

BURGER KING

3012A Cranberry Highway | Wareham, MA



CONFIDENTIAL
OFFERING MEMORANDUM



OFFERED FOR SALE
\$2,115,062 | 6.50% CAP

EXECUTIVE SUMMARY



Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Burger King located in Wareham, Massachusetts. This 3,189 SF asset has been 100% occupied by Burger King since 2009 with unmatched visibility along Cranberry Highway in a retail market servicing the coastal communities of Buzzard’s Bay.

Situated at 3012A Cranberry Highway, the 20-year lease was signed in 2009 and the rent commenced on 12/23/2009. The lease includes one (1) ten (10) year option. Burger King is currently paying \$127,887 which increases in December 2024 to \$137,479. Burger King would pay \$147,790 in their first and only option (December 2029).

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	12/23/2009 - 12/29/2024	\$127,887
Base Rental Increase (7.5% Every 5 Years)	12/30/2024 - 12/29/2029	\$137,479
1st Extension Term (7.5% Every 5 Years)	12/30/2029 - 12/29/2039	\$147,790

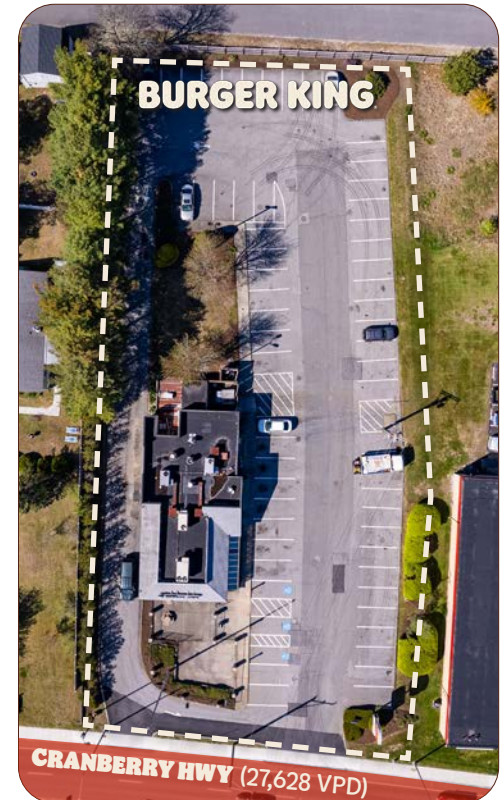
NOI - \$137,479

CAP - 6.50%

PRICE - \$2,115,062

ASSET SNAPSHOT

Address	3012A Cranberry Highway Wareham, MA
Tenant	Burger King
Signator / Guarantor	Mastoran Corporation (Burger King Franchisee)
Building Size (GLA)	3,189 SF
Land Size	0.94 AC
Year Built / Renovated	1980
Rent Type	NNN
Landlord Responsibilities	None
Rent Commencement Date	12/23/2009
Remaining Term	5 years, 7 months
NOI	\$137,479 (12/30/2024)



<p>18,942 PEOPLE IN 3 MILE RADIUS</p>	<p>\$96,730 AHHI IN 3 MILE RADIUS</p>	<p>27,628 VPD ON CRANBERRY HWY</p>
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INVESTMENT HIGHLIGHTS



ATTRACTIVE RENTAL INCREASES

7.5% rental increases every 5 years including option period



CONVENIENT ACCESS TO ROUTE 25

The asset is located minutes away from Route 25, which sees 65,000 VPD



LOCATED IN HIGH TRAFFIC RETAIL CORRIDOR

The property is adjacent to Cranberry Plaza (192.9K Visits/mo) which is home to national tenants Ocean State Job Lot, Stop & Shop, and Planet Fitness



