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Atlantic Capital Partners sells four Stop & Shop-anchored assets for \$70 million

March 31, 2023 - Retail



Stop & Shop - Swampscott, MA

Swampscott, MA Atlantic Capital Partners has sold four Stop & Shop assets for \$70 million totaling 272,542 s/f. The portfolio consisted of assets in the communities of Malden, Swampscott, Framingham, and Bristol, RI. Justin Smith, head of Capital Markets; Chris Peterson, vice president of Capital Markets; and Sam Koonce, associate, oversaw the transaction which had Atlantic Capital Partners exclusively representing both buyer and seller.

Stop & Shop - Bristol, RI

The portfolio is 100% leased by Stop & Shop, a division of Ahold Delhaize USA Inc., which is the third-largest supermarket operator in the country. Stop & Shop is New England's dominant grocer by market share.

Stop & Shop - Framingham, MA

With each asset featuring highly productive grocery stores and unmatched trade-area demographics, the portfolio offers exceptional stability and surety of cash flow. Smith said, "These generational assets afford future ownership with extremely durable cash flow from an investment-grade tenant. In addition to the credit profile, the underlying real estate for each of these assets is what made the portfolio so attractive to investors."

Stop & Shop - Malden, MA

These properties are surrounded by dense populations in markets with the average household income within a three-mile radius exceeding \$125,000. Peterson said, "This portfolio provides geographic diversity for the buyer and afforded the seller the opportunity to realize accretive gains on four legacy assets."

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540