



Dollar General

197 East High Street – East Hampton, CT

exclusive listing

DOLLAR GENERAL®



Phone: 212.972.3947

Fax: 212.686.0078

dan@exp1031.com

www.exp1031.com

Price: \$1,955,500 | NOI: \$117,328 | CAP: 6.00%

- Dollar General Corp | NYSE: DG | S&P Rating: “BBB-” Investment Grade
- Brand new 2018 construction
- New 15 year absolute triple net Lease
- Upgraded “New England” style construction
- Scenic Lake front community (Lake Pocotopaug)
- Retailers in the vicinity include Stop & Shop, CVS, McDonalds and Bank of America among others
- 3-mile radius: average household income \$126,000+

This information has been obtained from sources deemed reliable, however EXP Realty Advisors does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

Dollar General – East Hampton, CT

Investment Overview

DOLLAR GENERAL

PROPERTY OVERVIEW:

EXP Realty Advisors exclusively presents for sale a brand new Dollar General located in East Hampton, CT on East High Street. The building is being constructed in an upgraded “New England” style and rent is expected to commence in December 2018. The building will be 7,500+/- sf on 1.38 acres of land. The property is located at the corner intersection of East High St., Lake Drive and Bear Swamp Rd. East High St is a main artery where much of the local retail can be found including Stop & Shop, CVS, McDonalds, Dunkin Donuts and Bank of America among many local businesses. In addition, there are many residential homes in the immediate area with an average household income of over \$126,000 within 3-miles of the property. The property is very close to Lake Pocotopaug which dominates the local landscape and has many picturesque, lakefront homes. The lake is a large part of East Hampton’s appeal and draw.

LOCATION OVERVIEW:

East Hampton is located 22 miles south of the state capital of Hartford and is equidistant from Boston and New York City. “Our Town is known for its rich history, environmental assets, and small town charm. We strive to preserve our rural-suburban character, our farmlands, watershed land, and historic structures by taking a long-term view. Enriching quality of life, respecting Town heritage, and building community are among our highest priorities.” East Hampton covers approximately 36 square miles, with one of Connecticut's largest inland water bodies, Lake Pocotopaug at 512 acres. State parks and forests surround the town on the northern, southern and western borders, along with the famous Comstock Covered Bridge across the Salmon River. www.easthamptonct.gov

LEASE SUMMARY:

Rent Commencement:	December 1 st , 2018
Lease Expiration Date:	December 2033
Current Rent:	\$114,328
Options:	Three (5) year with 10% increases per option
Options Escalations:	10% every 5 years
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.”



