

Domino's NNN Investment Property for Sale - Burlington VT

1548 North Ave, Burlington, VT 05408

Retail Property For Sale



PROPERTY DESCRIPTION

Opportunity to purchase this Domino's NNN leased investment property located at 1548 North Ave in Burlington, VT. A multi-unit franchisee currently operates this Domino's. The lease currently has just under 10 years remaining with an expiration date of June 30, 2036, plus two (2) five (5) year renewal options. The lease is personally guaranteed by the owner of ESP Pizza LLC. Broker of Record: Brian Brockman - Broker; License #: 81.0134052; Bang Realty-New England Inc; bor@bangrealty.com; 513-898-1551.

PROPERTY HIGHLIGHTS

- Long-standing Domino's Pizza location with decades of operating history. Infill Burlington real estate within one of Vermont's strongest retail and residential markets. Freestanding net-leased quick-service restaurant asset on a standalone parcel.
- Established neighborhood-serving location with convenient access to surrounding residential communities. High barrier-to-entry site supported by existing improvements and long-term use as a quick-service restaurant. Rare Burlington investment opportunity in a market with limited supply of freestanding net-leased retail assets.
- Offered For Sale at \$1,015,000 with a \$66,000/yr NOI which represents a 6.5% Cap Rate.

Offering Summary

Property Type	Retail
Property Subtype	Free Standing Building
Building Size (Total GLA)	1,625 SF
Utilities Description	Municipal Water & Sewer
Traffic Count	5,304
Zoning	RC
Year Built	1970

Chris McMahon

Principal & Director of Brokerage
781.862.9700 x225
cjm@sumrp.com

Travis Ginsberg

Vice President & Partner
781.862.9700 x226
tg@sumrp.com

Casey Piché

Commercial Broker
781.862.9700 x227
cp@sumrp.com

Summit Realty Partners, Inc.

80 Hayden Avenue
Lexington MA, 02421
summitrealtypartners.com

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PARTNERS

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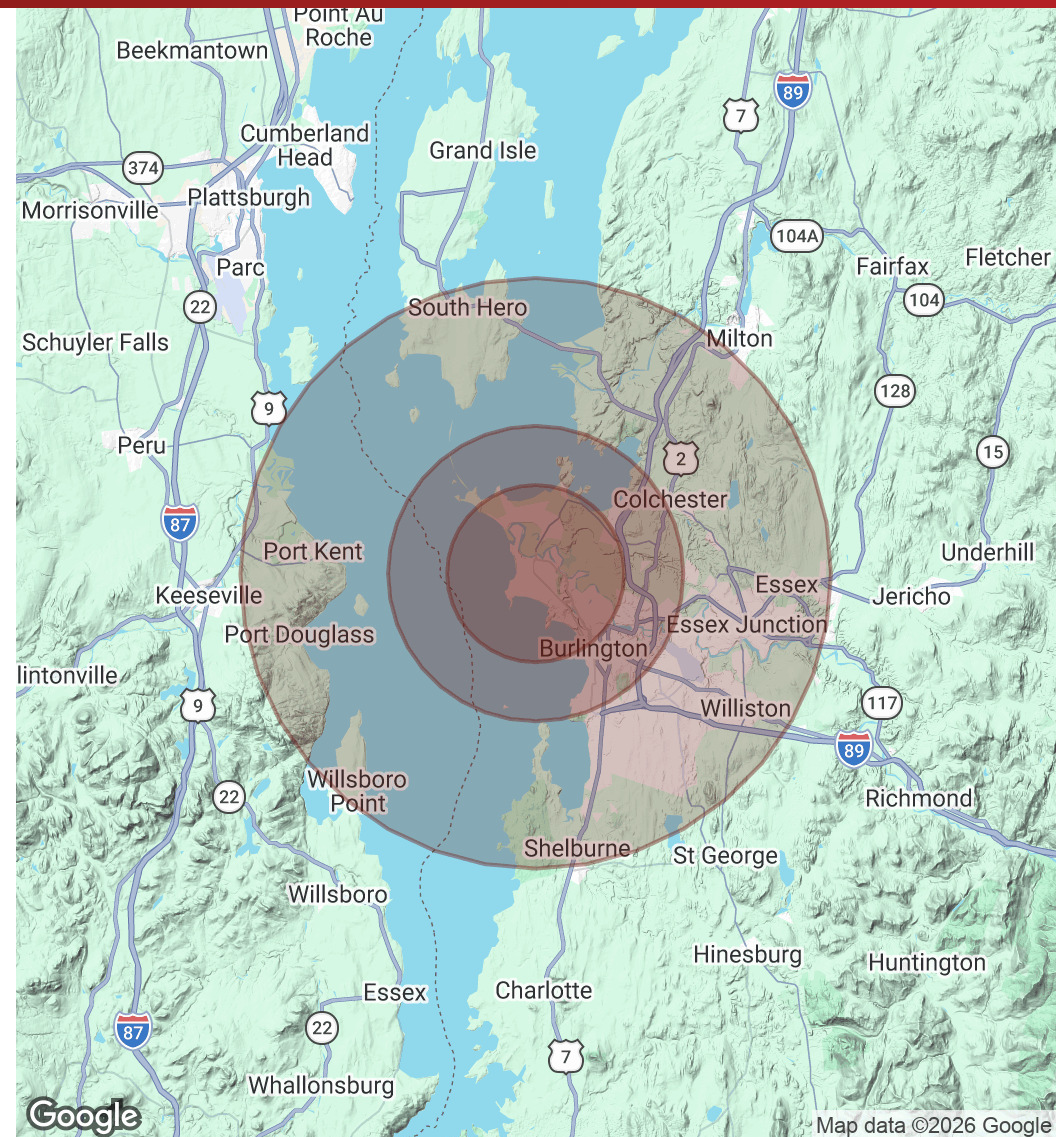
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Retail Property For Sale

Population	3 Miles	5 Miles	10 Miles
Total Population	20,418	68,239	128,788
Average Age	41.0	33.7	37.7
Average Age (Male)	38.0	32.9	36.7
Average Age (Female)	42.2	34.1	38.7

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	9,271	27,644	53,920
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$100,389	\$98,281	\$112,643
Average House Value	\$386,562	\$425,835	\$423,640

2023 American Community Survey (ACS)



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