



actual property January 2020

## Dollar General

85 Bridge Road Haddam, CT 06438

*exclusive listing*

**DOLLAR GENERAL®**



Daniel de Sa'  
Phone: 212-972-3947  
[dan@exp1031.com](mailto:dan@exp1031.com)  
[www.exp1031.com](http://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

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 – 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) (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:** \$2,116,900

**Cap Rate:** 6.00%

**NNN Rent:** \$127,012

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

**Land Size:** 1.127 acres

**Lease Type:** Absolute NNN



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**INVESTMENT OVERVIEW**



**Dollar General – 85 Bridge Road Haddam**  
**Property Photo**

**DOLLAR GENERAL**

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Connecticut River



DOLLAR GENERAL









# Dollar General – Haddam, CT Location Map

**DOLLAR GENERAL**



**DOLLAR GENERAL**

New Haven

# Dollar General – 85 Bridge Road Haddam

## Demographic Data

**DOLLAR GENERAL**

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

#### EXP Realty Advisors

52 Vanderbilt Ave.,  
Suite 2014  
New York, NY 10017  
[www.exp1031.com](http://www.exp1031.com)

### Our Team

#### Daniel de Sa'

Director of Sales  
Phone: (212) 972-3947  
E-mail: [dan@exp1031.com](mailto:dan@exp1031.com)

#### Robert P. James

President  
Connecticut RE License:  
REB.0791518