

## Horvath & Tremblay sells South Willow Shops in Manchester, NH for \$5.23 million

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Manchester, NH Bob Horvath, Todd Tremblay and Aaron Huntley of Horvath & Tremblay have completed the sale of South Willow Shops. Horvath & Tremblay exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$5.23 million.

The South Willow Shops are located at 926-950 S Willow St. South Willow Shops is a 9,869 s/f retail plaza on a 0.95-acre parcel that is 100% leased to a complimentary mix of four nationally and regionally recognized tenants. The center is leased to Chipotle, Mattress Firm, Hannoush Jewelers, and The Great Greek Mediterranean Grill. Each of the tenants have net leases and scheduled rent increases providing an attractive hedge against inflation and protecting the in-place cash flow against rising costs of service and labor.

The South Willow Shops are located along Rte. 28, the area's primary commercial and commuter corridor in the South End of the city. Positioned at a traffic light, the South Willow Shops have frontage, visibility, signage and access and are 0.6-miles from I-293 and 1.6-miles from I-93. The property is surrounded by large shopping centers and national retailers and restaurants that drive traffic to the area and is 0.5-miles from Manchester Memorial High School, one-mile from the Mall of New Hampshire, and is two-miles from downtown, Southern New Hampshire University, and the Manchester-Boston Regional Airport.

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