



10 HIGHLAND AVE

SEEKONK, MA

FOR SALE | 17,050 SF FREESTANDING RETAIL BUILDING ON 1.3 AC

- 1 mile from Route 195
- Prominent presence on Route 6
- 1.3 Paved Acres
- 6,000 SF existing tenant
- Significant existing cashflow

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

OFFERING MEMORANDUM

10 HIGHLAND AVE

SEEKONK, MASSACHUSETTS

THE ASSET

- 17,508 SF masonry, 2003 construction
- 1.3 acres, 32 parking spaces
- 24-foot clear ceilings — industrial grade
- 1 exterior loading dock
- 76' frontage on Highland Ave / Route 6
- Class B, excellent structural condition

THE INCOME

- \$10,467/month in-place — 2025 rent
- 3% annual escalation, contractually locked
- Lease to June 2031 + two 5-yr auto-renews
- Near-NNN: tenant maintains all systems
- Personal guaranty from tenant owner
- Rent grows to \$149,981/yr by 2031

THE UPSIDE

- 11,508 SF available — immediate lease-up
- High-bay warehouse + finished showroom
- 24' ceilings: retail, showroom, medical, fitness
- Home Depot / Target / BJ's co-tenancy
- 75%+ of visitors from Providence metro (RI)
- \$158M+ unmet demand in 3-mile trade area



PROPERTY OVERVIEW

10 Highland Avenue is a 17,508 square foot freestanding retail and warehouse building on 1.3 acres in Seekonk, Massachusetts positioned directly on Route 6 at the I-195 interchange, one of the highest-traffic retail corridors in southern New England.

The property presents a dual investment opportunity: in-place cash flow from a 6,000 SF leased retail tenant with a 10-year lease running to 2031, with 3% annual escalations, paired with 11,508 SF of available high-bay space representing immediate lease-up upside. The available space includes high-clearance warehouse with a 24-foot clear ceiling, dock access, and a dramatically finished showroom suite — a rare combination on this corridor.

32 on-site parking spaces, 76-foot frontage on Highland Avenue, and direct I-95 visibility, this is one of the few free-standing retail/flex buildings of meaningful scale on Route 6.

PROPERTY SPECIFICATIONS

Building & Site

Building Size:	17,508 SF
Lot Size:	1.3 Acres
Year Built:	2003
Construction:	Masonry
Class:	B
Ceiling Height:	24' Clear
Loading:	1 Exterior Dock
Parking:	32 Spaces
Frontage:	76' on Highland
Real Estate Taxes:	Ave \$2.13 per SF
Asking Price:	\$3,326,520

Lease & Occupancy

Total Building:	17,508 SF
Leased:	6,000 SF
Available:	11,508 SF
Occupancy:	34% — lease-up opportunity
Tenant:	Floors & Kitchens Today
Lease Executed:	June 1, 2021
Lease Expiration:	June 2031
Current Annual:	\$125,607
Rent Escalation:	3% annually, January 1
Lease Structure:	Near-NNN

LOCATION & ACCESS

Seekonk sits at the Massachusetts/Rhode Island border, directly adjacent to the Providence metropolitan area. Route 6 in Seekonk is the primary retail arterial for the Providence metro's eastern trade area — one of the most densely tenanted big-box corridors in southern New England.

Highway Access

Route 6	On-site — Highland
I-195	Avenue 1 mile
Route 114	1.4 miles
Providence, RI	4 miles / 8 minutes
Newport, RI	25 miles / 35 minutes

Regional Anchors

- Kohl's, Target, Whole Foods, Trader Joe's
- BJ's Wholesale, Best Buy, Michaels, Hobby Lobby
- Bob's Discount Furniture, Ocean State Job Lot
- Starbucks, McDonald's, Chick-fil-A, Panera
- Raising Cane's, Burger King, Harbor Freight
- Staples, Verizon, At Home — Home Décor



Immediate Corridor

Home Depot	0.3 miles
Seekonk Crossing	0.4 miles
King's Philip's Crossing	0.5 miles
Walmart	0.9 miles
Target / Seekonk Square	1.1 miles
BJ's Wholesale	~1 mile

The Rhode Island Draw

Placer.ai data confirms 75%+ of corridor visitors originate from Rhode Island — East Providence (41.5%), Providence (7.7%), Pawtucket (6.6%). This building captures the Providence metro's spending from the Massachusetts side of the border, a permanent structural trade area advantage.

INVESTMENT THESIS

10 Highland Avenue is a two-part investment: stabilized income from an in-place near-NNN lease, and a lease-up opportunity in 11,508 SF of high-specification available space — positioning this asset as a value-add acquisition for investors seeking current income and NOI growth through occupancy improvement.

