

CONFIDENTIAL OFFERING MEMORANDUM

S/

SOUTHWAY VILLAGE

10 Cape Rd | Taunton, MA

OFFERED FOR SALE: \$2,300,000



CAPE ROAD 26,000 VPD



S/

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EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Southway Village, a 17,342 SF multi-tenant strip center located at 10 Cape Road in Taunton, MA. The property is anchored by Advance Auto Parts and Rent-A-Center, with one 6,842 SF vacancy that provides a clear path for upside through a targeted lease up.

Both tenants have operated at the property long term Advance Auto Parts since 2011 and Rent-A-Center since 1996 demonstrating durable tenancy and consistent customer draw. Rent-A-Center recently executed an early five-year extension with a rent increase and added renewal options, while Advance Auto Parts remains committed through 2026 with two five-year options and scheduled escalations. These actions highlight tenant stability and strong confidence in the location. The property offers investors both near-term leasing upside and strengthened income durability from credit tenants with long operating histories at the center.

With a current NOI of \$115,993 and priced at \$2,300,000, Southway Village represents a compelling opportunity to acquire a well-located necessity-based retail asset in a dense, high-traffic corridor.


NOI \$115,993

PRICE \$2,300,000



ASSET SNAPSHOT

Address	10 Cape Road, Taunton, MA
Building Size (GLA)	17,342 SF
Land Size	1.52 Acres
Year Built/Renovated	1970
Tenants	Advance Auto Parts Rent-a-Center
Lease Type(s)	NNN
Occupancy	60%
Current NOI	\$115,993

 **50,830** PEOPLE
IN 3 MILE RADIUS

 **\$100,034** AHHI
IN 3 MILE RADIUS

 **26,000** VPD
ON CAPE ROAD



PROVEN TENANT HISTORY

Rent-A-Center recently executed an early five-year extension with a rent increase and added renewal options, while Advance Auto Parts remains in place through 2026 with two five-year options and scheduled rent bumps underscoring long-term tenant confidence.



VALUE ADD INVESTMENT OPPORTUNITY

With 6,842 SF currently vacant, investors have a prime opportunity to unlock additional NOI through a targeted lease up while benefiting from stable cash flow from the existing tenants in place.



NATIONAL CREDIT TENANCY

Anchored by Advance Auto Parts and Rent-A-Center, two established national brands with durable operating histories and proven sales performance the property.



DENSE NATIONAL RETAIL CORRIDOR

Over 50,000 residents within three miles with an average household income of \$100,000+, supported by regional retailers including Shaw's, HomeGoods, Marshalls, and PetSmart.



PRIME LOCATION WITH EXCELLENT VISIBILITY & ACCESS

+/- 245 feet of frontage along Cape Road, with daily traffic counts exceeding 26,000 vehicles.



STRONG TENANT SYNERGY

Tenant mix enhances consumer draw to the trade area, promoting crossover shopping and boosting site performance.

TENANT	SQUARE FEET	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	RENT DATE	ESCALATIONS	RECOVERY TYPE	RENEWAL OPTIONS	OPTION RENT
ADVANCE AUTO PARTS	6,500	7/1/2011	6/30/2026	\$12.52	\$81,380	--	--	PRS TICAM 7.5% Admin Fee on CAM 5% Non-Cumulative CAP on Controllable CAM (excludes Utilities & Snow Removal)	(2) 5-Year Options Option 1 Option 2	-- \$13.39 \$14.33
RENT-A-CENTER	4,000	2/15/1996	3/31/2031	\$15.60	\$62,400	--	--	PRS TICAM 7.5% Admin Fee on CAM & INS 5% Non-Cumulative CAP on Controllable CAM (excludes Insurance & Snow Removal)	(2) 5-Year Options Option 1 Option 2	-- \$17.16 \$18.88
VACANT	6,842	--	--	--	--	--	--	--	--	--
TOTAL	17,342				\$143,780					



TENANTS	SQUARE FEET	LEASE START	LEASE END	BASE RENT			CAM	INS	TAX	TOTAL RECOVERY	TOTAL ANNUAL
				PSF	MONTH	YR					
Advance Auto Parts	6,500	July-11	June-26	\$12.52	\$6,782	\$81,380	\$5,436	\$4,683	\$12,166	\$22,285	\$103,665
Rent-a-Center	4,000	February-96	March-31	\$15.60	\$5,200	\$62,400	\$2,656	\$2,882	\$7,487	\$13,025	\$75,425
Vacant	6,842	--	--	--	--	--	--	--	--	--	--
PROPERTY TOTAL	17,342				\$11,982	\$143,780	\$8,092	\$7,565	\$19,652	\$35,310	\$179,090

