

WILLINGTON, CT
22 Tolland Tpke



REPRESENTATIVE PHOTO -
BUILDING CURRENTLY UNDER RENOVATION

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ASKING PRICE \$2,195,362
CAP RATE 6%

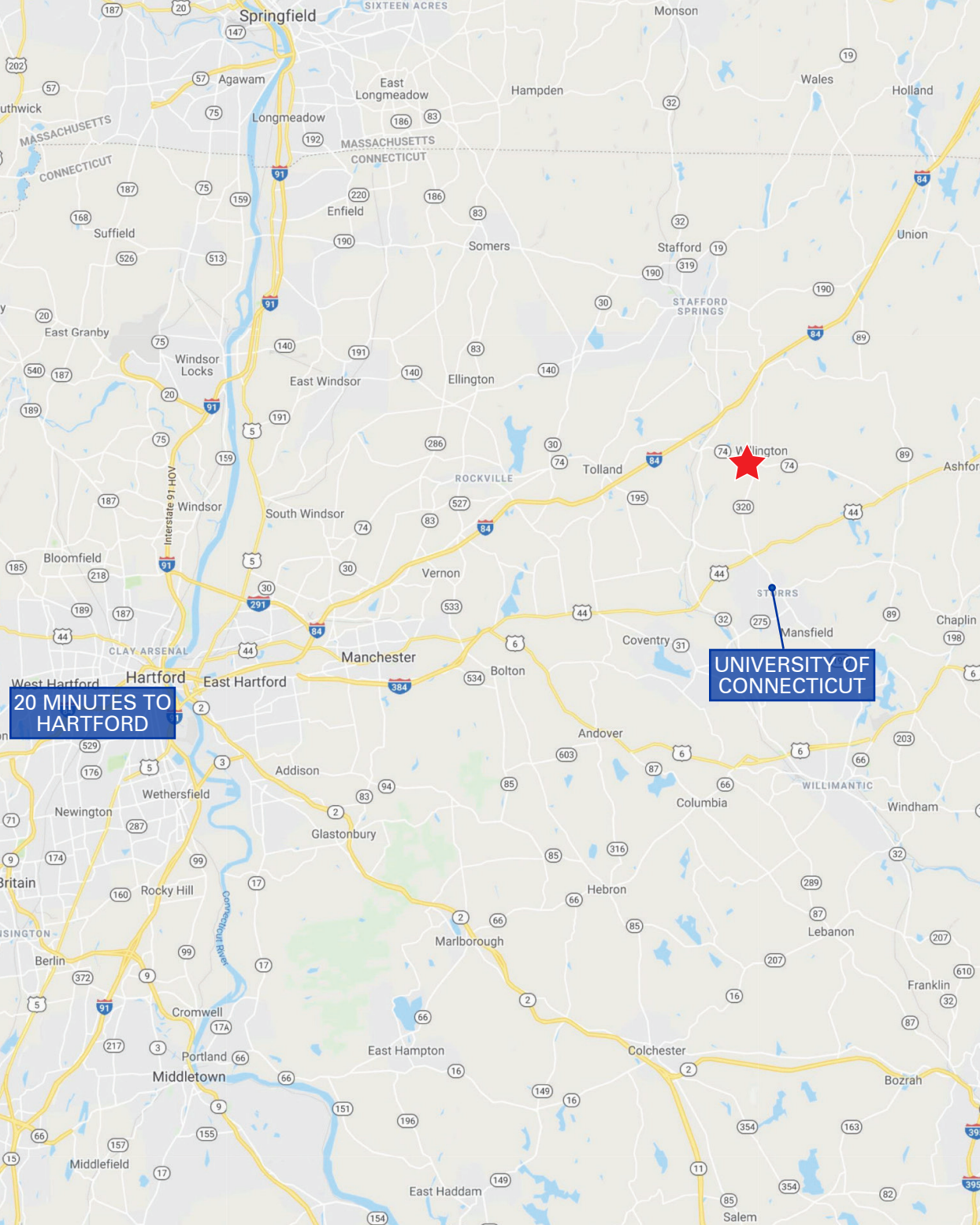
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INVESTMENT HIGHLIGHTS

