

Subject Shopping Center

Stop and Shop Plaza

SHOPPING CENTER

Type:	Neighborhood Center	Land Acres:	64.80 AC
Name	Stop and Shop Plaza	# of Properties:	4
GLA:	94,547 SF	Year Built/Renov	Built 1992, Renov 2000
Anchor GLA:	66,219 SF	Levels:	1
Available Spaces:	1	Location Score:	Below National Avg (41)
% Leased	95.44%	Walk Score®:	Somewhat Walkable (60)
Website:	-	Transit Score®:	Minimal Transit (0)
Anchor Tenant:	Stop & Shop		
Parking	220 free Surface Spaces are available; Ratio of 4.17/1000 SF		
Features:	Banking, Pylon Sign, Signalized Intersection		
Frontage:	Rt-6a Rd 1,059', Merchants Rd 479'		
For Sale:	Not for sale		

AVAILABLE SPACES

Address	Space Type			Square Feet		Rent	On Mkt	Vacant
	Use	Type	Occupancy	SF Avail	Bldg Contig			
65 Route 6A	Retail	Direct	Vacant	4,312	4,312	Withheld	19 mo	19 mo
All Spaces				4,312	4,312	-		

SHOPPING CENTER PROPERTIES

Property Name / Address	Yr Blt/Renov	Bldg SF	Anchor	Availability			NNN Rent Per SF
				Spcs	Avail %	Vac %	
1 65 Route 6A ★★★★★	1992/2000	67,719	Stop & Shop	1	6.4%	6.4%	\$16-20 (Est.)
2 65 Rt-6a ★★★★★	1992/-	14,312	-	0	0.0%	0.0%	\$17-19 (Est.)
3 65 Rt-6a ★★★★★	1992/-	10,316	-	0	0.0%	0.0%	\$19-24 (Est.)
4 65 Rt-6a ★★★★★	1992/-	2,200	-	0	0.0%	0.0%	\$19-24 (Est.)

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1 65 Route 6A



67,719 SF, Built 1992/Renov 2000
2 Tenants, Vacancy 6.4%
4,312 SF / 1 Space Avail
Rent/SF - \$16-20 (Est.)



2 65 Rt-6a



14,312 SF, Built 1992
3 Tenants, Vacancy 0%
Fully Leased
Rent/SF - \$17-19 (Est.)



3 65 Rt-6a



10,316 SF, Built 1992
Drug Store
Fully Leased
Rent/SF - \$19-24 (Est.)



