

OFFERING MEMORANDUM

Dollar General | I-95 Corridor, East Lyme, CT



Please click here to view
video footage of property



144 Boston Post Road, East Lyme, CT



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Exclusively Listed By:

Phil DiGennaro

Managing Director
203 610 1541
Phil@stream-cp.com
Lic: RES804114

Adam English

Managing Director
256 694 9803
Adam@stream-cp.com
Lic: 000096920-0

Jonathan Wolfe

Managing Broker
312 310 2798
Jonathan@stream-cp.com
Lic: 475.017515

Disclaimer

This Offering Memorandum ("Memorandum") is intended solely for the use of prospective investors in determining whether or not to pursue the possible acquisition of the Property ("the Property") at **144 Boston Post Road East Lyme, CT**. This Memorandum is of a proprietary and confidential nature. Prospective investors and/or their advisors are expressly forbidden from sharing this information with any individuals or organizations that are not directly connected with the analysis of this investment opportunity. STREAM Capital Partners, LLC ("SCP") have been retained as the exclusive advisors for this investment opportunity. Any and all inquiries are to be directed to SCP.

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TRANSACTION SUMMARY

Purchase Price:	\$2,000,000
Cap Rate:	5.50%
Annual Rent:	\$110,000

DOLLAR GENERAL®

Lease Summary

Tenant:	Dollar General
Lease Type:	Double Net
Landlord Responsibilities:	Roof, Structure & Parking lot
Guarantor:	Corporate
Lease Term:	15 Years
Lease Commencement:	10/22/2020
Lease Expiration:	10/22/2035
Options to Renew:	Four, 5-Year Options
Annual Increases	10% increases beginning in the option periods

Property Specifications

Location:	144 Boston Post Road East Lyme, CT
Building Size:	7,500 SF
Land Size:	.71 Acres
Year Built:	2020



Investment Highlights

- Investment Grade (BBB) Guaranty
- Recession Resistant Tenant
- Long Term Lease
- \$139K Household Incomes within 1-Mile
- Extremely High Barriers to Entry



AREA MAP



AERIAL VIEW



72,500
CARS PER DAY

INTERSTATE
95

17,000
CARS PER DAY

True Value

FARMERS
INSURANCE

Walgreens

LIBERTY
BANK

Marco's Prestigious
Auto Detail

COLDWELL
BANKER

COREPLUS CREDIT UNION
cpu

Edward Jones
MAKING SENSE OF INVESTING
Rebecca

SHELL

Adams CVS
pharmacy
Citizens Bank

McDonald's

SUBWAY

Flanders FISH
MKT
Dime Bank

**SUBJECT
PROPERTY**
DOLLAR GENERAL

BOSTON POST RD


1

14,400
CARS PER DAY

AERIAL VIEW



 **FLANDERS
ELEMENTARY SCHOOL**
230 STUDENTS

 **EAST LYME
HIGH SCHOOL**
1,002 STUDENTS

Edward Jones
MAKING SENSE OF INVESTING
Rebekah

COREPLUS CREDIT UNION
cpcu

BOSTON POST RD

1

14,400
CARS PER DAY 


**Children's
Dental
Associates**
OF NEW LONDON COUNTY

**SUBJECT
PROPERTY**
DOLLAR GENERAL


**COLDWELL
BANKER**

 **Marco's Prestigious**
Auto Detail

BUILDING PHOTOS



TENANT SUMMARY

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee delivering value to shoppers for more than 80 years. **Save time. Save money. Every day!** by offering products that are frequently used and replenished, such as food, snacks, health and beauty, cleaning supplies, basic apparel, housewares and seasonal items at low everyday prices in convenient neighborhood locations.

Dollar General operates 16,979 stores in 46 states as of October 30, 2020. In addition to high-quality private brands, Dollar General sells products from America's most trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills and PepsiCo. The Dollar General strategy is to deliver a hassle-free and affordable experience to consumers, by providing a carefully edited assortment of the most popular brands in retail products.



\$27.8 Billion
Net Sales for FY 2019



16,979
Stores Worldwide



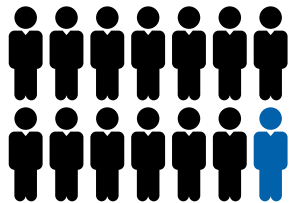
143,000
Total Employees



81 Years
In Business



NEW LONDON REGION SNAPSHOT



270,000

Total population in New London county, 5th largest county in Connecticut.

New London Historic Waterfront District

New London is known for Ocean Beach, Fort Trumbull, the Coast Guard Academy, and Main Street, which is part of the National Trust for Historic Preservation's "Main Street" program. Historic Waterfront District is a hub of creative energy that gives the city its Top Ten rating among creative communities of its size in America. Art, music and design venues, one-of-a-kind boutiques and more than 30 eateries populate this 26-block, National Register Historic District.

Strategic Location

Situated along the southeastern coastline of Connecticut, this dynamic region is home to a mix of urban, suburban and rural communities. With the Thames River at its core, the region is alive with innovative endeavors in industries such as advanced manufacturing, healthcare, biotech and offshore wind energy. Positioned within **500 miles of 30% of the total U.S. population** and two-thirds of the total Canadian population.



