



Not subject property

Dollar General & HNT Chicken Co.

126 Oxford Rd, Oxford, CT 06478

DOLLAR GENERAL®



Price: \$2,890,000 | Cap: 6.30% | NOI: \$182,080

- Two free-standing buildings
- Dollar General Corp | NYSE: DG | S&P Rating: "BBB-" Investment Grade | 15 Yr lease
- HNT Chicken | 10 Yr lease with annual increases
- Average household income in 3-miles: \$110,000 +/-
- Approximately 12 miles from Yale University



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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.

PROPERTY OVERVIEW:

EXP Realty Advisors exclusively presents for sale a newly constructed, free-standing Dollar General as well as a newly constructed, free-standing HNT Chicken. Both buildings are located on one tax lot and must be purchased together. Dollar General opened in November 2018 and the HNT Chicken is opening in March/April of 2020. Both properties feature upgraded construction with the HNT Chicken operator investing significantly into their building's fixtures and equipment.

The buildings are located on Oxford Rd. with over 14,000 cars passing by the properties each day (average). There are many national tenants surrounding the property along Oxford Rd. including a 32 acre mixed use development, Quarry Walk which is located just north. Quarry Walk is a \$70 million economic development project and features 215,000 sf of commercial/retail anchored by Market 32 (Price Chopper) as well as 30,000 sf of medical office and 150 units of residential apartment/townhomes. In addition, Oxford Plaza Shopping Center is across the street.

Dollar General Lease Summary:

Rent Commencement:	November 2018
Lease Expiration Date:	November 2033
Current Rent:	\$127,080
Options:	Three (5) Yr renewal options
Options Escalations:	10% every 5 years
Lease Type:	Net Lease*

*Landlord responsible for roof and structure (which are under a 20 yr warranty), parking lot maintenance, repair and replacement; and snow removal.

Additional Rent:	Tenant pays additional fixed rent for common area maintenance: Yrs 1 to 5: \$3,600 and increases by 10% every 5 years thereafter. In addition, tenant reimburses landlord for its share of snow removal each year as well as reimbursing for landlords insurance policy. Additional rent not calculated in "Current Rent" above.
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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

Rent:	\$127,080
Bld. Sq Ft:	7,500 sf
Land Size:	1.35 acres total
Lease Type:	Net Lease*

Dollar General – Oxford, CT

Investment Overview



HNT Chicken Company Lease Summary:

Rent Commencement:	March/April 2020		
Building Size:	2,500 sf		
Lease Expiration Date:	10 Years from rent commencement		
Current Rent:	Yr 1 & 2: \$55,000	Yr 6: \$62,500 (4.17%)	
	Yr 3: \$57,500 (4.55%)	Yr 7: \$63,750 (2%)	
	Yr 4 & 5: \$60,000 (4.35%)	Yr 8: \$65,025 (2%)	
		Yr 9: \$66,325 (2%)	
		Yr 10: \$67,652 (2%)	
Options:	Three (5) Yr renewals		
Options Escalations:	2% annually		
Lease Type:	Net Lease – Tenant reimburses landlord for its share of all costs associated with common area maintenance. Tenant is also obligated to maintain and repair the building at their cost.		

TENANT: HNT Chicken LLC

HNT Chicken, LLC is owned and operated by a large restaurant operator with dozens of restaurant franchises including Pizza Hut and HNT Chicken.

HNT Chicken shorthand for "Hot 'n' Tender" is a Brazilian fast-food chain incorporated in 2014 by Dany Levkovits. Its first store located in Rio de Janeiro opened in 1995. The company has 39 chains across 8 Brazilian states. The company began looking toward expansion in 2015 and opened its first United States expansion in Philadelphia in December 2019.