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INVESTMENT SUMMARY

Price: \$1,955,500

Cap Rate: 6.00%

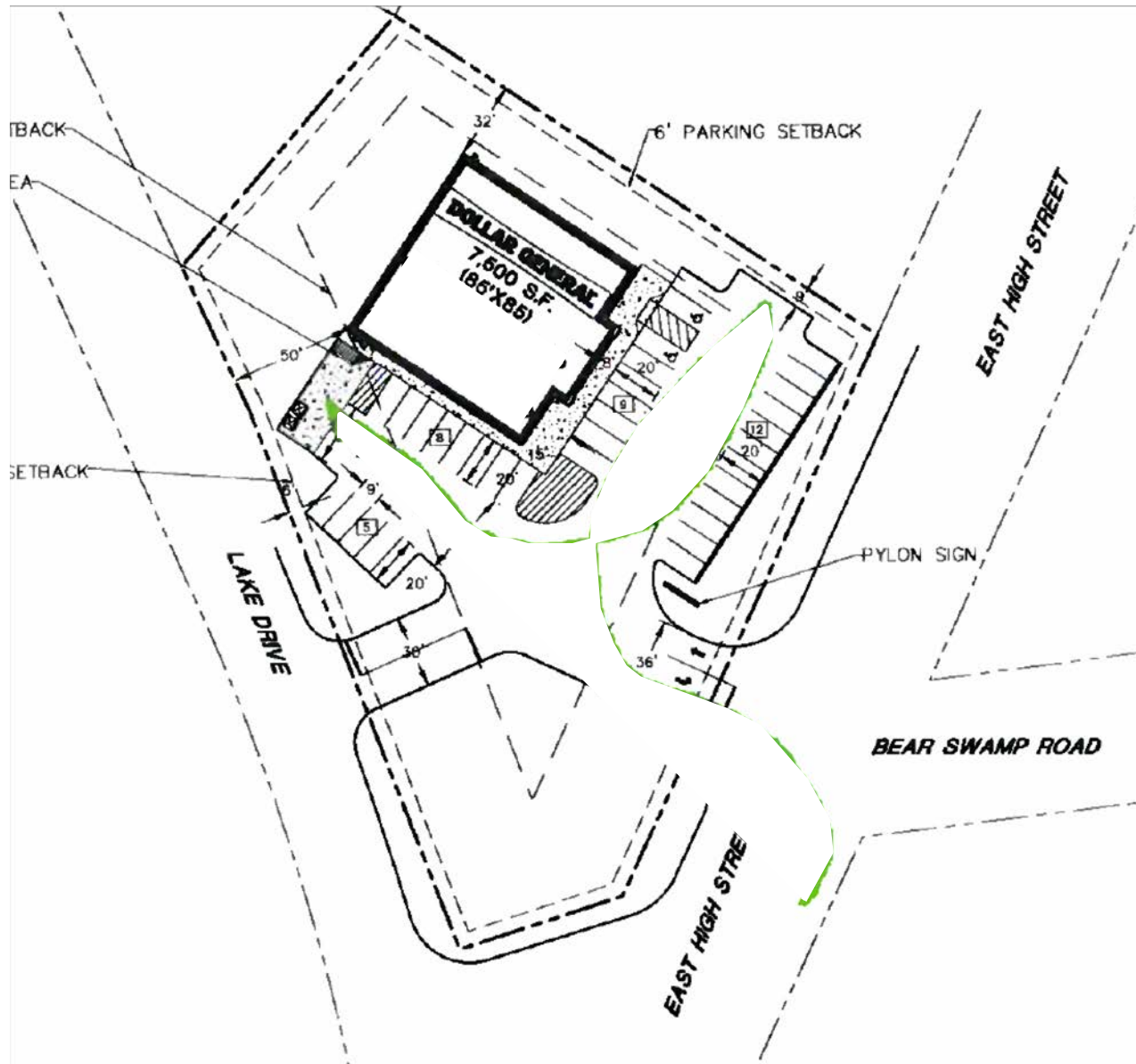
NNN Rent: \$117,328

Bld. Sq Ft: 7,500 +/-

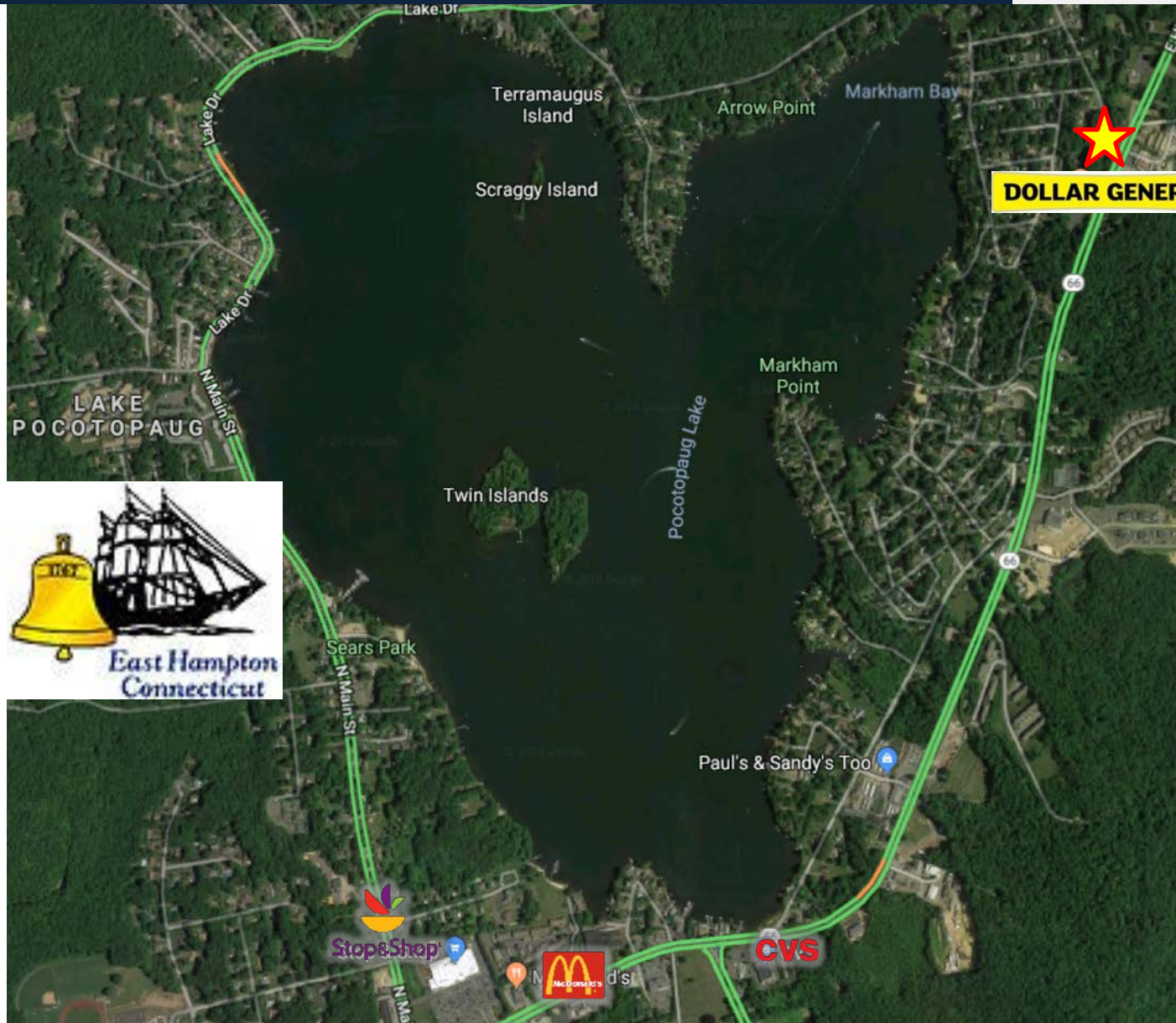
Land Size: 1.38 AC

Lease Type: Absolute NNN

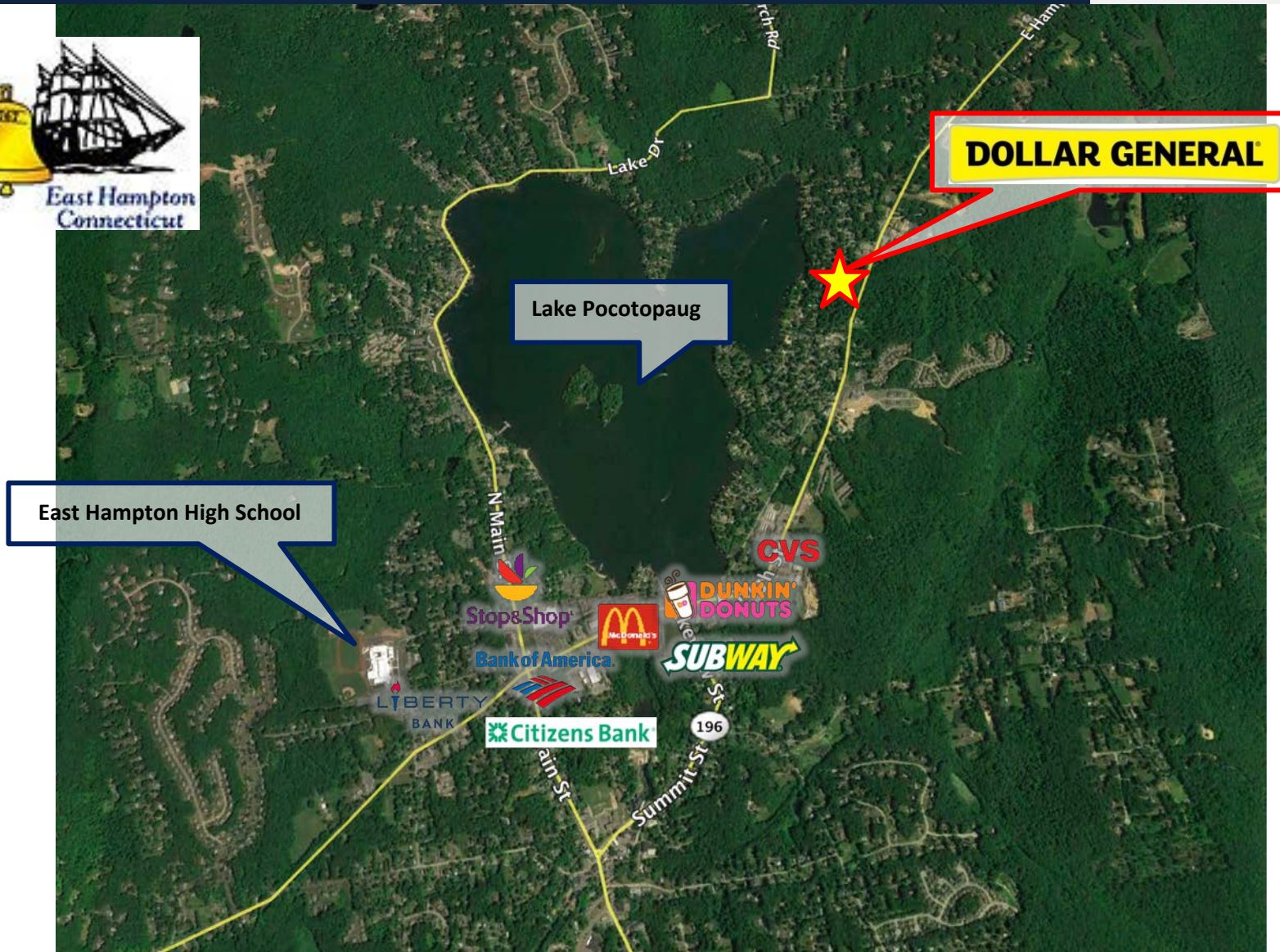
INVESTMENT OVERVIEW



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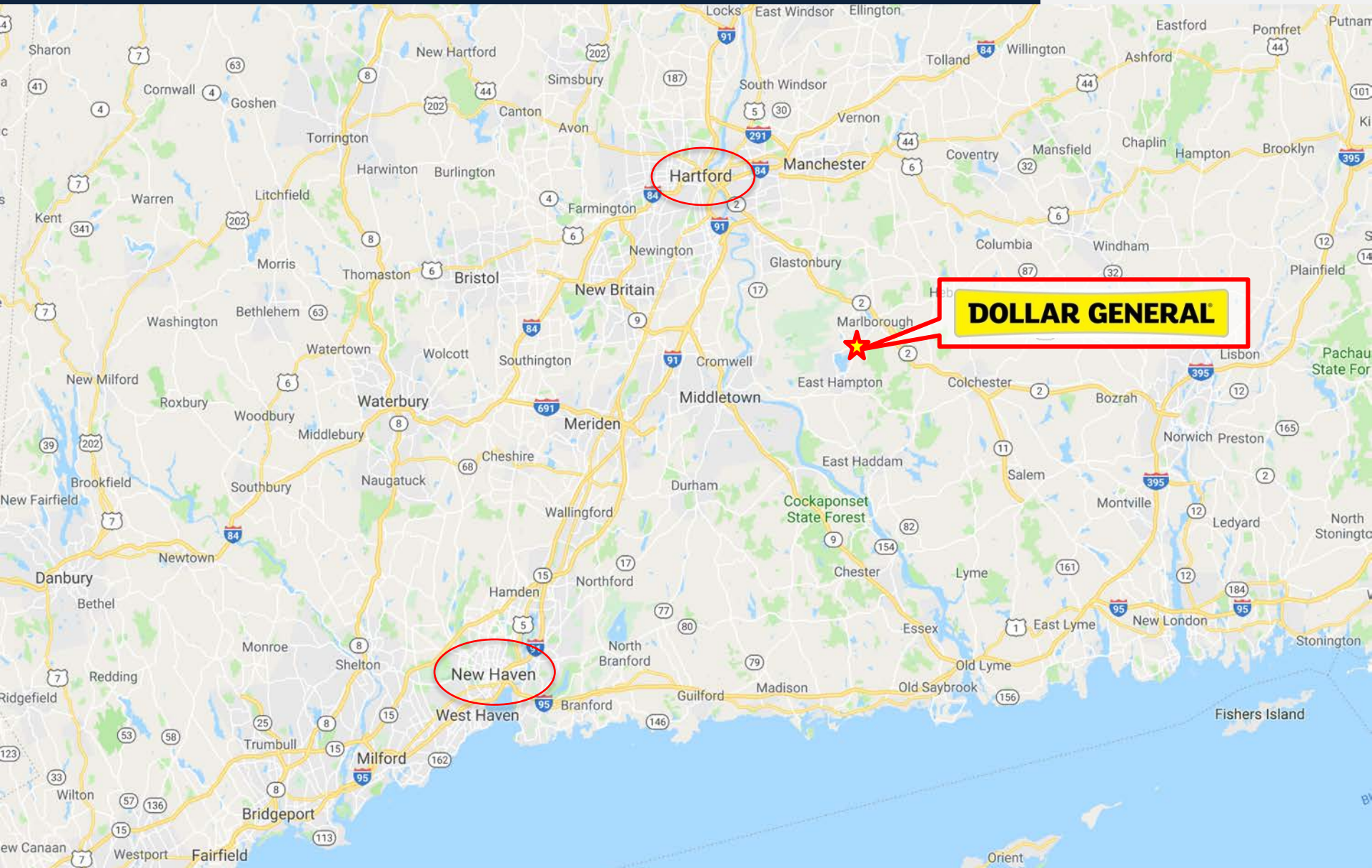


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Dollar General – East Hampton, CT Location Map

