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## Cornerstone Realty Capital arranges \$4.1 million in financing for acquisition of three retail properties in Wareham, MA

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Wareham, MA Cornerstone Realty Capital arranged \$4.1 million in financing for the acquisition of newly constructed commercial buildings. The retail properties are comprised of three new construction buildings consisting of a two-tenant building leased to five nationally recognized tenants on brand-new long-term triple net leases. The three buildings sit on a 4-acre parcel and in total combine for 13,000 s/f of rentable area. Two of the dining related tenants are drive-thru locations to accommodate the heavy vehicle traffic in the area.

The retail properties are shadow anchored by a Walmart Supercenter and are well located along the Cranberry Hwy. (Rte. 28). The strategy in development also lead the three buildings to feature maximized visibility and frontage to Rte. 28. The surrounding area is a primary commercial corridor featuring numerous other businesses which drive traffic into the area. Other than the

shadow-anchoring Walmart, which is the areas primary retail draw, there is also a Target, Lowes, TJ Maxx, Petco, Staples, ALDI, Michaels, and Dollar Tree, among others.

Andrew Saccone, executive vice president at Cornerstone Realty Capital, said, “The property is in a very desirable commercial location of Wareham, right along one of the highest traffic producing shopping destinations in the area. The sought-after location coupled with the exceptional tenants and their triple net leases produced an extremely competitive lending environment.”

Cornerstone specializes in structuring and sourcing innovative financing for all property types.

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