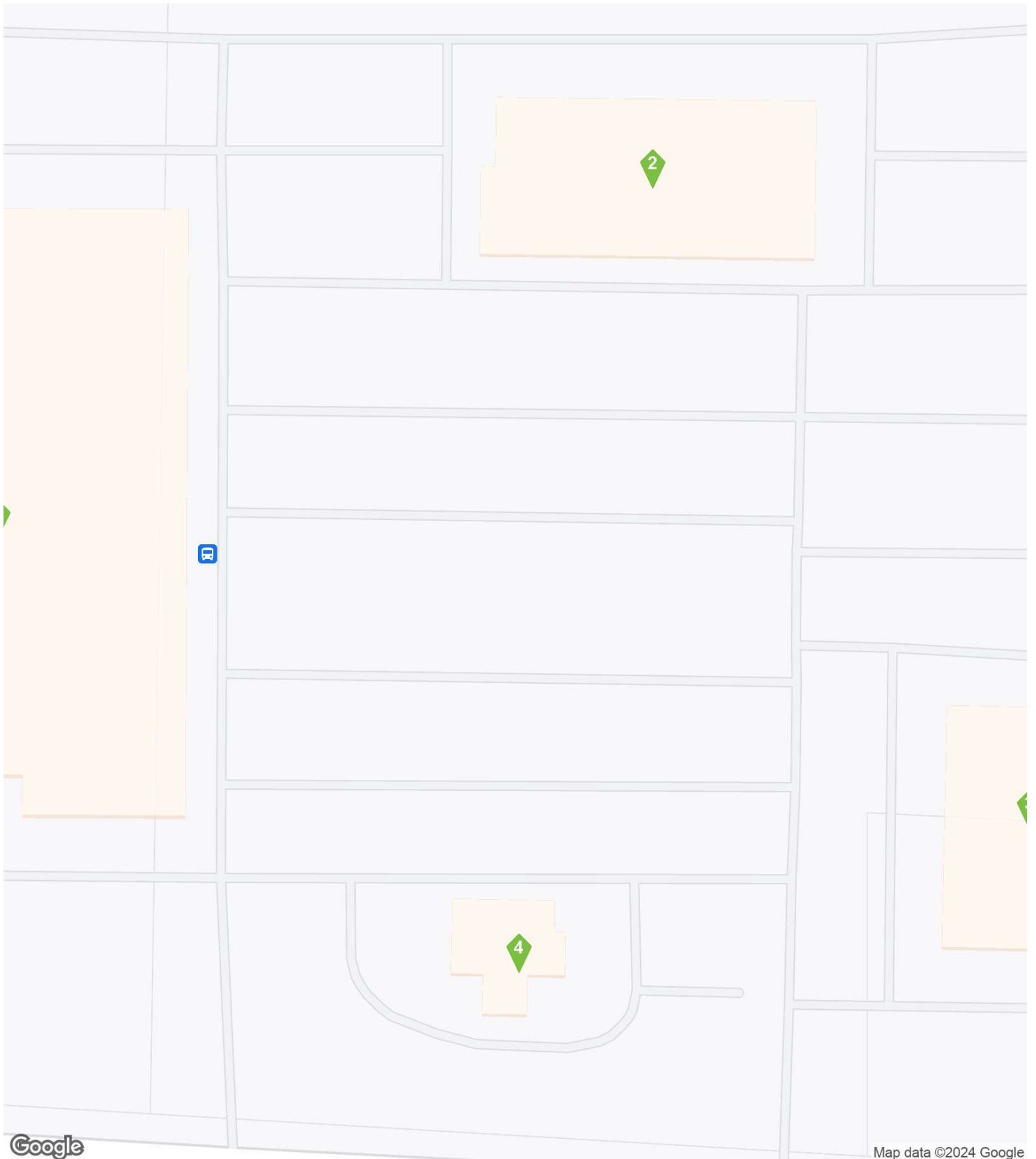
4 65 Rt-6a



2,200 SF, Built 1992
Bank
Fully Leased
Rent/SF - \$19-24 (Est.)