DOLLAR GENERAL



DOLLAR GENERAL

New Haven

Dollar General – East Hampton, CT

Demographic Data

DOLLAR GENERAL

	3 miles	5 miles	7 miles
Census 2010 Summary			
Population	12,347	22,030	41,956
Households	4,858	8,300	15,563
Families	3,446	6,169	11,903
Average Household Size	2.53	2.63	2.68
Owner Occupied Housing Units	4,091	7,269	13,766
Renter Occupied Housing Units	767	1,031	1,797
Median Age	42.1	42.5	42.5
2018 Summary			
Population	12,338	21,955	42,143
Households	4,835	8,248	15,600
Families	3,402	6,085	11,850
Average Household Size	2.54	2.64	2.69
Owner Occupied Housing Units	3,916	7,013	13,443
Renter Occupied Housing Units	919	1,235	2,157
Median Age	44.4	45.0	45.0
Median Household Income	\$97,620	\$104,480	\$109,507
Average Household Income	\$126,742	\$131,942	\$142,018
2023 Summary			
Population	12,309	21,872	42,086
Households	4,812	8,199	15,555
Families	3,379	6,036	11,793
Average Household Size	2.55	2.65	2.69
Owner Occupied Housing Units	3,914	6,994	13,439
Renter Occupied Housing Units	898	1,205	2,117
Median Age	45.5	46.1	46.0
Median Household Income	\$105,970	\$110,619	\$116,317
Average Household Income	\$146,419	\$150,101	\$161,020
Trends: 2018-2023 Annual Rate			
Population	-0.05%	-0.08%	-0.03%
Households	-0.10%	-0.12%	-0.06%
Families	-0.14%	-0.16%	-0.10%
Owner Households	-0.01%	-0.05%	-0.01%
Median Household Income	1.66%	1.15%	1.21%

Contact Us

EXP Realty Advisors

52 Vanderbilt Ave
Suite #2014
New York, NY 10017
www.exp1031.com

Our Team

Daniel de Sa'

Phone: (212) 972-3947
E-mail: dan@exp1031.com

Robert P. James

President
Connecticut RE License:
REB.0791518