- 9,100 SF Dollar General under construction
- April opening
- Great visibility
- Less than one mile from Rte. 84
- Across the street from new Dunkin' Donuts
- Rte. 74 & 32 cross roads main intersection traveling towards UCONN
- UCONN is located 15 minutes away and is home to over 25,000 students



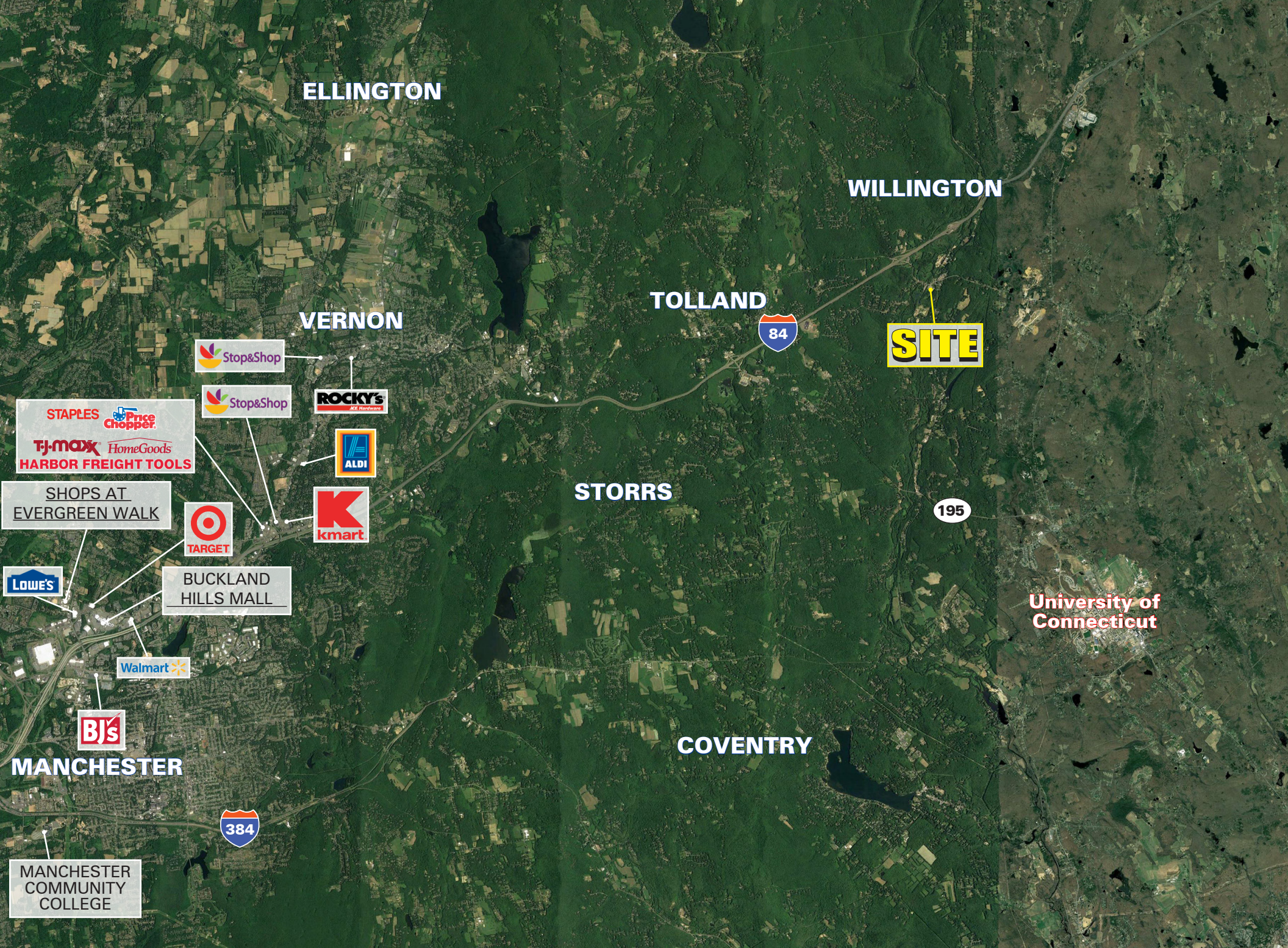


Lease Summary

TENANT	Dollar General
GUARANTOR	Corporate
ASKING PRICE	\$2,195,362
CAP RATE	6%
ADDRESS	22 Tolland Tpke Willington, CT 06279
BUILDING SIZE	9,100 SF
LAND SIZE	2.06 Acres
YEAR BUILT	2019
PARKING	37 Spaces
ANNUAL RENT	\$131,721 (\$14.47/SF)
LEASE TERM	15 Years
LEASE TYPE	NNN
COMMENCEMENT	March 2019
EXPIRATION	March 2034
OPTIONS	3 x 5-year options
LANDLORD	NONE

Rent Schedule

YEARS	NOI
Years 1 - 15	\$ 131,721 (\$14.47/SF)
Option 1 Years 16 - 20	\$144,888 (\$15.92/SF)
Option 2 Years 21 - 25	\$159,383 (\$17.51/SF)
Option 3 Years 26 - 30	\$175,320 (\$19.27/SF)



ELLINGTON

WILLINGTON

TOLLAND

VERNON

SITE

Stop&Shop

Stop&Shop

ROCKY'S

ALDI

STAPLES
Price Chopper
TJ-maxx HomeGoods
HARBOR FREIGHT TOOLS

SHOPS AT
EVERGREEN WALK

TARGET

Kmart

LOWE'S

BUCKLAND
HILLS MALL

Walmart

BJ's

MANCHESTER

384

MANCHESTER
COMMUNITY
COLLEGE

STORRS

195

University of
Connecticut

COVENTRY



Demographics

2018 DEMOGRAPHICS		5 MILE	7 MILE	10 MILE
POPULATION	Estimated Population	23,362	58,570	116,222
	2023 Projected Population	23,142	58,510	115,973