SHOPPING CENTER PROPERTIES



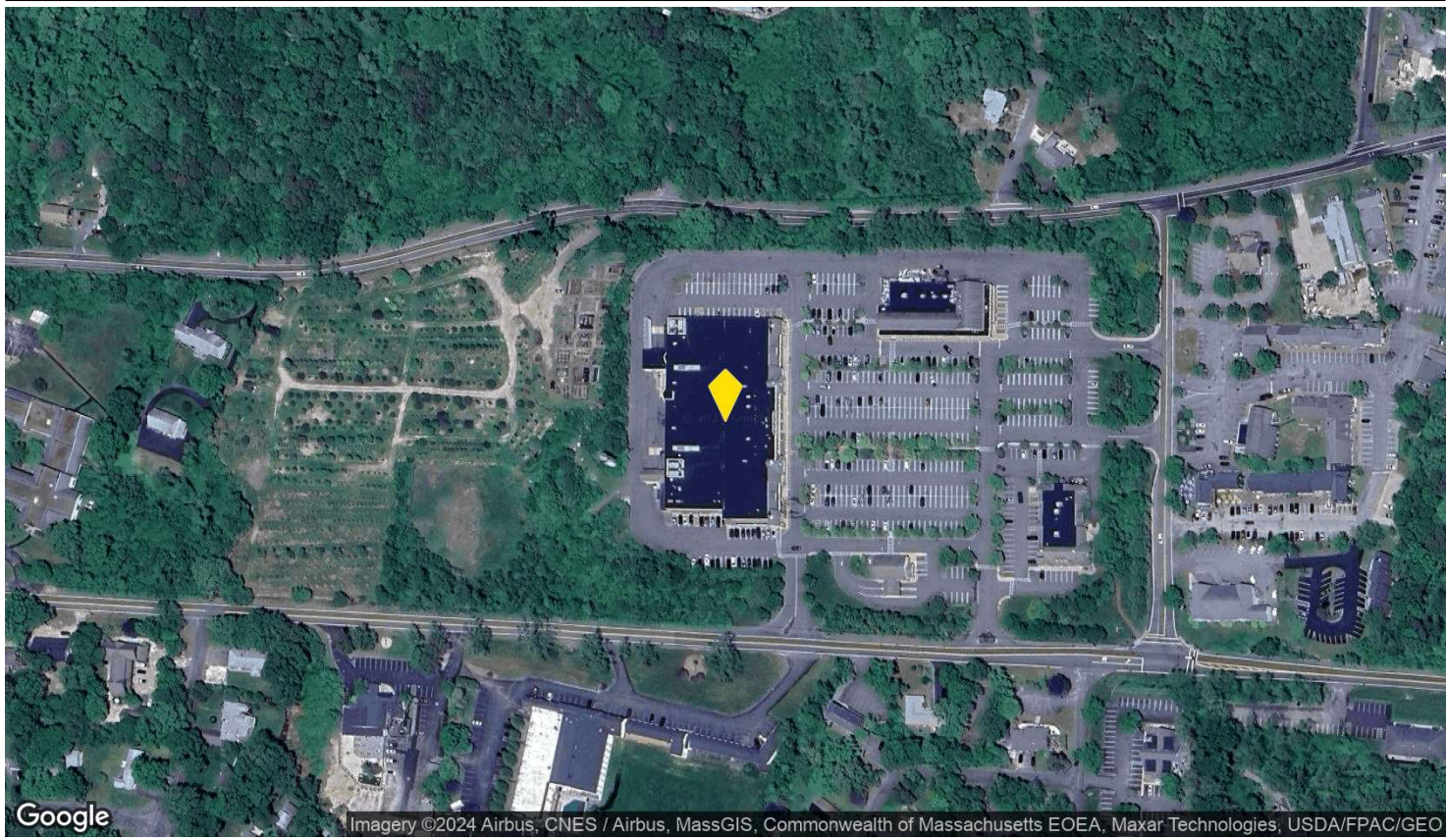
Subject Shopping Center

Stop and Shop Plaza

TENANTS

1	65 Route 6A		Store Type	SF Occupied	Chain	Move Date	Exp Date
Stop & Shop			Supermarket	66,219	Yes	Sep 2019	-
Citizens Bank			Bank	500	Yes	Sep 2019	-
2	65 Rt-6a		Store Type	SF Occupied	Chain	Move Date	Exp Date
Aubuchon Hardware			Hardware	5,200	Yes	Jan 2009	-
Bobby Byrne's Pub			Cocktail Bar	4,318	No	Mar 2010	-
Paradise Wines & Spirits			Liquor	3,000	No	Dec 2000	-
4	65 Rt-6a		Store Type	SF Occupied	Chain	Move Date	Exp Date
Eastern Bank			Bank	2,200	Yes	Oct 2015	-

