

Dollar General 85 Bridge Road Haddam, CT 06438

exclusive listing

DOLLAR GENERAL



Daniel de Sa' Phone: 212-972-3947 dan@exp1031.com www.exp1031.com Price: \$2,116,900 | NOI: \$127,012 | CAP: 6.00%

- Dollar General Corp | NYSE: DG | S&P Rating: "BBB" Investment Grade
- New construction
- 15 year absolute triple net Lease
- Upgraded "New England" style construction
- 1-mile radius: average household income \$116+,000

Dollar General – 85 Bridge Road Haddam Investment Overview

DOLLAR GENERAL

PROPERTY OVERVIEW:

EXP Realty Advisors exclusively presents for sale a newly constructed, free-standing Dollar General. The property is situated on 1.127 acres of land and features upgraded, New England style construction (see pg. 3 for photos). Dollar General is strategically located on Bridge Rd, a main thoroughfare, along many other local and national tenants. Other tenants include Dunkin' Donuts, Mobil, Subway and Liberty Bank. In addition, adjacent to the property is Steady Habit Brewing Company and Tony's Package store. The property is also a short distance from The Saybrook at Haddam Senior Living.

Haddam, which is located in the lower Connecticut River Valley in Middlesex County, is a vibrant community with a rich heritage, historic architecture and distinct villages including Haddam, Higganum, Haddam Neck and Tylerville. The town has the unique distinction of being the only town in the state of Connecticut that is bisected by the Connecticut River with residents on both sides. The river has long played a significant role in the development of Haddam as a source of income, transportation and recreation. Today the town is primarily a bedroom residential community with an excellent school system, acres of recreational open space and residents who care about the past, present and future of their "hometown."

LEASE SUMMARY:

Original Lease Term: 15 Year

Rent Commencement: November 2018 Lease Expiration Date: November 2035

Current Rent: \$127,012

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) (NASDQ: 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: \$2,116,900

Cap Rate: 6.00%

NNN Rent: \$127,012

Bld. Sq Ft: 9,100

Land Size: 1.127 acres

Lease Type: Absolute NNN



Dollar General – 85 Bridge Road Haddam Property Photo







Dollar General – 85 Bridge Road Haddam Aerial







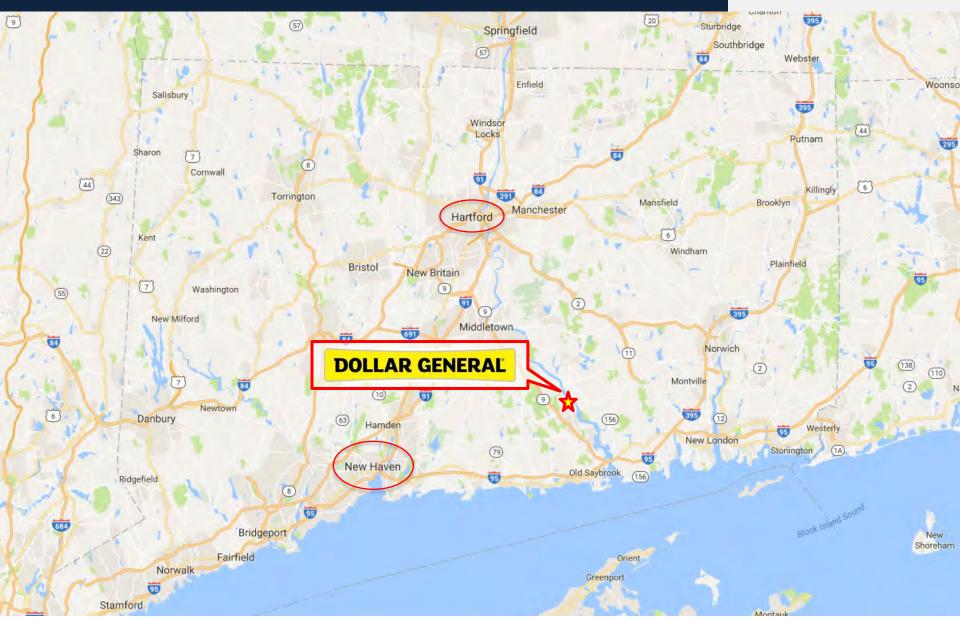






Dollar General – Haddam, CT Location Map







2019 Summary	1 Mile	3 Miles	5 Miles
Population	618	4,587	16,109
Households	262	1,835	6,523
Families	189	1,260	4,312
Average Household Size	2.35	2.48	2.44
Owner Occupied Housing Units	210	1,417	4,814
Renter Occupied Housing Units	52	418	1,708
Median Age	46.6	47.7	48.0
Median Household Income	\$98,973	\$89,879	\$82,071
Average Household Income	\$116,465	\$114,055	\$108,078

2024 Summary	1 Mile	3 Miles	5 Miles
Population	624	4,562	16,043
Households	264	1,824	6,489
Families	190	1,250	4,278
Average Household Size	2.36	2.48	2.44
Owner Occupied Housing Units	214	1,430	4,873
Renter Occupied Housing Units	50	394	1,616
Median Age	47.6	48.9	49.1
Median Household Income	\$105,158	\$97,243	\$88,153
Average Household Income	\$129,411	\$126,461	\$119,809

Contact Us

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