

**BRIDGESTONE**

&

**QUICK 'n CLEAN CAR WASH**

**507 & 511 JOHN FITCH HWY**

**FITCHBURG, MA**

**INDIVIDUAL OR PORTFOLIO OFFERING**





**OFFERED FOR SALE**



**\$3,090,000 | 6.82% BLENDED CAP**

**CONFIDENTIAL OFFERING MEMORANDUM**

 **Atlantic**  
CAPITAL PARTNERS™

**BRIDGESTONE**  
&  
**QUICK 'n CLEAN CAR WASH**  
**507 & 511 JOHN FITCH HWY**  
FITCHBURG, MA  
*Investment Highlights*

<b>BRIDGESTONE</b>  <b>\$2,640,000</b> 6.75% CAP RATE	<b>QUICK 'n CLEAN</b>  <b>\$450,000</b> 7.25% CAP RATE
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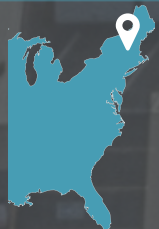
 <b>LXD</b> 2032	 <b>LXD</b> 2039
<b>BRIDGESTONE QUICK 'n CLEAN</b>	

**SEPARATELY PARCELED ASSETS PROVIDING FUTURE OPTIONALITY**

The property consists of two independently parceled sites, offering future flexibility for individual disposition, refinancing, or potential redevelopment.



**STRONG WALT WITH CONTRACTUAL RENTAL INCREASES**

Both Bridgestone and Quick 'n Clean have significant lease terms remaining - 2032 and 2039 respectively. In addition, they have options to extend for additional terms thereafter.

 <b>13,040<sup>SF</sup></b> TOTAL GLA	
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**LONG-TERM, TWO TENANT ACQUISITION OPPORTUNITY**

The offering consists of separately-parceled assets across similar use types, creating a synergistic tenant mix. Bridgestone has occupied the site since 1968 and Quick 'n Clean arrived in 2014.

<b>3 MILES</b>  <b>53,702</b> PEOPLE <b>\$93,683</b> AHHI	<b>5 MILES</b>  <b>85,175</b> PEOPLE <b>\$100,172</b> AHHI
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**UNMATCHED DEMOGRAPHICS AND TRAFFIC**

Positioned along one of the most desirable retail corridors in the submarket, the asset features exceptional local demographics and tremendous regional draw.

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**Executive Summary**

Atlantic Capital Partners is pleased to present for sale 507-511 John Fitch Hwy, a two-tenant retail asset leased to Bridgestone and Quick 'N Clean Car Wash in Fitchburg, Massachusetts. Being offered individually or as a portfolio, Bridgestone and Quick 'N Clean occupy 9,520 SF and 3,520 SF respectively, bringing the combined offering to a total of 13,040 SF. The tenants' synergistic services strengthen the site's appeal. Bridgestone is a legacy high-performing tenant, occupying the site since 1968 with a lease expiration in 2032 and one 5-year option. Quick 'N Clean commenced occupancy in 2014 with contractual rent increases through 2039. This offering provides investors with long-term, stable cash flow backed by credit tenancy. The asset is being offered for \$3,090,000, equating to a blended 6.82% cap rate.



BRIDGESTONE		QUICK 'n CLEAN	
507 JOHN FITCH HIGHWAY	1.21 TOTAL ACRES	511 JOHN FITCH HIGHWAY	1.17 TOTAL ACRES
9,520 TOTAL SQUARE FEET	\$178,264 CURRENT NOI	3,520 TOTAL SQUARE FEET	\$32,412 CURRENT NOI
3 MILES 53,702 PEOPLE	3 MILES \$93,683 AHHI	16,900 VPD JOHN FITCH HWY	

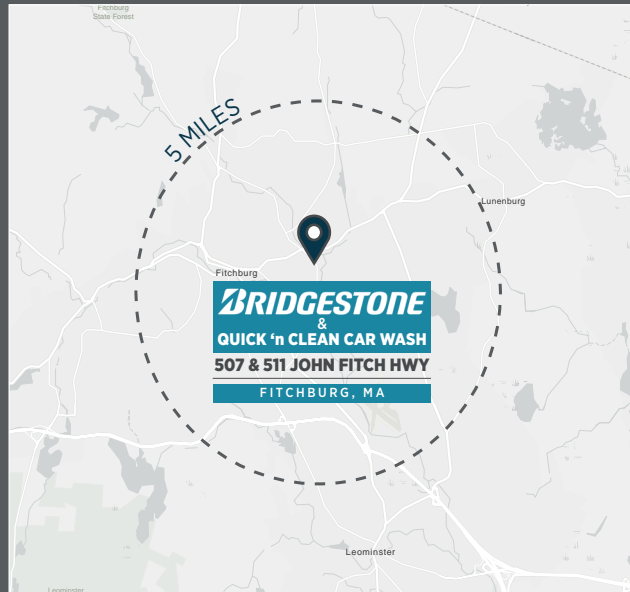
**BRIDGESTONE**  
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**Property Description**

Bridgestone and Quick 'N Clean reside on separate parcels totalling 2.30 acres. The asset benefits from strong cotenancy along John Fitch Highway, which sees 16,900 vehicles per day. As high-performing legacy tenants, both Bridgestone and Quick 'N Clean offer investors long-term contractual cash flow with minimal landlord responsibilities. Its strategic location within a high-traffic retail corridor and proximity to national tenants enhances visibility and foot traffic, positioning the asset for continued strong performance.



