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Horvath & Tremblay sells \$2.774 million Walgreens at 525 Boston Post Rd. E, Marlborough, MA

August 04, 2023 - Front Section



Marlborough, MA Bob Horvath and Todd Tremblay of Horvath & Tremblay have completed the sale of Walgreens (leasehold interest). Horvath & Tremblay exclusively represented the seller and procured the buyer to complete this transaction at a sale price of \$2,774,194.

Walgreens is located at 525 Boston Post Rd. E. Walgreens has been at the property since its construction in 2005, and recently extended their primary lease term demonstrating their commitment to the site and the market. Walgreens has more than 13 years remaining on an absolute triple-net lease with six, five-year renewal options. The Walgreens lease runs coterminous with the ground lease and is structured so Walgreens pays both their primary leasehold rent and the associated ground rent direct to the respective landlords.

The property is situated on a corner parcel at the signalized intersection of Farm Rd. and Boston Post Rd. E (U.S. Rte. 20), the area's primary commercial corridor. Walgreens benefits from outstanding visibility and frontage with two points of access and is seconds from Target and Home Depot. The property also has access to I-495.

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