



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

CORFAC 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









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  **WHOLE FOODS MARKET**

TRADER JOE'S

10 HIGHLAND AVE.
SEEKONK, MA

PROVIDENCE, RI
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NEWPORT, RI
25 MILES | 35 MINS

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 1 MILE

 0 MILES

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SEEKONK, MA

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

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