



**Dollar General**  
**3 Richmond Lane, Windham, CT**

**Price: \$1,957,000 | Cap: 6.00% | NOI: \$117,410**

**DOLLAR GENERAL®**

- Dollar General Corp | NYSE: DG | S&P Rating: “BBB-” Investment Grade
- Brand new 2019 construction
- New 15 year absolute triple net Lease with upgraded construction
- Less than 3-miles from Eastern CT State Univ. (5,400 students / Division III Athletics)
- Windham is midway between NYC & Boston



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# Dollar General – Windham, CT

## Investment Overview

**DOLLAR GENERAL**

### PROPERTY OVERVIEW:

EXP Realty Advisors exclusively presents for sale a newly constructed Dollar General located in Windham, CT. The building was constructed in an upgraded style in 2019/20. Upgraded materials include architectural asphalt shingles on the roof, hardie-board siding as well as brick, decorative gooseneck lighting fixtures and New England style windows (see pg 3 for elevation plan). The building is 9,100 sf+/- sf on a 1.90 acre parcel.

The property is less than 3-miles from Eastern Connecticut State University (ECSC). ECSU is a public liberal arts university. Founded in 1889, it is the second-oldest campus in the Connecticut State University System and third-oldest public university in the state. ECSU is located on 182 acres 30 minutes from Hartford, lying midway between New York City and Boston. ECSU has over 5,400 students including 4,420 full time undergraduates; 221 full-time and 315 part-time academic staff. ECSU is an NCAA Division III school with 17 varsity sports teams.

Windham is a town in Windham County, CT. It contains the city suburb of Willimantic as well as the boroughs of Windham Center, North Windham, and South Windham. Willimantic, an incorporated city since 1893, was consolidated with the town in 1983.

Willimantic is known for its collection of Victorian-era houses and other buildings in the hill section, the Romanesque Revival town hall and two crossings of the Willimantic River: a footbridge and the "Frog Bridge". It is home to Eastern Connecticut State University and the Windham Textile and History Museum. Major employers include Willimantic Waste Paper Company, which specializes in the collection and recycling of fiber products, scrap metal, and co-mingled plastic refuse, as well as Brand-Rex Corporation, which maintains a manufacturing making specialty wire and cable for commercial and industrial customers.

Sources: [https://en.wikipedia.org/wiki/Windham,\\_Connecticut](https://en.wikipedia.org/wiki/Windham,_Connecticut) & [https://en.wikipedia.org/wiki/Willimantic,\\_Connecticut](https://en.wikipedia.org/wiki/Willimantic,_Connecticut)

### LEASE SUMMARY:

Rent Commencement:	January 2020
Lease Expiration Date:	January 2035
Current Rent:	\$117,410
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 January 29, 2016, it operated 12,483 stores located in 43 states and ranks within the Fortune 500 Companies.

