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## Horvath & Tremblay sells three retail properties for \$8.162 million

August 22, 2025 - Retail



KFC-Taco Bell Plaza, 369-383 Wilton Road - Farmington, ME

Farmington, MA Bob Horvath, Todd Tremblay, and Matt Nadler of Horvath & Tremblay have completed the sale of the KFC-Taco Bell Plaza in Farmington. Horvath & Tremblay exclusively represented the seller and sourced the buyer to complete the transaction at a sale price of \$850,000. The KFC-Taco Bell Plaza is located at 369-383 Wilton Rd. The property is improved by an 8,190 s/f building on a 1.99-acre lot with five suites. The fully leased property is anchored by KFC-Taco Bell and is also home to Verizon, Audio D Hearing Aids, Platinum Tanning and Pro Nails. KFC-Taco Bell has 15+ years remaining on their lease with two 5-year renewal options and scheduled rent increases throughout the primary lease term and renewal options. The KFC-Taco Bell Plaza is positioned along Wilton Rd. (US Rte. 2), the area's primary commercial and commuter corridor. The property benefits from visibility, frontage, and signage and has two points of access. The property is located between Hannaford and Walmart Supercenter (both one-mile away), is

1.2-miles from Maine Health Franklin Hospital, and 2.4-miles from the center of town. The property is convenient to Mt. Blue High School and the University of Maine at Farmington which provide a built-in customer base.

Napa Auto Parts and Webster Bank,  
495 Monroe Turnpike - Monroe, CT

Matt Siebert of Horvath & Tremblay has successfully completed the sale of a two-tenant retail center leased to Napa Auto Parts and Webster Bank in Monroe, Conn. Horvath & Tremblay represented the buyer to complete the transaction at a sale price of \$2.062 million. The two tenant strip center is located at 495 Monroe Tpke. The property was constructed in 1973 and renovated in 2020 and consists of a 10,560 s/f building on a one-acre corner parcel. Napa has 6+ years remaining on their lease. Webster Bank has been at this location since 2003 and has 3+ years remaining on their lease with one, 5-year renewal option. Both tenants are responsible for their pro-rata share of real estate taxes, insurance, and common area maintenance, protecting against rising expenses. The Napa lease calls for 2% annual increases and Webster Bank's lease calls for 10% rent increases every five years throughout the primary lease term and at the start of the renewal option providing an increase in revenue and a hedge against inflation. The property is located at the signalized intersection of Cross Hill Rd. and Monroe Tpke. (CT Rte. 111) in a dominant commercial node that is home to Big Y, Stop & Shop, CVS, Rite Aid, McDonald's and numerous local retailers and restaurants. The property enjoys outstanding frontage and visibility and is surrounded by residential neighborhoods providing a built-in customer base.

Chipotle and Starbucks - Bennington, VT

Horvath & Tremblay's Jack Laurendeau has facilitated the sale of two adjacent single tenant properties leased to Chipotle & Starbucks in Bennington, Vermont. Horvath & Tremblay represented the buyer to complete the transaction at a sale price of \$5.25 million. The two single tenant net leased properties are located at 106 and 108 Northside Dr. Chipotle was constructed in 2024 and consists of a 2,325 s/f building on a 1.1-acre parcel. Chipotle has 14+ years remaining on their lease with four, 5-year renewal options. Starbucks, also constructed in 2024, consists of a 2,400 s/f building on a 1.3-acre parcel. Starbucks has 9+ years remaining on their lease with four, 5-year renewal options. Both tenants are responsible for their pro-rata share of real estate taxes, insurance and common area maintenance and both leases call for attractive 10% rent increases every five years throughout the primary lease terms and the renewal options. The properties are situated adjacent to the signalized intersection of Northside Dr. and State Highway 7A and are 0.2-miles from

US Rte. 7. The properties are within 1.5-miles of Mt Anthony Union High School and are surrounded by shopping centers and national retailers including Walmart Supercenter, Price Chopper, Aldi, CVS, and numerous national restaurants. Additionally, the properties offer excellent frontage and visibility, and both buildings are improved with a drive-thru and outdoor patio, providing ease and convenience for customers.

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