CURRENT INCOME \$125,607 / Yr	LEASE-UP UPSIDE 11,508 SF	THE CORRIDOR Providence Metro
\$10,467/month in-place, cash flowing now 3% escalation locked by contract - Grows to \$149,981/yr by 2031 - Near-NNN: tenant handles all maintenance - Personal guaranty from business owner - Auto-renewal: extends 5 yrs without action	- High-bay warehouse: 24' clear, dock access - Finished showroom: recessed lighting, retail-ready - Divisible or single-tenant — maximum flexibility - Supports showroom, industrial, medical, fitness - Full occupancy materially increases NOI - Proven corridor validates tenant demand	- Route 6 / I-195: premier southern NE retail 75%+ visitors from Providence, RI metro \$109,848 average household income \$158M+ unmet demand in 3-mile ring - Retail index 107 — outperforms MA average - K6 City Greens benchmark 659 — top consumer base

RENT ESCALATION SCHEDULE

The 3% annual escalation is contractually locked — not subject to CPI adjustment or market renegotiation. The full income trajectory is shown below through both automatic renewal option periods.

20-YEAR INCOME	<i>If both renewal options exercise — requiring no action by the tenant — annual rent grows from \$111,600 at inception to \$201,562 at full term end. Total cumulative rent over 20 years exceeds \$2.8 million.</i>
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TRADE AREA & DEMOGRAPHICS

The true trade area encompasses 84,004 residents with an average household income of \$109,848. Over 75% of corridor visitors originate from Rhode Island zip codes — giving this Massachusetts-addressed building access to one of the largest retail consumer markets in New England.



84,004

Trade Area Population

\$109,848

Avg Household Income

\$85,371

Median HH Income

41

Median Age

54,640

Population—3 Mile

\$108,276

Avg HH Income—3 Mile

33.4%

Bachelor's Degree

2.9%

Unemployment

Demographic Profile

Trade Area Pop.	84,004
Households	35,765
Avg HH Income	\$109,848
Median HH Income	\$85,371
Median Age Persons	41
Per HH Bachelor's	2.0 33.4%
Degree+ Blue Collar	57.9%
White Collar	42.0%
Unemployment	2.9%
Businesses (3mi)	2,083
Employees (3mi)	20,142

Population by Ring

3-Mile Population	54,640
3-Mile Households	22,914
3-Mile Avg HH Income	\$108,276
5-Mile Population	217,158
5-Mile Households	87,572
5-Mile Avg HH Income	\$109,346
10-Mile Population	702,086
10-Mile Households	276,253
10-Mile Avg HH Income	\$104,267

PSYCHOGRAPHIC PROFILE

ESRI Tapestry analysis reveals a trade area dominated by aspirational suburban and metro-adjacent households — the consumer segments that drive home improvement, specialty retail, dining, and personal services spending on corridors like Route 6.

SUBURBAN SHINE 34.8%
12,300 HH | Index 158

Aspirational suburban homeowners. Strong home improvement and renovation spending. Core customer for flooring, home goods, and building materials.

METRO VIBES 31.0%
11,000 HH | Index 354

Urban-adjacent lifestyle consumers. 3.5x state average concentration. Metro Vibes index 354 confirms above-average high-spending segment.

TECH TRAILBLAZERS 11.9%
4,230 HH | Index 132

Tech-adjacent professionals. K6 City Greens at benchmark 659: 6.5x national concentration of educated homeowners with high home improvement spend.

UNMET RETAIL DEMAND — BUSINESS GAP ANALYSIS

STI Market Outlook data identifies over \$158 million in annual consumer spending leaving this 3-mile trade area. For a lease-up investor, this quantifies the tenant demand waiting to be captured in the 11,508 SF of available space.



Unmet Demand by Category

CATEGORY
Electronic Shopping
(leakage) Grocery Stores
Clothing Stores
Health & Personal Care
Beer, Wine & Liquor
Specialty Food Stores
Other Motor Vehicle Dealers
Miscellaneous Retailers

Tenant Opportunity

For a lease-up investor, the gap analysis answers the critical question: will tenants want to be here? Third-party data confirms the answer.

- \$35M grocery gap: motivated F&B and specialty food operators • \$25M clothing gap: apparel and off-price retail opportunity
- \$16M health/personal care: medical, dental, wellness tenants
- Retail index 107: market already outperforms MA state average • 2,083 businesses / 20,142 employees within 3 miles

OCCUPANCY STORY

Available 11,508 SF sits in a trade area with \$158M+ in annual spending leaving to be captured. A tenant here steps into proven, quantified demand — not a speculative market.

