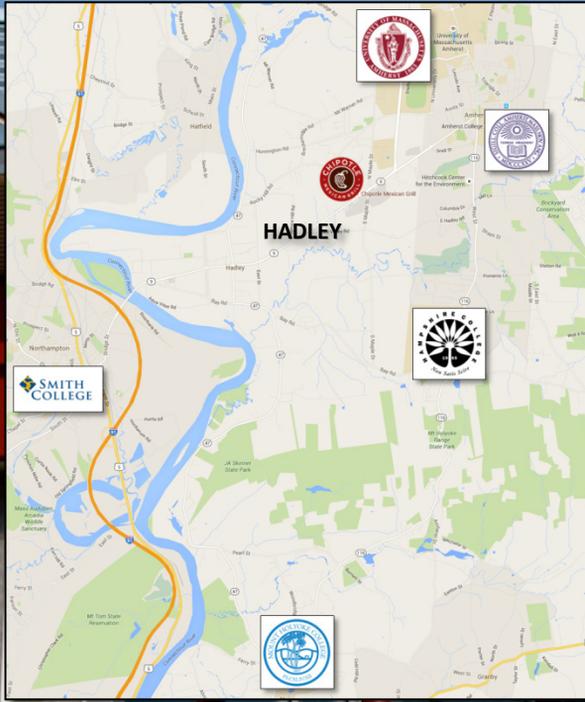


# FOR SALE

SINGLE TENANT  
GROUND LEASE INVESTMENT



## CHIPOTLE GROUND LEASE

Hadley, MA

\$1,880,000

4.25% CAP

### INVESTMENT HIGHLIGHTS

- **Ground Lease** – Zero landlord responsibilities
- **Corporate Guarantee**
- **15% Rent increase** in 2020
- **College Location** - University of Massachusetts Amherst located 2.5 miles away and has almost **30,000 students** as well as 1,500 faculty
- Strong regional retail trade area including **Whole Foods, Trader Joes, Target, Home Depot, Lowe's, Walmart, etc.**
- **Low rent** of \$80,000
- Only Chipotle within a 10+ mile radius

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