

EXCLUSIVE INVESTMENT OFFERING · MAY 2026

Atlantic Automotive

50 JOHN A DUNN MEMORIAL DR · ROCKLAND, MA 02370

A proven, four-revenue-stream commercial business with a **regulatory moat no competitor can replicate** — the only full-service gas station in Rockland with a heavy vehicle inspection license, 3 service bays, fuel infrastructure, and a largely untapped vehicle sales lot. **\$690,616 in verified 2025 revenue. Listed at \$3.8M.**

LISTING PRICE 2025 REVENUE
\$3.8M **\$690,616**

PROPERTY
21,283 SF Lot

BROKER
Alex E. Edwards — (857) 453-0148

LISTING PRICE

\$3.8M

Negotiable · \$3.5M–\$4.5M range

2025 GROSS REVENUE

\$690,616

Verified · Repair + Gas + Inspections

INSPECTION STICKERS (REGULAR)

\$84,000/yr

Recurring · market-driven rate

FUEL TANK CAPACITY

18,000 gal

3 underground tanks × 6,000 gal each

LOT SIZE

21,283 SF

BUSINE zoning · large vehicle lot

ONLY FULL-SERVICE STATION

In Rockland

Competitive moat — no full-service competitor

DATE

May 2026

Thumbprint Realty Commercial · Wealth Brokerage ·
Alex E. Edwards (857) 453-0148

Confidential — Qualified Investors
Only · May 2026



01

Property Overview

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SERVICE BAYS

21,283

LOT SQUARE FEET

18K

GAL FUEL CAPACITY

\$3.8M

ASKING PRICE

Atlantic Automotive at 50 John A Dunn Memorial Drive is the **only full-service gas station in Rockland, Massachusetts** — combining a full auto repair shop, fuel station, state-licensed vehicle inspection center, and vehicle sales lot on a 21,283 SF BUSINE-zoned parcel next to a CVS-anchored commercial corridor, with a scenic pond backdrop.



REAL ESTATE DETAILS	
Address	50 John A Dunn Memorial Dr
City / State	Rockland, MA 02370
Lot Size	21,283 SF
Building Size	2,501 SF
Zoning	BUSINE (Business)
Annual Taxes	\$12,837
Monthly Op. Costs (incl. fuel)	\$45,000/mo
Listing Price	\$3.8M

BUSINESS OPERATIONS	
Service Bays	3 Bays with Lifts
Fuel Tanks	3 Underground × 6,000 gal
Total Fuel Capacity	18,000 Gallons
Inspection License	Class C — Up to 25,000 lbs
Vehicle Lot Capacity	40 Vehicles
Current Vehicle Sales	30–40 units/year
Profit Per Vehicle	\$1,500–\$1,700
Full-Service Competition	None in Rockland

★ **The Competitive Moat — Only Full-Service Station in Rockland**

Atlantic Automotive holds a **Massachusetts Class C Commercial Vehicle Inspection license** — the only station in Rockland authorized to inspect vehicles up to 25,000 lbs GVWR. This certification requires

dedicated bay specifications, a CDL-holding inspector, and RMV approval — a 12–24 month process. Combined with being the **only full-service gas station in Rockland**, this creates a structural competitive advantage that cannot be quickly replicated by any competitor.

02

Aerial Views & Location

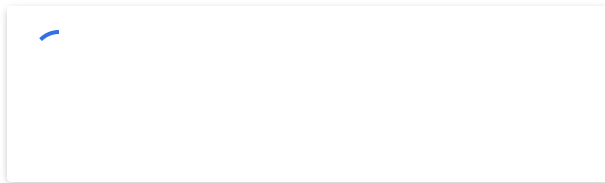


What the aerials reveal: The property sits at a prominent intersection with a **large, mostly empty parking lot** (visible from the air — this is your vehicle sales upside), a **scenic pond directly behind the**

property, and the CVS-anchored commercial corridor adjacent. The surrounding neighborhood is a mix of established residential, retail, and commercial — a stable, high-demand South Shore market.

SITE LOCATION — 50 JOHN A DUNN MEMORIAL DR, ROCKLAND MA 02370

Interactive · Zoom & Pan



ADDRESS

50 John A Dunn Memorial Dr, Rockland MA

BOSTON

~20 miles north

ROUTE 3

Direct access nearby

NEIGHBOR

CVS Pharmacy adjacent

POND

Scenic water view behind property

TRAFFIC

Est. 15,000–25,000 ADT*

*ADT is an estimate. Verify with MassDOT or Old Colony Planning Council (508-583-1833) prior to close.

03

Revenue Performance

From \$359,044 in 2020 to \$690,616 in 2025 — **92% revenue growth in five years** driven entirely by rising service quality. The average repair order climbed from \$191 to \$592 per vehicle — a 210% increase in revenue per customer.

