



Not subject property
Property will be constructed similarly

Dollar General

210 Eastford Rd. | Eastford CT

exclusive listing

DOLLAR GENERAL®

Price: \$1,826,900 | NOI: \$115,095 | CAP: 6.30%

- Dollar General Corp | NYSE: DG | S&P Rating: “BBB” Investment Grade
- New construction
- 15 year absolute triple net Lease
- Upgraded “New England” style construction
- 5-mile radius: average household income \$103,000+
- Strategic neighborhood location



Phone: 212.972.3947
dan@hmx1031.com
www.hmx1031.com

This information has been obtained from sources deemed reliable, however HMX 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 – Eastford, CT Investment Overview

DOLLAR GENERAL

PROPERTY OVERVIEW: HMX Realty Advisors exclusively presents for sale a newly constructed, free-standing Dollar General. Rent is HMXected to commence in June 2020. The property is situated on 2 acres of land and features upgraded, New England style construction. Located in Eastford, CT, an affluent community with average household income over \$103,000 within 5-miles of the property. Eastford is approximately 35 min from downtown Hartford and about an hour from Boston. The property is near the Yale-Meyers forest which is a 7,800-acre forest in Northeastern Connecticut owned by Yale University and administered by the Yale School of Forestry & Environmental Studies and is reputed to be the largest private landholding in the state. The Yale-Myers Forest is managed according to a philosophy of multiple uses, with scientific research and teaching balanced with commercial timber production. The forest is traversed by the hiking path known as the Nipmuck Trail; this route is the only public access allowed except for permitted hunting in season.

LOCATION OVERVIEW: Located in the northern portion of Windham County, the town of Eastford encompasses a significant portion of Natchaug State Forest. Settled in the early 1700s, this eastern portion of Ashford separated from its parent town in 1847. Prior to this, light industry, such as the production of cotton batting, twine, and wooden handles, complemented what would remain a predominantly rural agricultural community well into the 20th century. Markers of Eastford's past include a monument to hometown hero Nathaniel Lyon, the first Union general killed in the Civil War, and a hiking trail along remnants of the Boston Post Road, a route that facilitated commerce and communication in the colonial era. Hartford, the state's capital and home to many of the nation's insurance companies, is approximately 35 miles from Eastford.

LEASE SUMMARY:

Rent Commencement:	June 2020 (expected)
Lease expiration Date:	15 years from rent commencement
Current Rent:	\$115,095
Options:	Three (5) year renewal
Options Escalations:	10% at beginning of each option
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.

