

AutoGlassNow!

Boston 10 MILES

**OFFERED
FOR SALE**

\$1,500,000

BACON STREET

MAIN STREET 25,500 VPD

 **Atlantic**
CAPITAL PARTNERS

CONFIDENTIAL OFFERING MEMORANDUM



825 Main Street WALTHAM, MA

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged in the sale of the new Auto Glass Now property located at 825 Main Street in Waltham, MA. The 1,800 SF property was thoroughly renovated in 2023 for Driven Brands' Auto Glass Now concept, including new roof, HVAC, and parking. The property features excellent positioning, visibility, and co-tenancy along Main Street in Waltham, one of Boston's most dynamic trade areas.

The offering benefits from its positioning along the dense, high-barrier-to-entry Main Street corridor, and the submarket broadly benefits from outstanding retail co-tenancy including Market Basket, Hannaford, Marshalls, and CVS, among many others, and substantial area demand drivers, including access and proximity to the most affluent communities in Greater Boston, positioning along I-95, and access to the submarket's robust daytime office population. Additionally, Waltham is home two of the area's major Universities: Brandeis University (3,900 undergraduates) and Bentley University (3,500 undergraduates). Waltham has also emerged as a major hub for biotech and life science companies, with rapid growth, development and expansion from Cambridge and Watertown into Waltham over the past four years and further, the area is anchored by significant medical presence, including the Boston Children's Hospital Waltham outpatient facility.

Auto Glass Now signed a new 5-year lease upon delivery of the property in 2023, with three (3), five (5)-year options to renew, with 12% rent escalations at the beginning of each option period. The Offering provides investors a rare opportunity to acquire a high quality net lease property in Waltham, MA, one of Greater Boston's most attractive and fundamentally vibrant submarkets.

NOI	\$80,000
CAP	5.33%
Listing Price	\$1,500,000

ASSET SNAPSHOT

Tenant Name	Auto Glass Now
Address	825 Main St, Waltham, MA 02451
Building Size (GLA)	1,800
Land Size	0.16 Acres
Year Built/Renovated	2023
Signator/Guarantor	Driven Brands
Lease Type	NN
Landlord Responsibilities	Roof, Structure, Parking (New Roof & Parking 2023)
Lease Expiration Date	8/31/2028
NOI	\$80,000
Rent Escalations	12% Every 5 Years

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	1-5	\$80,000
1st Extension Term	6-10	\$89,600
2nd Extension Term	11-15	\$100,352
3rd Extension Term	16-20	\$112,394



123,023 PEOPLE
IN 3 MILE RADIUS



\$179,249 AHHI
IN 3 MILE RADIUS



25,500 VPD
ON MAIN STREET



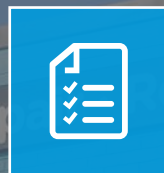
THOROUGHLY RENOVATED

New Roof, HVAC & Parking completed in 2023



CORPORATELY BACKED NET LEASE

The Lease is guaranteed by Driven Brands Inc, the parent company of Autoglass Now. The lease calls for minimal landlord responsibilities providing a relatively passive opportunity for an investor



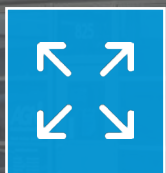
ROBUST DEMOGRAPHICS

279,494 people earning over \$150,000 within a 5-mile radius



LOCATED IN A HIGH TRAFFIC RETAIL CORRIDOR

Situated along Main Street (Route 20) that sees 20,000 VPD with nearby national retailers such as Market Basket, Hannaford, Marshalls, and CVS



DRIVEN BRANDS PLANNING FOR SIGNIFICANT GROWTH

Autoglass Now, owned by Driven Brands, plans to significantly expand its presence across the United States through acquisitions and new store development



RARE GREATER BOSTON ASSET

The offering presents a rare opportunity to acquire a greater Boston asset with passive, long-term cash flow