YEAR	GROSS REVENUE	CAR COUNT	AVG. REPAIR ORDER	YOY GROWTH
2020	\$359,044	1,876	\$191	<i>Base Year</i>
2021	\$422,632	1,321	\$320	+17.7%
2022	\$507,887	1,316	\$386	+20.2%
2023	\$561,567	1,277	\$440	+10.6%
2024	\$519,801	1,272	\$409	-7.4%
2025	\$690,616	1,187	\$582	+32.9%
<i>2026 (Ann.)*</i>	<i>~\$670,000</i>	<i>~1,130 est.</i>	<i>\$592</i>	<i>On Pace</i>

*2026 annualized from \$223,168 through April 30, 2026.

Key Insight: Declining car count is not a red flag — it reflects migration to higher-margin, complex repair work. Revenue per vehicle grew 210% from 2020 to 2026. A new owner inherits this loyal, premium customer base on day one.

Current Revenue Breakdown (2025 Verified)

REVENUE STREAM	ANNUAL AMOUNT	NOTES
Inspection Stickers — Regular Vehicles	\$84,000	✓ Verified
Auto Repair Shop + Fuel / Gas (combined)	\$606,616	✓ Verified 2025
Vehicle Sales — 30–40 units × \$1,500–\$1,700 profit	\$51,000–\$68,000	⚡ Underutilized
Heavy Vehicle Inspections (up to 25K lbs) — not actively marketed	Est. \$15,000–\$25,000	⚡ Untapped
Total Estimated Gross (all streams)	~\$756,000–\$783,000	Including all revenue

04

Facility Walkthrough



3 Service Bays — Fully Equipped

Three operational service bays with **Rotary professional lifts**, air lines, diagnostic equipment, and full tool inventory. Brakes, exhaust, suspension, tires, oil changes, tune-ups — all services visible from the signage and confirmed in the 2025 revenue figures.



Customer Area + Manager Office

Renovated customer waiting area with hardwood floors, seating, and a service counter. Separate manager's office with dual-workstation setup, security system (Netgear network rack visible), and full administrative infrastructure.



Full-Service Fuel Canopy

Branded fuel canopy with pumps — the **only full-service gas station in Rockland**. Three underground tanks at 6,000 gallons each for 18,000 gallons total capacity. Signs confirm: Full Serve, One Stop Automotive Shop.



MA Inspection Station — Class C

Licensed for both regular passenger vehicles (**\$84,000/yr revenue**) and heavy commercial vehicles up to 25,000 lbs GVWR — the **only such license in the area**. Heavy vehicle inspection revenue is currently not actively marketed to local fleets.

05 Financial Analysis

ESTIMATED P&L (CURRENT STATE)	
Inspection Stickers (Regular)	+\$84,000
Repair Shop + Fuel (combined)	+\$606,616
Vehicle Sales (est.)	+\$59,500
Total Estimated Gross	~\$750,116
Op. Costs (\$45K/mo × 12)	-\$540,000
Annual Property Taxes	-\$12,837
Estimated NOI	~\$197,279

CAP RATE AT VARIOUS PRICE POINTS	
\$3.5M	5.6% — Strong Buy
\$3.8M ← Listed	5.2% — ✓ Listed Price
\$4.0M	4.9% — Fair Market
\$4.5M	4.4% — Stretch
<p>Note: Cap rate improves significantly when vehicle lot and heavy inspection revenue are fully activated. Optimized NOI pushes well above current baseline.</p>	

3-Year Value Creation Pro Forma

REVENUE STREAM	CURRENT (2025)	YEAR 1 TARGET	YEAR 2-3 OPTIMIZED
VERIFIED CORE REVENUE			
Inspection Stickers — Regular Vehicles	\$84,000	\$90,000	\$95,000
Auto Repair Shop + Fuel	\$606,616	\$650,000	\$720,000
UPSIDE REVENUE (CURRENTLY UNDERUTILIZED)			
Vehicle Sales — Activated Lot (30/mo)	~\$59,500	\$160,000	\$576,000
Heavy Vehicle Inspections (marketed)	~\$20,000	\$45,000	\$84,000
Convenience Store (potential addition)	\$0	\$0	\$120,000
Total Gross Revenue	~\$770,116	~\$945,000	~\$1,595,000
Operating Expenses (est.)	(\$552,837)	(\$600,000)	(\$700,000)
Estimated Net Operating Income	~\$217,279	~\$345,000	~\$895,000

Plain English: Activate the vehicle lot to 30 sales/month, market the heavy truck inspection to local fleet operators, and optionally add a convenience store. NOI rises from ~\$217K to ~\$895K — a **312% increase** — without touching the core repair business.

06 *Upside Opportunities*

The current operation captures only a portion of this property's revenue potential. **Five concrete, immediately executable strategies** are available to an incoming owner — most requiring minimal capital.



Vehicle Lot Activation

The 40-vehicle lot currently sells 30–40 cars *per year* at \$1,500–\$1,700 profit each. Focused sales management and digital listings (AutoTrader, CarGurus, Facebook) could push to **30 cars per month**.

Current: $\sim 35/\text{yr} \times \$1,600 = \$56,000$

Activated: $360/\text{yr} \times \$1,600 = \$576,000$

+\$520,000/yr potential

Heavy Vehicle Inspection Marketing

The Class C license allows inspecting commercial trucks up to 25,000 lbs — **currently not marketed**. Local construction companies, landscapers, municipalities, and logistics operators within 30 miles have no local alternative.

