

# Domino's NNN Investment Property for Sale

Price: \$861,104 / Cap Rate: 6.00%

13 Pleasant Street, Spencer, MA



## Property Information

Address:	13 Pleasant St., Spencer, MA
Parcel ID:	U13-102
Lot Size:	0.52 +/- Acres
Building Size:	1,368 +/- SF
Parking Spaces:	17 +/- Spaces
Parking Ratio:	12 per 1,000 SF GLA +/-
Traffic Counts:	6,901 +/- VPD (Pleasant St.) 16,779 +/- VPD (Main St.)
Frontage:	120' +/- on Pleasant Street
Water:	Public
Sewer:	Public
Gas:	Public, Natural
Zoning:	Town Center Mixed Use
Year Built:	1988 (renovated 2020)

## Lease Information

Occupancy %:	100% Leased
Expiration Date:	January 31, 2032
Renewal Options:	2x5 year
Base Rent Increases:	2% annual
Base Rent:	\$54,100.80/yr NNN (as of 02/01/24)
Less Vacancy & Management at 4.5%:	(\$2,434.54)
NOI:	\$51,666.26
Cap Rate:	6.00%
Asking Price:	\$861,104

Opportunity to purchase this Domino's NNN leased investment property located at 13 Pleasant Street in Spencer, MA. A multi-unit franchisee operates this Domino's which opened for business in 2021 after substantial interior & exterior building renovations to this former bank. This new Domino's features the pizza theater store design which is an open concept that allows customers to watch their pizza being made. The location offers carryout, delivery and features a pickup window for carryout customers who want a quick grab-and-go option after placing their order online or over the phone. The lease currently has 7.5 +/- years remaining with an expiration date of January 31, 2032. The tenant, Spencer Pie Company, Inc. assumed this lease on August 28th, 2023 and is a multi-unit operator of Domino's (15 total). The lease is personally guaranteed by the owner of Spencer Pie Company, Inc.

This well-located and visible property is in the center of Spencer, MA adjacent to Price Chopper Supermarket and CVS Pharmacy. The property has great frontage, ample parking, and convenient access. Spencer benefits from its proximity to Worcester and is home to many major retail establishments including Price Chopper, CVS Pharmacy, Big Y Supermarket, Advance Auto Parts, Family Dollar, Dunkin, Dairy Queen, Webster First FCU, Klem's, McDonald's and more.

## Demographics

	3 Miles	5 Miles	10 Miles
Population:	12,087	26,254	194,399
Households:	4,924	10,288	71,598
Average HH Income:	\$88,978	\$99,195	\$95,825

## For Sale Information:

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SUMMIT REALTY PARTNERS

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## Property Photographs



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## Area Retail Businesses



Big Y Supermarket



CVS Pharmacy



Dairy Queen



Dunkin Donuts



Klems



McDonalds



Price Chopper



Webster First Fed CU

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