

CRANBERRY PLAZA
STOP & SHOP
Cardi's
AutoZone
Citizens Bank
DOLLAR TREE

THE HOME DEPOT

O'Reilly AUTO PARTS
HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.

SULLIVAN TIRE AND AUTO SERVICE

25

128

CRANBERRY HIGHWAY 34,800 VPD

ADVANCETM AUTO PARTS

3105C CRANBERRY HWY, EAST WAREHAM, MA



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

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

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25



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 HARBOR FREIGHT
 QUALITY TOOLS. LOWEST PRICES.

VSC TRACTOR
 SUPPLY CO.

SHERWIN-WILLIAMS

128



Plumbers'
 Supply Company

SULLIVAN
 AND AUTO SERVICE

CRANBERRY HIGHWAY 34,800 VPD

T-Mobile
 RadioShack



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


BOURNE BRIDGE
5 MILES →

TOWNE
TAVERN & TAP

7-ELEVEN

128

 **WHITE CAP**

CRANBERRY HIGHWAY 34,800 VPD

3105C CRANBERRY HWY
ADVANCE
AUTO PARTS



25

BLUE STAR MEMORIAL HWY - RT 25 65,000 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.

GIA AUTO SALES.com
Quality Pre-Owned Cars

CIRCLE K

CVS

Papa Gino's
PIZZERIA

Santander

Eastern Bank

REIGN
CAR WASH

TACO BELL

McDonald's

DUNKIN'

O'Reilly AUTO PARTS
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

RAC
RACING EQUIPMENT

SULLIVAN TIRE
AND AUTO SERVICE

7-ELEVEN

WOODLAND COVE
5 BUILDINGS, 150 UNITS
COMPLETED 2024

CRANBERRY PLAZA

STOP & SHOP
Cardi's
AutoZone
DOLLAR TREE
Citizens Bank

TSC TRACTOR
SUPPLY CO.

WATER WIZZ
CAPE COD, MA

SHERWIN-WILLIAMS

CRANBERRY HIGHWAY 34,800 VPD

MAIN AVE 4,200 VPD

1 MILE

3,118
PEOPLE

\$95,769
AHHI

3 MILES

19,146
PEOPLE

\$111,117
AHHI

5 MILES

37,003
PEOPLE

\$116,241
AHHI

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



BOSTON..... **54 MILES**
PROVIDENCE..... **43 MILES**
BOURNE BRIDGE..... **5 MILES**
SAGAMORE BRIDGE..... **7 MILES**

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Exclusively Offered By



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Broker of Record
License #: 9040601

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