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Horvath & Tremblay completes \$3.335m sale of Dunkin' Plaza

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Saugus, MA Bob Horvath, Todd Tremblay, Brian Ahrens and Jack Laurendeau of Horvath & Tremblay have completed the sale of the Dunkin' Plaza. Horvath & Tremblay exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$3,334,500.

The Dunkin' Plaza is located at 508-530 Lincoln Ave. The property includes three adjacent buildings with a total of 8,323 s/f building on 0.54-acres of land. The retail plaza is 100% occupied and is home to five tenants including Dunkin', Lotus Nails, Sons of Sicily, Vintage Hair Salon, and Banana Splitz. Dunkin' has a long operating history at this property, and the four other tenants are well known throughout the area.

All of the tenants have net leases and reimburse their pro-rata share of real estate taxes, insurance,

and common area maintenance. The Dunkin' Plaza is located at the intersection of Essex St., Jackson St., and Lincoln Ave., one of the area's primary commercial and commuter corridors. Dunkin' Plaza has frontage and visibility along Lincoln Ave. and is less than one mile from US Rte. 1 and 1.75 miles from MA Rte. 107. The property is situated in the south end of the city and is surrounded by dense residential neighborhoods providing a built-in customer base. The property also has access to area schools, municipal offices, and national retailers that drive traffic to the area. Saugus is located nine miles north of Boston via nearby US Rte. 1.

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