

## 1 Warwick, RI 02889



Price	\$2,992,366
Building Size	3,000 SF
Cap Rate	6.55%
Property Sub-type	Service/Gas Station
Status	Active

### Property Notes

### Property Description

7-Eleven in Warwick, RI just 3 miles from regional Airport serving entire state. 7 years remain on 19 year Modified NNN lease with tenant responsible for all expenses except for Structure repair and replacement. 7-Eleven is the premier name and largest chain in the convenience retailing industry. With more than 54,200 stores worldwide, and more than 7,700 of those stores located within the U.S., 7-Eleven is an attractive investment because of its brand recognition among consumers.

## 2 Pawtucket, RI 02860



Price	\$15,840,000
Building Size	45,000 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

### Property Notes

### Property Description

Exclusively marketed for sale is the fee simple interest of a newly constructed LA Fitness in Pawtucket, Rhode Island. The offering is a free standing 45,000-square foot state-of-the-art facility located along Pawtucket Avenue. LA Fitness signed a new fifteen (15) year lease which includes (3) five year options. Rental escalations are scheduled to occur every five years throughout the base term of the lease and at the beginning of each option period. This strategic location has high visibility along Pawtucket Avenue, with two points of ingress/egress and ample parking (300 spaces). Due to the lots ample size, the convertibility of the property in the future would offer the investor the capability of redeveloping the site to include two or more pad sites. The property is located at Exit 25B of off heavily traveled Interstate 95 - a major commuter route servicing travelers from Connecticut through Warwick and Providence and to the Massachusetts state line in Pawtucket. Traffic counts along Interstate 95 are in excess of 133,500 vehicles per day and 18,500 vehicles per day along North Main Street.

## 3 Coventry, RI 02816



Price	\$3,715,000
Building Size	3,025 SF
Cap Rate	4.25%
Property Sub-type	Retail Pad
Status	Active

### Property Notes

### Property Description

Santandar Bank Branch. Constructed 2008. Out-parcel to a Super Stop and Shop grocery store & next to Stop & Shop fueling station. True Absolute triple net lease-- no landlord responsibilities. 12 years remain on the base lease term (11/30/2028). Rare 12% increases every 5 years during base lease term & options. Next 12% rent increase is 12/2018.

## 4 Providence, RI 02909



Price	\$1,689,000
Building Size	6,000 SF
Cap Rate	6.75%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

### Property Description

Fee simple interest in the Mobile Mart Gas Station and C-Store located at 259-269 Valley Street in Providence, RI. Built in 2014, the property is sited at the heavily trafficked, signalized intersection of Atwells Avenue and Valley Street (25,000 combined ADT). This drive through location with additional parking and ingress from Tuxedo Street is tenanted by a successful 18 unit operator on a 20 year, NNN lease. In addition to the gas station and C-Store being open 24 hours per day, the tenant also operates a Honey Dew Donuts and Papa Johns at this location.

## 5 Richmond, RI 02898



Price	\$5,640,000
Building Size	14,865 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Walgreen's recently ceased operations at this location, as store was out positioned by CVS/Pharmacy and sales volumes were below Walgreen's national averages. Walgreen's still guarantees the rent for 20 years, and the rent still comes every month like clockwork.

## 6 East Greenwich, RI 02818



Price	\$3,291,200
Building Size	6,800 SF
Cap Rate	6.25%
Property Sub-type	Retail Pad
Status	Active

Property Notes

### Property Description

- Tenant Just Exercised Last Five Year Option Early Leaving Nine Years Remaining on the Lease | Ten Percent Rent Increase Every Five Years- Recently Invested \$2 Million on New Equipment for Eye Surgery- Located on Dense Retail Corridor on Quaker Lane | Intersection at Corner of Quaker Commons Sees 53,000 Vehicles Per Day- Site Has Been Main Surgery Center for Koch Eye Associates Since 2005- Strategically Located 3-Miles (9 Minutes) from the Kent Hospital (346 Beds)- Strong Demographics Within the 5-Mile: Population over 120,000 and AHH Income of \$85,000Koch Eye Associates was founded in 1981 in Warwick, RI. Over time they grew into one of New England' s largest eye care practices with seven locations throughout the state, providing services ranging from basic optometry to LASIK and cataract surgery in a Company-owned surgery center. In 2012 Candescant Partners, a Boston-based private equity firm, acquired Koch Eye Associates. Candescant has a strong track record of successfully building and growing healthcare services enterprises, and plans to continue growing this business with Dr. Koch under the new umbrella of Claris Vision.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.