

500 GRAFTON STREET

OFFERED FOR SALE | \$8,499,025 | 6.29% CAP RATE



CONFIDENTIAL OFFERING MEMORANDUM



500 GRAFTON STREET

EXECUTIVE SUMMARY

ASSET SNAPSHOT

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of 500 Grafton Street, Worcester, MA. The property is a 1.79-acre site featuring three (3) freestanding single tenant buildings totaling 16,452 SF. The buildings are currently occupied by CVS, TD Bank, and Wholly Cannoli, a well-known local bakery and café, and all three tenants have long operating histories at the property.

The offering is well-positioned along Grafton Street, a highly traveled corridor in a densely populated submarket in Worcester. The site has featured a pharmacy location for the last 50 years, with CVS taking over at the site roughly 40 years ago in 1982. CVS signed a new 20-year lease in 1997 and is currently in their first of two 10-year option periods. CVS currently pays a base rent of \$205,000 with an additional percentage rent component and a base rent increase to \$220,000 in February 2027. TD Bank has been operating at this site since 1998, initially opening as First Massachusetts Bank until TD Bank acquired them in 2002. TD recently executed an amendment to their lease through 2028 with one 5-year option to extend. The bank branch features a drive-thru location. Wholly Cannoli has been operating at the site since 2011.

Address	500 Grafton Street; Worcester MA
Building Size (GLA)	CVS 13,537 SF TD 1,455 SF Wholly Cannoli 1,460 SF
Total GLA	16,452 SF
Land Area	1.79 Acres
Tenants	CVS TD Bank Wholly Cannoli
Occupancy	100%
Current (NOI)	\$534,363



INVESTMENT HIGHLIGHTS



\$20M
sustained sales

PERCENTAGE RENT & REPORTED SALES

Sustained, high-performing store with annual sales far in excess of \$20M



EXCELLENT SITE POSITION

Large contiguous parcel in dense trade area



DOMINANT RETAIL ASSET IN WORCESTER

Supplied constrained retail market

CVS
40 year history

- 24 hour CVS store
- 80% of Total Revenue
- Ranked TOP 5% Store in the country (Placer.ai)



TD BANK DEPOSITS

\$130M in 2022

ENTERING
INC. 1786
WORCESTER



WORCESTER MSA
205,918 POPULATION

ECONOMIC SUMMARY

TENANTS	SQ FT	LEASE START	LEASE END	BASE RENT PSF	BASE RENT MONTH	BASE RENT ANNUAL	LEASE TYPE	RENEWAL OPTIONS	OPTION RENT
CVS	13,537	2/1/1997	1/31/2027	\$15.14	\$17,083	\$205,000	NNN	(1) 10-Year Option Remaining	\$16.25
TD Bank	1,455	4/1/1998	5/31/2028	\$53.26	\$6,458	\$77,500	NNN	(1) 5-Year Option	\$53.26
Wholly Cannoli	1,460	4/28/2011	TAW	\$19.72	\$2,400	\$28,800	Gross		
PROPERTY TOTAL	16,452			\$18.92	\$25,942	\$311,300			

CASH FLOW STATEMENT

INCOME

Base Rent	\$311,300
CVS Percentage Rent	\$245,263
Expense Recovery	\$91,569

EFFECTIVE GROSS REVENUE \$648,132

EXPENSES

Real Estate Taxes	\$75,638
Insurance	\$15,931
Accounting	\$4,200
Management	\$18,000

