



Not Subject Property

## **Dollar General** **539 Main St. – Cromwell (Hartford), CT**

*exclusive listing*

**DOLLAR GENERAL®**

**Price: \$2,248,400 | NOI: \$134,908 | CAP: 6.00 %**

- Dollar General Corp | NYSE: DG | S&P Rating: “BBB-” Investment Grade
- Brand new 2019 construction
- New 15 year absolute triple net Lease
- Upgraded “New England” style construction
- 10-miles from downtown Hartford’s CBD
- Strategic location for Dollar General
- 5-Mile demographics: 111,000+ people with an average household income of \$112,000+ in 1-mile



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It is the Purchaser’s responsibility to independently confirm the accuracy and completeness of the information contained herein.

# Dollar General – Cromwell, CT

## Investment Overview

**DOLLAR GENERAL**

**PROPERTY OVERVIEW:** EXP Realty Advisors exclusively presents for sale a brand new Dollar General located in Cromwell, CT. The building is being constructed in an upgraded “New England” style and rent is expected to commence in April 2019. The building will be 9,100+/- sf on 1.20 acres of land. The property is located on Main Street which is a main thoroughfare in Cromwell. Nearby the property is the Edna C. Stevens elementary school with approximately 500 students and staff. This new store is strategically located within Cromwell providing residents easy access to Dollar Generals robust offerings. Within 1-mile of the property, the average household income is \$112,000+ and it is expected to increase by 18% over the next 4 years. Within 5-miles, there are over 111,000 people.

**LOCATION OVERVIEW:** A suburb of Hartford, Cromwell — the "Crossroads Of Connecticut" is near the geographic center of the state. It is apprx. 10 miles south of Hartford and 28 miles north of New Haven. The Connecticut River forms Cromwell's eastern boundary. Located in the Town's southerly end is the historic downtown Riverport, featuring retail stores, restaurants, and beautiful riverfront parks. A major north/south highway, Interstate 91, with two Cromwell exits, runs through the Town. The Central Connecticut Expressway (Route 9), opened at the end of 1989, enhances the Town's location as it connects I-95 in Old Saybrook, I-91 in Cromwell and I-84, the State's major east/west highway in New Britain.

Hartford, nicknamed the “Insurance Capital of the World,” houses many insurance company headquarters, and insurance remains the region’s major industry. AETNA, Conning & Company, The Hartford, the Phoenix Companies, United Healthcare, and Hartford Steam Boiler are based in the city, and companies such as Travelers and Lincoln National Corporation have major operations in the city

### **LEASE SUMMARY:**

Rent Commencement:	April 2019 (estimated)
Lease Expiration Date:	April 2034
Current Rent:	\$134,908
Options:	Three (5) Yr renewal options
Options Escalations:	10% every 5 yrs
Lease Type:	Absolute Triple Net

### **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 January 29, 2016, it operated 12,483 stores located in 43 states and ranks within the Fortune 500 Companies.

