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Tremblay, Horvath and Laurendeau of Horvath & Tremblay complete \$6.1 million sale of ConvenientMD location

April 18, 2025 - Front Section



Sutton, MA Todd Tremblay, Bob Horvath and Jack Laurendeau of Horvath & Tremblay have completed the sale of ConvenientMD. Horvath & Tremblay exclusively represented the developer and seller, Torrington Properties, and sourced the buyer to complete the transaction at a sale price of \$6.1 million.

ConvenientMD is located at 15 Pleasant Valley Rd. The new construction build to suit, single-tenant, net-leased ConvenientMD was constructed in 2024 and contains 5,148 s/f on a 1.25-acre parcel. ConvenientMD opened in October and has 14+ years remaining on their Absolute NNN lease with five, five-year renewal options. The lease includes 10% rental increases every five years throughout the initial term and at the start of each renewal option. ConvenientMD is located at the intersection of Pleasant Valley Rd. and Worcester Providence Tpke. (MA Rte. 146), the area's primary

commercial and commuter corridor. The property benefits from visibility, frontage and access and is positioned adjacent to the primary entrance to Pleasant Valley Crossing, a large new construction regional shopping center anchored by Market 32 (regional grocery store) and home to Fresenius, Starbucks, Five Guys and Verizon. The property is located at the commercial center of town and near the area's national and local retailers and restaurants.

The property is 4.5 miles from I-90 (Mass. Pike) and eight miles from downtown Worcester, the area's commercial, financial, and medical hub. ConvenientMD is a growing presence in the rapidly expanding urgent care industry with 45+ locations throughout Massachusetts, New Hampshire, and Maine with several additional locations in the development pipeline.

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