IDEAL BUYER PROFILES

This asset is positioned for three distinct buyer profiles. Each finds a different primary value proposition, all supported by the same underlying asset and market fundamentals.

PRIVATE INVESTOR 1031 Exchange / Passive Income	INSTITUTIONAL / REIT Leased Asset Acquisition	VALUE-ADD OPERATOR Lease-Up / Owner-User
• \$10,467/mo in-place - cash flowing today • 3% escalation = inflation-protected income • Near-NNN: zero landlord maintenance obligations • Personal guaranty from business owner • Auto-renewal extends 5 yrs without tenant action • 1031 ideal: defer gain, step into passive income	• \$10,467/mo in-place - cash flowing today • 3% escalation = inflation-protected income • Near-NNN: zero landlord maintenance obligations • Personal guaranty from business owner • Auto-renewal extends 5 yrs without tenant action • 1031 ideal: defer gain, step into passive income	• Acquire partial occupancy, lease up 11,508 SF • 24' clear + dock: industrial, showroom, medical • Finished showroom suite - premium tenant-ready • In-place income offsets carry during lease-up • \$158M+ unmet demand validates business case • Build equity in a rising-income trade area

OFFERING PROCESS

Call for Offers

10 Highland Avenue is offered at \$3,326,520. Qualified investors are invited to submit offers with the following:

- Proof of funds or lender pre-approval letter
- Brief description of buyer / acquisition criteria • Proposed due diligence and closing timeline
- Any contingencies or financing assumptions

Due Diligence Package

Available to qualified buyers upon execution of a confidentiality agreement:

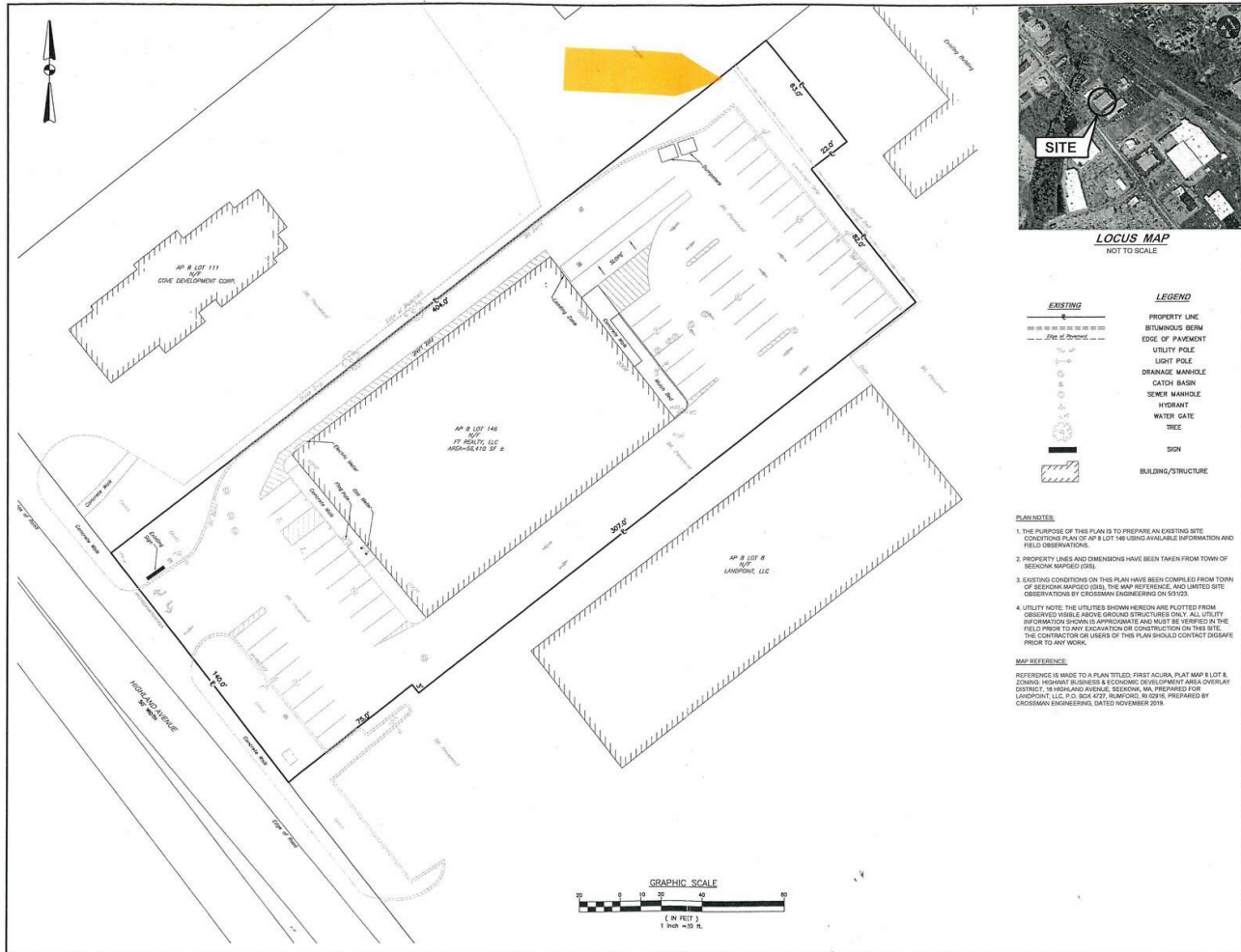
- Full executed lease agreement and personal guaranty • Rent roll and full escalation schedule
- Site plan (Crossman Engineering, 2022)
- Tax and expense history
- Placer.ai traffic and demographic reports
- STI Market Outlook and gap analysis
- Environmental and title information