### **INVESTMENT SUMMARY**

**Price:** \$2,248,400

**Cap Rate:** 6.00%

**NNN Rent:** \$134,908

**Bldg Size:** 9,100 sf +/-

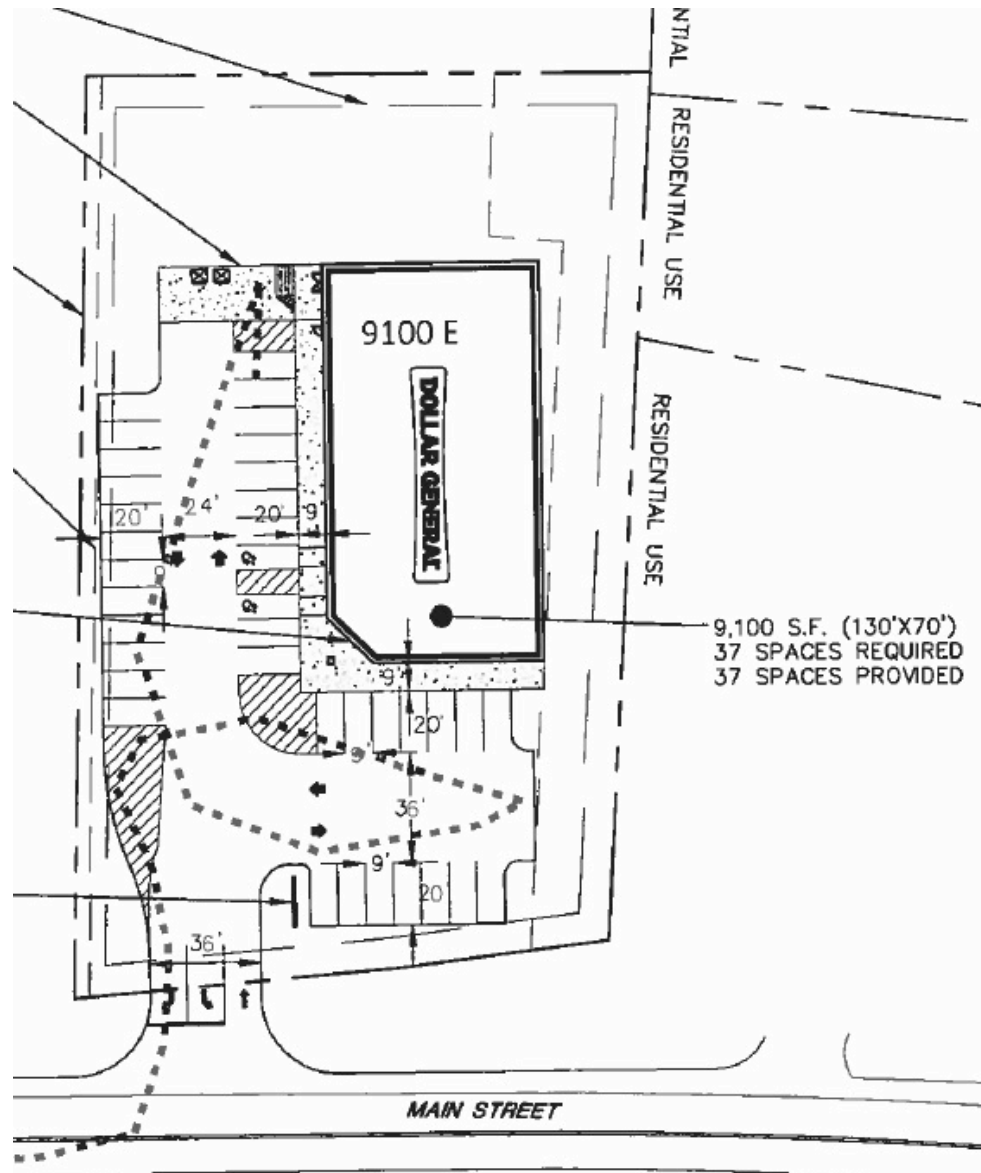
**Land Size:** 1.20 +/- AC

**Lease Type:** Absolute NNN



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**INVESTMENT OVERVIEW**



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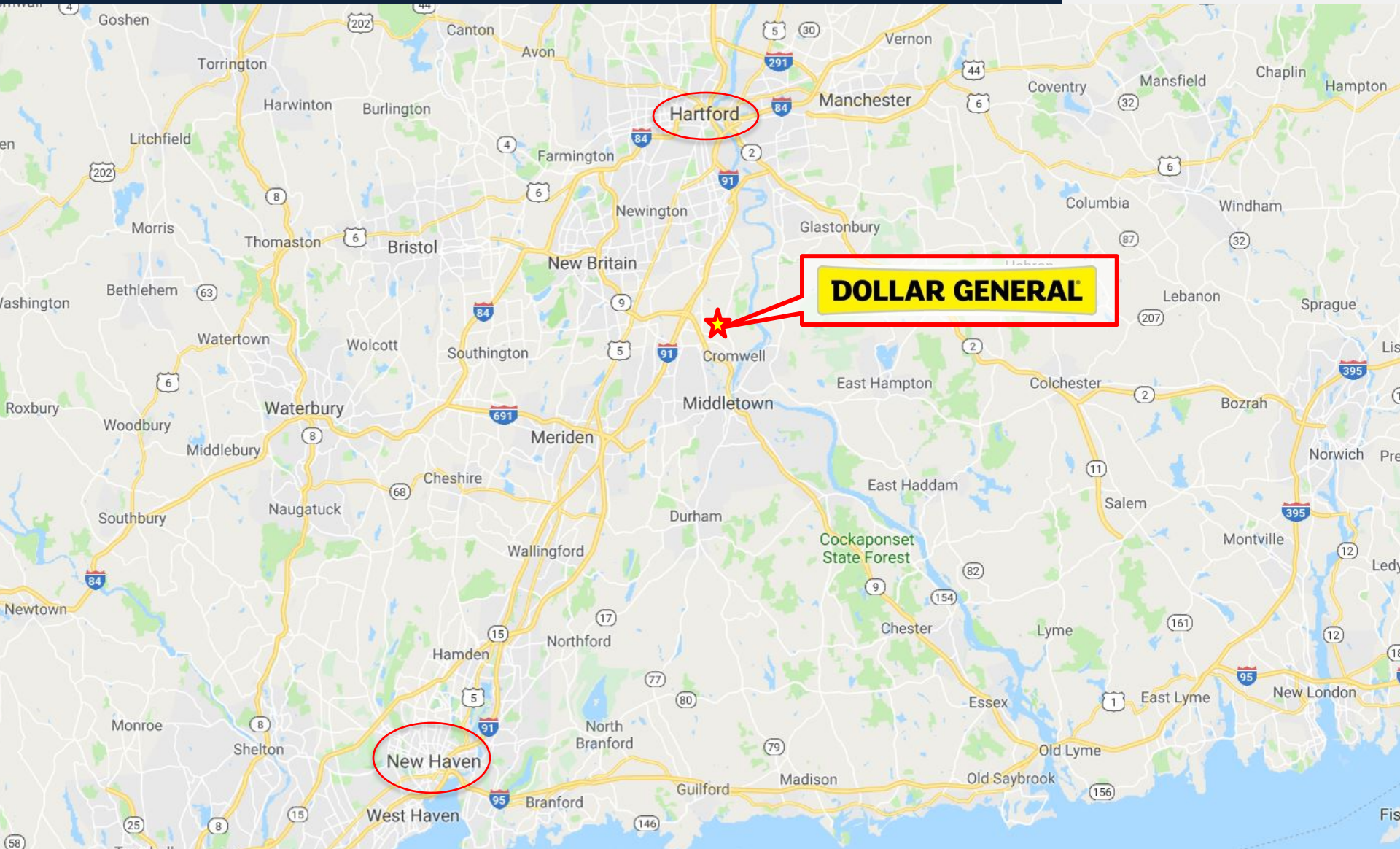


Google Earth  
Landset / Copernicus



# Dollar General – Cromwell, CT Location Map

**DOLLAR GENERAL**



<b>2018 Summary</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Population	1,980	34,266	111,376
Households	818	14,774	45,186
Families	472	8,613	27,545
Average Household Size	2.41	2.31	2.39
Owner Occupied Housing Units	524	9,597	27,699
Renter Occupied Housing Units	294	5,177	17,487
Median Age	48.9	41.0	41.4
Median Household Income	\$82,819	\$84,355	\$71,481
Average Household Income	\$112,941	\$111,513	\$94,920

<b>2023 Summary</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Population	2,015	34,335	111,750
Households	829	14,744	45,193
Families	479	8,587	27,462
Average Household Size	2.42	2.32	2.40
Owner Occupied Housing Units	535	9,663	27,873
Renter Occupied Housing Units	294	5,080	17,320
Median Age	51.1	42.1	42.4
Median Household Income	\$95,753	\$94,511	\$80,394
Average Household Income	\$133,341	\$129,606	\$110,135

**Contact Us**

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