ATTRACTIVE RENTAL INCREASES

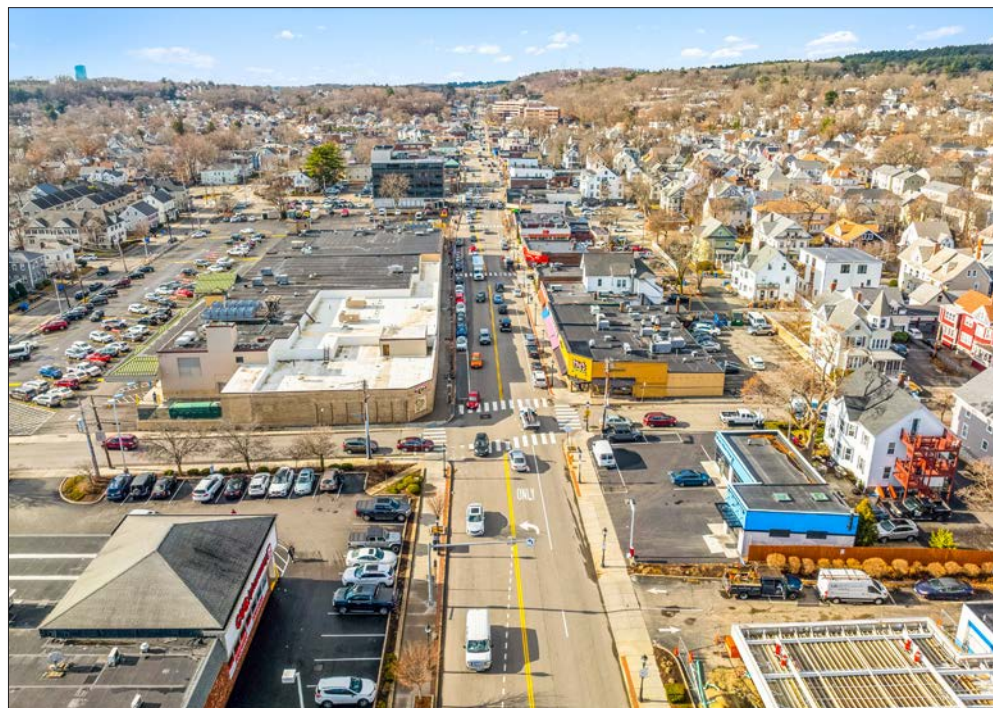
12% Rental Increase Every 5 Years including Option Periods



TOP PERFORMING GROCERY ANCHORS IN TRADE AREA

Market Basket 2.4m annual visits, 3rd highest performing store in the chain and Hannaford with approximately 1M annual visits, 3rd ranked in chain in MA (placer.ai)







Brandeis
UNIVERSITY
5,950 STUDENTS
1,500 EMPLOYEES

MAIN STREET MARKETPLACE
Panera **PET SUPPLIES PLUS.**
BREAD™ **GNC**
AT&T **AspenDental**

MARKET BASKET
2.4M ANNUAL VISITS
3/53 IN MA (TOP 96%)
3/90 IN NATION (TOP 97%)

CITYSIDE

BANK OF AMERICA

DUNKIN'

Hannaford
960K ANNUAL VISITS
3/16 IN MA (TOP 87%)



Moe's

FISKE STREET

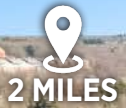
HARVARD STREET

CVS

MAIN STREET 25,500 VPD

Mobil





2 MILES

BENTLEY UNIVERSITY
5,150 STUDENTS
950 EMPLOYEES

WALTHAM

Boston 10 MILES



BACON STREET

Mobil

FISKE STREET



M&T Bank



UNITED STATES
POSTAL SERVICE



MAIN STREET 25,500 VPD



HARVARD STREET

Hannaford





**WALTHAM
HIGH SCHOOL**

**JFK MIDDLE
SCHOOL**

**WALTHAM
DUAL LANGUAGE
SCHOOL**

**BENTLEY
UNIVERSITY**
5,150 STUDENTS
950 EMPLOYEES

1 MILE

29,648
PEOPLE

\$130,971
AHHI

3 MILES

123,023
PEOPLE

\$179,249
AHHI

CITYPOINT
DYNAMIC DISTRICT
881K SF
PREMIER & LIFE SCIENCE
7 PROPERTIES



CITYSIDE



FITCHBURG LINE

Waltham



Hannaford



**Brandeis
UNIVERSITY**
5,950 STUDENTS
1,500 EMPLOYEES



EDISON
ON THE CHARLES & WINDSOR
264 UNITS

WATCH FACTORY
170,000 SF BRICK & BEAM
OFFICE
FITNESS CENTER
163 LOFT APTS
2,600 SF RESTAURANT



AGN!
WALTHAM

ARLINGTON

EVERETT

SOMERVILLE

WATERTOWN

CAMBRIDGE

BOSTON
10 MILES

BOSTON LOGAN
INTERNATIONAL
AIRPORT

NEWTON

BROOKLINE

WELLESLEY

Waltham, Massachusetts, is a vibrant city with a population of approximately 65,000 people. It has experienced steady economic growth, driven by its strong base of industries including technology, biotechnology, education, and healthcare. Often referred to as “Watch City,” Waltham has a historical association with the watch-making industry but has since transformed into a hub for innovation, hosting numerous tech companies and startups. The city benefits from its proximity to Boston, located just about 10 miles west, making it a desirable location for commuters and businesses seeking access to the larger metropolitan area. Waltham is also home to major institutions like Brandeis University and Bentley University, which contribute to its intellectual and cultural vibrancy. Its strategic location along major highways, such as I-95 and Route 128, enhances its connectivity to the Greater Boston area and beyond. With a mix of historical charm, economic opportunity, and access to world-class institutions, Waltham is a dynamic and thriving community.