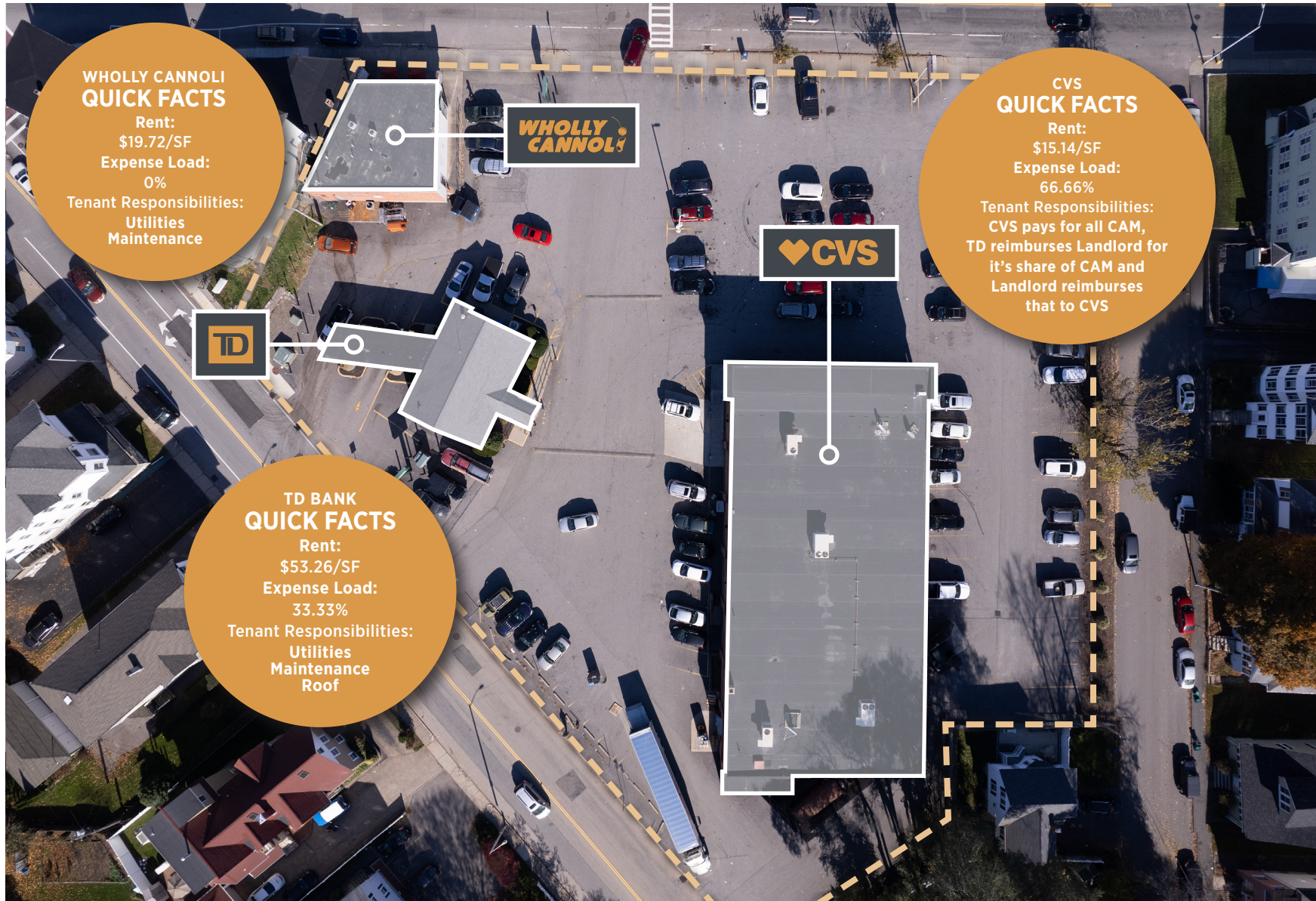
TOTAL OPERATING EXPENSES \$113,769

NET OPERATING INCOME \$534,363

UNDERWRITING ASSUMPTIONS

- 1) Analysis shows a one-year snapshot of NOI with analysis period from January 1, 2024 - December 31, 2024
- 2) CVS Percentage rent is based on a trailing 4-year average, Contact Broker for More Information
- 3) Expenses are based off of 2023 budget
- 4) CVS and TD Bank Reimburse their Pro Rata Share of Real Estate Taxes and Insurance
- 5) CVS GLA includes a 3,066 SF unfinished basement used for storage





WHOLLY CANNOLI QUICK FACTS

Rent:
\$19.72/SF
Expense Load:
0%
Tenant Responsibilities:
Utilities
Maintenance

WHOLLY
CANNOLI

TD

TD BANK QUICK FACTS

Rent:
\$53.26/SF
Expense Load:
33.33%
Tenant Responsibilities:
Utilities
Maintenance
Roof

CVS

CVS QUICK FACTS

Rent:
\$15.14/SF
Expense Load:
66.66%
Tenant Responsibilities:
CVS pays for all CAM,
TD reimburses Landlord for
it's share of CAM and
Landlord reimburses
that to CVS

