

281
MAIN
STREET

Reading, MA

OFFERED
FOR SALE

\$1,640,000

CONFIDENTIAL OFFERING MEMORANDUM



Atlantic
CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of 281 Main Street, a two-tenant asset located in Reading, MA. The asset is ideally situated north of Boston in the community of Reading, Massachusetts. Located at the crossroads of I-93 and I-95 (Route 128), Reading is able to capture exceptional daily traffic from two of greater Boston's major north-south highways. The asset is also located between two major retail nodes anchored by The Northshore Mall (9.3M Visits) and the Burlington Mall (8.1M Visits).

Situated at 281 Main Street, this 3,600 SF asset is presently leased to Baystate Physical Therapy, who occupies the first floor. The second-floor space is currently leased by the owner, presenting an opportunity for an investor to boost NOI through the lease-up of this space, or an owner-occupier. Baystate Physical Therapy signed a 10-year lease in 2016, and they are currently paying \$69,000 per year on a gross lease. Baystate has a current lease expiration of December 31, 2025 with one (1), five (5) year option remaining at FMV (fair market value).

281 Main Street is being offered for sale with a formal asking price of \$1,640,000 with offers being accepted on a rolling basis.

ASKING PRICE **\$1,640,000**



81,899 PEOPLE
IN 2 MILE RADIUS



\$179,290 AHHI
IN 2 MILE RADIUS



20,000 VPD
ON MAIN STREET

ASSET SNAPSHOT

Address:	281 Main Street, Reading, MA
Building Size (GLA):	3,600 SF
Land Size:	0.83 Acres
Year Built/Renovated:	1950/2011
Tenants:	Baystate Physical Therapy
Lease Type(s):	Gross
Occupancy:	50%





BEST-IN-CLASS COMMERCIAL TENANT

Bay State Physical Therapy
has 130+ locations in 5 states:
MA, RI, ME, NH & NY



VALUE-ADD OPPORTUNITY

The offering represents a unique
opportunity for an investor to
boost NOI through the lease-up
of the second-floor space



READING, MA BOSTON MSA

The Boston MSA features
4.4 million people and
is considered to be one
of the most desirable
cities in the country
with unmatched local
demographics. Being a
part of the immediate
Boston MSA, Reading
benefits greatly from a
strong consumer base



POSITIONED BETWEEN MAJOR RETAIL NODES

Reading is located between two
major retail nodes anchored by The
Northshore Mall (9.3M Visits) and
the Burlington Mall (8.1M Visits)



TRANSIT ORIENTED LOCATION

The asset sits at the crossroads
of Boston's two major commuter
roadways: I-95 (156,000 VPD)
and I-93 (187,000 VPD)



TENANT	SQUARE FEET	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	RENT DATE	ESCALATIONS	RECOVERY TYPE	RENEWAL OPTIONS	OPTION RENT
Baystate Physical Therapy	1,800	3/1/2016	12/31/2030	\$38.33	\$69,000	1/1/2026	\$40.25	GROSS	(1) 5-Year Option Option 1	FMV
Owner-User	1,800	--	--	\$35.00	\$63,000	--	--	GROSS	--	--