	2010 Census Population	23,707	58,006	115,110
	2000 Census Population	21,197	49,749	103,150
	Projected Annual Growth (2017-2022)	-0.19%	-0.02%	-0.04%
	Historical Annual Growth (2000-2010)			
	Estimated Households	8,470	18,012	41,800
	2023 Projected Households	8,396	18,026	41,757
	2010 Census Households	8,562	17,460	40,991
	2000 Census Households	7,783	16,041	37,937
INCOME	Projected Annual Growth (2017-2022)	-0.18%	0.02%	-0.02%
	Historical Annual Growth (2000-2010)			
	Est. HH Income \$200,000+	11.9%	9.7%	7.8%
	Est. HH Income \$150,000-\$199,999	11.4%	10.6%	9.2%
	Est. HH Income \$100,000-\$149,999	19.5%	19.4%	19.5%
	Est. HH Income \$75,000-\$99,999	13.3%	14.2%	15.0%
	Est. HH Income \$50,000-\$74,999	14.6%	16.0%	16.8%
	Est. HH Income \$35,000-\$49,999	9.6%	9.9%	12.2%
	Est. HH Income \$25,000-\$34,999	5.6%	6.1%	6.4%
	Est. HH Income \$15,000-\$24,999	6.4%	6.3%	6.4%
RACE	Est. HH Income Under \$15,000	7.7%	7.8%	6.5%
	Est. Average Household Income	\$111,944	\$105,154	\$98,801
	Est. Median Household Income	\$84,755	\$80,573	\$77,022
	Est. White	89.7%	86.7%	86.8%
	Est. Black	2.2%	3.2%	3.5%
	Est. Asian or Pacific Islander	4.6%	6.2%	5.3%
	Est. American Indian	0.2%	0.2%	0.2%
	Est. Other Races	1.6%	1.7%	1.8%
	Est. Hispanic Population	4.4%	5.3%	5.7%
	Est. Hispanic Population	1,027	3,104	6,627

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FOR MORE INFORMATION CONTACT

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