

The Home Depot (Ground Lease) Monticello, NY

 **Purchase Price:**
\$8,440,571

 **Cap Rate:**
4.50%

Stan Johnson Company is pleased to offer for sale to qualified investors, the opportunity to purchase the Home Depot Corporate Ground Lease located at 68 Thompson Square, Monticello, New York (the "Property"). The Home Depot has occupied this exceptional 123,000+ SF property since 2003. The 20-year NNN lease includes 13 years of remaining base term that runs through January 2034, along with six (6) options to extend. The lease features 5.0% rental increases every five (5) years during the base term and option periods and permits The Home Depot to occupy the Property until 2064. The Home Depot has operated from this location for more than 17 years providing evidence of their strong sales performance, loyal customer base, and commitment to the Property location.

Location Synopsis

The Home Depot is strategically located on State Route 42 just off of the Highway 17 exit in a high-traffic area with Walmart Supercenter anchoring the opposite side of State Route 42. The Village of Monticello is located in the Catskill Mountains region, ± 90 miles northwest of New York. In 2018 The Resorts World Catskills Hotel and Casino, part of a \$1.2 billion development project, opened for business on the adjacent property to The Home Depot. The enormous financial investment in the town of Monticello is projected to stimulate the local economy and the surrounding Catskills area.

Investment Highlights

- **Absolute NNN Lease with 13 Years of Home Depot Lease Term**
- **Adjacent to \$1.2B Hotel & Casino Development – Massive Resorts Surrounding**
- **Primary Shopping Center of Monticello – ShopRite / 24-HR + Residential Developments**
- **Excellent Access – State Route 42 & Highway 17 | Combined ±37,409 VPD**
- **Limited Competition – Only Major Home Improvement Center w/in 27 Miles**
- **Established Store with Loyal Customer Base**
- **Investment Grade Guaranty by Best-In-Class Tenant**
- **Catskill Mountains | Hudson Valley Location**



Investment Grade Guaranty
NYSE: HD | S&P: A/Stable

[Click Here for Website & Full Offering Memorandum](#)

For more information, contact:

Isaiah Harf | Regional Director & Partner
iharf@stanjohnsonco.com
+1 773.963.2637

BJ Feller | Managing Director & Partner
bfeller@stanjohnsonco.com

Pat Weibel | Director
pw@stanjohnsonco.com

Andy Gatchell | Associate Director
agatchell@stanjohnsonco.com

Blaise Bennett | Associate Director
bbennett@stanjohnsonco.com

Mark Lovering | Associate Director
mlovering@stanjohnsonco.com

Josh Dicker | Analyst
jdicker@stanjohnsonco.com

Cameron Chandra | Analyst
cchandra@stanjohnsonco.com

In Association with:
Jason Maier
New York License #10301215989

.....
Stan Johnson Company
303 East Wacker Drive | Suite 1111
Chicago, Illinois 60601
P: +1 312.240.0127

11601 Wilshire Boulevard | Suite 500
Los Angeles, CA 90025
P: +1 310.407.0215

stanjohnsonco.com

 **Stan Johnson Co.**


\$900M Resorts World
Catskills Hotel and Casino

Subject Property