

**CONFIDENTIAL OFFERING MEMORANDUM** 





## **EXECUTIVE SUMMARY**

Atlantic Capital Partners is pleased to present the exclusive offering of 818821 Boston Road in Springfield, MA, a newly renovated two-tenant retail strip center totaling 2,500 SF and fully leased to nationally recognized brands AT&T and Wingstop.

This offering provides investors with an attractive combination of stable income and long-term growth potential. Wingstop has recently executed a brand-new 10-year corporate lease with two 5-year extension options, ensuring durable cash flow backed by one of the fastest-growing quick-service restaurant concepts in the country. AT&T, a global telecommunications leader with an investmentgrade balance sheet, provides additional credit stability and steady customer traffic under its existing corporately guaranteed lease.

Strategically positioned along Boston Road, the property benefits from excellent visibility and access, supported by strong surrounding demographics with over 85,000 residents within a three-mile radius and an average household income exceeding \$73,000. The immediate trade area is anchored by a mix of retail, healthcare, and education employers, reinforcing long-term tenant success and consumer demand.

At an offering price of \$1,478,720 and a 6.25% cap rate, this property is ideally suited for private investors and 1031 exchange buyers seeking durable cash flow, essential service tenancy, and exposure to a resilient Western Massachusetts market.

NOI	\$92,420
CAP	6.25%
PRICE	\$1,478,720

WINGSTOP ASSET SNAPSHOT				
TENANT NAME	Wingsto	ор		
ADDRESS	818 Bos Springfi	ston Rd eld, MA		
GLA	1,235 S	F		
LAND SIZE	0.46 AC			
YEAR RENOVATED	2025			
GUARANTOR	Corpor	ate		
LEASE TYPE	NN			
LANDLORD RESPONSIBILITIES	Roof &	Structure		
LEASE EXPIRATION DATE	7/31/20	035		
RENT INCREASES	Aug-23	to \$50.77/SF		
NOI	\$57,000	)		
LEASE YEARS	TERM	ANNUAL RENT		
Base Term	1-5	\$57,000		
Rental Increase (10%)	6-10	\$62,700		
Option 1	11-15	\$69,000		
Option 2	16-20	\$75,900		

TENANT NAME		AT&T		
ADDRESS		821 Boston Rd Springfield, MA		
GLA		1,265 S	F	
LAND SIZE		0.46 AC		
YEAR RENOVATED		2025		
GUARANTOR		Corporate		
LEASE TYPE		NN		
LANDLORD RESPONSIBILITIES		Roof &	Structure	
LEASE EXPIRATION DATE		5/31/2027		
RENT INCREASES		-		
NOI		\$35,420	)	
LEASE YEARS	TERM		ANNUAL REI	









## **NEWLY CASTED 10-YR WINGSTOP LEASE**

Wingstop has recently committed to a brand-new 10-year lease, providing long-term stability and a nationally recognized QSR brand



## **ESTABLISHED** SPRINGFIELD TRADE AREA

Located in the heart of Springfield, the property benefits from a dense population base, strong daytime employment, and consistent consumer traffic driven by nearby retail, education, and healthcare anchors



## **EVER-GROWING** MIXED-USE SUBMARKET

Just down the road, the Springfield Crossing development is actively transforming the area, bringing a wave of high-traffic national retailers to the already thriving corridor, including BJ's Wholesale Club, Hobby Lobby, PetSmart, Chick-fil-A, and Chipotle, further strengthening the market's retail draw



## "BITE-SIZE" PRICE POINT FOR TARGET AUDIENCE

The offering represents an accessible investment opportunity at a manageable price point, appealing to private investors and 1031 exchange buyers seeking durable cash flow



ATET

WING STOP

## **ATTRACTIVE CO-TENANCY**

The site benefits from a strong tenant mix, enhancing customer draw and positioning the property as a destination within the trade area



