

# 9 INDIA STREET

IRREPLACEABLE SINGLE-TENANT ISLAND RETAIL GEM | 3,765 SF

*Located within one of the Most Exclusive and Desirable Island Destinations in the World.*



## NANTUCKET MASSACHUSETTS



**Nantucket Realty Advisors**

A DIVISION OF BOSTON REALTY ADVISORS



# EXECUTIVE SUMMARY

Boston Realty Advisors and Nantucket Realty Advisors have been exclusively retained to solicit offers for the sale of **9 India Street**, a single-tenant island retail gem in the heart of downtown Nantucket. The restaurant is under the terms of a triple-net basis through December of 2022, with one, ten-year option to renew at fair market value. 9 India Street is a 100% occupied retail asset and lends itself well to all of the qualities and attributes of a core infill asset: quality, stability, financial growth, accessibility, and area amenities.

Measuring only 48 square miles of land area, Nantucket's downtown is highly accessible with an active social scene. During peak season, island population swells to over 50,000 people and attracts more than 400,000 visitors a summer. With more than 80 miles of spectacular beaches and endless cultural activities, Nantucket will forever be a preeminent destination.

Boston Realty Advisors is proud to present this opportunity on an unpriced basis and free-and-clear of existing debt. We will be conducting a "call-for-offers" in the upcoming weeks.

Note: This investment opportunity **ONLY** includes the real estate and corresponding lease obligations of Proprietors Bar & Table. Proprietors Bar & Table is **NOT** closing, and we wish them continued success well into the future.

*9 India Street is an irreplaceable opportunity for investors to acquire a quality retail asset located within one of the most exclusive and desirable island destinations in the world.*

## KEY INVESTMENT DRIVERS



### Affluent Population

One of the most affluent destinations in the world as the island is home to the wealthiest demographic in America from May to September. This high spending population has helped establish top restaurants, boutiques and a vibrant social scene.



### World-Class Restaurant Scene

Nantucket dining is some of the finest in the world from the best Nantucket casual restaurants to fine dining on the waterfront. The Proprietors Bar & Table is known as one of the top restaurants on the island and has received national and international acclaim from Conde Nast Traveler, Vogue, and Food & Wine among many other publications.



### Triple-Net Lease

100% occupied by one of the top restaurants on the island. This NNN lease with percentage rent has a limited personal guaranty through the lease expiration of 2022 or the one, ten-year option at fair market value. Landlord only has minimal maintenance responsibilities including major structural or roof replacement.



### Unmatched Location

9 India Street is located in the heart of downtown within the mix of shops, restaurants, historic museums, hotels, and the ferry terminals. This irreplaceable asset is the epitome of the mantra: "location, location, location."



### High Barriers-To-Entry

Nantucket is one of the most desirable real estate markets in the world. Values have continuously risen as the Island's popularity continues to grow but will always have a constrained supply of real estate and lack of new construction.



Nantucket was recently named Best Island in the World in National Geographic's "The 10 Best of Everything" book.



# PROPERTY DETAILS

**ADDRESS:** 9 India Street,  
Nantucket, MA 02554

**USE:** Restaurant/Bar

**YEAR BUILT:** 1850

**BUILDING SIZE:** 3,765 SF

**LOT SIZE:** 3,200 SF

**FLOORS:** 2.5

**FACADE:** Wood Side / Shingles



**9INDIASTREET.COM**



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