



Not subject property

Dollar General

14 Union City Rd., Prospect, CT

exclusive listing

DOLLAR GENERAL®



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

Price: \$1,949,700 | NOI: \$112,108 | CAP: 5.75% cap

- Dollar General Corp | NYSE: DG | S&P Rating: "BBB-" Investment Grade
- Brand new 2018 construction
- Upgraded Colonial / New England style construction
- New 15 year, absolute triple net Lease
- Located at signalized intersection
- 1-mile radius: average household income of \$115,000+

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 – Prospect, CT Investment Overview

DOLLAR GENERAL

PROPERTY OVERVIEW:

EXP Realty Advisors exclusively presents for sale a brand new Dollar General located in Prospect, CT. The building's construction was recently completed from the ground, up and is 9,100+/- sf on .99 acres of land. The building will feature an upgraded New England / Colonial style with brick and cedar and is situated at a signalized intersection. Within one-mile of the property, the average household income is \$115,000 with nearly 140,000 people within a five-miles radius. There are several national retails in the immediate area including a recently constructed CVS just north of Dollar General.

LOCATION OVERVIEW:

Prospect is a town in New Haven County, Connecticut. Neighboring towns are Waterbury to the north, Cheshire to the east, Bethany to the south, and Naugatuck to the west. The median income for a household in the town was \$93,631, and the median income for a family was \$104,306. New Haven County is the third-most populous county in Connecticut. New Haven county serves as a center of advanced learning, with several noted educational institutions located within its borders centered on the city of New Haven. These include Quinnipiac University, University of Connecticut and Yale University.

LEASE SUMMARY:

Lease Term:	15 years
Rent Commencement:	January 29 th 2018
Lease Expiration Date:	January 31 st 2033
Current Rent:	\$112,108
Options:	Three (5) year renewal options
Options Escalations:	10% per option
Lease Type:	Absolute Triple Net

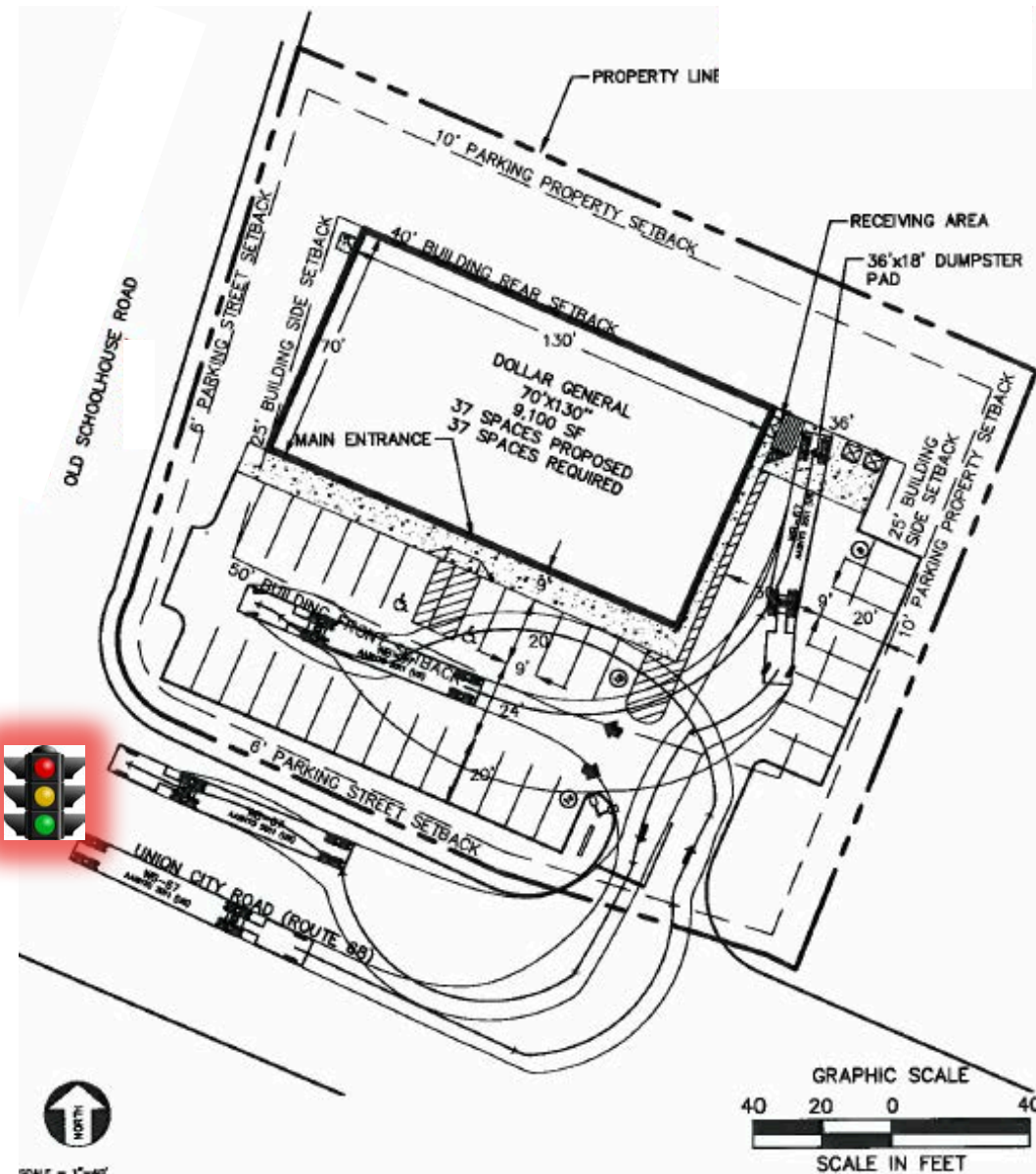
TENANT OVERVIEW: Dollar General | NYSE: DG | S&P Rating: BBB- Investment Grade