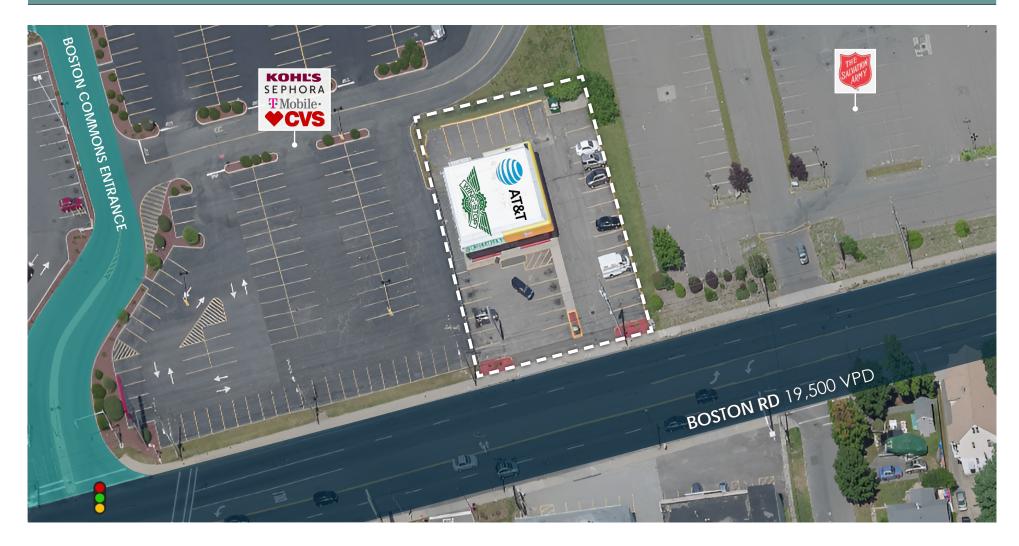
## **SHADOW ANCHORED BY** COMMUNITY SHOPPING CENTER

Boston Commons is a 103,494 SF Kohl's and CVS-anchored community shopping center in Springfield, MA. Currently 98% leased, the property features a well-curated mix of six national and regional retailers, delivering a balanced combination of value-oriented and service-based tenancy





TENANT	SIZE (SF)	LEASE START DATE	LEASE END DATE	LEASE TYPE	\$/SF/YR	MONTHLY RENT	ANNUAL RENT	NEXT RENT BUMP	OPTIONS REMAINING
AT&T	1,265	June 1, 2022	May 31, 2027	NN	\$28.00	\$2,952	\$35,420		
Wingstop	1,235	Est. August 1, 2025	Est. July 31, 2035	NN	\$46.15	\$4,750	\$57,000	Aug-2030 to \$50.77/SF	2 x 5 Yrs
TOTAL	2,500				\$36.97	\$7,702	\$92,420	\$24.50	







## A WESTERN MASSACHUSETTS HUB

**SPRINGFIELD** 



Largetst City in Massachusetts

## **TALENTED** WORKFORD

Driven by higher education institutions like Springfield College, Western New England University, and Springfield **Technical Community** College, Springfield offers a steady pipeline of skilled labor in healthcare, financial services, and manufacturing.

