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Horvath & Tremblay complete \$1.757 million sale of Dollar General store in Amesbury, MA

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Amesbury, MA Bob Horvath and Todd Tremblay of Horvath & Tremblay have completed the sale of Dollar General. Horvath & Tremblay exclusively represented the seller to complete the transaction at a sale price of \$1.757 million.

Dollar General is located at 198 Main St. Dollar General has a new 10-year double-net lease that commenced in June 2024 that has 9+ years of term remaining and is followed by four, five-year renewal options. The lease features attractive 10% rent increases every five years throughout the primary lease term and at the start of each renewal option.

The property is located within the Shops at Patten's Hollow, a small shopping center that is home to this freestanding Dollar General and an inline strip center. The property benefits from its location along Main St., one of the area's primary corridors. The property is 0.35 miles from downtown, is within one mile of several area schools, and is surrounded by heavily populated residential neighborhoods that provide a customer base.

The property also offers access to I-495 (0.9 miles), I-95 (1.7 miles) and US Rte. 1 (4 miles). The town is located along the banks of the Merrimack River in northeastern Mass., 18 miles northwest of Lawrence and 38 miles north of Boston.

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