### INVESTMENT SUMMARY

**Price:** \$1,957,000

**NNN Rent:** \$117,410

**Bld. Sq Ft:** 9,100

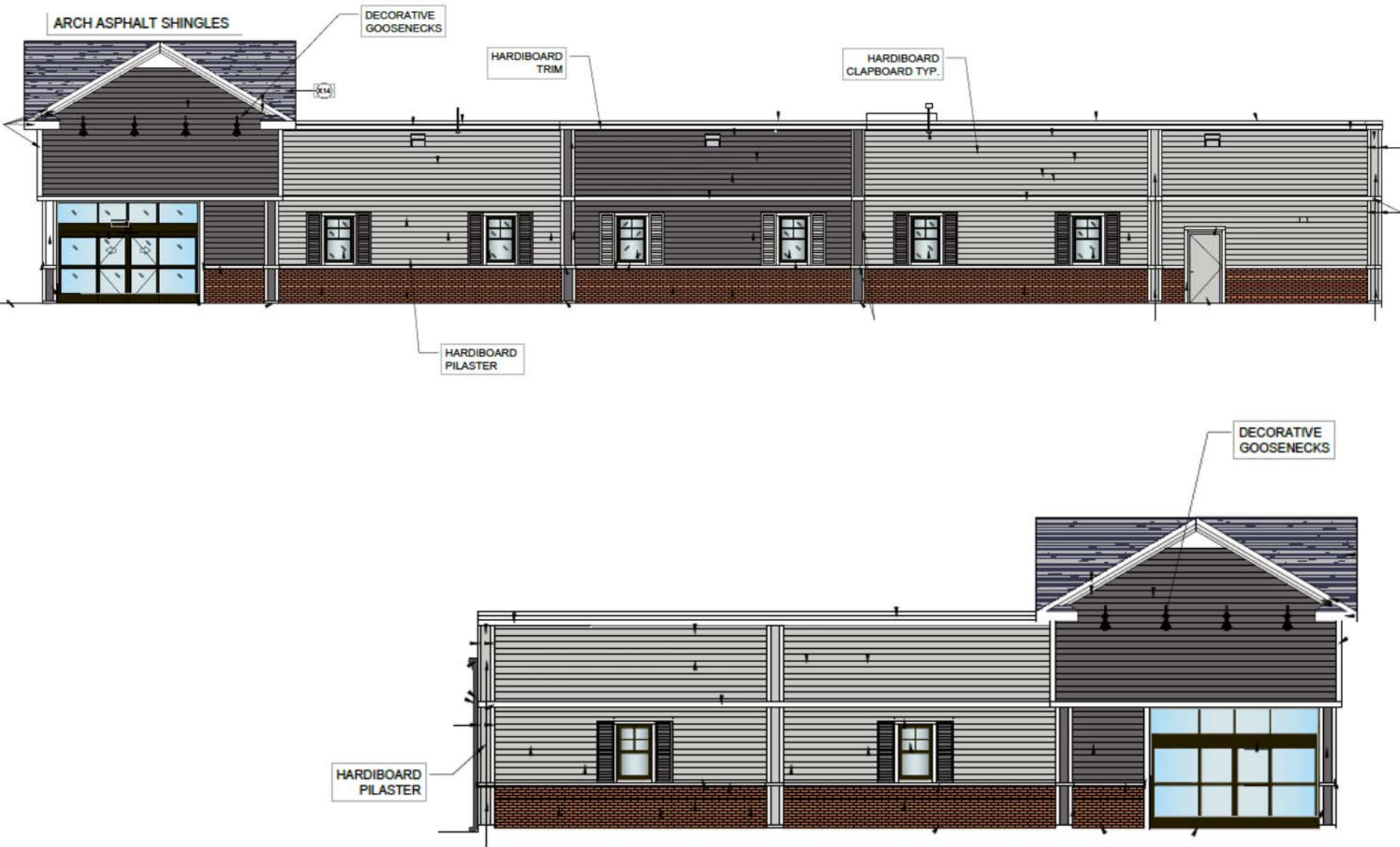
**Land Size:** 1.90 AC

**Lease Type:** Absolute NNN



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INVESTMENT OVERVIEW







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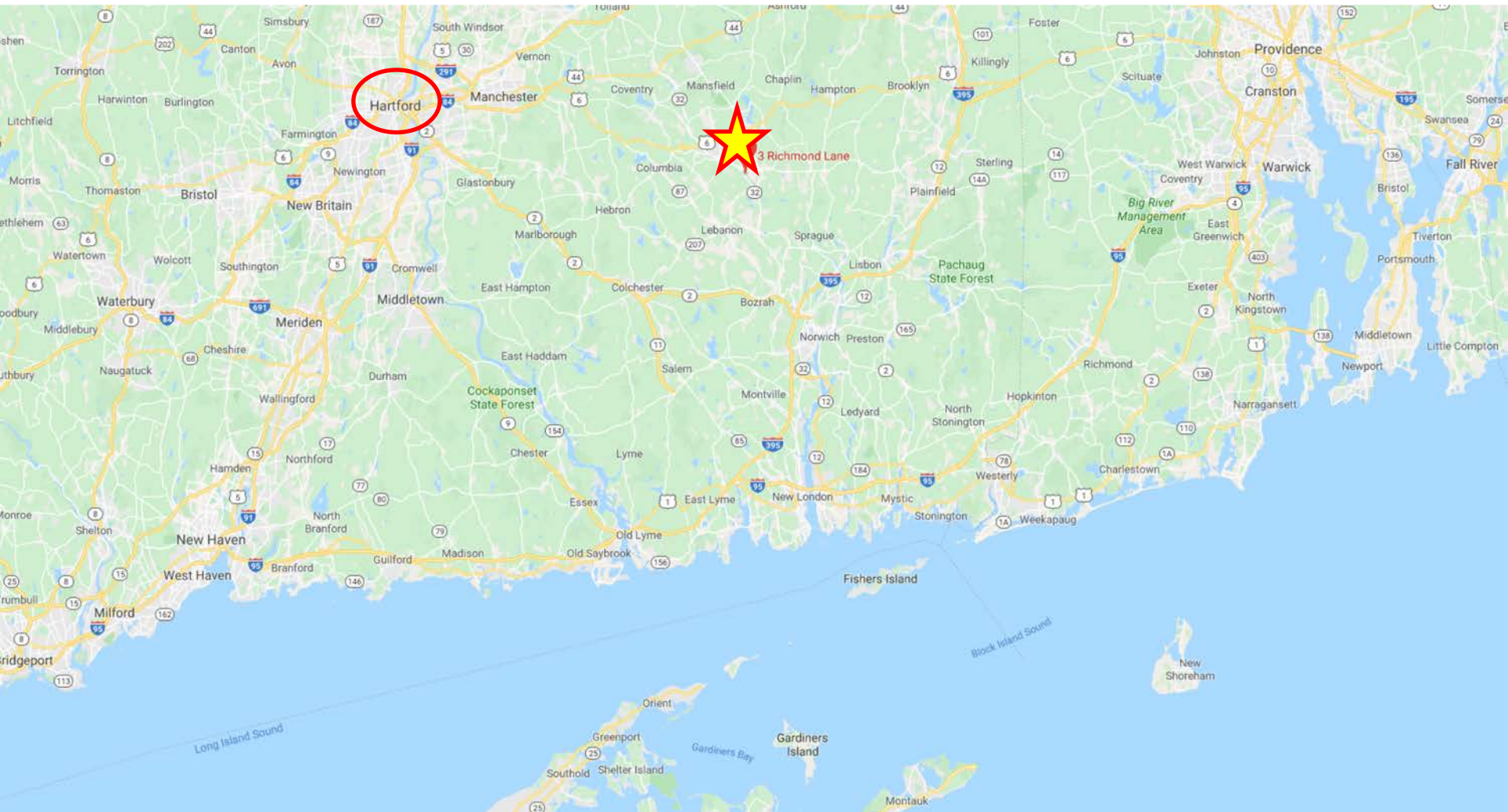




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2019 Summary	3 Miles	5 Miles	7 Miles
Population	22,582	33,945	46,734
Households	7,804	12,255	17,060
Families	4,672	7,645	11,163
Average Household Size	2.55	2.52	2.56
Owner Occupied Housing Units	3,701	6,720	10,603
Renter Occupied Housing Units	4,104	5,535	6,457
Median Age	31.8	34.8	37.4
Median Household Income	\$46,931	\$53,132	\$59,865
Average Household Income	\$62,232	\$69,977	\$79,413

2024 Summary	3 Miles	5 Miles	7 Miles
Population	22,303	33,637	46,436
Households	7,701	12,145	16,957
Families	4,589	7,552	11,069
Average Household Size	2.55	2.52	2.56
Owner Occupied Housing Units	3,747	6,797	10,730
Renter Occupied Housing Units	3,953	5,347	6,227
Median Age	32.8	36.1	38.5
Median Household Income	\$51,312	\$56,614	\$64,149
Average Household Income	\$68,482	\$77,022	\$87,536

**Contact Us**

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