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:	\$1,949,700
Cap Rate:	5.75%
NNN Rent:	\$112,108
Bld. Sq Ft:	9,100 sf
Land Size:	.99 acres
Parking:	37 spaces
Lease Type:	Absolute NNN



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 – Prospect, CT Aerial

DOLLAR GENERAL

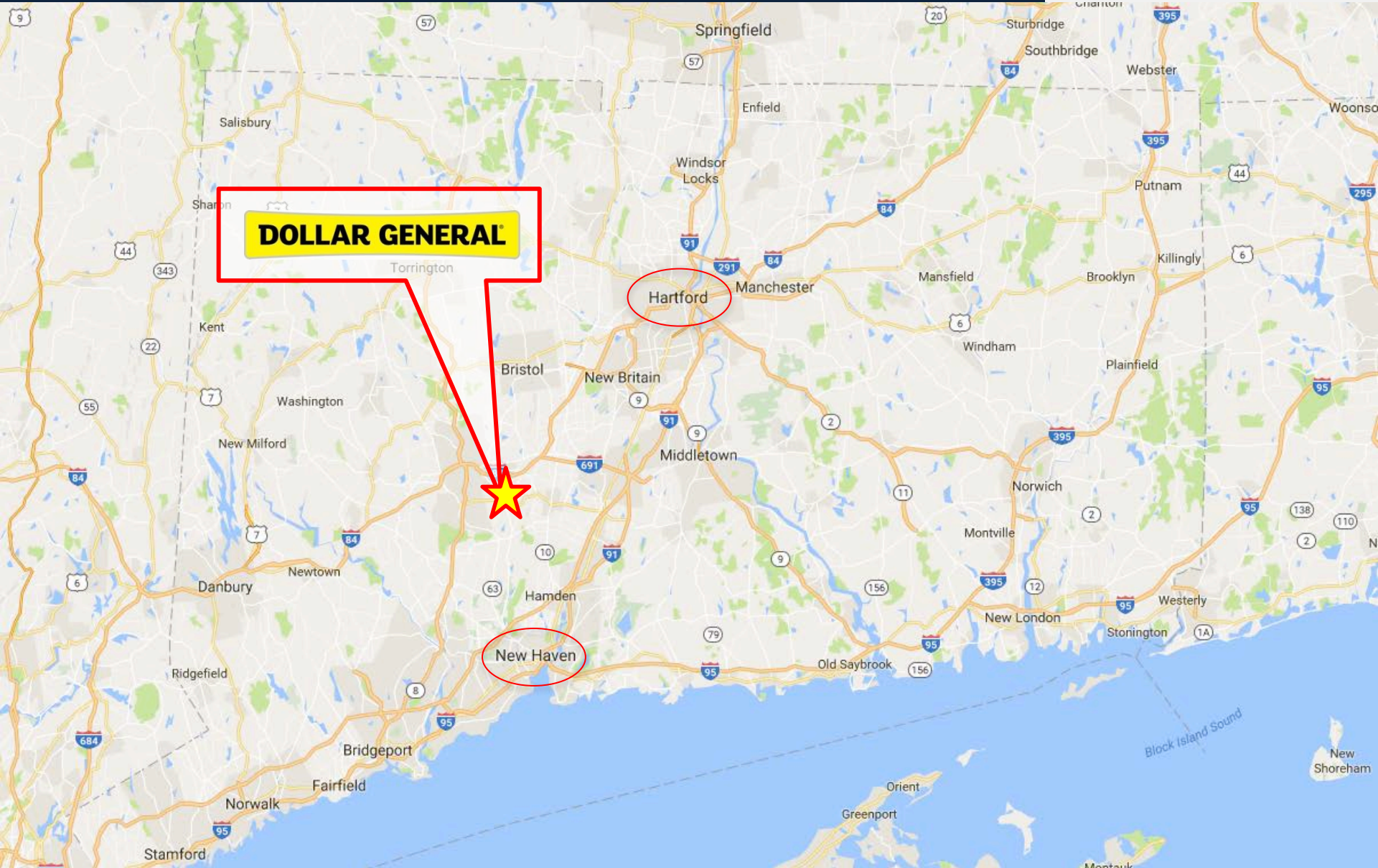


This information has been obtained from sources deemed reliable, however EXP Realty Advisors does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

AERIAL

Dollar General – Prospect, CT Location Map

DOLLAR GENERAL



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.

LOCATION MAP

Dollar General – Prospect, CT Demographic Data

DOLLAR GENERAL

2017 Summary	1 Mile	3 Miles	5 Miles
Population	2,440	29,680	138,408
Households	858	10,753	51,914
Families	669	7,815	34,596
Average Household Size	2.81	2.73	2.60
Owner Occupied Housing Units	764	7,888	30,181
Renter Occupied Housing Units	94	2,865	21,733
Median Age	45.2	41.4	39.4
Median Household Income	\$95,818	\$74,460	\$56,148
Average Household Income	\$115,300	\$93,846	\$79,199

2022 Summary	1 Mile	3 Miles	5 Miles
Population	2,475	30,016	139,144
Households	863	10,807	51,882
Families	672	7,840	34,511
Average Household Size	2.83	2.75	2.61
Owner Occupied Housing Units	769	7,947	30,180
Renter Occupied Housing Units	93	2,860	21,702
Median Age	46.1	42.4	40.2
Median Household Income	\$104,115	\$80,699	\$60,459
Average Household Income	\$129,982	\$105,701	\$89,364

Contact Us

EXP Realty Advisors
52 Vanderbilt Ave. #2014
New York, NY 10017
www.exp1031.com

Our Team

Daniel de Sa'
Director of Sales
Phone: (212) 972-3947
E-mail: dan@exp1031.com

Robert P. James
President
Connecticut RE License:
REB.0791518