



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

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 Taxes	76' on Highland
Asking Price	Ave \$2.13 per SF \$3,600,000

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
<ul style="list-style-type: none"> \$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 	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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 *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.*

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
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54,640 Population—3 Mile	\$108,276 Avg HH Income—3 Mile	33.4% Bachelor's Degree	2.9% Unemployment
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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.

<p>SUBURBAN SHINE 34.8% 12,300 HH Index 158</p> <p>Aspirational suburban homeowners. Strong home improvement and renovation spending. Core customer for flooring, home goods, and building materials.</p>	<p>METRO VIBES 31.0% 11,000 HH Index 354</p> <p>Urban-adjacent lifestyle consumers. 3.5x state average concentration. Metro Vibes index 354 confirms above-average high-spending segment.</p>	<p>TECH TRAILBLAZERS 11.9% 4,230 HH Index 132</p> <p>Tech-adjacent professionals. K6 City Greens at benchmark 659: 6.5x national concentration of educated homeowners with high home improvement spend.</p>
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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
<ul style="list-style-type: none"> • \$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 	<ul style="list-style-type: none"> • \$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 	<ul style="list-style-type: none"> • 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 \$3,600,000. 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:

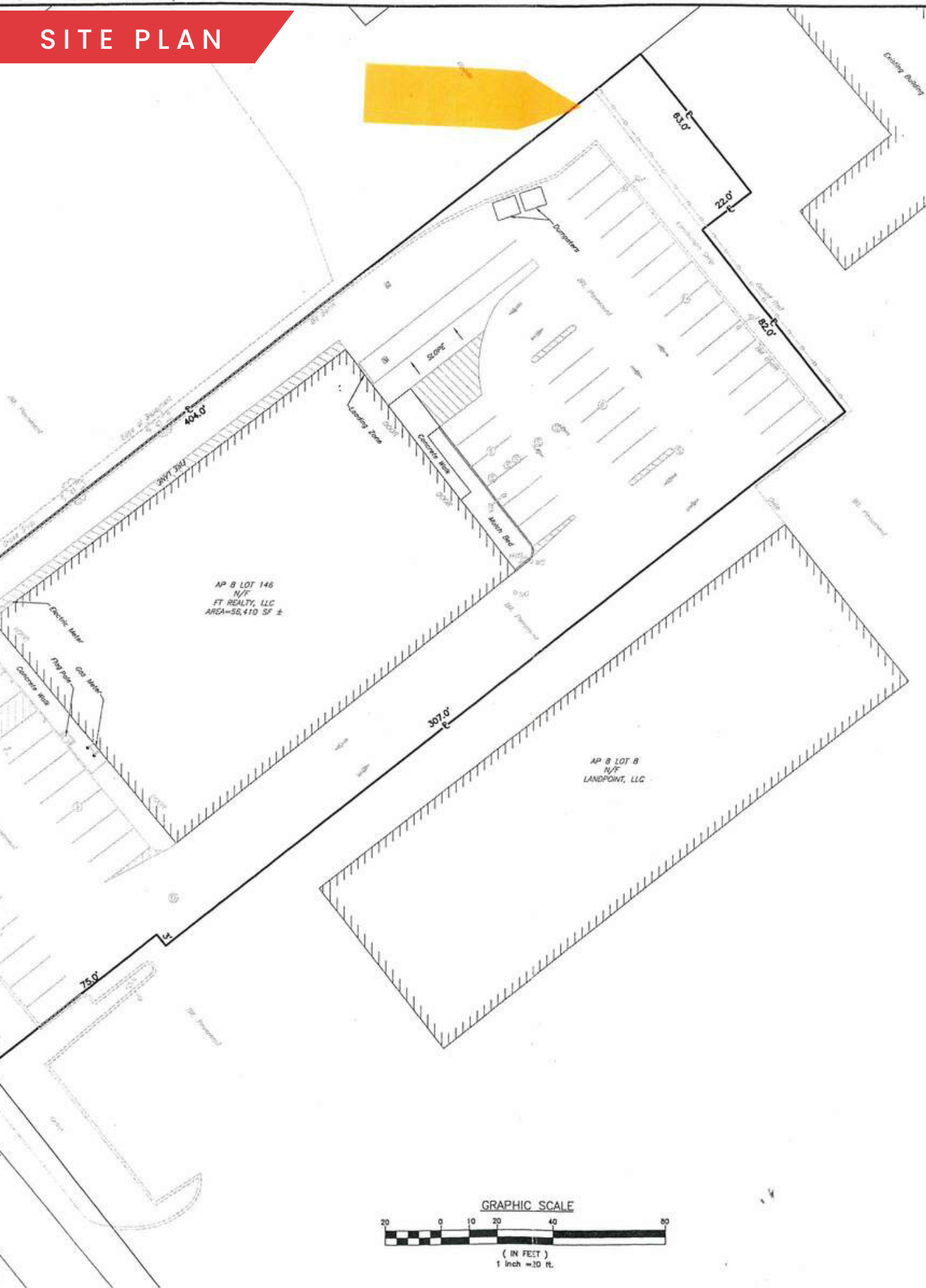
- Full executed lease agreement and personal guaranty
- Rent roll and full escalation schedule
- Site plan (Crossman Engineering, 2022)
- Tax and expense history
- Placer.ai traffic and demographic reports
- STI Market Outlook and gap analysis
- Environmental and title information







SITE PLAN



AP 8 LOT 146
N/F
FT REALTY, LLC
AREA=56,410 SF ±

AP 8 LOT 8
N/F
LANDPOINT, LLC



EXISTING

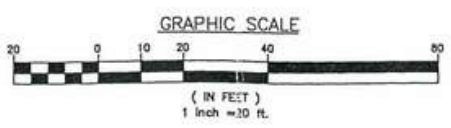


PLAN NOTES:

1. THE PURPOSE OF THIS CONDITIONS PLAN OF FIELD OBSERVATIONS
2. PROPERTY LINES AND SEEKONK MAPGED (C)
3. EXISTING CONDITIONS OF SEEKONK MAPGED OBSERVATIONS BY C
4. UTILITY NOTE: THE UT OBSERVED VISIBLE A INFORMATION SHOWW FIELD PRIOR TO ANY THE CONTRACTOR OF PRIOR TO ANY WORK

MAP REFERENCE:

REFERENCE IS MADE TO ZONING: HIGHWAT BUSI DISTRICT, 16 HIGHLAND LANDPOINT, LLC, P.O. BOX CROSSMAN ENGINEERING





Pawtucket

FAIRLAWN



KOHL'S verizon[✓]



Staples

at home
The Home Décor Superstore



WHOLE
FOODS
MARKET

TRADER JOE'S

RUMFORD



PROVIDENCE



FOX POINT



10 HIGHLAND AVE.
SEEKONK, MA



LOWER SOUTH
PROVIDENCE

ARMINGT
CORNE



WASHINGTON
PARK

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



RIVERSIDE

HIGHWAY
PROXIMTY



1 MILE



0 MILES

BOB'S
Discount Furniture.
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Ocean State
**JOB
LOT**



Panera
BREAD

HARBOR
FREIGHT



Michaels

HOBBY
LOBBY

CONIMICUT

Warren

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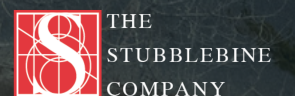
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