500 GRAFTON STREET



WORCESTER
ACADEMY

DOWNTOWN
WORCESTER

UNION
HILL

GRAFTON
HILL

WORCESTER EAST
MIDDLE SCHOOL

TOM ASH
BASEBALL FIELD

KMOTORS CENTER LLC

500
GRAFTON STREET

Palma's Bakery
& Cafe Sorrento



QUALITY
DENTAL LAB

WHOLLY
CANNOLI



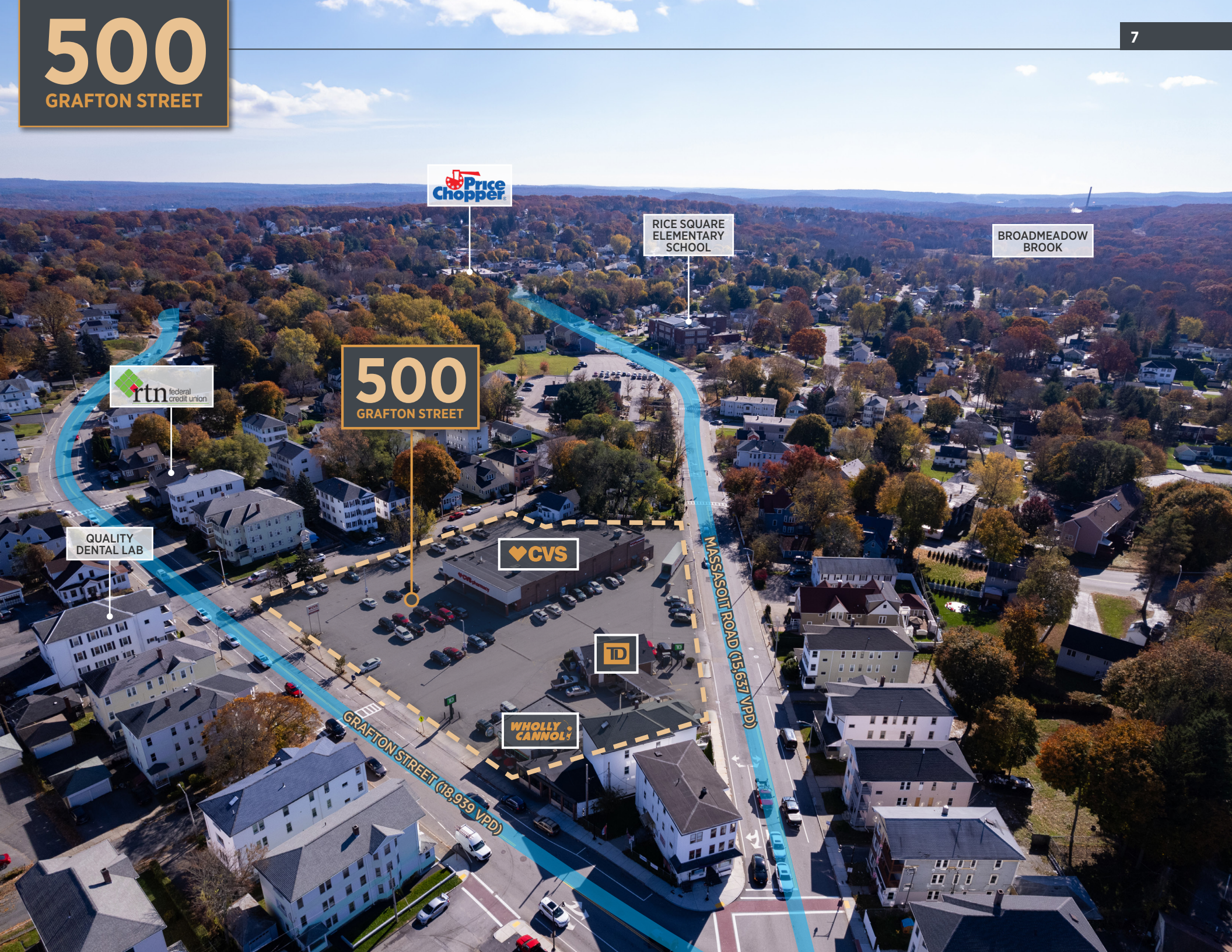
GRAFTON STREET (18,939 VPD)

MASSASOIT ROAD (15,637 VPD)