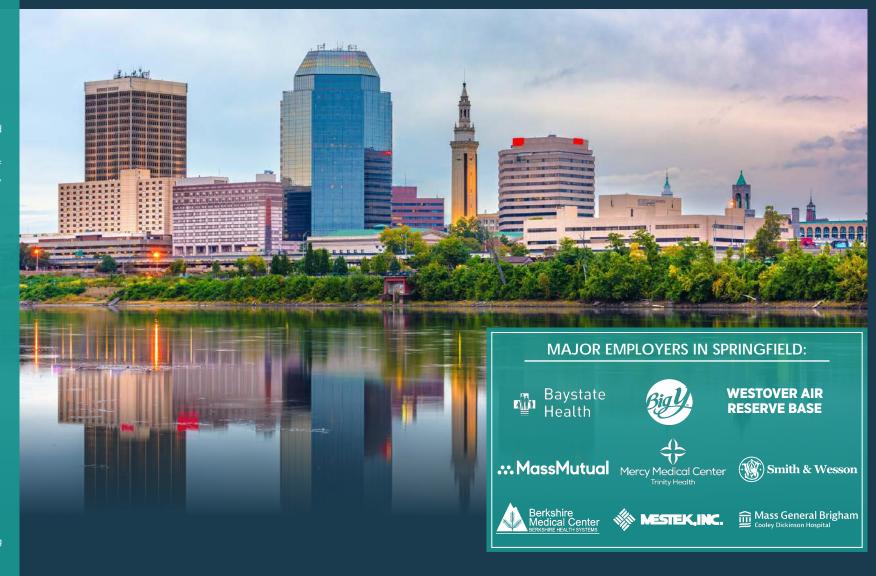


Including MassMutual Financial Group, Smith & Wesson Brands, Big Y Foods, and the New **England Farm Workers** Council, several regional and national employers have established major operations in Springfield.



Springfield is home to some of the region's top employers such as Baystate Health, Mercy Medical Center, the U.S. Postal Service regional processing center, and Big Y World Class Markets.

Springfield serves as the commercial and employment anchor of Western Massachusetts, strategically positioned along the I-91 corridor with direct access to major Northeastern markets. The city is home to a robust and diversified employment base led by Baystate Health, MassMutual, and Mercy Medical Center, all of which support a workforce built around healthcare, financial services, and manufacturing. Springfield's economy is further supported by longstanding institutions such as Smith & Wesson and Big Y Foods, alongside major federal employers like the U.S. Postal Service and Westover Air Reserve Base. A regional center for higher education and innovation, Springfield benefits from institutions such as Springfield College and STCC that contribute to a well-educated labor pool and ongoing workforce development. With billions of dollars in public and private investment over the past decade, Springfield has emerged as a resilient mid-sized market offering affordable space, critical infrastructure, and a growing talent pipeline that serves as a foundation for both legacy industry and future growth.





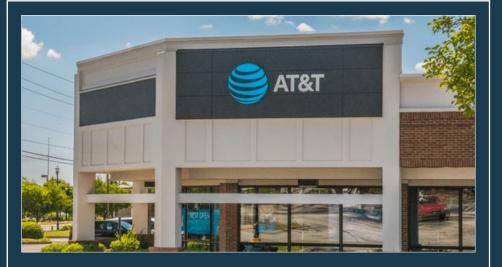


## **WINGSTOP**

Wingstop is a fast-growing quick-service restaurant brand specializing in cooked-to-order chicken wings, seasoned fries, and signature sauces. Founded in 1994, the company has built a loyal following through its takeout- and delivery-focused model, making it highly resilient to shifts in consumer dining habits. With strong brand recognition and one of the fastestgrowing footprints in the QSR sector, Wingstop continues to capture market share in both suburban and urban trade areas. The tenant's franchise-backed structure provides investors with steady income streams and consistent demand drivers.

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FOUNDED:	1994
HEADQUARTERS:	Dallas, TX
OWNERSHIP:	Public
LOCATIONS:	2,500+
GUARANTY:	Private
WEBSITE:	https://www.wingstop.com/



### AT&T

AT&T is one of the largest telecommunications providers in the world, offering wireless, broadband, streaming, and business communications services. The company benefits from strong brand equity and a diversified customer base across consumer and enterprise segments. AT&T-branded retail stores serve as both sales hubs and service centers. providing steady foot traffic and visibility in key trade areas. As an investment-grade tenant with substantial revenue and market share, AT&T represents a reliable anchor in retail centers and freestanding locations alike.

AT&T	QU	ICK	FA	CTS

FOUNDED:	1885
HEADQUARTERS:	Dallas, TX
OWNERSHIP:	Public
LOCATIONS:	5,800+
GUARANTY:	Corporate
WEBSITE:	https://www.att.com/



# **OFFERED** FOR SALE

\$1,478,720 | 6.25% CAP







#### **PRIMARY DEAL CONTACTS**

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