

OFFERING MEMORANDUM

Stop & Shop Gas | Bristol, CT



701 Farmington Avenue, Bristol, CT



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EXCLUSIVE REPRESENTATION

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TRANSACTION SUMMARY

Purchase Price:	\$2,402,400
Cap Rate:	6.25%
Annual Rent:	\$150,150

Lease Summary

Tenant:	Stop&Shop
Guarantee:	Stop&Shop (Ahold)
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Remaining Lease Term:	8 years
Lease Commencement:	3/27/2009
Lease Expiration:	3/31/2029
Rent Increases:	12% every 5 years
Options to Renew:	4 - 5 year options

Property Specifications

Location:	701 Farmington Ave. Bristol, CT
Building Size:	1,968 sf
Lot Size:	.38 acres

Investment Highlights:

- Absolute NNN Lease - Zero Landlord Responsibilities
- The property is located along the primary retail corridor (Route 6) in Bristol and offers excellent visibility and easy access
- Strong Population - over 104,000 employees in surrounding area
- Property is located 1.5 miles from Bristol Eastern High School, with a student enrollment of over 1,300 and less than 3 miles east of Historic Memorial Boulevard Arts Magnet School; Renovation slated to cost \$64 Million with an estimated student enrollment of 525 students
- Located 3.5 miles/10 minutes North from the new Amazon delivery station with approximately 350 employees



TENANT SUMMARY



The Stop & Shop Supermarket Company is a chain of supermarkets located in New England, New York, and New Jersey. Stop & Shop's roots can be traced back to 1914 when the Rabinowitz family opened a small grocery store in Somerville, MA. Four years later, they came up with the modern self-service supermarket and by 1947, the company had grown into a flourishing chain of supermarkets.



Stop & Shop has become a household name to customers and a leader in the retail grocery industry, pioneering the superstore concept that everyone loves. More than 100 years later, the chain has grown in size and scale with more than 400 stores and more than 60,000 associates.

“ Stop & Shop’s **COMMITMENT** is to make our stores better every day for our associates, customers and the community. ”