1 MILE

29,648

PEOPLE

\$130,971

AHHI

3 MILES

123,023

PEOPLE

\$179,249

AHHI

5 MILES

292,770

PEOPLE

\$207,812

AHHI



LEASE ABSTRACT

LESSEE	Auto Glass Now			
LAND	0.16 Acres			
LEASE TERM	Five (5) Years			
RENT COMMENCEMENT DATE	9/1/2023			
EXPIRATION DATE	8/31/2028			
BASE RENT	PERIOD (LEASE YEARS)	ANNUAL	MONTHLY	PSF
Current Term	1-5	\$80,000	\$6,667	\$44.44
1st Extension Term	6-10	\$89,600	\$7,467	\$49.78
2nd Extension Term	11-15	\$100,352	\$8,363	\$55.75
3rd Extension Term	16-20	\$112,394	\$9,366	\$62.44
SECURITY DEPOSIT:	None			
SIGNATOR/GUARANTOR:	Driven Brands, Inc.			
RENEWAL TERM(S):	Three, Five Year Options			
REQUIRED PARKING:	None			
USE RESTRICTIONS:	Tenant shall have the right to use the Premises for automotive glass repair and replacement only. Tenant is strictly prohibited from using the Premises for any of the following: gas station, food service facility (including, but not limited to, a deli or coffee shop), retail store for the sale of beer and/or wine, or a convenience store for the sale of any items that are currently sold or may be sold at the adjoining Gulf gasoline station/convenience store business operated by Global, including, but not limited to, lottery, tobacco products, motor oil, EV charging stations, windshield fluid, coffee, beer/wine, beverages, food, snacks, beverages or convenience products.			
TERMINATION OPTION(S):	None			
REAL ESTATE TAXES:	Tenant shall reimburse Landlord, as additional rent, for Landlord's real estate tax payments.			
UTILITIES:	Tenant shall pay the cost of all utilities and other services that Tenant requires to serve the Premises which may include heat, water, electric current, gas, garbage pickup, extermination, telephone, cleaning and sewer.			
INSURANCE:	Tenant shall obtain and thereafter maintain in full force and effect commercial general liability insurance against claims for property damage and personal injury or death occurring on the Premises. Tenant shall obtain and thereafter maintain in full force and effect commercially common "Special Form" policy property insurance covering the replacement cost of (i) all buildings, facilities, improvements and other constructions forming part of the Premises or located thereon.			

REPAIRS & MAINTENANCE:

Tenant, at its expense shall make all necessary interior non-structural repairs (but not replacements) to the Building and Premises including repairs to the heating, ventilation and air conditioning system located therein, to the interior portions of the plumbing and electrical systems servicing exclusively the Premises, those required as a result of Tenant's negligence except that Tenant shall not be obligated to make any of the foregoing caused by the negligence of Landlord Parties. Further, Tenant, at its expense, shall maintain (but not replace) the vehicular parking area and other paved areas of the Premises. Tenant may make any nonstructural alterations, additions or improvements to the Premises without Landlord's consent so long as such alterations, additions or improvements shall not materially reduce or impair the value of the Premises and provided the same do not violate any applicable Laws or Title Documents. Tenant shall maintain all heating, air conditioning, ventilation, plumbing and electrical systems servicing the Premises and located outside the Building in good condition and repair.

Landlord, at its expense, shall keep (including repair and replacement) all structural components, foundation, roof and roof supports, footings, foundations, structural supports, columns, floor slab, loading docks, bearing walls, and exterior walls (except plate glass; windows, doors and other exterior openings; window and door frames, molding, closure devices, locks and hardware; special store fronts) of the Building. Further, Landlord, at its expense, shall make all replacements of the vehicular parking area and other paved areas of the Premises.

ASSIGNMENT, SUBLETTING & GO DARK:

Tenant shall not assign this Lease or sublet all or any portion of the Premises, without in each instance obtaining Landlord's prior written consent, not to be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, Tenant shall have the right, subject to the remaining terms and provisions of this Lease, to assign this Lease without Landlord's consent (i) as part of a sale of all or substantially all of Tenant's company or as part of a stock merger whether by direct or indirect transfer of assets or equity interests), (ii) to any entity which directly or indirectly controls Tenant, is controlled directly or indirectly by Tenant or is under direct or indirect common control with Tenant, or (iii) any entity which acquired all or substantially all of Tenant's assets, or (iv) any franchisee of Tenant's franchisor or any affiliate of thereof that meets then-current standard franchisee qualifications of such franchisor.

ESTOPPEL CERTIFICATE:

Either party shall, at any time upon ten (10) days prior written notice from the other, execute, acknowledge and deliver, an estoppel certificate.

HOLDING OVER:

Tenant shall be deemed a tenant-at-will; (ii) Tenant shall pay Landlord Base Rent at 150% of the last scheduled Base Rent, and Tenant shall pay 100% of Additional Rent as and when required to be paid under this Lease, and (iii) the tenancy-at-will may be terminated by either party hereto upon thirty (30) days' prior written notice given by the terminating party to the nonterminating party.

AutoGlassNow!

**OFFERED
FOR SALE**

\$1,500,000

Exclusively Offered By



PRIMARY DEAL CONTACTS

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Boston 10 MILES

BACON STREET

MAIN STREET 25,500 VPD

CVS/pharmacy

**BROKER OF RECORD
BRYAN ANDERSON**
License #: 9040601

825 Main Street WALTHAM, MA