UNDERWRITING ASSUMPTIONS

- 1) Analysis Shows a one-year snapshot of NOI with analysis period from November 1, 2025 - October 31, 2026
- 2) CAM & Insurance expenses reflect 2024 CAM & Tax Reconciliation Expense Amounts, inflated 3%
- 3) Real Estate Tax Expense based on 2025 Bill, annualized
- 4) Analysis captures 12 months of rent from all tenants
- 5) Analysis captures all contractual rent escalations which occur during the analysis period
- 6) Management Fee is assumed to be 3% of Effective Gross Income
- 7) Reimbursement structures reflect 2024 CAM & Tax Reconciliations

CASH FLOW

INCOME

Base Rent	\$143,780
Expense Recovery	\$35,310
Gross Potential Income	\$179,090
EFFECTIVE GROSS REVENUE	\$179,090

EXPENSES

CAM ¹	\$12,361
Insurance	\$12,609
Property Taxes	\$32,754
Management Fee (3% of EGI)	\$5,373
TOTAL OPERATING EXPENSES	\$63,096
NET OPERATING INCOME	\$115,993





SHAW'S PLAZA - RAYNHAM
shaw's **PET SMART**
Bernie & Phyllis **Marshalls**
GNC **CVS** **five BELOW**
Panera BREAD

Aspen Dental
PET SUPPLIES PLUS

CAPE ROADS PLAZA
HomeGoods
Burlington
Staples
DOLLAR TREE
ALDI

Jersey Mike's
Aroma Joe's

Firestone

RYAN'S

Pep Boys

Valvoline

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
Safelite

DUNKIN'

Prestige
CAR WASH & GAS

KFC

S/
SOUTHWAY VILLAGE





TAUNTON K-12
8,000+ STUDENTS

TAUNTON
CENTER

GLOBE
LIQUORS

Ninety
Nine 99

Prestige
CAR WASH & GAS

DUNKIN'

CAPE ROAD 26,000 VPD

S ST W 5,800 VPD

KFC

HARBOR FREIGHT
QUALITY TOOLS... LOWEST PRICES
Safelite

S/
SOUTHWAY
VILLAGE

S/ SOUTHWAY VILLAGE

Morton Hospital
144-BEDS

TAUNTON CENTER

44

GLOBE LIQUORS

DUNKIN'

Valvoline

Pep Boys

TAUNTON K-12
8,000+ STUDENTS

HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.
Safelite

Quality
TIRE & OIL

Firestone

CAPE ROAD 26,000 VPD

SHAW'S PLAZA - RAYNHAM
shaw's PET SMART
Bernie's & Phyllis's Marshalls
GNC CVS five
Panera BREAD BEL'W

