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## **Horvath & Tremblay sells Chipotle and Aspen Dental location - \$3.8m**

February 07, 2025 - Northern New England



North Conway, NH Bob Horvath, Todd Tremblay and Jason Woods of Horvath & Tremblay have completed the sale of Chipotle & Aspen Dental. Horvath & Tremblay exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$3.8 million.

The property is located at 1549 White Mountain Hwy. The build-to-suit, two-tenant plaza is improved with Chipotle and Aspen Dental and contains 6,197 s/f on a 1.61-acre parcel. The property was completed in 2021, Chipotle has six years remaining on their lease with four, five-year renewal options. Aspen Dental has nine years remaining on their lease with three, five-year renewal options. Both leases call for rent increases every five-years throughout their primary lease terms and at the start of their renewal options. Additionally, both tenants reimburse their pro-rata share of all operating expenses, repairs, and maintenance of the property, making it an attractive investment for

the passive real estate investor. The property is near US Rte. 302/NH Rte. 16 commercial corridor (White Mountain Hwy.) which includes most of the area's retail, dining, lodging and entertainment options. The property is also located adjacent to the entrance for Settler's Green, a 75-store, 500,000 s/f shopping center which helps drive traffic to the area.

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