**PLACER STATISTICS**



**85,175**  
 TRADE AREA  
 POPULATION



**\$100,172**  
 TRADE AREA  
 AHHI



**47,800**  
 TOTAL ANNUAL  
 VISITS ACROSS  
 BOTH TENANTS

## Fitchburg, MA - The Retail Submarket

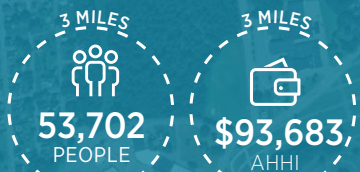
Fitchburg is a 25.8-square-mile city in northern Worcester County, Massachusetts, nestled along the Nashua River. Located in the Montachusett region, it borders Leominster, Westminster, Ashburnham, Ashby, and Lunenburg. Fitchburg is strategically served by Route 2—a major east-west state highway—along its southern boundary, with additional state routes including 12, 13, 31, and 2A feeding into the city. Interstate 190 ends nearby in Leominster, linking Fitchburg to I-495 and Worcester.

The presence of Fitchburg State University, a public institution with over 6,000 students, along with Mount Wachusett Community College's local campus, contributes to a strong educational landscape. These schools, together with several colleges within a 50-mile radius, strengthen the city's reputation and support a well-educated local population. Furthermore, Fitchburg is home to a diverse mix of major employers across manufacturing, finance, education, and services. These include Simonds International and Boutwell Owens, Workers Credit Union and IC Federal Credit Union, LUK and Montachusett Opportunity Council, and Applewild School.

Fitchburg's dense retail node is home to many high-performing tenants, including national chains like Hanaford, Planet Fitness, Rent-A-Center, and Verizon. Other notable retail hubs include John Fitch Plaza on Route 107 and the Mall at Whitney Field in neighboring Leominster, offering big-box and specialty shopping experiences. In addition, Main Street and surrounding areas host a vibrant array of independent retailers—from antique shops and gift boutiques to markets and galleries—adding character and serving local needs.



### AREA DEMOGRAPHICS



## RENT ROLL

TENANT	SQUARE FEET	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	INCREASE DATE	ESCALATION	RECOVERY TYPE	RENEWAL OPTIONS	OPTION RENT
<b>BRIDGESTONE</b> <sup>1</sup>	9,520	8/1/1968	7/31/2032	\$18.73	\$178,264	8/1/2026	\$181,829  2% Annual Increases	NNN  CAM - Tenant self-maintains parcel RET - Tenant pays taxes directly INS - Tenant holds their own insurance	1 x 5 Yrs  2% Annual Increases	\$204,269
<b>QUICK 'n CLEAN CAR WASH</b>	3,520	2/1/2014	1/31/2039	\$9.03	\$32,412	2/1/2028	\$33,061  2% Increases Every 2 Years (Next Increase After 2028: 2/1/2030)	NNN  CAM - Tenant self-maintains parcel RET - Tenant pays pro-rata share of taxes INS - Tenant holds their own insurance	None	N/A

<sup>1</sup> Tenant pays an additional 3.5% of net wholesale sales should the amount be greater than the sum of its rent, real estate taxes, and insurance premium for the year. This payment is not reflected

## PROFORMA

INCOME	BRIDGESTONE	QUICK 'n CLEAN CAR WASH	TOTAL
Base Rent	\$178,264	\$32,412	\$210,676
Expense Recovery	\$51,838	\$19,167	\$71,004
<b>GROSS POTENTIAL INCOME</b>	<b>\$230,102</b>	<b>\$51,579</b>	<b>\$281,680</b>
<b>EFFECTIVE GROSS REVENUE</b>	<b>\$230,102</b>	<b>\$51,579</b>	<b>\$281,680</b>
<b>EXPENSES</b>			
CAM	\$25,133	\$9,293	\$34,426
Insurance	\$9,139	\$3,379	\$12,518
Real Estate Taxes	\$12,601	\$4,659	\$17,260
Management Fee	\$4,964	\$1,836	\$6,800
<b>TOTAL OPERATING EXPENSE</b>	<b>\$51,838</b>	<b>\$19,167</b>	<b>\$71,004</b>
<b>NET OPERATING INCOME</b>	<b>\$178,264</b>	<b>\$32,412</b>	<b>\$210,676</b>



## The Opportunity

TENANT	GLA	NOI	PRICING		CURRENT RENT		LEASE EXPIRATION	OWNERSHIP	REMAINING OPTIONS
			CAP RATE	PRICE	PSF	ANNUAL			
<b>BRIDGESTONE</b>	9,520	\$210,676	6.82%	\$3,090,000	\$18.73	\$178,264	7/31/2032	Fee Simple	One 5-year option
<b>QUICK 'n CLEAN CAR WASH</b>	3,520				\$9.03	\$31,777	1/31/2039	Fee Simple	N/A



Atlantic Capital Partners is proud to present the exclusive offering to acquire the Fitchburg Portfolio—a collection of three outparcel, single-tenant properties leased to nationally recognized tenants. Spanning 16,302 square feet, this portfolio delivers future ownership secure, long-term cash flow supported by high-performing tenants with extended lease terms and built-in contractual rent escalations. While Bridgestone and Quick 'N Clean are located on separate parcels, these tenants are being offered as a single transaction.

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**FITCHBURG, MA**

Exclusively Offered By



The Prudential Center  
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