CVS

500

GRAFTON STREET



RICE SQUARE
ELEMENTARY
SCHOOL

BROADMEADOW
BROOK

500
GRAFTON STREET



QUALITY
DENTAL LAB

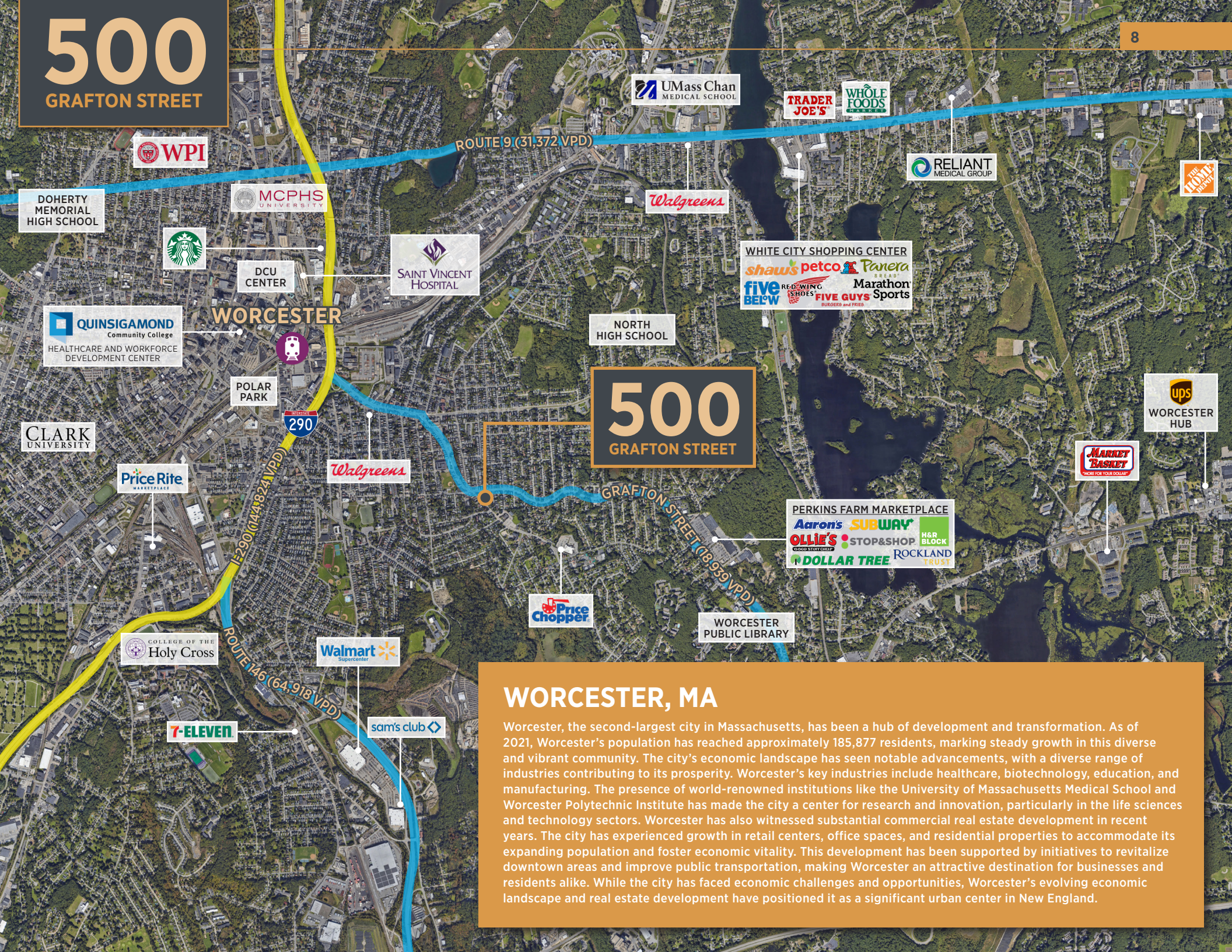


WHOLLY
CANNOLI?

GRAFTON STREET (18,959 VPD)

MASSASOIT ROAD (15,637 VPD)