Conservative: $8/\text{mo} \times \$175 = \$16,800/\text{yr}$

Active marketing: $20\text{--}35/\text{mo} = \$42,000\text{--}\$84,000/\text{yr}$

+\$17K–\$84K/yr potential



Convenience Store Addition

The lot has space for a compact convenience store footprint. With the fuel canopy already in place, a C-store addition is a natural revenue layer — snacks, beverages, lottery, automotive supplies. Low buildout cost, fast payback.

Buildout: \$40K–\$80K one-time

Net annual profit: \$30K–\$80K/yr

+\$30K–\$80K net/yr



Extended Hours Operation

The business currently closes at **4:00 PM every day**. Extended hours to 7–8pm captures the entire after-work repair customer base — commuters needing service before or after work — currently all going elsewhere.

Added revenue per extra hour: \$150–\$400

3 extra hours/day × 260 days: $+\$117K\text{--}\$312K/\text{yr}$

+\$117K–\$312K/yr potential



The Pitch in One Sentence

The new owner doesn't need to find opportunity — **they just need to show up, stay open past 4pm, answer the phone when fleet operators call, and put 30 cars on the lot**. Every dollar of upside is already here. It just hasn't been activated.

07

Exit & Investment Scenarios

Three distinct paths for the incoming buyer — operate and optimize, redevelop, or flip to a national operator. Each path has a strong return profile at the \$3.8M entry price.

PATH 1 — OPERATE & HOLD

\$7.1M

NOI ~\$600K · 8.5% cap · 3-yr
hold

IRR: **~24%** on \$3.8M entry

PATH 2 — ACTIVATE UPSIDE

\$11.2M

NOI ~\$895K · 8.0% cap · 3-yr
hold

IRR: **~43%** on \$3.8M entry

PATH 3 — SELL TO OPERATOR

\$4.5M+

Sell to Global Partners /
Sunoco / EG America

Flip return: **~18%** in 12-
18 mo

OR — Redevelopment Path: The Rockland Beacon

Mixed-Use Residential Redevelopment Optionality

The 21,283 SF BUSINE-zoned parcel with **pond views behind** and CVS adjacent is a compelling mixed-use development site. A four-story residential development (48-56 units, ground-floor retail, underground parking) could produce a stabilized value of **\$18M-\$24M** on a \$12M-\$15M development cost. The business generates income during the entitlement/permitting phase. This is the long-game exit for developer buyers.

The Land Value Floor: Even in a worst-case scenario where the business underperforms, the 21,283 SF of BUSINE-zoned commercial land adjacent to CVS and overlooking a pond has standalone land value estimated at **\$1.5M-\$2.5M** — providing a meaningful downside backstop for any buyer.

08

Summary & Next Steps

Why This Deal Wins

Only full-service gas station in Rockland · \$690,616 verified 2025 revenue · Only Class C heavy vehicle inspection license in the area · 3 bays with Rotary lifts · 18,000 gal fuel capacity · 40-car lot at 10% of potential · Closes at 4pm daily (immediate revenue upside) · Pond views + CVS neighbor · **Listed at \$3.8M.**

1

Sign NDA & Request Full Financial Package

3-year revenue actuals, monthly operating cost detail, vehicle sales records. Verify figures against bank statements and tax returns.

2

Commission Phase I Environmental Report

Required by all commercial lenders for gas station assets. ~\$2,500–\$3,500. Timeline: 2–3 weeks. Protects buyer and unblocks financing.

3

Schedule Property Tour & Walkthrough

Inspect bays, tanks, equipment, lot, and building. Evaluate FF&E value (\$150K–\$300K est.) for purchase price allocation and depreciation benefits.

4

Submit Letter of Intent (LOI)

Non-binding LOI with purchase price, earnest money, due diligence period, and closing timeline. Target: 90-day close, 30-day DD window.

5

Arrange Financing & Close

SBA 7(a) loans available for qualifying owner-operators with 10–15% down. Conventional commercial financing also available. Pre-qualify before submitting LOI.

Thumbprint Realty

Commercial

WEALTH BROKERAGE · MA · RI · GA

Atlantic Automotive — Exclusively Listed

50 John A Dunn Memorial Dr, Rockland MA
02370**LISTING BROKER**

Alex E. Edwards, Principal Broker

DIRECT LINE**(857) 453-0148****BROKERAGE**

Thumbprint Realty Commercial

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WEBSITEwww.Thumbprintrealty.com**LISTING PRICE****\$3.8M****LISTING PERIOD**

May 1, 2026 — January 1, 2027

INVESTOR NEXT STEPS

- Call Alex Edwards at (857) 453-0148 to discuss the opportunity
- Execute NDA and receive full financial package
- Commission Phase I Environmental Report
- Schedule on-site property tour and walkthrough
- Submit Letter of Intent (LOI) with proposed terms
- Execute Purchase & Sale Agreement and close in 90 days

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