving immediate income growth and boosting Year 1 returns



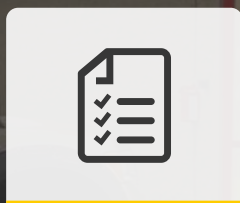
RECENT DEVELOPMENT ACTIVITY

Woodland Cove, the area's newest development, features 150 mixed-income units, including market-rate and affordable housing. Located directly across from the subject property, this influx of residents is expected to drive demand for service-oriented retailers



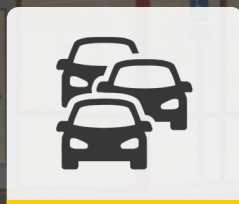
HIGH TRAFFIC RETAIL CORRIDOR

The property is steps away from Cranberry Plaza (2.3M Visitors Annually) and is surrounded by national retailers such as Home Depot, Stop & Shop, Ocean State Job Lot, McDonalds, Chili's, Harbor Freight, Planet Fitness and more



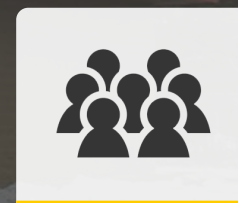
LONG-TERM TENANT COMMITMENT WITH ATTRACTIVE RENTAL GROW

The tenant demonstrated long-term commitment by extending their base term by 10 years in 2021, proving both performance and stability at this location, along with 7.5% rental increases every 5 years, and throughout option periods



CONVENIENT ACCESS TO ROUTE 25

The asset is located minutes from Route 25, which sees over 65,000 VPD



STRONG LOCAL & TOURIST DEMOGRAPHICS

Five-Mile Population of nearly 35,000 people earning an average household income of \$86,462. Cape Cod's summertime population swells to nearly 5M annual visitors

CRANBERRY PLAZA
STOP & SHOP
Cardi's
AutoZone
DOLLAR TREE
Citizens Bank
planet fitness
JOB LOT

TSC TRACTOR SUPPLY CO.

TACO BELL

pepper's

McDonald's

THE HOME DEPOT

25 RT-25 65,000 VPD

O'Reilly AUTO PARTS
HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.

SHERWIN-WILLIAMS

RAC

Plumbers' Supply Company

SULLIVAN TIRE AND AUTO SERVICE

3105C CRANBERRY HWY
ADVANCE
AUTO PARTS

WOODLAND COVE
5 BUILDINGS, 150 UNITS
COMPLETED 2024

T-Mobile
PostNet

CRANBERRY HIGHWAY 34,800 VPD



 **WOODLAND COVE**

Woodland Cove Apartments, located at 3102 Cranberry Highway in Wareham, MA, is a modern residential community offering 150 apartment units. Designed with affordability in mind, the complex provides income-restricted housing, making it an important resource for residents seeking quality living at reasonable rates.

The development has had a notable impact on the Wareham area by increasing the availability of affordable housing in a region where demand is high. By offering rental assistance programs and accommodating families, individuals, and pets, Woodland Cove contributes to economic stability and supports workforce housing needs. Additionally, its presence has spurred local economic activity, benefiting nearby businesses and services. The complex's modern infrastructure and sustainable design also contribute to the town's efforts to expand its housing options while maintaining community character.