500 GRAFTON STREET



WPI

DOHERTY MEMORIAL HIGH SCHOOL

MCPHS UNIVERSITY



DCU CENTER

SAINT VINCENT HOSPITAL

UMass Chan MEDICAL SCHOOL

Walgreens

TRADER JOE'S

WHOLE FOODS MARKET

RELIANT MEDICAL GROUP

THE CANAL CENTER

QUINSIGAMOND Community College HEALTHCARE AND WORKFORCE DEVELOPMENT CENTER

WORCESTER

POLAR PARK



290

CLARK UNIVERSITY

Price Rite MARKETPLACE

Walgreens

500 GRAFTON STREET

NORTH HIGH SCHOOL

WHITE CITY SHOPPING CENTER
shaws petco Panera
five BEL'EV RED WING SHOES FIVE GUYS Marathons Sports
BURGERS and FRIES

ups WORCESTER HUB

MARKET BASKET
PRICE FOR YOUR DOLLAR

PERKINS FARM MARKETPLACE
Aaron's SUBWAY H&R BLOCK
OLLIE'S STOP & SHOP ROCKLAND TRUST
DOLLAR TREE

Price Chopper

WORCESTER PUBLIC LIBRARY

ROUTE 146 (64,918 VPD)

COLLEGE OF THE Holy Cross

Walmart Supercenter

7-ELEVEN

sam's club

WORCESTER, MA

Worcester, the second-largest city in Massachusetts, has been a hub of development and transformation. As of 2021, Worcester's population has reached approximately 185,877 residents, marking steady growth in this diverse and vibrant community. The city's economic landscape has seen notable advancements, with a diverse range of industries contributing to its prosperity. Worcester's key industries include healthcare, biotechnology, education, and manufacturing. The presence of world-renowned institutions like the University of Massachusetts Medical School and Worcester Polytechnic Institute has made the city a center for research and innovation, particularly in the life sciences and technology sectors. Worcester has also witnessed substantial commercial real estate development in recent years. The city has experienced growth in retail centers, office spaces, and residential properties to accommodate its expanding population and foster economic vitality. This development has been supported by initiatives to revitalize downtown areas and improve public transportation, making Worcester an attractive destination for businesses and residents alike. While the city has faced economic challenges and opportunities, Worcester's evolving economic landscape and real estate development have positioned it as a significant urban center in New England.



CVS QUICK FACTS

Founded	1963
Ownership	Public (NYSE: CVS)
# of Locations	9490
Headquarters	Woonsocket, RI

CVS Health, originally founded as Consumer Value Stores in 1963, has evolved into one of the largest and most diversified healthcare companies in the United States. The company's journey began with the opening of its first store in Lowell, Massachusetts, as a retail pharmacy and health products provider. Over the years, CVS has gone beyond traditional pharmacy offerings to include a broad spectrum of healthcare services, such as walk-in clinics, prescription delivery, and health and wellness products. This transformation has made CVS a one-stop destination for health and well-being, with a strong emphasis on preventive care and community health initiatives. The company's expansion story has been marked by mergers and acquisitions that have strengthened its position in the healthcare industry. CVS's acquisition of Aetna, one of the largest health insurers in the United States, has allowed it to integrate health insurance with pharmacy services, creating a more comprehensive and accessible healthcare experience for consumers. CVS Health's operating performance has been robust, reflecting its strategic diversification and ability to adapt to changing healthcare landscapes.



TD BANK QUICK FACTS

Founded	1855
Ownership	Public (NYSE: TD)
# of Locations	1200
Headquarters	Toronto, ON

