

# ADVANCE™ AUTO PARTS

3105C CRANBERRY HWY, EAST WAREHAM, MA

OFFERED  
FOR SALE  
**\$2,286,900**  
**7.85% CAP**



CRANBERRY PLAZA



WOODLAND COVE  
NEW, 150-UNIT  
DEVELOPMENT COMPLEX

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    | \$179,525   |
| CAP RATE      | 7.85%       |
| LISTING PRICE | \$2,286,900 |

## 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                       | \$179,525                                |



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

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

 **34,800** VPD  
CRANBERRY HWY





### 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 GROWTH

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



25



128



SHERWIN-WILLIAMS

SULLIVAN TIRE  
AND AUTO SERVICE

CRANBERRY HIGHWAY 34,800 VPD



Roast Beef

etc more



WOODLAND COVE  
NEW, 150-UNIT  
DEVELOPMENT COMPLEX

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.



 **WOODLAND COVE**

Woodland Cove is a transformative housing development located at 3102 Cranberry Highway in Wareham, Massachusetts. Developed by Dakota Partners, this three-phase project spans approximately 8 acres and introduces 150 mixed-income rental units to the region.

The development of Woodland Cove replaces the long-vacant Starlight Motel site, revitalizing the area and contributing to the local economy. By providing affordable housing options, Woodland Cove enables individuals and families to live and work in Wareham, supporting the town's workforce and promoting economic diversity.

# CAPE COD



TOWNE  
TAVERN & TAP

128  
WHITE CAP

7-ELEVEN

CRANBERRY HIGHWAY 34,800 VPD

3105C CRANBERRY HWY  
**ADVANCE**  
AUTO PARTS





25

BLUE STAR MEMORIAL HWY - RT 25 65,000 VPD


**GIA** AUTO SALES.com  
Quality Pre-Owned Cars


Santander

Eastern Bank


 REIGN  
CAR WASH

 TRACTOR  
SUPPLY CO.

 WATER WIZZ  
CAPE COD, MA  
WATER PARK

3 MILES

1 MILE

5 MILES

 3,118  
PEOPLE

 \$95,769  
AHHI

 19,146  
PEOPLE

 \$111,117  
AHHI

 37,003  
PEOPLE

 \$116,241  
AHHI

CRANBERRY HIGHWAY 34,800 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

 HARBOR FREIGHT  
QUALITY TOOLS LOWEST PRICES


SHERWIN-WILLIAMS

MAIN AVE 4,200 VPD

 3105C CRANBERRY HWY  
**ADVANCE**  
 AUTO PARTS


**BOSTON****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.

**PROVIDENCE****WAREHAM****SAGAMORE BRIDGE****BOURNE 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**

|                             |                 |
|-----------------------------|-----------------|
| <b>BOSTON.....</b>          | <b>54 MILES</b> |
| <b>PROVIDENCE.....</b>      | <b>43 MILES</b> |
| <b>BOURNE BRIDGE.....</b>   | <b>5 MILES</b>  |
| <b>SAGAMORE BRIDGE.....</b> | <b>7 MILES</b>  |

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Exclusively Offered By



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WOODLAND COVE  
NEW, 150-UNIT  
DEVELOPMENT COMPLEX

**BRYAN ANDERSON**  
Broker of Record  
**License #: 9040601**

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