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## **Horvath & Tremblay sells three properties totaling \$5.18 million**

November 24, 2017 - Retail

Epping, NH Horvath & Tremblay has completed the sale of three New Hampshire properties including: Epping Plaza in Epping, Bank of America in Hooksett and KFC/Taco Bell in Rindge for combined sales of \$5.18 million.

Bob Horvath, Horvath & Tremblay

Aaron Huntley, Horvath & Tremblay

Bob Horvath and Aaron Huntley of Horvath & Tremblay completed the sale of Epping Plaza. Horvath & Tremblay exclusively represented the seller and procured buyer to close the property at a sale price of \$4.13 million. Epping Plaza is a newly constructed, 22,000 s/f retail center along Rte. 125/Calef Highway and less than half a mile from Exit 7 on Rte. 125.

Attracting shoppers to this regional trade area are neighboring national tenants including: Lowe's Home Improvement, Market Basket, Marshalls, PetSmart, Michael's, Applebee's, Walgreens, Starbucks, Taco Bell, Wendy's and many others.

The retail center is 100% leased to two tenants, Dollar Tree and Zoo Health Club. Dollar Tree serves as the anchor tenant and occupies 9,000 s/f. Dollar Tree has 8 years remaining on their initial lease term plus two, 5-year renewal options with fixed rent increases. Zoo Health Club, opened in April and occupies the remaining 13,000 s/f with an initial lease term of 10 years plus two, 5-year renewal options with fixed rent increases.

Huntley also exclusively represented the seller and procured the buyer of Bank of America, to close the property at a sale price of \$1.022 million. Bank of America fully occupies the 2,964 s/f building located at the signaled intersection of Hooksett Rd. and West Alice Ave. The single-story property includes two drive-thru teller and ATM lanes and offers ample parking.

This location has been occupied by Bank of America since 1991. The current lease term has over five years remaining plus three, 5-year automatic renewal options.

KFC/Taco Bell closed at a sale price of \$1.05 million. Matthew Nadler and Horvath exclusively represented the seller and procured the buyer of the property. KFC/Taco Bell fully occupy the 2,400 s/f building located along Sonja Dr. The twenty-year, triple net (NNN) lease was signed in May 1999 and has two years remaining with two, 5-year renewal options.