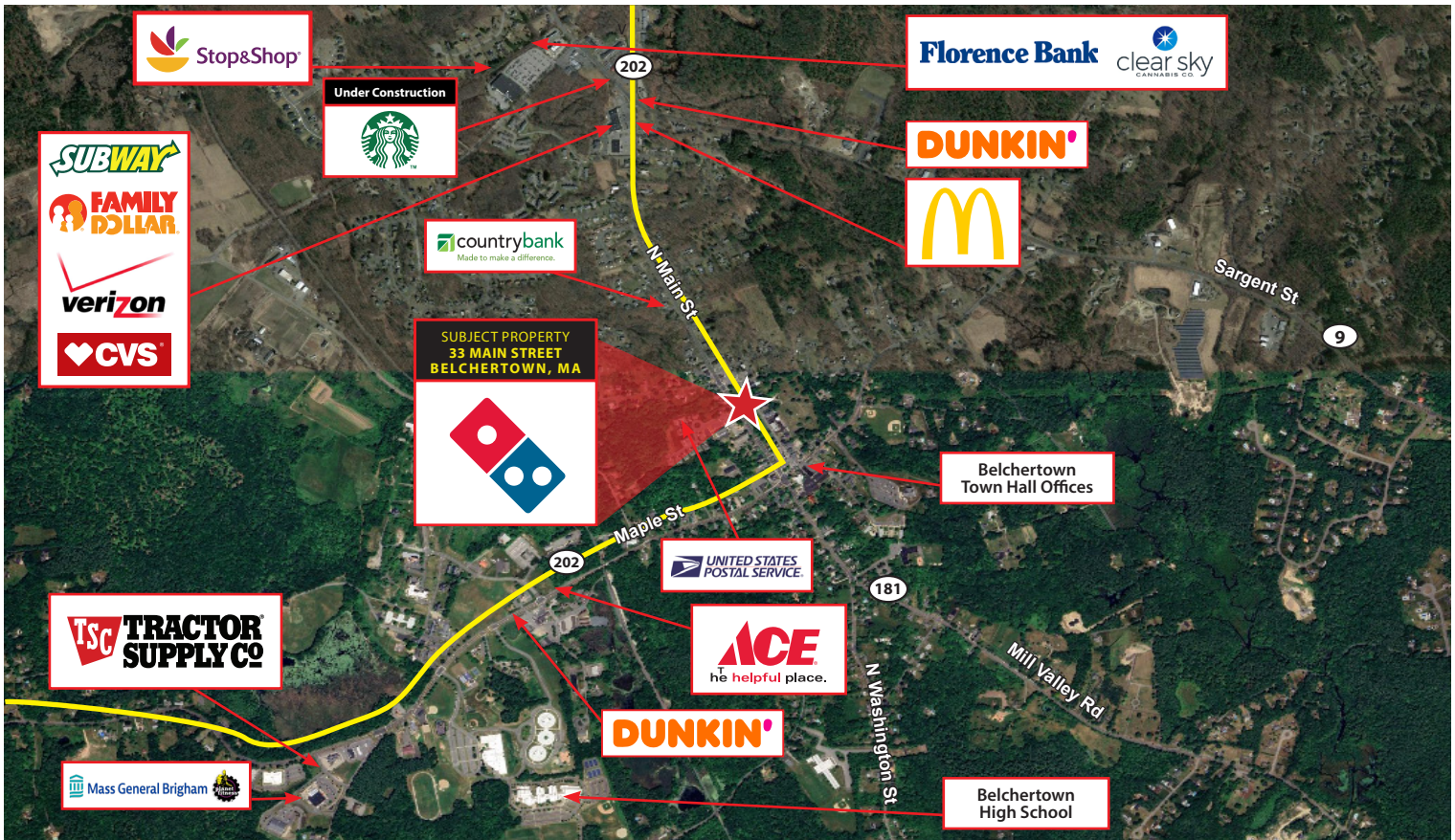


# Domino's NNN Investment Property for Sale

Price: \$993,566 / Cap Rate: 6.00%

33 Main Street, Belchertown, MA



Property Information	
Address:	33 Main Street, Belchertown, MA
Parcel ID:	243-121.01
Lot Size:	0.48 +/- Acres
Building Size:	2,466 +/- SF (1 <sup>st</sup> floor)
Parking Spaces:	16 +/- Spaces
Parking Ratio:	7.68 per 1,000 GLA +/-
Traffic Counts:	9,627 +/- VPD
Frontage:	144' on Main Street
Water:	Public
Sewer:	Public
Gas:	Private, Propane
Zoning:	Business Neighborhood Center
Year Built:	1979 (renovated 2023)

Lease Information	
Occupancy %:	100% Leased
Expiration Date:	November 30, 2032
Renewal Options:	4x5 year
Base Rent Increases:	2% annual
Base Rent:	\$62,424/yr NNN (as of 12/1/23)
Less Vacancy & Management at 4.5%:	(\$2,809.08)
NOI:	\$59,614.92
Cap Rate:	6.00%
Asking Price:	\$993,566

Opportunity to purchase this Domino's NNN leased investment property located at 33 Main Street in Belchertown, MA. A multi-unit franchisee operates this Domino's which opened for business in 2023 after substantial interior building renovations to this former bank. This new Domino's features the pizza theater store design which is an open concept that allows customers to watch their pizza being made. The location offers carryout, delivery and features a pickup window for carryout customers who want a quick grab-and-go option after placing their order online or over the phone. The lease currently has 8.5 +/- years remaining with an expiration date of November 30, 2032. The tenant, Belchertown Pie Company, Inc. assumed this lease on March 31, 2024 and is a multi-unit operator of Domino's (15 total). The lease is personally guaranteed by the owner of Belchertown Pie Company, Inc.

This highly visible property is located in the center of Belchertown, MA across from the Town Common and near Town Hall. The property has great frontage, ample parking, and convenient access. Belchertown benefits from close proximity to Springfield & Amherst and is home to many major retail establishments including Stop & Shop, Tractor Supply Company, CVS Pharmacy, Ace Hardware, Family Dollar, McDonald's, Dunkin, Subway, and Starbucks (under construction).

Demographics	3 Miles	5 Miles	10 Miles
	Population:	10,372	16,743
Households:	4,035	6,389	44,722
Average HH Income:	\$108,864	\$110,547	\$96,785

**For Sale Information:**  
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The information contained herein has been obtained from sources believed to be reliable. We have not verified it and make no guarantee, warranty or representation about it. All information should be verified by prospect prior to purchase or lease.

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## Property Photographs



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## Area Retail Businesses



Country Bank



Dunkin Donuts



McDonalds



Planet Fitness and Mass General Brigham



Post Office



Starbucks (Under Construction)



Stop and Shop



Tractor Supply

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