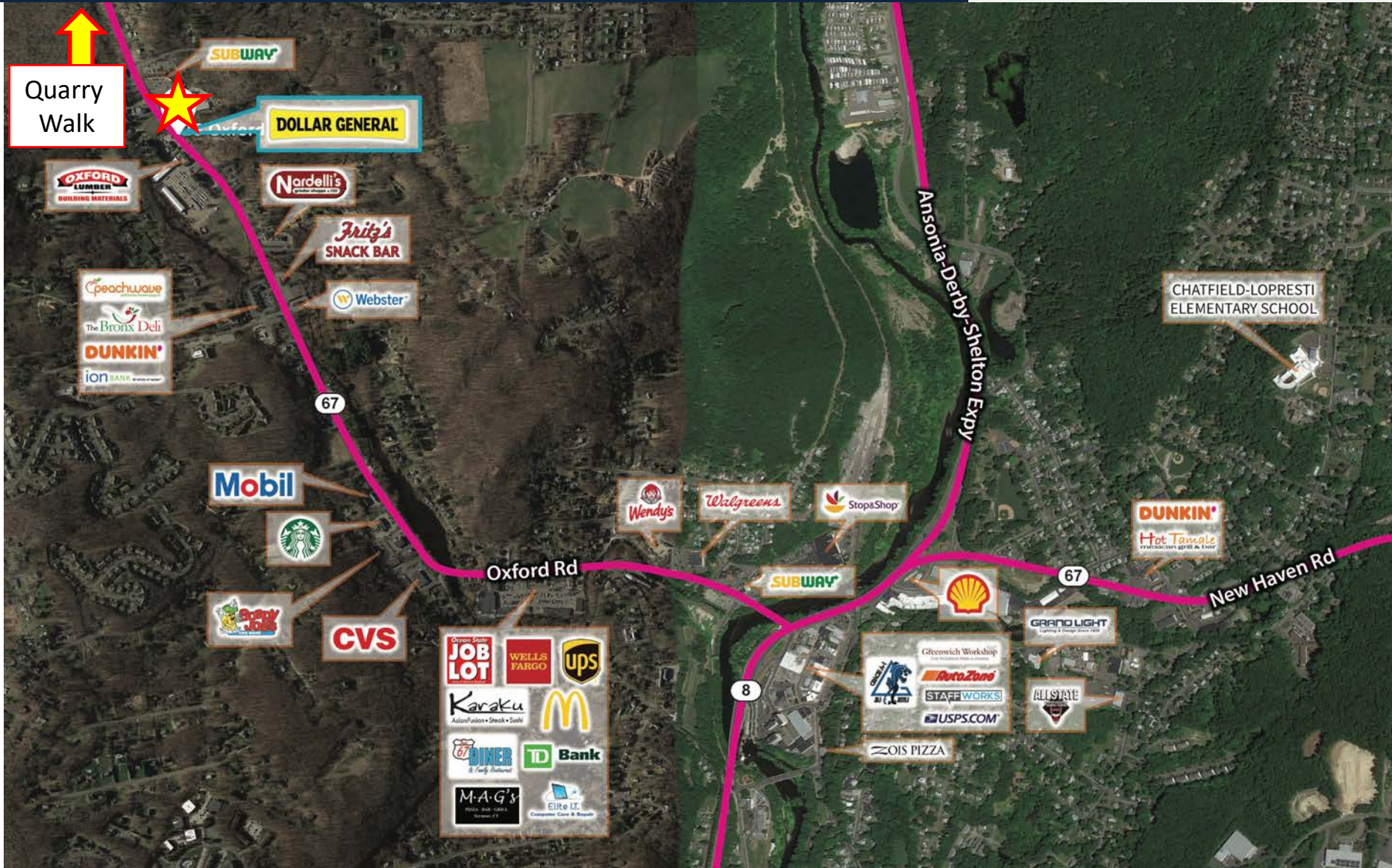
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Dollar General – Oxford, CT Retail Map

DOLLAR GENERAL®



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RETAIL MAP



Oxford is a residential town located in western New Haven County, CT. Oxford is the 26th-wealthiest town in the state by median household income. Distinct settled areas in the town include Oxford Center, Quaker Farms, and Riverside. Oxford belongs to the Bridgeport–Stamford–Norwalk Metropolitan Statistical Area, a subregion of the New York metropolitan area.

Waterbury-Oxford Airport, with the second largest runway in Connecticut is located in Oxford and Middlebury, CT. The airport, which is owned and operated by the Connecticut Department of Transportation has become one of the largest & fastest growing corporate aviation centers in the Northeast. There are 252 aircraft's based at the airport with 80 of those aircraft being large corporate business jets.

A University of Connecticut development study spanning 1985-2006 showed that Oxford had the largest increase of development by percentage, growing 62% during that time. The median household income in town grew 20%, ranking Oxford the 26th wealthiest of 169 communities in the state.

Oxford has two elementary schools, one middle school, and a high school.

Quaker Farms School: 550 students in grades K through 2;