STRONG LOCAL & TOURIST DEMOGRAPHICS

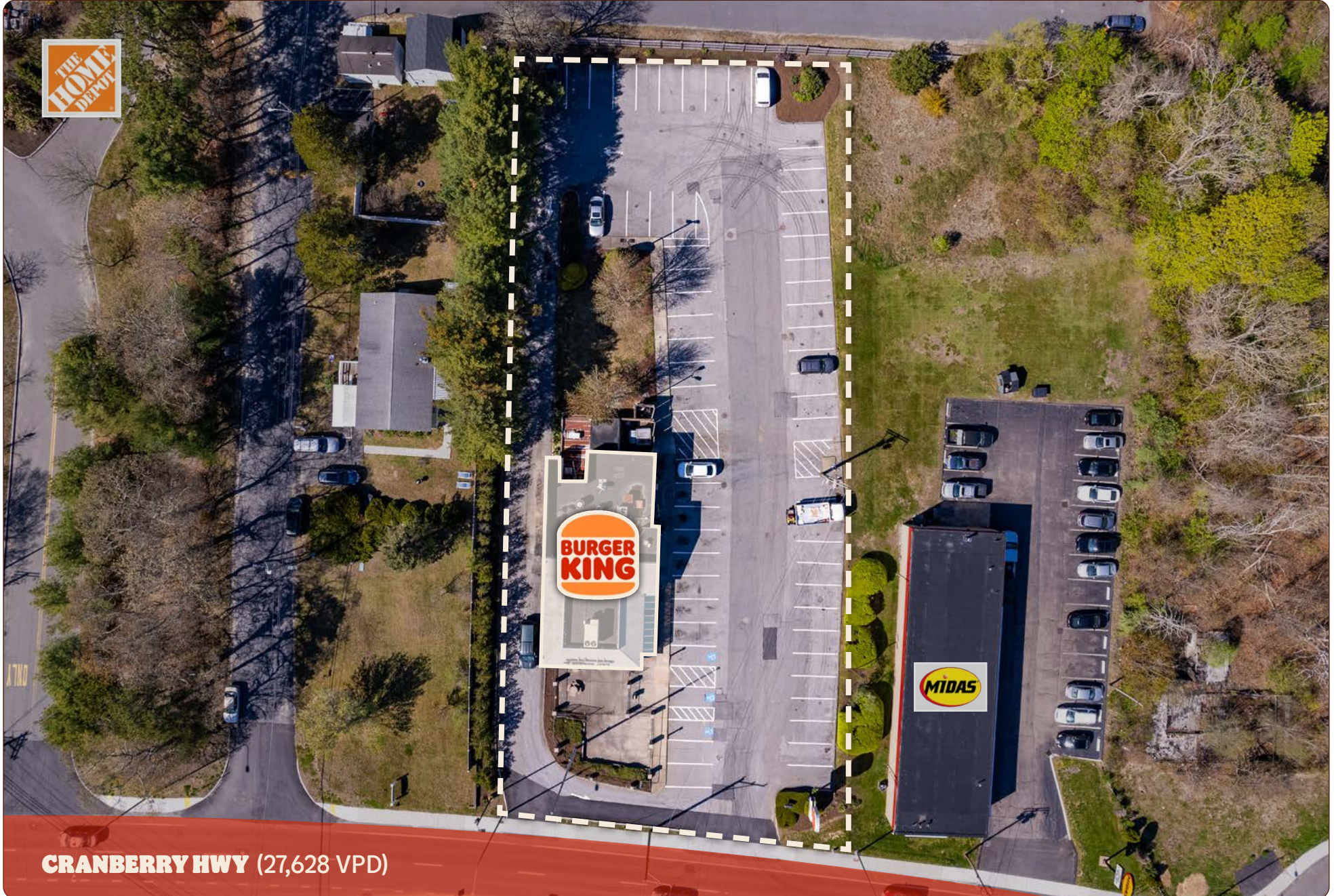
Five-Mile Population of nearly 35,000 people earning an average household income of \$86,431. Cape Cod's summertime population swells to nearly 4.7M annual visitors