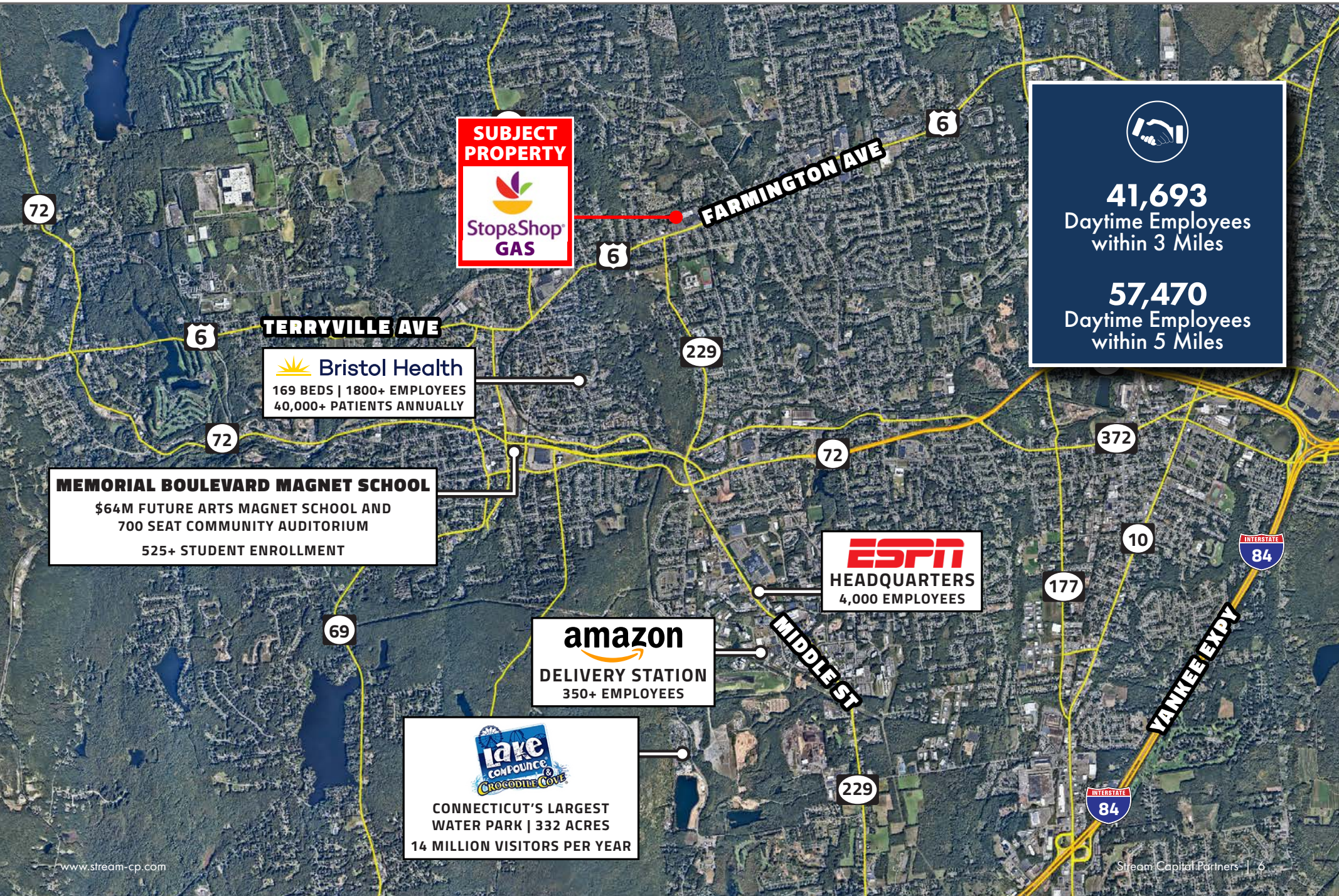


AREA MAP



<p></p> <p>\$97,501 Average HH Income within 3 Miles</p>	<p></p> <p>64,790 Residential Population within 3 Miles</p>
<p>\$104,418 Average HH Income within 5 Miles</p>	<p>103,746 Residential Population within 5 Miles</p>

AREA MAP



41,693
Daytime Employees
within 3 Miles

57,470
Daytime Employees
within 5 Miles

Bristol Health
169 BEDS | 1800+ EMPLOYEES
40,000+ PATIENTS ANNUALLY

MEMORIAL BOULEVARD MAGNET SCHOOL
\$64M FUTURE ARTS MAGNET SCHOOL AND
700 SEAT COMMUNITY AUDITORIUM
525+ STUDENT ENROLLMENT

HEADQUARTERS
4,000 EMPLOYEES

DELIVERY STATION
350+ EMPLOYEES

**CONNECTICUT'S LARGEST
WATER PARK | 332 ACRES**
14 MILLION VISITORS PER YEAR

AERIAL VIEW



Farmington Ave.
(Route 6)

**SUBJECT
PROPERTY**

**Stop&Shop
GAS**

The property is located along a primary retail corridor (Route 6) in Bristol and offers excellent visibility and easy access to Downtown to the East and Interstate 84 to the West.

AERIAL VIEW



\$97,683

Average HH Income
within 3 Miles

\$104,776

Average HH Income
within 5 Miles

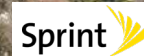


64,909

Residential Population
within 3 Miles

103,877

Residential Population
within 5 Miles



23,400
CARS PER DAY



**Farmington Ave.
(Route 6)**

MARKET OVERVIEW



HARTFORD, CT

Located in the Northeast U.S., just 40 miles from the Atlantic Coast, the Hartford, CT region has a population of 1.2 million. It offers a high quality of life as compared to other major metros in the region; median household income is 25% above the national rate, and housing prices are moderate for the region. Education is another plus of this area. Compared to the nation overall, the Hartford region has 1.5 times the amount of people with at least a bachelor's degrees (38.1%), and Connecticut public schools were ranked fifth in the nation by USA Today in 2018. In addition, it is considered a safe metro with low crime rates and has a stable economy grounded by strong industries in which Hartford excels.

MARKET OVERVIEW

Hartford is known as the Insurance Capital of the World; it is home to prominent companies such as Hartford, Aetna, Travelers, Prudential, Cigna and United Healthcare. Aetna, a \$60.5 billion corporation, is the highest ranked Fortune 500 company in the state. It is also a leader in the aerospace & defense industry which has an \$11 billion economic impact. The region is home to "Aerospace Alley", a community of thousands of advanced manufacturing companies. United Technologies and Pratt & Whitney are the dominant firms in the region's aerospace sector. Advanced manufacturing accounts for 16% of the area's GRP and accounts for over 15,600 jobs. Healthcare generates \$140 billion in revenue and employs over 120,000 and over 200,000 indirectly. Lastly, broadcasting and logistics are key industries as well. **ESPN is headquartered in the region and has a workforce and 4,200.** In terms of logistics, the **Bradley International Airport is ranked #5 in the country** and several well-known logistics and distribution companies have facilities in the area.

There are numerous historical landmarks attracting tourists to the area: the Mark Twain House, Connecticut's Old State House and the Harriet Beecher Stowe Center to name a few. It also boasts the oldest public art museum - Wadsworth Atheneum - the oldest public park - Bushnell Park. Additionally, there are several colleges and universities in the Hartford area, such as the University of Hartford, Trinity College and Wesleyan University.



The MSA's GDP was \$99.4 billion in 2018



Aetna is the largest employer in the region. Among major employers are insurance/financial companies, an aerospace firm and hospitals and government



The region's aerospace firms export \$7.5 billion in aircraft engines internationally



Connecticut is the #1 state for Fortune 500 and Fortune 1000 companies per capita. There are 5 Fortune 500 companies in the Hartford region.



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