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Horvath & Tremblay sells four retail properties for \$14 million

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Belmont Plaza, 776 Belmont Street - Brockton, MA

Brockton, MA Horvath & Tremblay has completed the sale of four retail properties in New England for a total of \$14,279,409.

Bob Horvath and Todd Tremblay completed the sale of the Belmont Plaza in Brockton. Horvath & Tremblay exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$1.285 million. The Belmont Plaza is located at 776 Belmont St. (Rte. 123). The property is a 4,400 s/f three-tenant retail center on a 0.36-acre parcel and was constructed in 2006. The Belmont Plaza is 100% leased by three tenants with strong brand recognition. All three tenants have net leases with scheduled rent increases in either their base term or in their renewal options. The Belmont Plaza is improved by Subway, A-One Dental and Miracle Ear.

Carrier Place, 265 & 273 Loudon Road - Concord, NH

Aaron Huntley and Horvath of Horvath & Tremblay have facilitated the sale of Carrier Place in Concord, N.H. Horvath & Tremblay exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$8 million. The property was acquired by Carrier Place, LLC, an entity owned by Patrick O'Connell and Christian Poyant. Carrier Place is located at 265 & 273 Loudon Rd. Completed in 2015, the two-building property contains 10 suites spread over 27,165 s/f of gross leasable area on a 4.6-acre parcel.

Horvath & Tremblay's Dan Bernardini and Horvath completed the sale of Rite Aid in Concord, N.H. Horvath & Tremblay exclusively represented the seller and sourced the buyer to complete the transaction at a sale price of \$3.918 million. Rite Aid is located at 165 North State St. (US Rte. 3). The stand-alone building contains 14,693 s/f, including a drive-thru on a 2.06-acre parcel. Rite Aid signed a new 15-year absolute NNN lease, demonstrating their commitment to the location and the market.

Joe Desalvo and Hobart Hare of Horvath & Tremblay completed the sale of Safelite AutoGlass in Worcester, Mass. Horvath & Tremblay exclusively represented the seller and sourced the buyer to complete the transaction at a sale price of \$994,748. Safelite AutoGlass is located at 229 Park Ave. Safelite AutoGlass signed a new, 10-year lease in 2015 that currently has over four years of term remaining and is followed by four, five-year renewal options.

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