



Dollar General

New Build To Suit
577 Fairfield Ave, Bridgeport, CT 06604

Exclusive Offering

DOLLAR GENERAL®



Phone: 212.972.3947
Fax: 212.686.0078
dan@exp1031.com
www.exp1031.com

Price: \$1,900,000 | NOI: \$122,681 | CAP: 6.46%

- ❖ Dollar General Corporate Guarantee
- ❖ NYSE: DG | S&P Rating: "BBB-" Investment Grade
- ❖ New Absolute Triple Net Lease | 2014 construction
- ❖ Bridgeport is the most populous city in Connecticut
- ❖ Over 170,000 people within 3 miles of the property
- ❖ Near Bridgeport's central business district with excellent access to I-95
- ❖ Across the street from Walgreens, Family Dollar and two AT&T office buildings

PROPERTY OVERVIEW:

EXP Realty Advisors exclusively presents for sale this new Dollar General located in downtown Bridgeport, CT. The building was constructed in 2014 from the ground up and is 9,100 +/- sf on .927 acres of land. It is located at the signalized intersection of Fairfield Avenue and West Avenue with access from a third road, John Street. Area retailers include Walgreens, Family Dollar, Citgo, Getty, Shell, Subway, at&t, & Dunkin Donuts. The property is a few blocks from Route 8 (exit 2) which provides direct and quick access to Interstate 95. I-95 runs parallel to the eastern seaboard serving cities between Florida and New England.

LOCATION OVERVIEW:

Bridgeport is the most populous city in the state of Connecticut. Located in Fairfield County on the Pequonnock River and Long Island Sound, the city had an estimated population of 144,229 at the 2010 United States Census and is the core of the greater Bridgeport area. The city is part of the greater New York City combined statistical area. It is the fifth-largest city in new england. Bridgeport is the center of the 48th largest urban area in the United States.

LEASE SUMMARY:

Rent Commencement:	May 2014
Lease Expiration:	May 31 st 2029
Current Rent:	\$122,681 (\$13.48 psf)
Escalations:	None during base term
Options:	Three, (5) year options
Options Escalations:	10% escalations in each option
Lease Type:	Absolute triple net – No landlord responsibilities

