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Horvath & Tremblay sells three pharmacy locations for \$26.69 million - including the \$11 million sale of CVS Pharmacy in Foxborough, MA

December 17, 2021 - Retail



CVS Pharmacy -
67 Central Street - Foxborough, MA.

Walgreens -
615 Daniel Webster Hwy. - Merrimack, N.H.

Walgreens -
472 Lincoln Street - Worcester, MA.

Foxborough, MA Horvath & Tremblay has completed the sale of three pharmacy occupied properties in New England for a total of \$26,693,617.

Bob Horvath, Todd Tremblay, and Hobart Hare of Horvath & Tremblay completed the sale of CVS Pharmacy in Foxborough. Horvath & Tremblay exclusively represented the seller in this transaction at a sale price of \$11 million. CVS Pharmacy is located at 67 Central St. Built in 2007, CVS has more than 11-years remaining on their double-net lease with five, 5-year renewal options. The CVS lease calls for rare 2% increases every 5-years throughout the base term and 6% increases at the start of each of their renewal options. The property is situated on a corner parcel at the intersection of Central St. and Howard Ave., less than two-blocks from the town green.

Horvath completed the sale of Walgreens in Merrimack, N.H. Horvath & Tremblay procured the buyer to complete this transaction at a sale price of \$6,893,617. Walgreens is located at 615 Daniel Webster Hwy. (Rte. 3). Walgreens has been at the property since its construction in 2007 and has more than 11+ years remaining on an absolute triple-net lease with 10, five-year renewal options. The property is situated on a corner parcel at the signalized intersection of Daniel Webster Hwy. and Bedford Rd.

Horvath and Tremblay facilitated the sale of Walgreens in Worcester, Mass. Horvath & Tremblay procured the buyer to complete this transaction at a sale price of \$8.8 million. Walgreens is located at 472 Lincoln St. Walgreens has been at the property since its construction in 2007 and has more than 11+ years remaining on an absolute triple-net lease with 50, one-year renewal options. The property is situated on a corner parcel at the signalized intersection of Lincoln St. and Goldthwaite Rd., adjacent to the areas two largest shopping centers anchored by Target, Lowe's, Stop & Shop,

TJ Maxx, Kohl's, and ALDI. The property is located in the east side of Worcester, near the junction of I-290 and 190.

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