CENTER TOTAL 6,925 SF



BOSTON 10 MILES

Aster
AT THE SUMMIT
173 APARTMENTS

281 MAIN STREET

Reading, MA

269 MAIN STREET
24 CONDOS

PET COMPANIONS

AVON HOUSE
121 CONDOS

READING WOODS
424 (55+) UNITS
25-ACRE
COMMUNITY

 **Santander**

 **Domino's**



BANK OF AMERICA 

1 MILE

13,588
PEOPLE
\$183,204
AHHI

3 MILES

81,899
PEOPLE
\$179,290
AHHI

5 MILES

204,004
PEOPLE
\$181,776
AHHI

MAIN STREET | 20,000 VPD





Rise475
31 LUXURY UNITS



Walgreens

SHERWIN-WILLIAMS



BANK OF AMERICA



Domino's

128 MARKETPLACE
STOP&SHOP
MARKET BASKET
COSMO PROF



281
MAIN
STREET
Reading, MA

PET COMPANIONS

269 MAIN STREET
24 CONDOS



Reading, Massachusetts is a quintessential New England town that blends historic charm with modern amenities. Boasting a diverse economy, Reading is home to prominent employers across various sectors, including technology, healthcare, and education. The town's retail landscape is vibrant, with a mix of boutique shops, family-owned businesses, and larger retailers catering to the diverse needs of its residents. Additionally, Reading's real estate market remains attractive for investors, with steady demand for both residential and commercial properties. Strategic location, excellent schools, and a strong sense of community contribute to the town's appeal, making it an enticing destination for real estate investment.

Moreover, Reading's real estate investment scene is buoyed by its strategic location and the town's commitment to fostering a conducive business environment. Investors find opportunities in both residential and commercial properties, capitalizing on the town's steady growth and development. With its picturesque surroundings and convenient access to major transportation arteries, Reading continues to attract interest from those seeking to invest in real estate.

BURLINGTON RETAIL NODE

Wegmans PRIMARK®
★macy's KOHL'S
NORDSTROM LIFE TIME ATHLETIC
BARNES&NOBLE KINGS
Crate&Barrel

CAMBRIDGE ST RETAIL

west elm
Total Wine & More
TARGET Marshalls
L.L.Bean Michaels



179,649 VPD

WOBURN RETAIL

HOMESENSE
TARGET KOHL'S
TJ-MAXX MARKET BASKET
PETSMART HomeGoods
LOWE'S petco

SOUTH BURLINGTON RETAIL

MART TRADER JOE'S
MARKET BASKET OLD NAVY
BEST BUY NORDSTROM
rack

Marshalls
Walmart Supercenter

READING RETAIL NODE

Staples Jordan's FURNITURE
THE HOME DEPOT
MARKET BASKET
STOP & SHOP

REI
planet fitness

281
MAIN STREET
Reading, MA

STONEHAM RETAIL NODE

LA FITNESS
Marshalls
Michaels TARGET

MARKET STREET AT LYNNFIELD

POTTERY BARN
SEPHORA NIKE
WHOLE FOODS MARKET J.CREW
amazon

189,487 VPD





Reading, MA, is a suburban town located approximately 10 miles north of Boston, making it a convenient location for commuters and residents who frequently travel to the city. The town is well-connected to Boston via Interstate 93 and Interstate 95, allowing for an easy drive of about 20 to 30 minutes, depending on traffic conditions. Additionally, the Massachusetts Bay Transportation Authority (MBTA) provides a direct commuter rail service on the Haverhill Line, with the Reading station offering a quick and efficient way to reach North Station in Boston in roughly 25 minutes.

The close proximity of Reading to Boston provides residents with the benefits of suburban living while maintaining easy access to the cultural, professional, and educational opportunities of a major metropolitan area. Boston's job market, renowned universities, and vibrant entertainment scene are within a short commute, making Reading an attractive place for families and professionals alike. At the same time, Reading maintains its own small-town charm with excellent schools, parks, and a strong sense of community, offering a desirable balance between city convenience and suburban tranquility.

READING



BOSTON

BOSTON LOGAN
INTERNATIONAL
AIRPORT



281 MAIN STREET

Reading, MA

**OFFERED
FOR SALE**
\$1,640,000

Exclusively Offered By



PRIMARY DEAL CONTACTS

ERIC SUFFOLETTO

Partner & Managing Director
508.272.0585
esuffoletto@atlanticretail.com

DANNY GRIFFIN

Vice President
781.635.2449
dgriffin@atlanticretail.com

MATT AUSTIN

Analyst
508.686.0437
maustin@atlanticretail.com

BROKER OF RECORD
BRYAN ANDERSON
#: 9040601

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