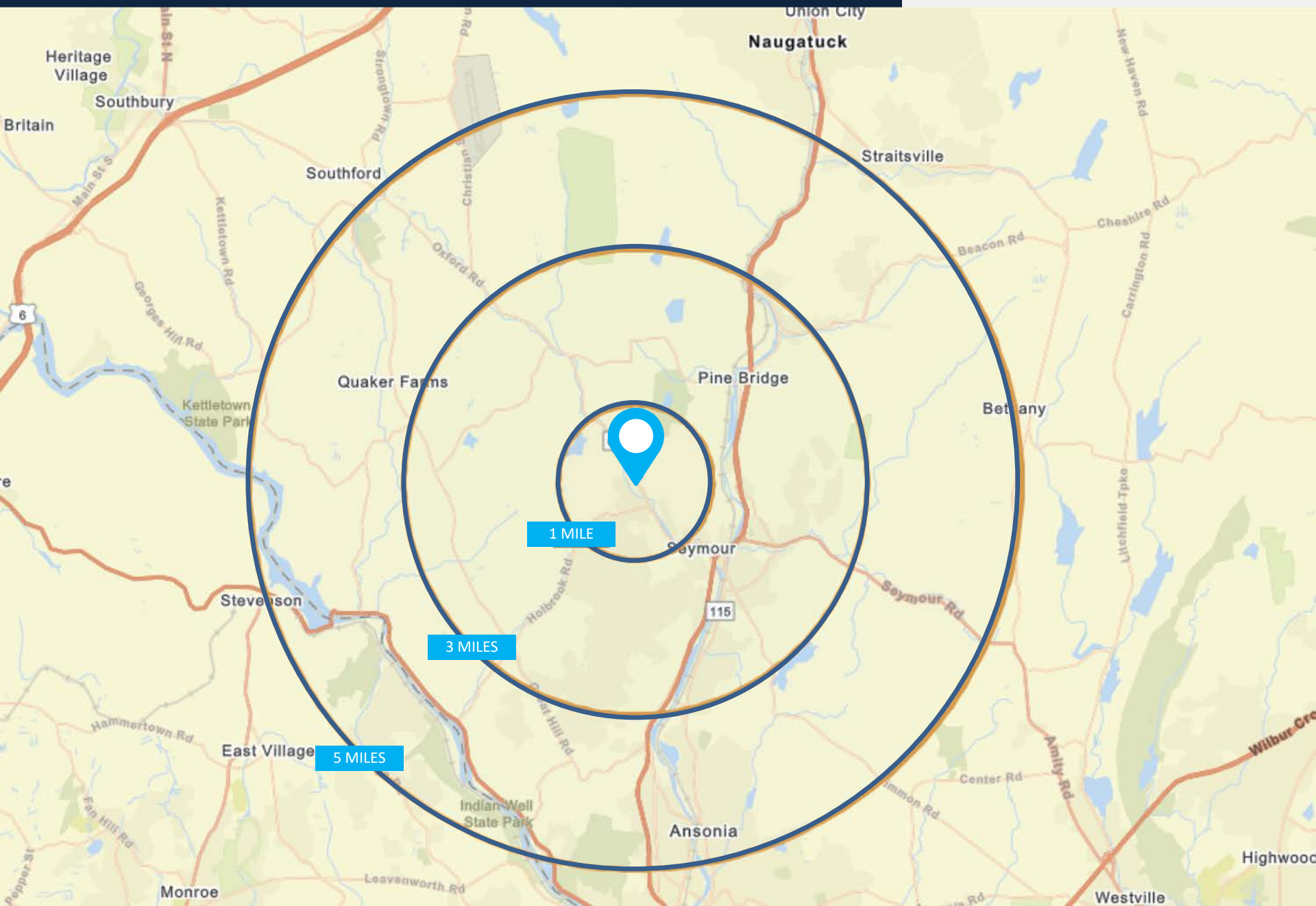
Oxford Center School: 499 students in grades 3 through 5;

Great Oak Middle School: 501 students in grades 6 through 8;

Oxford High School: 554 students in grades 9 through 12.

Great Schools ranks Oxford Public Schools a 9 out of 10, or Excellent.[18] In 2008, 90 percent of fourth grade students met state standards in math (as compared to 85 percent statewide); 82 percent in reading (statewide: 74 percent); 95 percent in writing (statewide: 85 percent). A total of 92 percent of eighth graders in town met state math standards (statewide: 85 percent), 94 percent in reading (statewide: 81 percent); and 94 percent in writing (statewide: 84 percent). Oxford High School is a member of the Naugatuck Valley League, or NVL, for athletics.

Source: <https://en.wikipedia.org/>



2019 Summary	3 Miles	5 Miles	7 Miles
Population	2,251	23,253	58,011
Households	894	9,070	21,780
Families	662	6,335	15,604
Average Household Size	2.52	2.55	2.65
Owner Occupied Housing Units	762	7,046	16,135
Renter Occupied Housing Units	131	2,024	5,645
Median Age	47.6	45.2	43.2
Median Household Income	\$89,855	\$85,063	\$83,226
Average Household Income	\$109,837	\$104,601	\$108,056
2024 Summary	3 Miles	5 Miles	7 Miles
Population	2,253	23,519	58,511
Households	892	9,146	21,888
Families	659	6,376	15,658
Average Household Size	2.52	2.56	2.66
Owner Occupied Housing Units	770	7,232	16,518
Renter Occupied Housing Units	123	1,914	5,370
Median Age	47.9	45.7	43.9
Median Household Income	\$94,474	\$91,060	\$89,561
Average Household Income	\$120,362	\$115,876	\$119,612

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