



Dollar General
611 Norwich Rd. (RT 12), Plainfield, CT

Price: \$2,026,000 | Cap: 6.00% | NOI: \$121,565

DOLLAR GENERAL®

- Dollar General Corp | NYSE: DG | S&P Rating: “BBB-” Investment Grade
- Brand new 2019 construction
- New 15 year absolute triple net Lease
- Upgraded construction



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PROPERTY OVERVIEW:

EXP Realty Advisors exclusively presents for sale a brand new Dollar General located in Plainfield, CT. This new building features upgraded brick and EFIS construction and is situated on .98 acres of land. The property is located on Norwich Rd. (Rt. 12). Dollar General is strategically located on the main retail thoroughfare surrounded by many local businesses as well as national tenants along Norwich Rd. Norwich Rd. runs parallel to the Connecticut Turnpike (I-395). The property is less than 1-mile from exit 29 off the turnpike which has a Park & Ride lot providing convenient access to commuters. Also located in Plainfield, a short distance from the property are distribution facilities for Lowe's (1.36 million s/f) and Staples (350,000 s/f).

Plainfield is approximately 35 miles east of Hartford. It is located near the CT / RI border and is ~25 miles west of Providence, RI. Plainfield is one of the towns which borders Pachaug State Forest. It is the largest forest in the Connecticut state forest system, encompassing over 27,000 acres of land. It is located on the Rhode Island border in New London County, and parcels of the forest lie in the towns of Voluntown, Griswold, Plainfield, Sterling, North Stonington, and Preston. The forest was founded in 1928, but most of the land came from purchases made later during the Great Depression. It is named after the Pachaug River, which runs through the center of the forest. The forest is part of the Northeastern coastal forests ecoregion.

LOCATION OVERVIEW:

LEASE SUMMARY:

Rent Commencement:	October 2019
Lease Expiration Date:	October 2034
Current Rent:	\$121,565
Options:	Three – (5) year options
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 March 1, 2019, Dollar General Corporation operated 15,472 stores in 44 states.