TENANT OVERVIEW: Dollar General: NYSE: DG | S&P Rating: “BBB-” Investment Grade

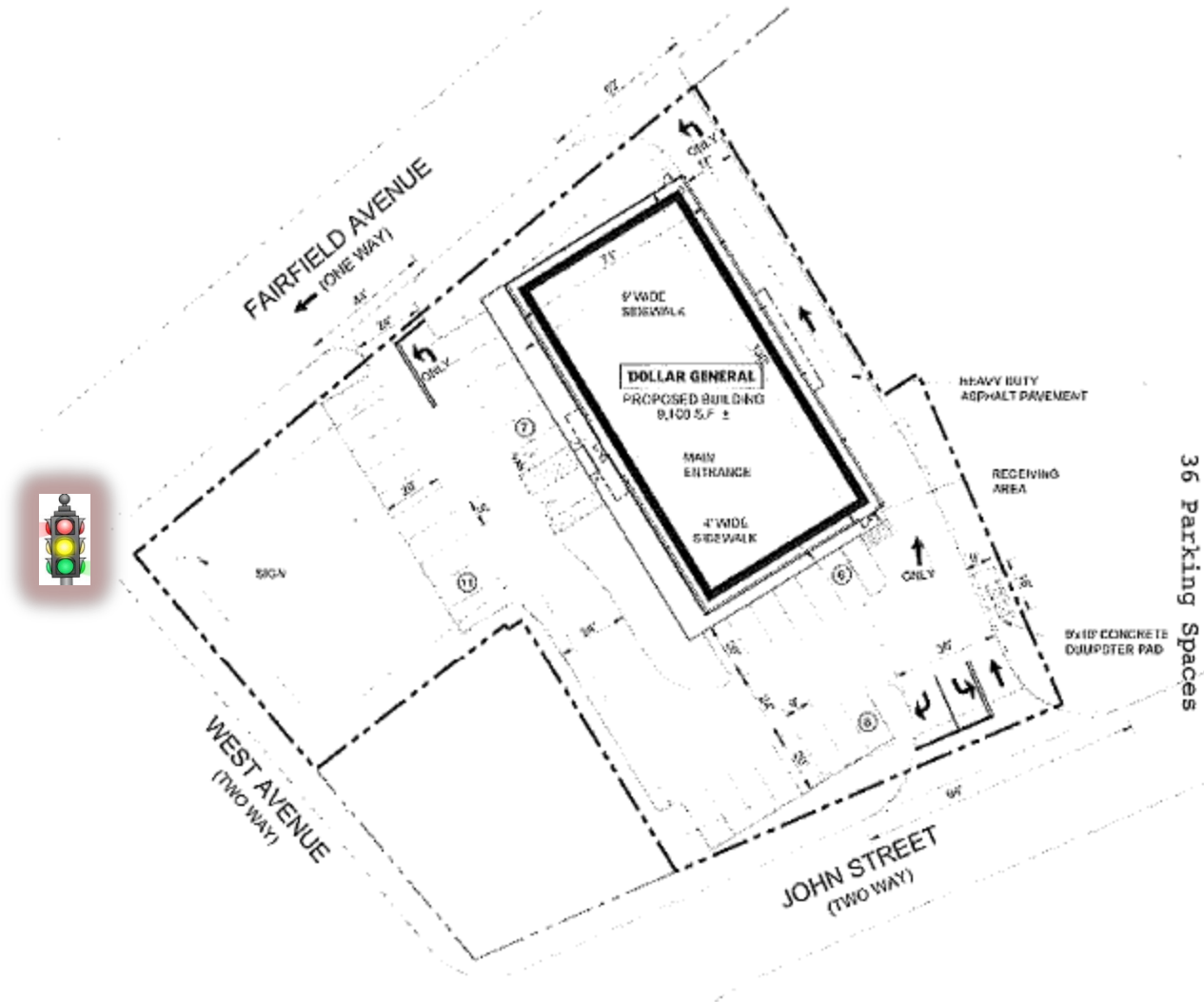
Dollar General Corporation operates as the country’s largest small-box discount retailer with stores in the southern, southwestern, midwestern, and eastern United States. The stores are typically located in local neighborhoods and small communities. Dollar General offers both name-brand and generic merchandise—including off-brand goods and closeouts of name-brand items.

In 2007 Kohlberg Kravis Roberts & Co. (KKR) (NASDAQ: KKR) acquired Dollar General, privatized the company for restructuring, and took the company public again in 2009. As of March 1, 2013, Dollar General operated 10,557 stores in 40 states. The company ranks 183rd within the Fortune 500 Companies. Fiscal 2012 revenues exceeded \$16.02 billion (up 8.21% from 2011) with profits of \$952.66 million (up 24.25% from 2010). The company’s current market cap is estimated to be \$17 billion.