90% of the total population has Healthcare Coverage

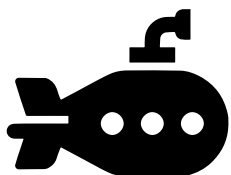


\$115,000+ average HH Income in East Lyme, CT

Top Employers in the area include, Naval Submarine Base New London, General Dynamics Electric Boat, Pfizer research facility, and the Mohegan Sun and Foxwoods casinos; **employing over 38,000 people in the community**. Pfizer is one of the world's largest pharmaceutical companies, and the company maintains a 137-acre research and development facility in Groton.

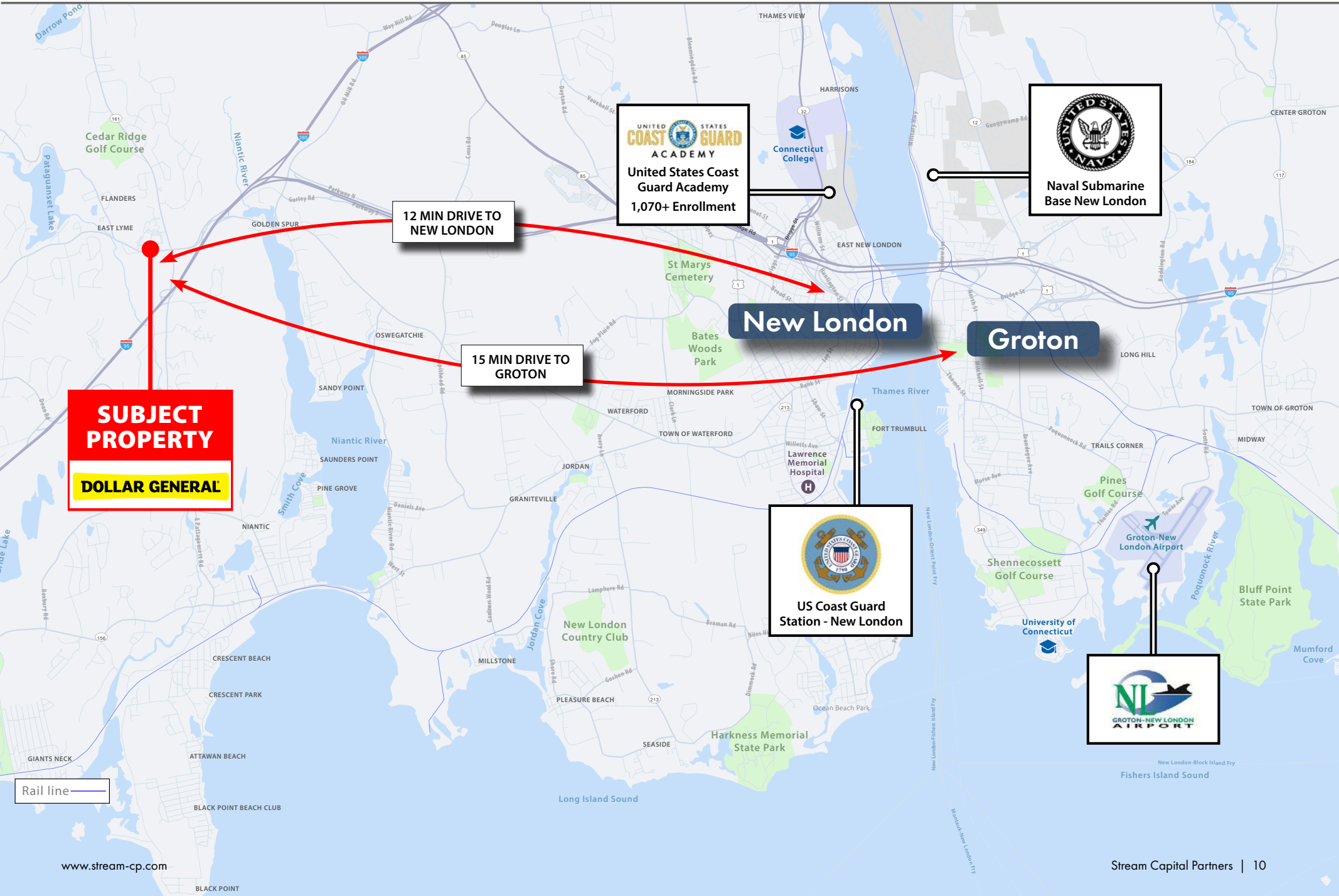


GENERAL DYNAMICS
Electric Boat



Naval Submarine Base New London is one of the largest employers in Southeastern Connecticut, serving an active duty population of about 7,500 personnel accompanied by 12,000 family members. The base has a major impact on the region and the state as a whole, between the base and Electric Boat, submarines generate **approximately \$5 billion to the state's economy annually**.

REGIONAL MAP



DEMOGRAPHICS

Source: Landvision 2021



Residential Population

3 Mile	5 Mile	7 Mile
16,948	33,942	80,093



Average Household Income

1 Mile	3 Mile	5 Mile
\$139,397	\$130,290	\$115,049



Total Households

1 Mile	3 Mile	5 Mile
6,339	13,484	31,106



EXCLUSIVELY LISTED BY:

Phil DiGennaro
Managing Director
203 610 1541
Phil@stream-cp.com
Lic: RES804114

Adam English
Managing Director
256 694 9803
Adam@stream-cp.com
Lic: 000096920-0

Jonathan Wolfe
Managing Broker
312 310 2798
Jonathan@stream-cp.com
Lic: 475.017515

4201 West Irving Park Road, Suite 200, Chicago IL
www.stream-cp.com