INVESTMENT SUMMARY

Price: \$2,026,000

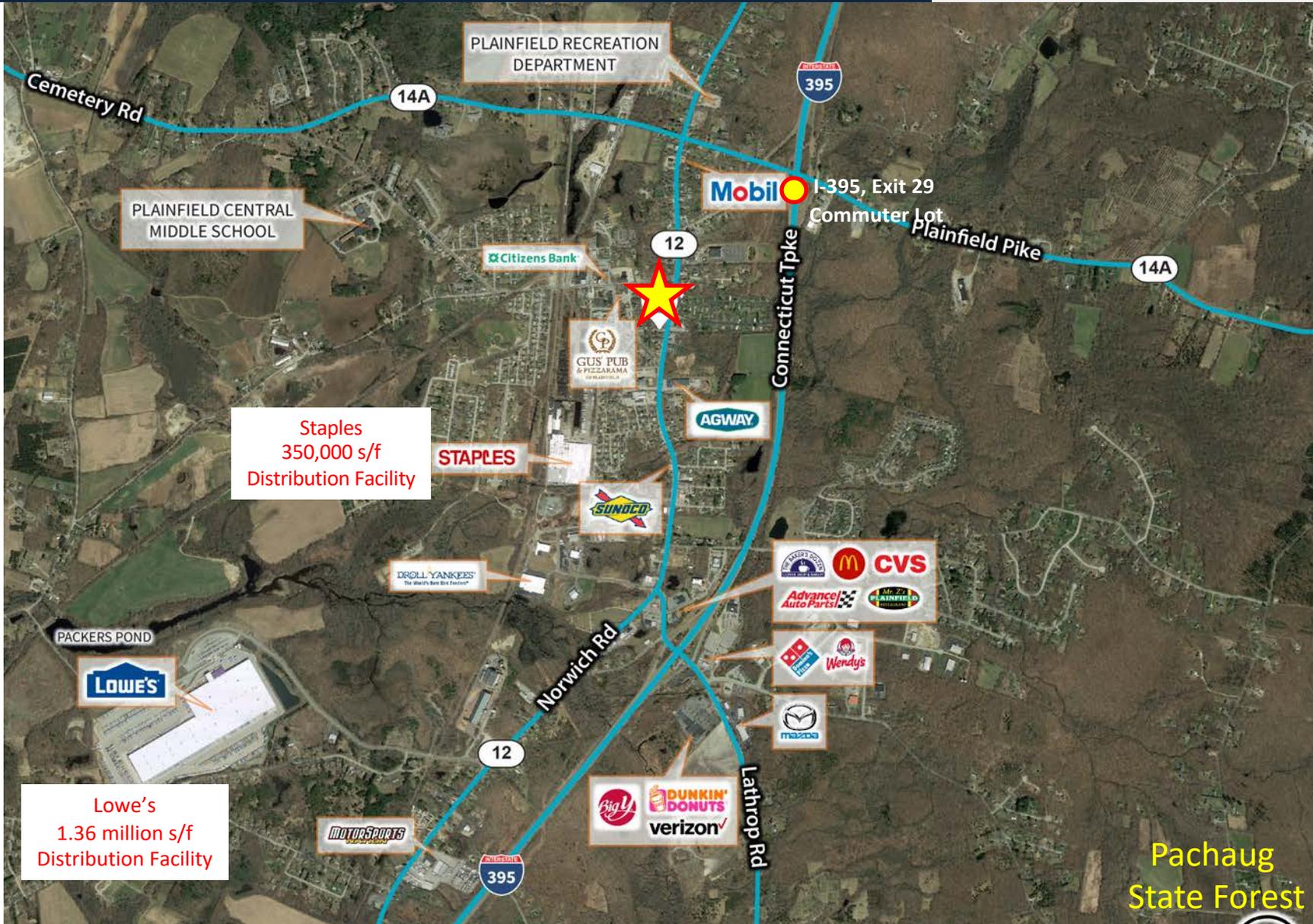
Cap Rate: 6.00%

NNN Rent: \$121,565

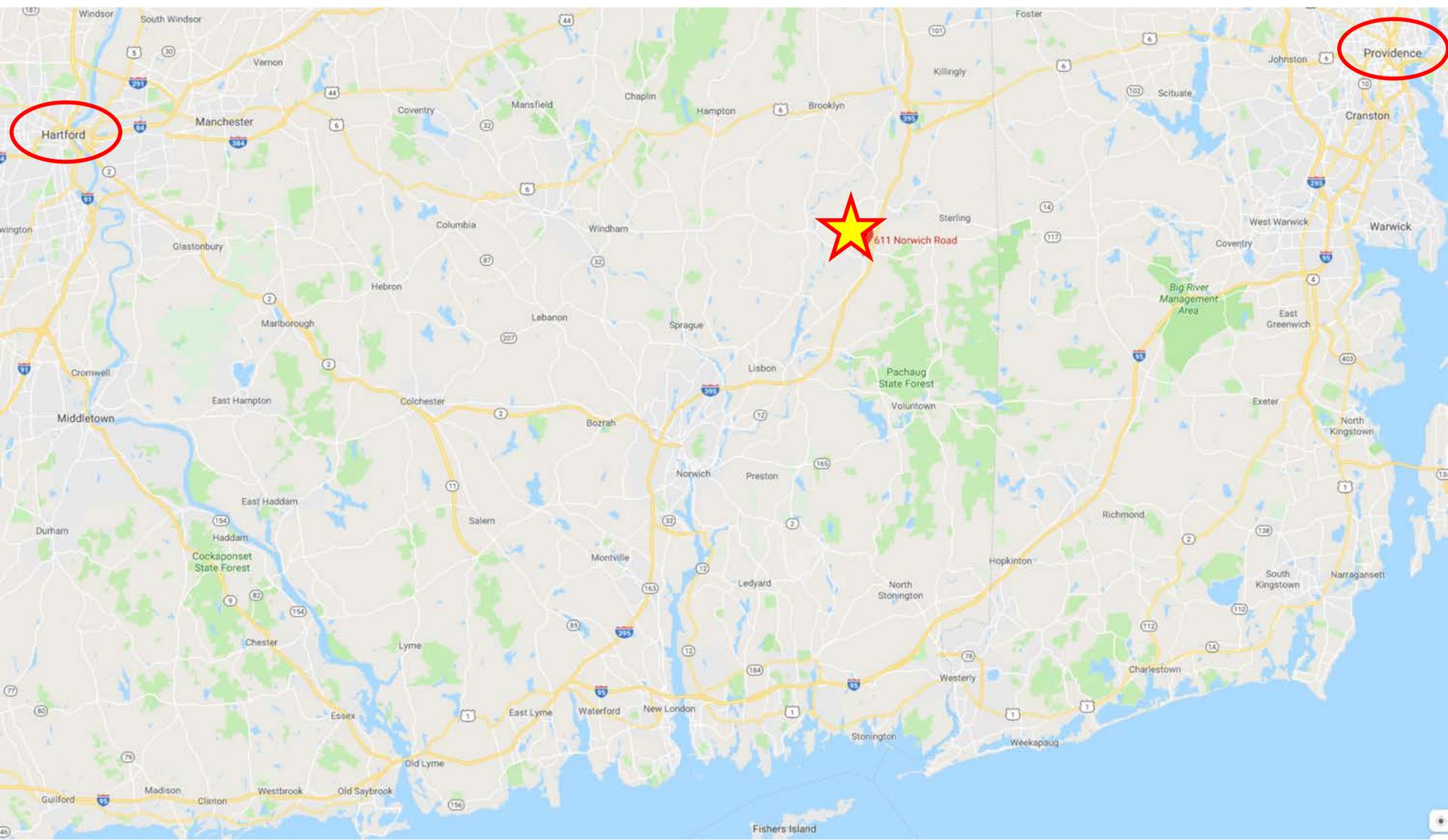
Bld. Sq Ft: 7,544

Land Size: .98 AC

Lease Type: Absolute NNN



Dollar General – Plainfield, CT Map



2019 Summary	3 Miles	5 Miles	7 Miles
Population	9,536	20,379	37,248
Households	3,610	7,671	14,056
Families	2,567	5,503	10,024
Average Household Size	2.60	2.63	2.63
Owner Occupied Housing Units	2,520	5,571	10,294
Renter Occupied Housing Units	1,090	2,100	3,762
Median Age	41.5	41.7	42.1
Median Household Income	\$63,499	\$67,008	\$67,166
Average Household Income	\$75,714	\$79,770	\$81,515

2024 Summary	3 Miles	5 Miles	7 Miles
Population	9,452	20,106	36,871
Households	3,583	7,580	13,927
Families	2,539	5,420	9,901
Average Household Size	2.59	2.63	2.63
Owner Occupied Housing Units	2,539	5,574	10,321
Renter Occupied Housing Units	1,044	2,006	3,606
Median Age	42.0	42.4	42.8
Median Household Income	\$68,656	\$71,878	\$71,938
Average Household Income	\$83,694	\$87,887	\$89,898

Contact Us

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