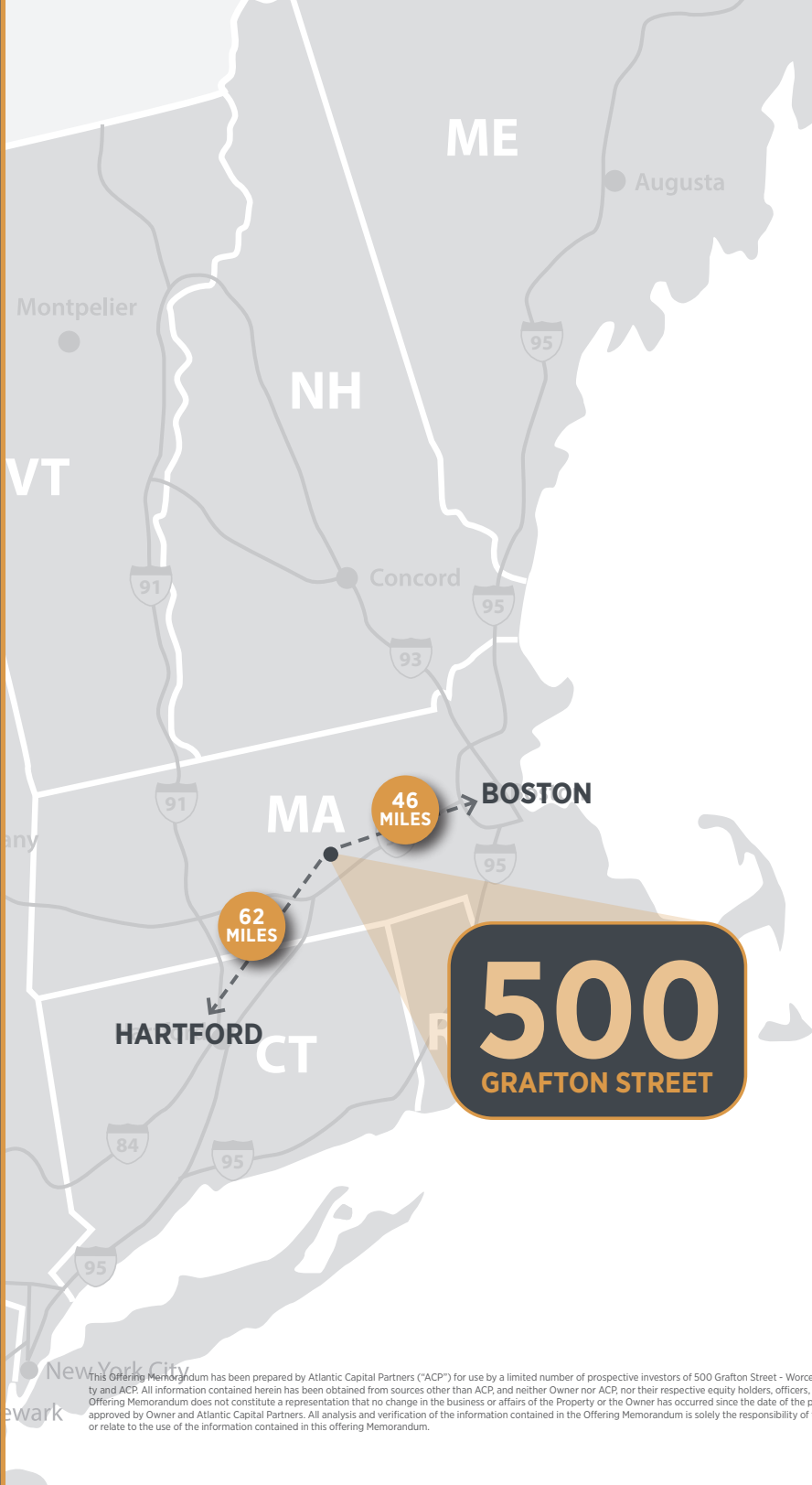
Founded in 1855 in Toronto, Canada, TD Bank has grown to become one of North America's leading financial institutions. TD Bank is renowned for its comprehensive range of financial services, offering retail banking, commercial banking, wealth management, and investment services. With a customer-centric approach, the bank has gained a reputation for providing exceptional customer service and convenience. TD Bank's expansion story is marked by a strategic focus on growth in the United States. The bank entered the U.S. market through a series of acquisitions, including its purchase of Cherry Hill, New Jersey-based Commerce Bank in 2008. These acquisitions enabled TD Bank to establish a robust network of branches along the East Coast and position itself as a major player in the American banking industry. The bank's operating performance has remained solid, reflecting its commitment to customer satisfaction, innovative technology, and a strong retail presence. TD Bank's expansion and service quality have contributed to its status as one of the top 10 banks in the United States and a trusted choice for banking and financial services.



WHOLLY CANNOLI QUICK FACTS

Founded	2000
Ownership	Private
# of Locations	1
Headquarters	Worcester, MA

Richard Elia founded the original Wholly Cannoli in 2000. It was located on Shrewsbury Street in Worcester, MA. The store only operated as a simple walk-in bakery with homemade bread, pastries and cannolis. In 2002, the bakery moved to Grafton St. in Worcester where the facilities were larger and there was space for tables so that people could enjoy a coffee and pastry. In 2009, a Cafe next door to the bakery was opened which has brought new customers daily. Wholly Cannoli's greatest achievement since opening is having the largest selection of Cannolis on the East Coast. Along with their 40 different cannoli flavors, Wholly Cannoli is known for their explosive Top Sellers like Dynamite Stick, Cherry Bomb, and the Landmine. When you read the Wholly Cannoli slogan "Cakes, Cookies and Pies Oh My!" You will know why when you enter the cafe and see the huge assortment of pastries in front of you.



Exclusively Offered By



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