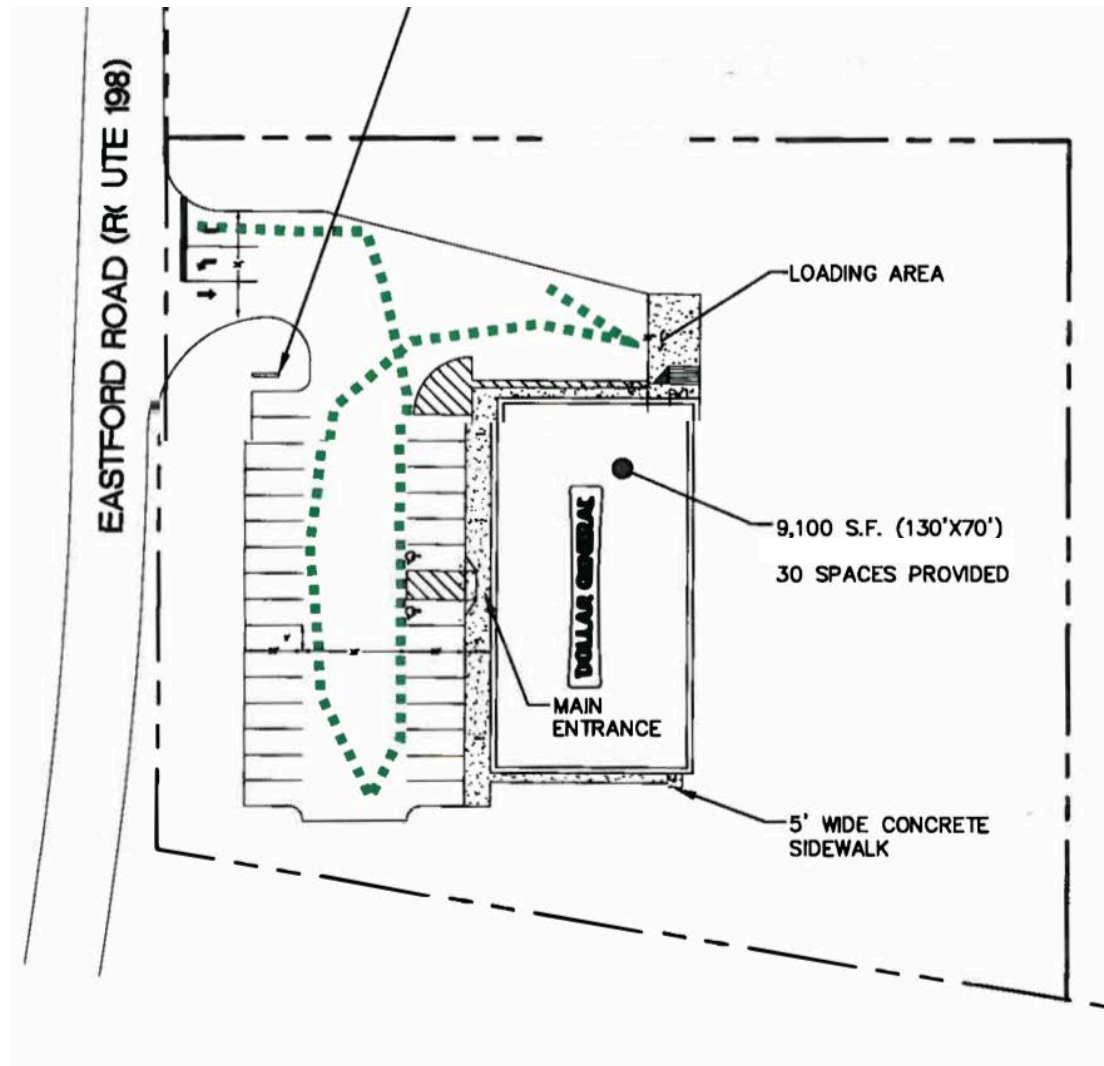
INVESTMENT SUMMARY

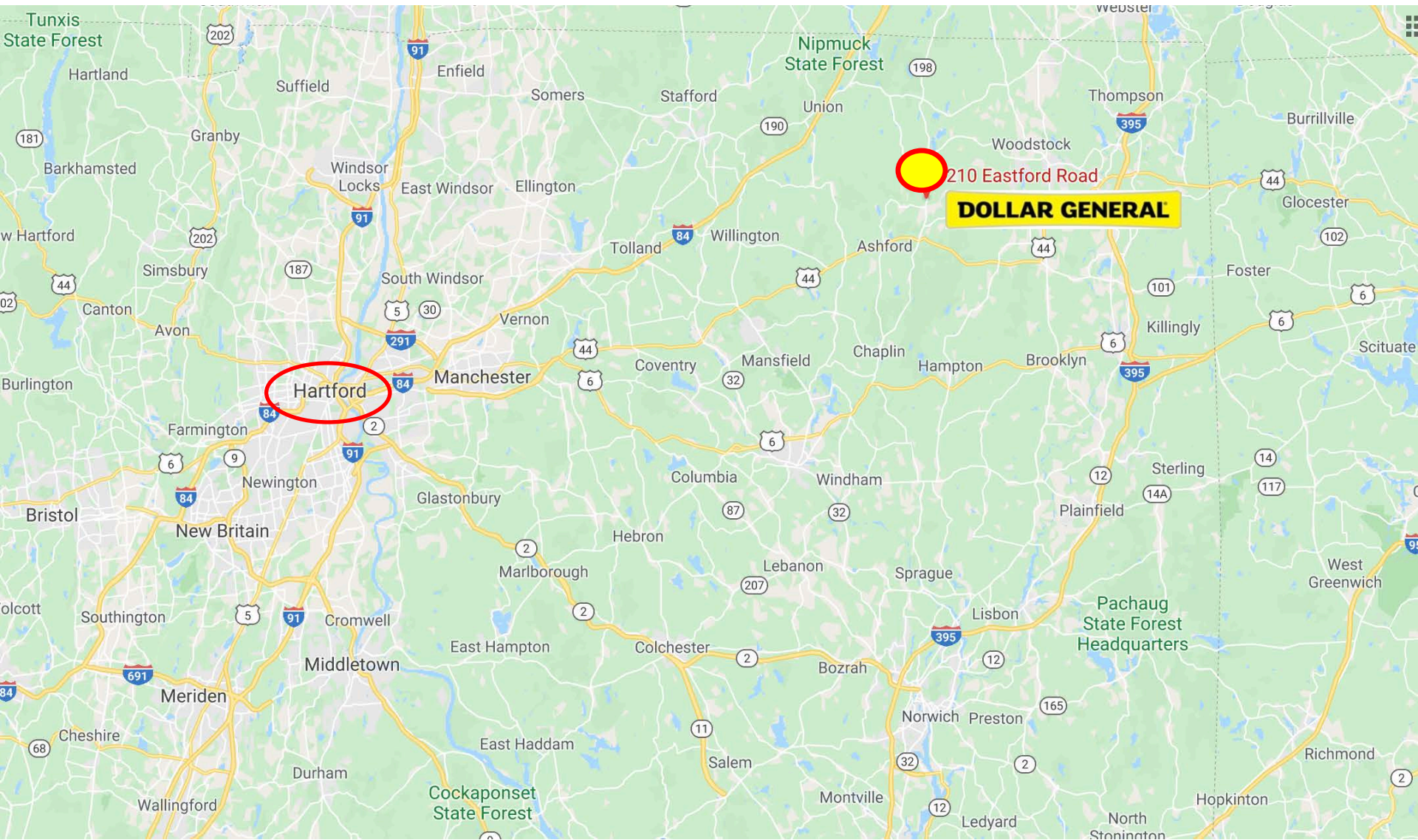
Price:	\$1,826,900
Cap Rate:	6.30%
NNN Rent:	\$115,095
Bld. Sq Ft:	9,100 +/-
Land Size:	2 acres



This information has been obtained from sources deemed reliable, however HMX 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.

INVESTMENT OVERVIEW





Dollar General – Eastford, CT Demographic Data

DOLLAR GENERAL®

2019 Summary	3 Mile	5 Miles	7 Miles
Population	2,694	6,835	14,245
Households	1,043	2,642	5,663
Families	750	1,905	4,036
Average Household Size	2.57	2.56	2.48
Owner Occupied Housing Units	851	2,139	4,515
Renter Occupied Housing Units	192	503	1,148
Median Age	45.9	46.0	45.9
Median Household Income	\$80,621	\$83,774	\$84,765
Average Household Income	\$98,008	\$103,281	\$106,788
2024 Summary	3 Mile	5 Miles	7 Miles
Population	2,668	6,753	14,060
Households	1,035	2,615	5,599
Families	742	1,879	3,979
Average Household Size	2.56	2.56	2.48
Owner Occupied Housing Units	853	2,141	4,521
Renter Occupied Housing Units	182	474	1,078
Median Age	46.5	46.9	46.7
Median Household Income	\$84,879	\$88,505	\$89,766
Average Household Income	\$106,914	\$112,779	\$116,920

Contact Us

HMX Realty Advisors

52 Vanderbilt Ave
Suite #2014
New York, NY 10017

<http://www.hmx1031.com/>

Our Team

Daniel de Sa'

Director of Sales
Phone: (212) 972-3947
dan@hmx1031.com

Robert P. James

President
Connecticut RE License:
REB.0791518

This information has been obtained from sources deemed reliable, however HMX 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.

DEMOGRAPHIC DATA