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## Horvath & Tremblay sells three properties in New England totaling \$5.71 million

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20-56 East Street - Ludlow, MA

Ludlow, MA Horvath & Tremblay has completed the sale of three properties in New England for a total of \$5.71 million.

Bob Horvath, Todd Tremblay and Aaron Huntley of Horvath & Tremblay have completed the sale of a Walgreens Plaza in Ludlow. Horvath & Tremblay exclusively represented the seller to complete this transaction at a sale price of \$3.5 million. Walgreens Plaza is located at 20-56 East St. The property consists of a two-building plaza anchored by Walgreens and contains 38,923 s/f of gross

leasable area on 2.9 acres. The rent roll contains an mix of retailers, restaurants and neighborhood service tenants that serve the residents of the town. Anchored by Walgreens, the plaza is also home to Pieroways, a regional furniture store, H&R Block, Subway, and Head to Toe Day Spa. The property is home to a mix of retail, restaurant and neighborhood service tenants.

#### 215 North Street - Bennington, VT

Horvath, Tremblay and Huntley also facilitated the sale of a Goodwill Center in Bennington, VT. Horvath & Tremblay exclusively represented the seller to complete this transaction at a sale price of \$1.3 million. Goodwill Center is located at 215 North St. The Goodwill center is improved by a 13,116 s/f retail center situated on a 1.6-acre parcel. The property is 100% leased to Goodwill (two suites), Trustco Bank, and TV Nails & Spa. Goodwill recently expanded their footprint within the center and extended their lease term. The property also generates income through a lease for a portion of its parking field. The Goodwill Center is located along US Rte. 7. The retail center is located 0.3-miles from the intersection of North St. and Main St. in the center of the city's historic district. The Goodwill Center is across the street from Walgreens, and is 1.5-miles from a Walmart Supercenter, Price Chopper anchored center, Aldi, CVS, and numerous national restaurants.

#### 20 East Main Street - Vernon, CT

Horvath, Tremblay and Matt Nadler have completed the sale of the Courthouse Plaza in Vernon, CT. Horvath & Tremblay exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$910,000. Courthouse Plaza is located at 20 East Main St. The property consists of a 38,692 s/f building on a large 3.39-acre parcel. The property is 78% occupied by a roster of local tenants including a market/convenience store, liquor store, and pizza restaurant. Courthouse Plaza is situated along East Main St. (Rte. 74) with frontage, visibility, and multiple points of access. Courthouse Plaza is named as it sits across the street from both the Tolland Judicial Courthouse and the town green in the center.