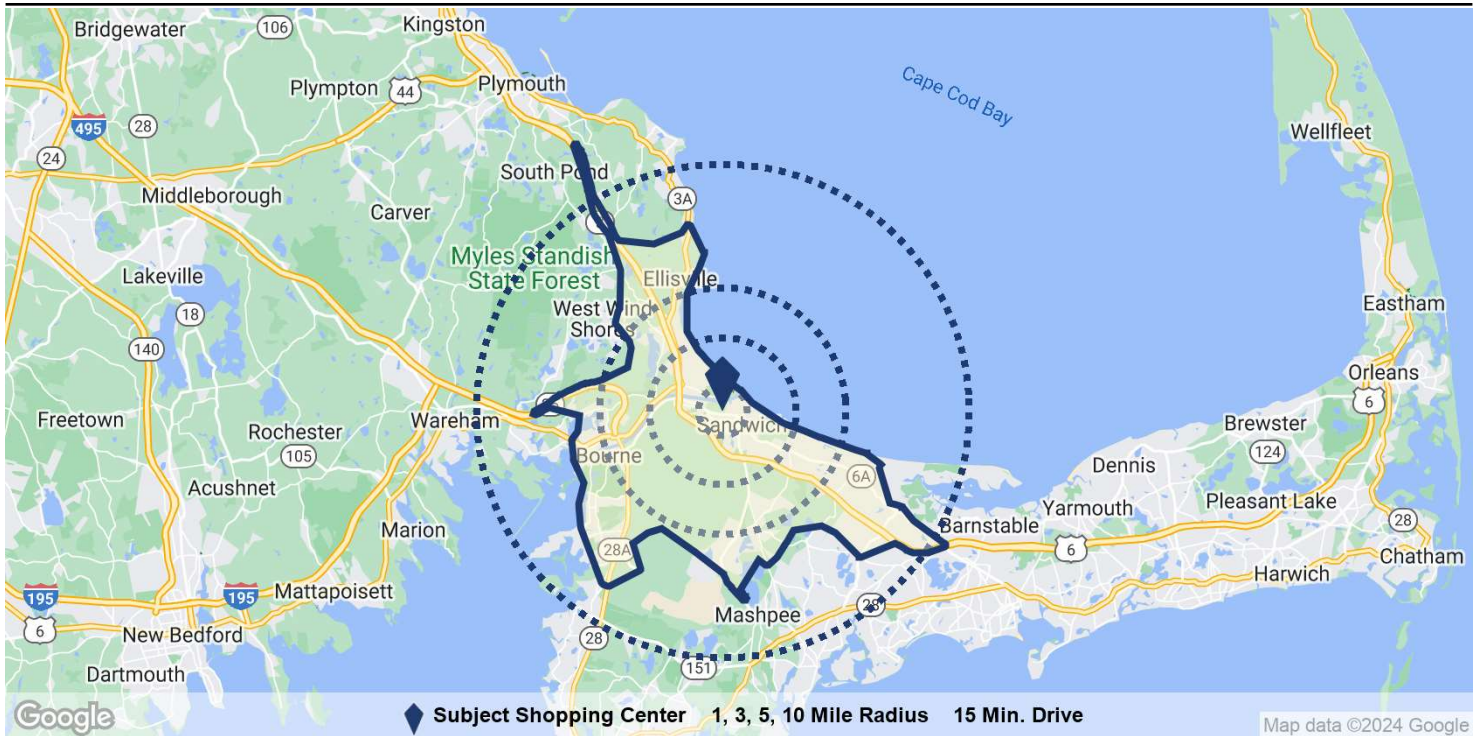
AERIAL VIEW



Subject Shopping Center

Stop and Shop Plaza

DEMOGRAPHICS

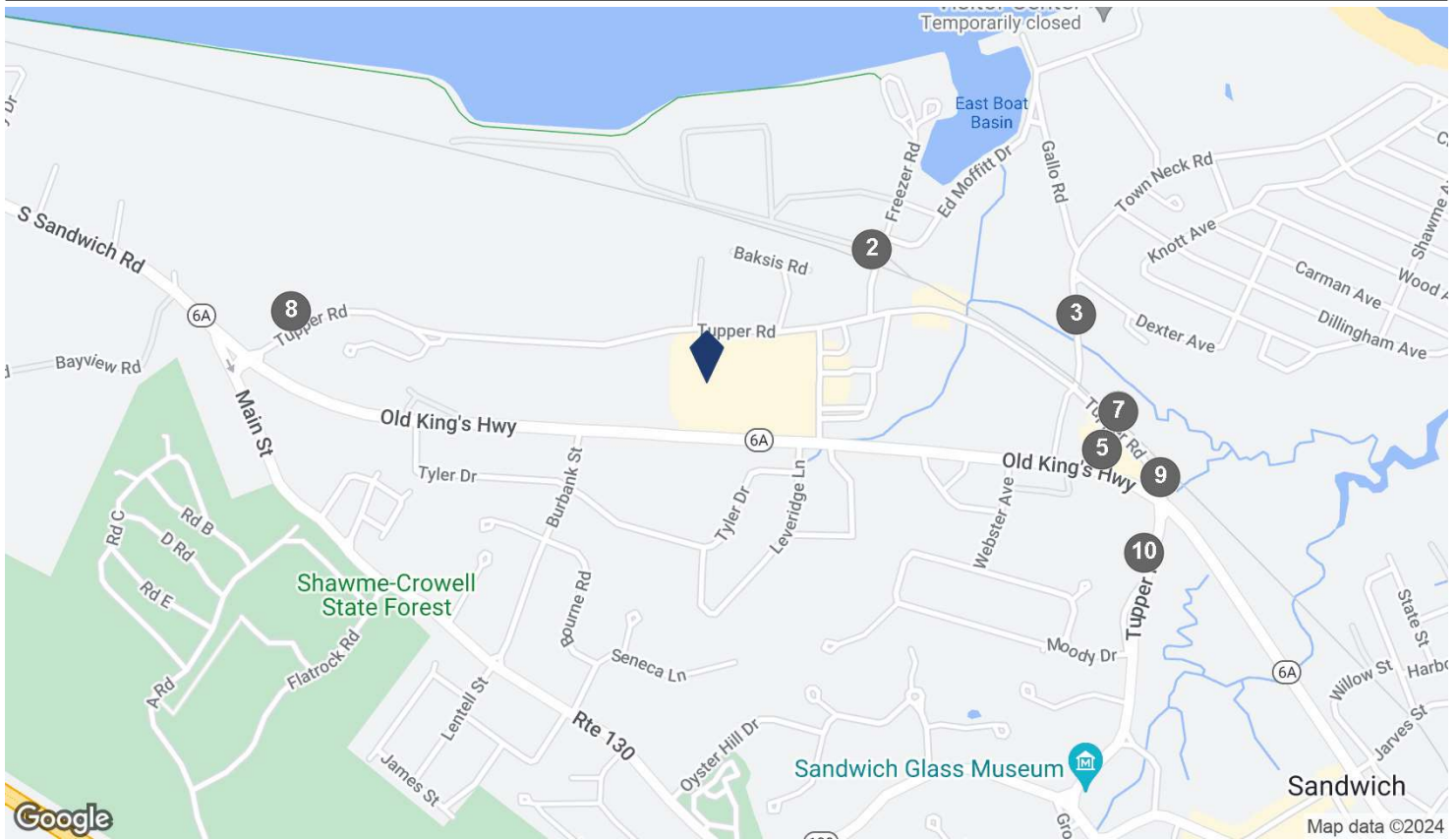


Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	1,860	7,447	20,674	98,966	43,048
5 Yr Growth	2.7%	2.6%	3.1%	4.3%	5.7%
Median Age	59	53	49	47	48
5 Yr Forecast	59	52	48	47	48
White / Black / Hispanic	96% / 1% / 1%	95% / 1% / 2%	95% / 2% / 2%	92% / 3% / 3%	94% / 2% / 2%
5 Yr Forecast	96% / 1% / 1%	95% / 1% / 2%	95% / 2% / 2%	92% / 3% / 3%	94% / 2% / 2%
Employment	2,487	5,095	12,779	31,807	22,848
Buying Power	\$79.5M	\$304.2M	\$810.8M	\$3.6B	\$1.6B
5 Yr Growth	5.6%	5.9%	5.8%	6.4%	9.3%
College Graduates	48.1%	42.8%	40.9%	36.8%	48.8%
Household					
Households	826	3,049	7,890	37,827	16,296
5 Yr Growth	2.4%	2.2%	2.9%	4.2%	5.6%
Median Household Income	\$96,303	\$99,783	\$102,765	\$95,348	\$100,867
5 Yr Forecast	\$99,305	\$103,384	\$105,590	\$97,322	\$104,433
Average Household Income	\$126,494	\$123,645	\$122,462	\$116,171	\$128,291
5 Yr Forecast	\$130,912	\$126,909	\$125,131	\$118,233	\$131,117
% High Income (>\$75K)	62%	65%	66%	62%	65%
Housing					
Median Home Value	\$384,697	\$396,014	\$386,843	\$388,667	\$479,727
Median Year Built	1968	1975	1979	1981	1980
Owner / Renter Occupied	73% / 27%	78% / 22%	83% / 17%	85% / 15%	84% / 16%