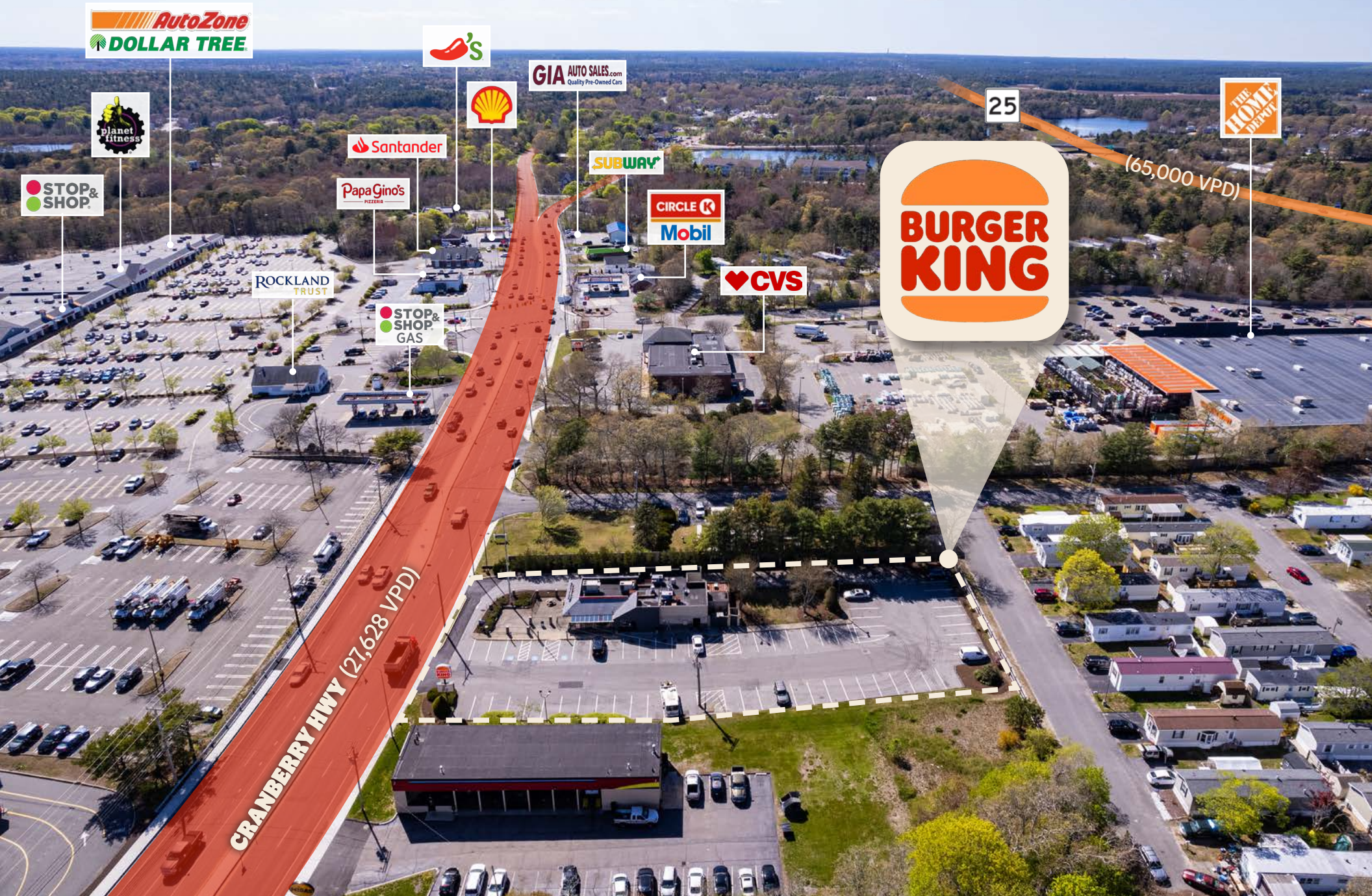
NO LANDLORD RESPONSIBILITIES

Absolute NNN lease provides passive ownership

SITE PLAN



CRANBERRY HWY (27,628 VPD)



AutoZone
DOLLAR TREE



STOP & SHOP

ROCKLAND TRUST

Papa Gino's
PIZZERIA

Santander



GIA AUTO SALES.com
Quality Pre-Owned Cars

SUBWAY

CIRCLE K
Mobil

CVS

STOP & SHOP
GAS

25

THE HOME DEPOT

(65,000 VPD)



CRANBERRY HWY (27,628 VPD)



HARBOR FREIGHT
QUALITY TOOLS • LOWEST PRICES

DUNKIN'

BOB'S
DISCOUNT
FURNITURE



KFC

WATER WIZZ
SAVE COOL. BUY. WITTED PARK.

REIGN
CAR WASH

TSC TRACTOR
SUPPLY CO.

Eastern Bank

Cardis
FURNITURE • MATTRESSES

Ocean State
JOB LOT



CRANBERRY HWY (27,628 VPD)



25

BLUE STAR MEMORIAL HWY - RT 25 (65,000 VPD)

CRANBERRY HWY (27,628 VPD)



WAREHAM, MASSACHUSETTS

Wareham, Massachusetts, is a vibrant town with a population of approximately 22,000 residents. Situated along the coast of Buzzards Bay, Wareham has experienced steady economic growth, with a focus on balancing its historical charm with modern development. Key industries in Wareham include tourism, healthcare, retail, and marine services, with attractions such as Onset Beach and Water Wizz contributing to the local economy. Commercial real estate development in Wareham has been dynamic, with a mix of retail spaces, hospitality establishments, and recreational facilities catering to residents and visitors alike. While specific figures and trends may have evolved since my last update, Wareham's blend of coastal beauty, economic opportunities, and recreational amenities make it an attractive destination for both residents and businesses.

BOSTON

54 MILES

PROVIDENCE

43 MILES



EAST WAREHAM



BURGER KING®

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Exclusively Offered By



PRIMARY DEAL CONTACTS

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