AutoZone

Aspen Dental
PET SUPPLIES PLUS

Hampton Inn

LONGHORN STEAKHOUSE

LOWE'S

Applebee's
GRILL + BAR

COURTYARD
BY HARRIOTT

CAPE ROADS PLAZA
HomeGoods Burlington
Staples
DOLLAR TREE

Walmart
Supercenter

CHIPOTLE
MEXICAN GRILL

Jersey Mike's
Aroma Joe's

Starbucks

1 MILE

3,097
PEOPLE

\$120,075
AHHI

3 MILES

50,830
PEOPLE

\$100,034
AHHI

5 MILES

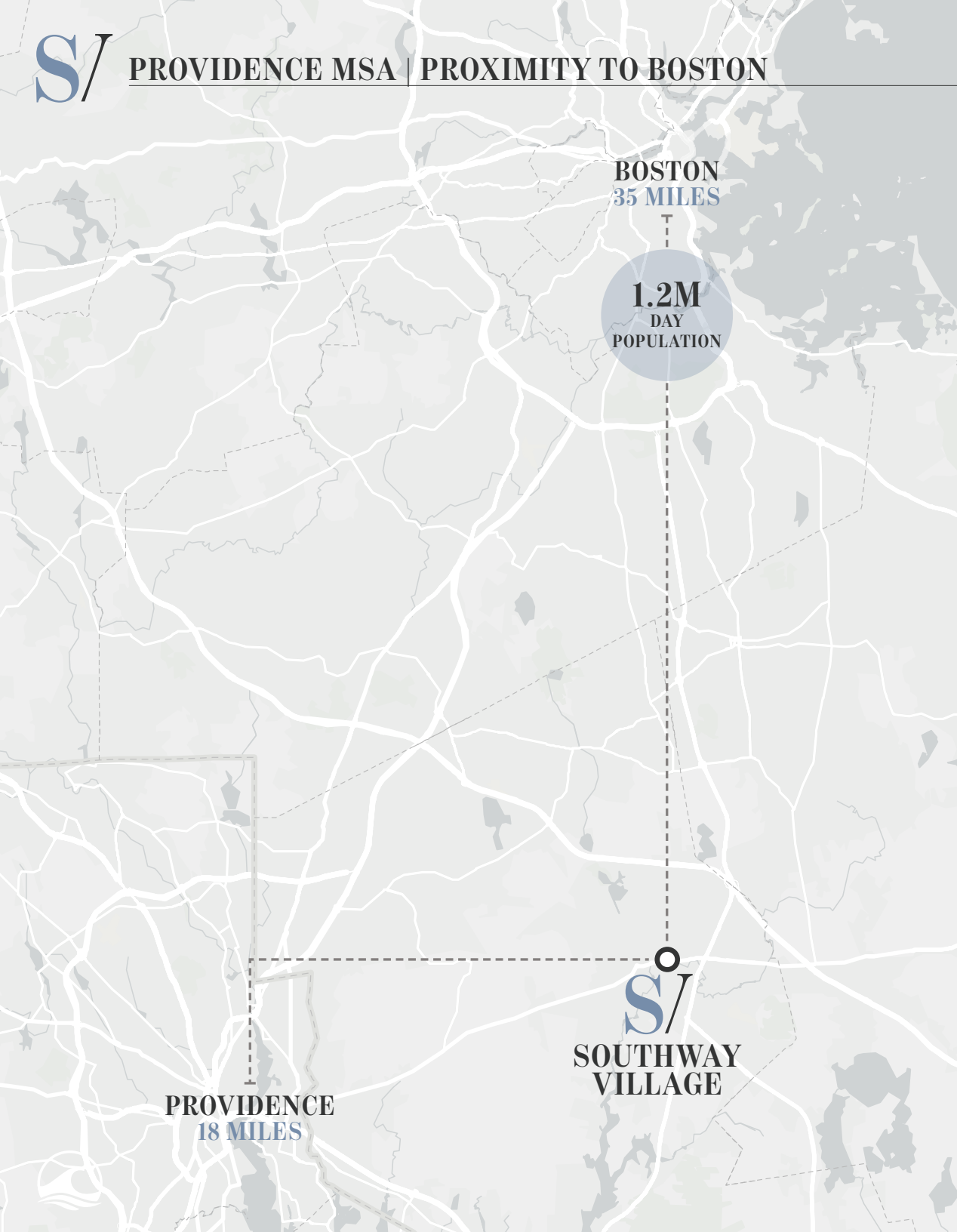
82,117
PEOPLE

\$116,426
AHHI

AMVETS HWY 78,000 VPD

24





TAUNTON | MASSACHUSETTS

Located 40 miles south of Boston and 20 miles east of Providence, Taunton boasts a population of 59,408, making it the third-largest municipality in the county. The city, incorporated in 1864, boasts a rich industrial past, notably as a hub for silversmithing with companies like Reed & Barton and as a key shipping point via Weir Village. Taunton's nine historic districts, over 100 buildings on the National Register of Historic Places, and landmarks like the Bristol County Superior Courthouse reflect its colonial and industrial heritage. The Myles Standish Industrial Park, one of New England's largest, supports modern manufacturing and tech, while the Taunton Municipal Light Plant, established in 1897, provides publicly owned electric services to 34,000 customers.

Taunton offers a blend of suburban charm and urban amenities, with a vibrant community and diverse recreational opportunities. The Taunton River, a dam-free coastal ecosystem, supports kayaking, fishing, and 45 fish species, while parks like Massasoit State Park and Hopewell Park provide hiking and outdoor activities. The city's downtown features Taunton Green, a hub for events and war memorials, alongside art galleries, antique shops, and restaurants serving Portuguese and American cuisine. Taunton's public schools serve 7,757 students, and the Taunton Public Library is a community staple. Taunton is appealing to residents due to its proximity to Boston and Providence via I-495 and Route 44, supported by MBTA commuter rail and GATRA bus services. Recent developments, like the 390-unit Whittenton Mills housing project approved in 2025, signal ongoing growth.



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Exclusively Offered By



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