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TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Freezer Rd	Ed Moffitt Dr - N	3,724	2022	0.26 mi
2 FREEZER ROAD	Ed Moffitt Dr - N	3,661	2020	0.26 mi
3 Town Neck Rd	Dexter Ave - N	5,535	2022	0.48 mi
4 State Highway 6 (Alt)	Merchants Rd - W	6,902	2022	0.52 mi
5 CRANBERRY HIGHWAY	Merchants Rd - W	6,106	2020	0.52 mi
6 Tupper Rd	Cranberry Hwy - SE	7,857	2022	0.53 mi
7 Tupper Road	Cranberry Hwy - SE	7,949	2020	0.53 mi
8 Tupper Rd	Cranberry Hwy - E	3,182	2022	0.54 mi
9 Tupper Road	Cranberry Hwy - S	6,536	2022	0.60 mi
10 Tupper Rd	Cranberry Hwy - N	4,827	2018	0.61 mi



Demographics

Stop and Shop Plaza

65 Route 6A

94,547 SF Neighborhood Center

Sandwich, MA 02563 - Cape Cod HOS Submarket

PREPARED BY



Jackson Lomis

Real Estate Equity -Asset Management



Income & Spending Demographics

Stop and Shop Plaza

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2023 Households by HH Income	828		3,050		7,891		16,296	
<\$25,000	108	13.04%	254	8.33%	642	8.14%	1,595	9.79%
\$25,000 - \$50,000	73	8.82%	321	10.52%	804	10.19%	1,860	11.41%
\$50,000 - \$75,000	135	16.30%	490	16.07%	1,228	15.56%	2,324	14.26%
\$75,000 - \$100,000	115	13.89%	464	15.21%	1,161	14.71%	2,319	14.23%
\$100,000 - \$125,000	43	5.19%	319	10.46%	999	12.66%	1,456	8.93%
\$125,000 - \$150,000	120	14.49%	395	12.95%	1,011	12.81%	1,616	9.92%
\$150,000 - \$200,000	88	10.63%	377	12.36%	1,025	12.99%	2,413	14.81%
\$200,000+	146	17.63%	430	14.10%	1,021	12.94%	2,714	16.65%
2023 Avg Household Income	\$126,494		\$123,645		\$122,462		\$128,291	
2023 Med Household Income	\$96,303		\$99,783		\$102,765		\$100,867	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	\$31.8M		\$118.8M		\$311.2M		\$644.4M	
Total Apparel	\$1.4M	4.51%	\$5.6M	4.70%	\$15M	4.81%	\$30.7M	4.76%
Women's Apparel	\$607.4K	1.91%	\$2.3M	1.96%	\$6.2M	1.99%	\$12.6M	1.95%
Men's Apparel	\$316.6K	1.00%	\$1.2M	1.01%	\$3.2M	1.03%	\$6.6M	1.02%
Girl's Apparel	\$81.6K	0.26%	\$333.9K	0.28%	\$936K	0.30%	\$1.9M	0.30%
Boy's Apparel	\$54.2K	0.17%	\$234.8K	0.20%	\$665.5K	0.21%	\$1.3M	0.21%
Infant Apparel	\$48.8K	0.15%	\$206K	0.17%	\$575.1K	0.18%	\$1.2M	0.18%
Footwear	\$325.2K	1.02%	\$1.3M	1.07%	\$3.4M	1.10%	\$7.1M	1.10%