CRANBERRY HIGHWAY 34,800 VPD



3105C CRANBERRY HWY
ADVANCE
AUTO PARTS





BOURNE
BOURNE BRIDGE
5 MILES

CAPE COD CANAL
RAILROAD BRIDGE

MASSACHUSETTS
MARITIME ACADEMY
1,425 STUDENTS

BUZZARDS BAY

TOWNE
TAVERN & TAP

DOLLAR GENERAL

WHITE CAP

128

7-ELEVEN

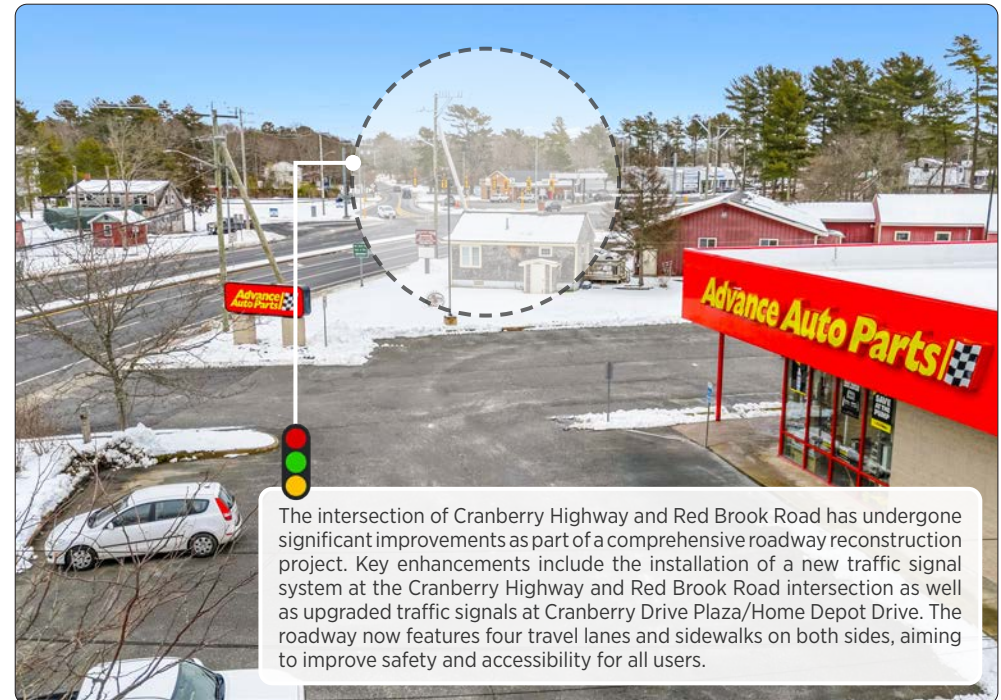
RED BROOK RD 7,200 VPD

CRANBERRY HIGHWAY 34,800 VPD

3105C CRANBERRY HWY
ADVANCE
AUTO PARTS

T Mobile
PIZZERIA
Pasta Bar
T MOBILE





The intersection of Cranberry Highway and Red Brook Road has undergone significant improvements as part of a comprehensive roadway reconstruction project. Key enhancements include the installation of a new traffic signal system at the Cranberry Highway and Red Brook Road intersection as well as upgraded traffic signals at Cranberry Drive Plaza/Home Depot Drive. The roadway now features four travel lanes and sidewalks on both sides, aiming to improve safety and accessibility for all users.

25 BLUE STAR MEMORIAL HWY - RT 25 65,000 VPD

Cranberry Highway (U.S. Route 6 and Route 28) serves as a major gateway to Cape Cod, providing a key access route for travelers heading toward the Bourne and Sagamore Bridges. This stretch of road passes through East Wareham, passing our site, accommodating a mix of local traffic and seasonal tourists, especially during the summer months. The highway connects to key intersections and highways, including I-495 and I-195, making it a primary route for those coming from the Greater Boston and Providence areas.

WOODLAND COVE
5 BUILDINGS, 150 UNITS
COMPLETED 2024

CRANBERRY PLAZA
STOP & SHOP
Cardi's
AutoZone
DOLLAR TREE
Citizens Bank
planet fitness
JOB LOT

TSC TRACTOR SUPPLY CO

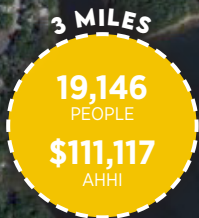
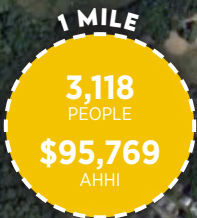
WATER WIZZ

SHERWIN-WILLIAMS

RAC

SULLIVAN TIRE AND AUTO SERVICE

7-ELEVEN



3105C CRANBERRY HWY
ADVANCE
AUTO PARTS





GATEWAY TO CAPE COD

During the summer months, Sagamore bridge reaches **95,000+ VPD** and Bourne Bridge sees close to **60,000 VPD**.

All Cape Cod travelers using I-495 South or I-195 East have to drive through Wareham to reach the Bourne Bridge or Rt 6 for the Sagamore Bridge.



Wareham, Massachusetts, has a population of approximately 23,000 residents and serves as a gateway to Cape Cod, located just before the Cape Cod Canal. Its proximity to Boston (about 50 miles away) and Providence (about 45 miles away) makes it a strategic location for businesses and residents seeking coastal living with access to major metropolitan areas. Wareham's economy has seen steady growth, driven by industries such as healthcare, tourism, retail, and marine-related businesses, with Wareham Crossing, a major shopping center, serving as a key retail hub. The town also has a strong cranberry farming heritage, with Ocean Spray being a significant presence in the area. Commercial real estate development has expanded, particularly in retail, mixed-use properties, and waterfront projects, capitalizing on Wareham's scenic location and increasing interest in coastal communities. Industrial and logistics developments have also grown due to Wareham's accessibility to Interstate 195 and Routes 6 and 28. With its economic diversity, expanding real estate market, and close connection to Cape Cod's tourism industry, Wareham continues to develop as a desirable place to live and do business.

DISTANCE TO ASSET


- BOSTON..... 54 MILES**
- PROVIDENCE..... 43 MILES**
- BOURNE BRIDGE..... 5 MILES**
- SAGAMORE BRIDGE..... 7 MILES**

PROVIDENCE

WAREHAM

SAGAMORE BRIDGE

BOURNE BRIDGE

ADVANCE™ AUTO PARTS

3105C CRANBERRY HWY, EAST WAREHAM, MA

**OFFERED
FOR SALE**

\$2,385,700 | 7.00% CAP

CRANBERRY PLAZA
STOP & SHOP
Cardi's
AutoZone
DOLLAR TREE
planet fitness
JOB LOT
Citizens Bank

TRACTOR SUPPLY CO.

TACO BELL

SHERWIN-WILLIAMS

McDonald's

THE HOME DEPOT

25

O'Reilly AUTO PARTS
HARBOR FREIGHT
QUALITY TOOLS - LOWEST PRICES

RAC

Plumbers' Supply Company

SULLIVAN TIRE AND AUTO SERVICE



WOODLAND COVE
5 BUILDINGS, 150 UNITS
COMPLETED 2024

Exclusively Offered By

 **Atlantic**
CAPITAL PARTNERS™

T-Mobile
Best Buy
WALGREENS

CONTACTS

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

ERIC SUFFOLETTO

Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

DANNY GRIFFIN

Vice President
781.635.2449
dgriffin@atlanticretail.com

BEN OLMSTEAD

Associate
980.498.3296
bolmstead@atlanticretail.com

MATT AUSTIN

Analyst
508.686.0437
maustin@atlanticretail.com

BRYAN ANDERSON
Broker of Record
License #: 9040601

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Advance Auto Parts - Wareham, MA (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.