SITE PLAN



LOCUS MAP
NOT TO SCALE

EXISTING	LEGEND
—	PROPERTY LINE
—	STIMULOUS BERM
—	EDGE OF PAVEMENT
—	UTILITY POLE
—	DRAINAGE MANHOLE
—	CATCH BASIN
—	SEWER MANHOLE
—	HYDRANT
—	WATER GATE
—	TREE
—	SIGN
—	BUILDING/STRUCTURE

- PLAN NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO PREPARE AN EXISTING SITE CONDITIONS PLAN OF AP 8 LOT 146 USING AVAILABLE INFORMATION AND FIELD OBSERVATIONS.
 2. PROPERTY LINES AND DIMENSIONS HAVE BEEN TAKEN FROM TOWN OF SEEKONK MAPS (2018).
 3. EXISTING CONDITIONS ON THIS PLAN HAVE BEEN COMPILED FROM TOWN OF SEEKONK MAPS (2018), THE MAP REFERENCE, AND LIMITED SITE OBSERVATIONS BY CROSSMAN ENGINEERING ON 11/15/23.
 4. UTILITY NOTE: THE UTILITIES SHOWN HEREON ARE PLOTTED FROM OBSERVED SURVEY RECORDS. STRUCTURES ONLY. ALL UTILITY INFORMATION SHOWN IS APPROXIMATE AND MUST BE VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION OR CONSTRUCTION ON THIS SITE. THE CONTRACTOR OR USER OF THIS PLAN SHOULD CONTACT DCS&E PRIOR TO ANY WORK.
- MAP REFERENCE:**
- REFERENCE IS MADE TO A PLAN TITLED: FIRST ACURA, PLAT MAP 8, LOT 8 & ZONING: HIGHWAY BUSINESS & ECONOMIC DEVELOPMENT AREA OVERLAY DISTRICT, 18 HIGHLAND AVENUE, SEEKONK, MA, PREPARED FOR LANDPOINT, LLC, P.O. BOX 4727, BURLINGTON, IN 2018, PREPARED BY CROSSMAN ENGINEERING, DATED NOVEMBER 2018.

Crossman Engineering		
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PROJECT TITLE:		
FIRST ACURA PLAT MAP 8, LOT 146 ZONING: HIGHWAY BUSINESS & ECONOMIC DEVELOPMENT AREA OVERLAY DISTRICT 10 HIGHLAND AVENUE SEEKONK, MA		
PREPARED FOR:		
FIRST ACURA 10 HIGHLAND AVENUE SEEKONK, MA		
DRAWING TITLE:		
EXISTING SITE CONDITIONS LAYOUT PLAN		
DATE:	SCALE:	
MAY 2023	1"=20'	
DWG. NAME:		
M299-C1-SITE.dwg		
REVISIONS:		
NUMBER	REMARKS	DATE
DRAWING NUMBER:		
C1		
SHEET: 1 OF 1		



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TRADER JOE'S

10 HIGHLAND AVE.
SEEKONK, MA

PROVIDENCE, RI
4 MILES | 8 MINS
NEWPORT, RI
25 MILES | 35 MINS

HIGHWAY PROXIMTY

 1 MILE

 0 MILES

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10 HIGHLAND AVE

SEEKONK, MA

FOR SALE | 17,050 SF FREESTANDING RETAIL BUILDING ON 1.3 AC

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