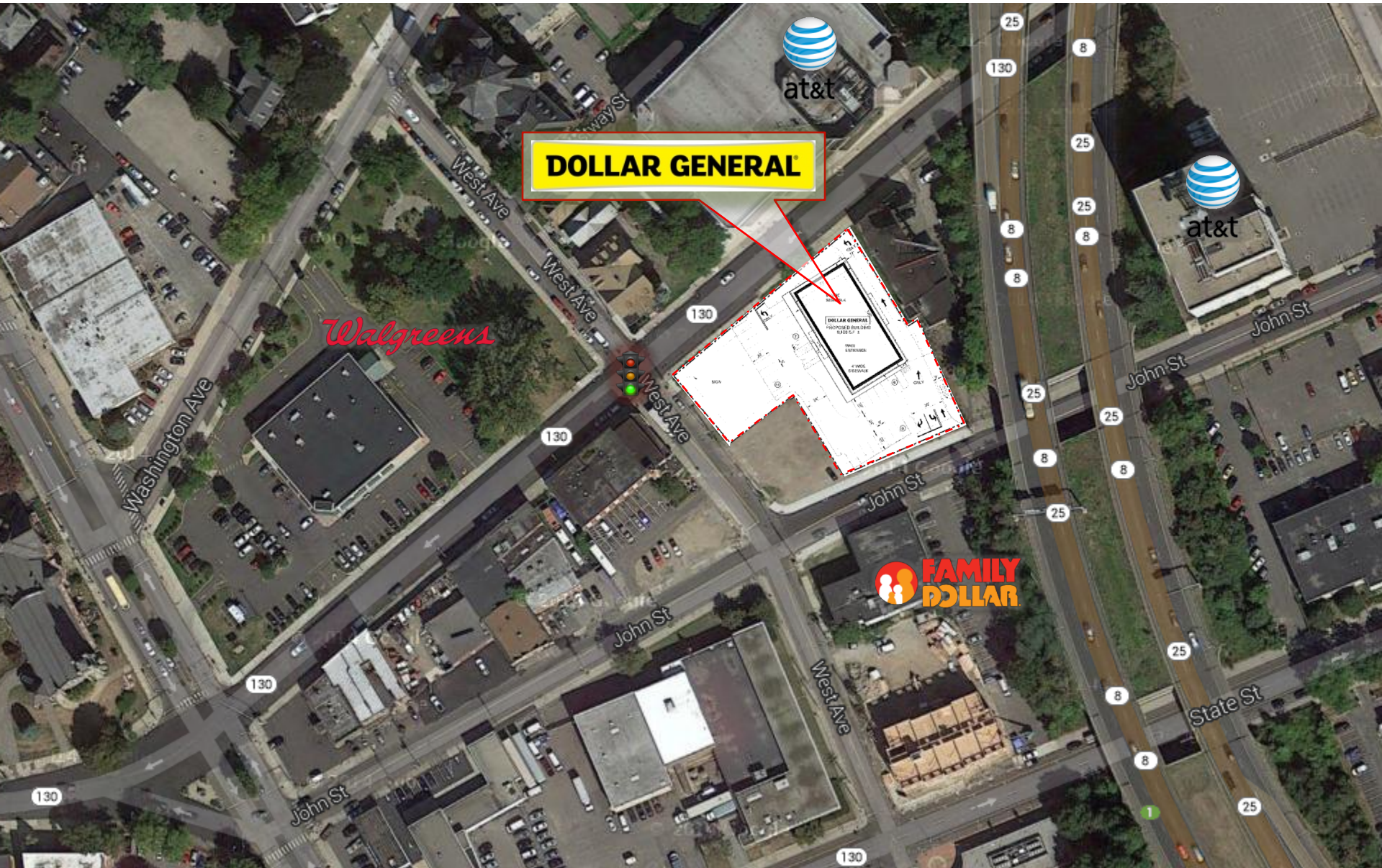
INVESTMENT SUMMARY

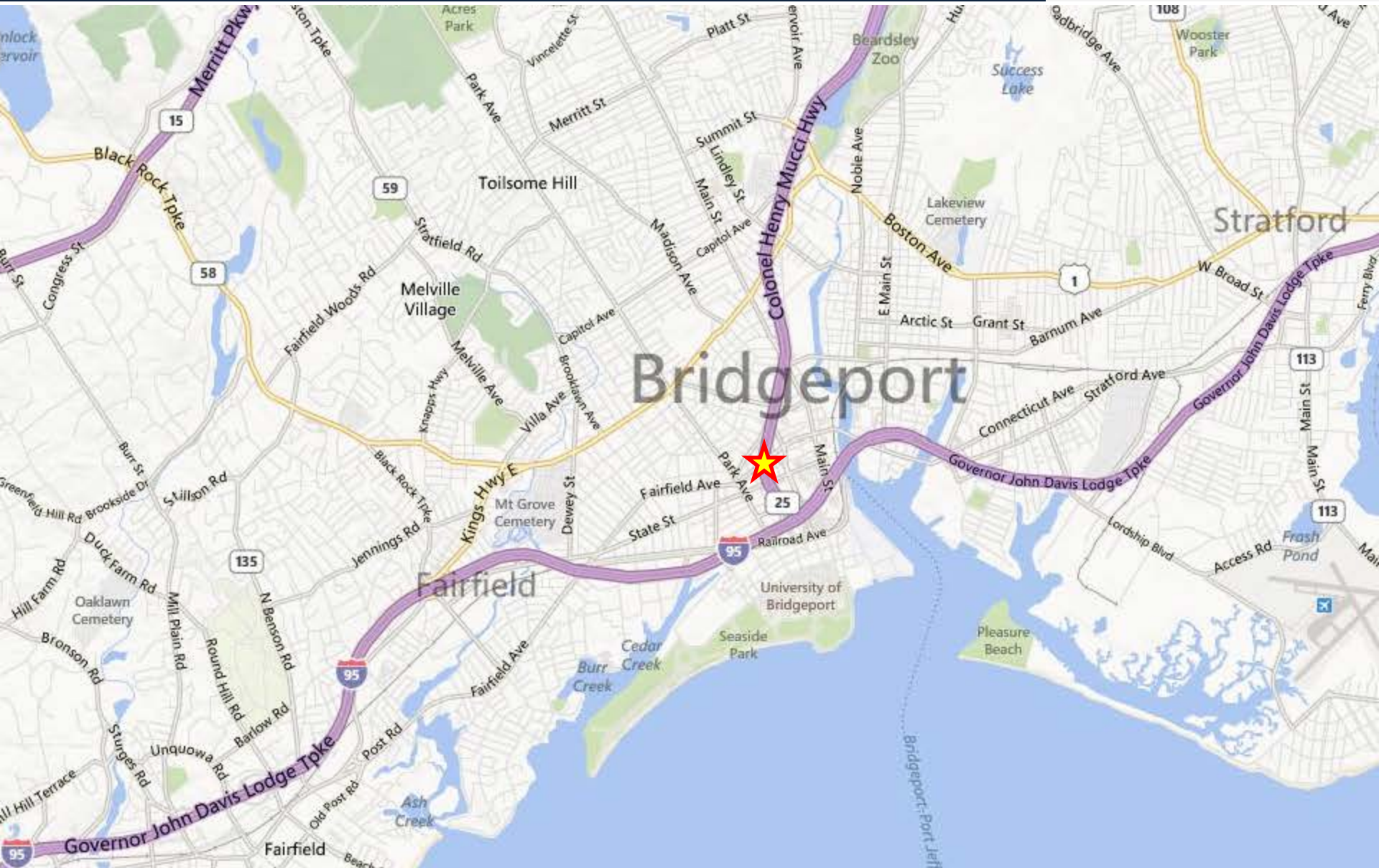
Price:	\$1,900
CAP Rate:	6.46%
NNN Rent:	\$122,681
Bld. Sq Ft:	9,100 sf
Land Size:	.927 acres
Lease Type:	Absolute Triple Net