Total Entertainment & Hobbies	\$4.6M	14.60%	\$17.2M	14.50%	\$44.8M	14.41%	\$92.8M	14.41%
Entertainment	\$558.2K	1.76%	\$2M	1.68%	\$4.9M	1.57%	\$10M	1.56%
Audio & Visual Equipment/Service	\$1M	3.25%	\$3.9M	3.28%	\$10.2M	3.29%	\$21.1M	3.27%
Reading Materials	\$93.5K	0.29%	\$334.2K	0.28%	\$854.1K	0.27%	\$1.7M	0.27%
Pets, Toys, & Hobbies	\$869.4K	2.73%	\$3.2M	2.73%	\$8.5M	2.74%	\$17.3M	2.68%
Personal Items	\$2.1M	6.57%	\$7.8M	6.54%	\$20.3M	6.54%	\$42.7M	6.62%

Total Food and Alcohol	\$8.3M	26.06%	\$31.4M	26.41%	\$82.6M	26.54%	\$168.6M	26.16%
Food At Home	\$4.1M	12.93%	\$15.9M	13.39%	\$42.3M	13.60%	\$86.7M	13.46%
Food Away From Home	\$3.5M	11.08%	\$13.1M	11.04%	\$34.2M	10.99%	\$69.3M	10.76%
Alcoholic Beverages	\$651.8K	2.05%	\$2.4M	1.98%	\$6.1M	1.95%	\$12.5M	1.94%

Total Household	\$5.4M	17.06%	\$20.2M	17.02%	\$53.7M	17.25%	\$114.4M	17.76%
House Maintenance & Repair	\$1.1M	3.62%	\$4.4M	3.73%	\$12.2M	3.91%	\$26M	4.03%
Household Equip & Furnishings	\$2M	6.34%	\$7.5M	6.33%	\$19.9M	6.38%	\$41.3M	6.41%
Household Operations	\$1.5M	4.86%	\$5.7M	4.82%	\$15.1M	4.84%	\$32.7M	5.07%
Housing Costs	\$713.3K	2.24%	\$2.5M	2.14%	\$6.6M	2.12%	\$14.5M	2.25%

Income & Spending Demographics

Stop and Shop Plaza

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Transportation/Maint.	\$8M	25.27%	\$29.8M	25.07%	\$76.9M	24.70%	\$157.5M	24.44%
Vehicle Purchases	\$4M	12.53%	\$14.6M	12.27%	\$37M	11.90%	\$75.6M	11.74%
Gasoline	\$1.7M	5.47%	\$6.7M	5.66%	\$17.8M	5.71%	\$35.9M	5.57%
Vehicle Expenses	\$200.4K	0.63%	\$761.5K	0.64%	\$2M	0.65%	\$4.5M	0.70%
Transportation	\$1.1M	3.36%	\$3.9M	3.29%	\$10.1M	3.26%	\$21.2M	3.28%
Automotive Repair & Maintenance	\$1M	3.29%	\$3.8M	3.21%	\$9.9M	3.18%	\$20.3M	3.15%
Total Health Care	\$1.7M	5.26%	\$6.2M	5.20%	\$16.1M	5.17%	\$33.7M	5.23%
Medical Services	\$957.5K	3.01%	\$3.6M	2.99%	\$9.3M	3.00%	\$19.7M	3.06%
Prescription Drugs	\$522.1K	1.64%	\$1.9M	1.62%	\$5M	1.60%	\$10.3M	1.59%
Medical Supplies	\$191.7K	0.60%	\$701.3K	0.59%	\$1.8M	0.58%	\$3.7M	0.57%
Total Education/Day Care	\$2.3M	7.24%	\$8.4M	7.09%	\$22.1M	7.11%	\$46.7M	7.24%
Education	\$1.4M	4.49%	\$5.3M	4.43%	\$13.8M	4.45%	\$29M	4.51%
Fees & Admissions	\$874.5K	2.75%	\$3.2M	2.66%	\$8.3M	2.66%	\$17.6M	2.73%