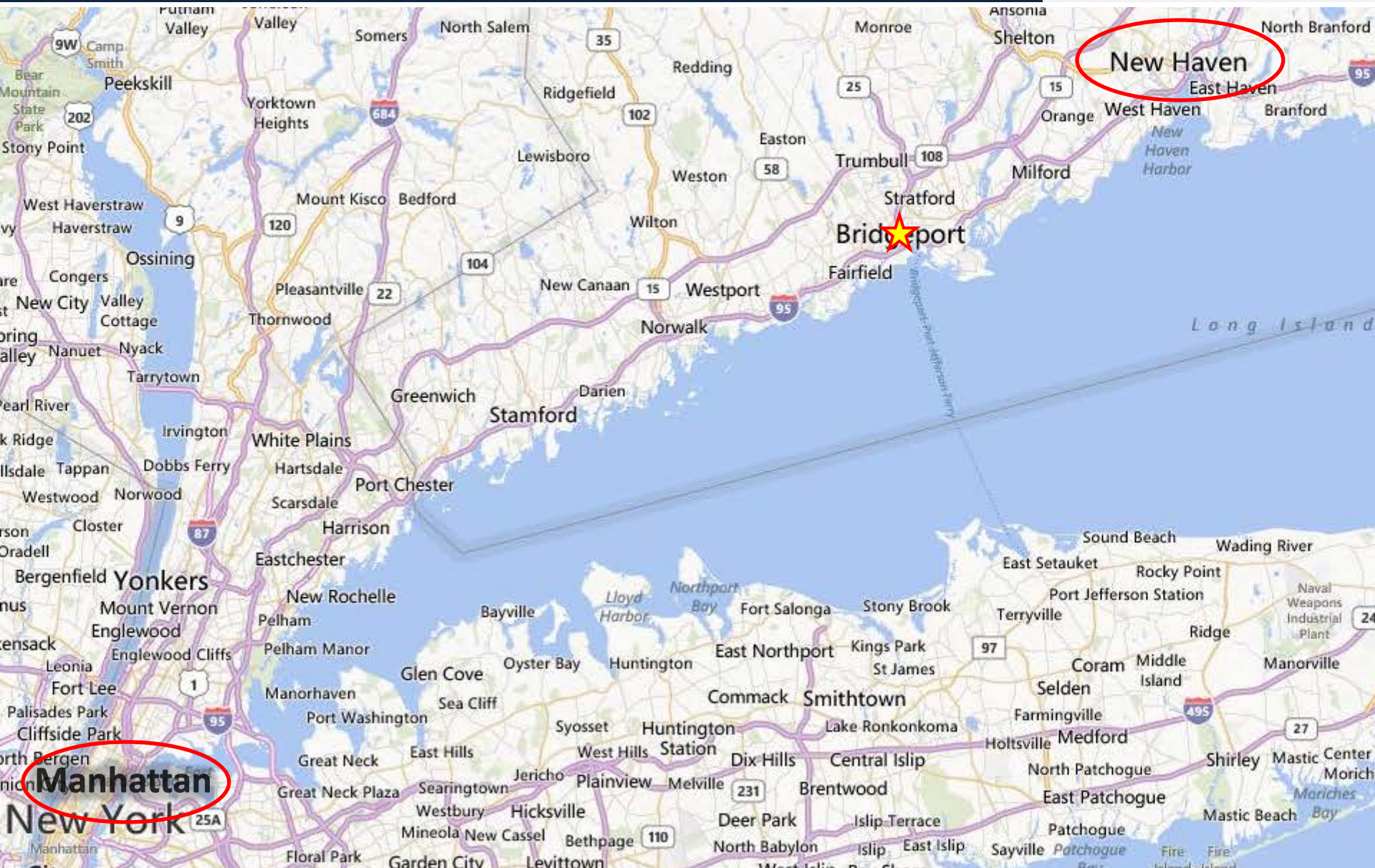
Site Plan











Radius	3 Mile	5 Mile	10 Mile
Population:			
2019 Projection	170,614	270,841	424,398
2014 Estimate	164,575	261,133	410,047
2010 Census	160,367	253,816	397,729
Growth 2014-2019	3.67%	3.72%	3.50%
Growth 2010-2014	2.62%	2.88%	3.10%
2014 Population Hispanic Origin	58,538	69,870	76,731
2014 Population by Race:			
White	97,801	178,441	315,931
Black	54,035	65,187	68,305
Am. Indian & Alaskan	1,514	1,783	1,990
Asian	6,700	9,591	15,936
Hawaiian & Pacific Island	374	449	502
Other	4,150	5,682	7,384
Households:			
2019 Projection	61,619	97,305	155,250
2014 Estimate	59,385	93,713	149,898
2010 Census	57,791	90,964	145,184
Growth 2014 - 2019	3.76%	3.83%	3.57%
Growth 2010 - 2014	-0.33%	0.40%	0.87%
Owner Occupied	27,250	55,779	103,257
Renter Occupied	32,135	37,934	46,641
2014 Avg Household Income	\$61,972	\$79,342	\$99,705
2014 Med Household Income	\$43,243	\$54,612	\$69,441
2014 Households by Household Inc:			
<\$25,000	18,875	23,715	29,921
\$25,000 - \$50,000	14,095	19,833	26,875
\$50,000 - \$75,000	9,939	15,363	22,953
\$75,000 - \$100,000	5,936	10,158	16,844
\$100,000 - \$125,000	3,916	7,664	13,724
\$125,000 - \$150,000	2,520	5,064	9,735
\$150,000 - \$200,000	1,989	5,169	11,057
\$200,000+	2,114	6,748	18,787

Contact Us

EXP Realty Advisors

118 East 28th Street
Suite #901
New York, NY 10016
Phone: (212) 972-3947
Fax: (212) 686-0078
www.exp1031.com

Our Team

Daniel de Sa'

Director of Sales
E-mail: dan@exp1031.com

Robert P. James President

In association with
Connecticut RE License:
REB.0789853