

**DOLLAR GENERAL®**

EAST WINDSOR | CT

**HORVATH  
& TREMBLAY**

**DOLLAR GENERAL®**

**SINGLE TENANT NET LEASE OPPORTUNITY**

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**DISCLAIMER**

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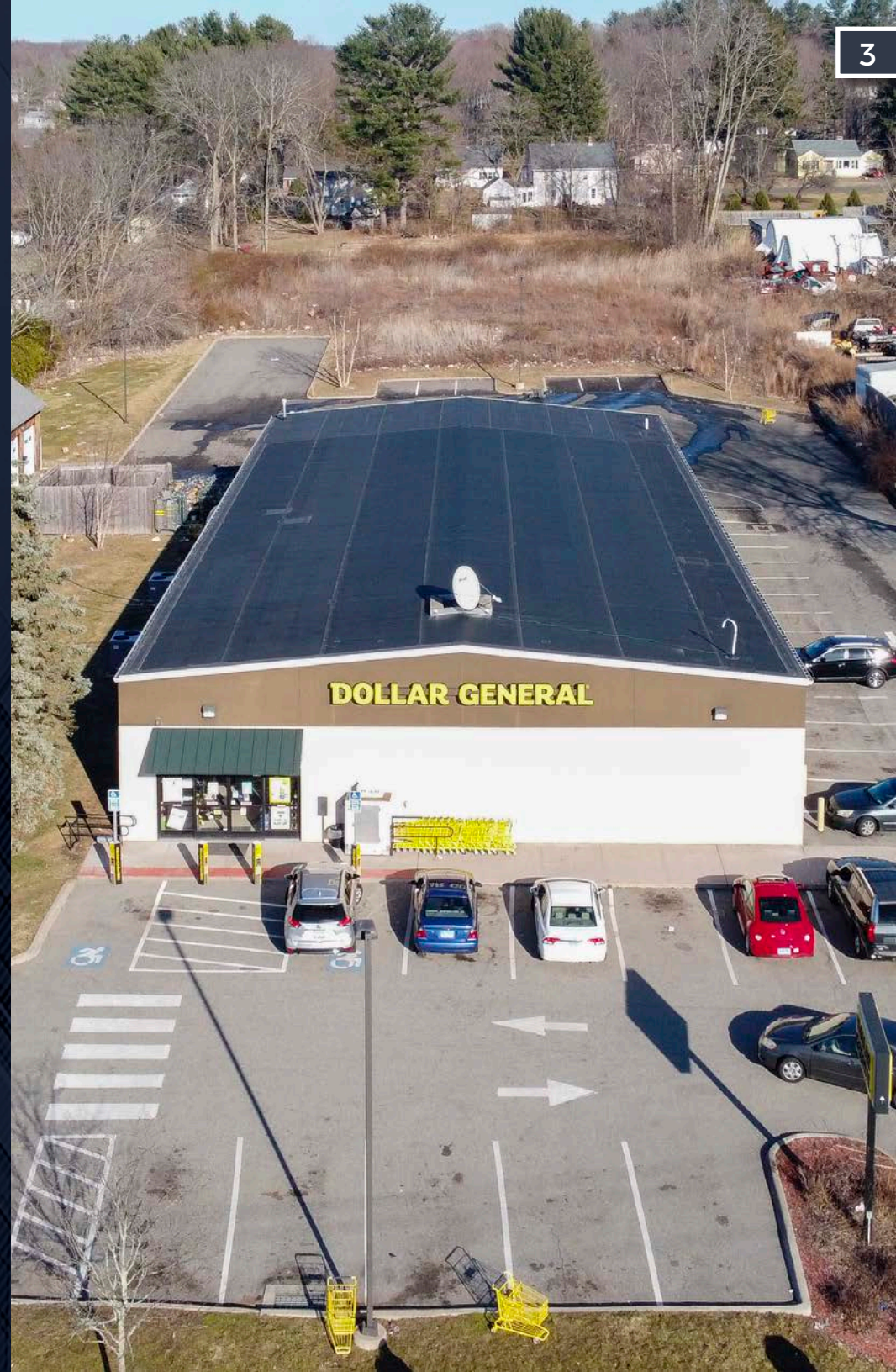


## INVESTMENT HIGHLIGHTS

Horvath & Tremblay is pleased to present the exclusive opportunity to purchase a freestanding Dollar General investment property located at 115 Main Street in East Windsor (Broad Brook), Connecticut (the "Property"). Dollar General has been at this location since 2013 and recently extended their lease demonstrating their commitment to this location and market. Dollar General has 7+ years of term remaining and is followed by five (5), 5-year renewal options. The lease features 10% rent increases at the start of each renewal option.

The Property benefits from a prime location with excellent visibility and frontage along Main Street in the center of Broad Brook, a neighborhood in East Windsor, Connecticut. Dollar General is the primary shopping destination within the community.

- **LONG TERM TENANT:** Dollar General has been at this location since 2013 and recently extended their lease, demonstrating their commitment to the location and the market. Dollar General has 7+ years remaining on their Double Net Lease with five (5), 5-year Renewal Options.
- **ATTRACTIVE RENT INCREASES:** The lease includes an attractive ten percent (10%) Rent Increase at the start of each renewal option, providing a steady increase in income and an attractive hedge against inflation.
- **INVESTMENT GRADE CREDIT:** Dollar General has the highest credit rating among its peers and is the only "dollar store" with investment grade credit - rated BBB (S&P) and Baa2 (Moody's). Dollar General operates over 17,000 locations throughout the country.
- **STRATEGIC RETAIL LOCATION:** The Property is strategically located along Main Street with outstanding frontage and visibility in the heart of the Broad Brook neighborhood of East Windsor. Dollar General is the primary shopping destination within the community, as the nearest grocery store or big box retailer is more than a 10-minute drive from the Property.
- **RECESSION RESISTANT TENANT:** Dollar General thrives in middle-America markets where incomes may be modest, proving the tenant to be a resilient and recessions-resistant retailer. For the 39-week period ended October 30, 2020, net sales increased 23.0% to \$25.3 billion, compared to \$20.6 billion in the comparable 2019 period. This net sales increase included positive sales contributions from new stores and growth in same-store sales, modestly offset by the impact of store closures.
- **VALUE ADD OPPORTUNITY:** The Property also features a 2-bay, 3-car commercial garage and 0.79 acres of commercially zoned land in the rear of the parcel.





**\$1,750,000**  
LIST PRICE



**6.77%**  
CAP RATE



**\$118,400**  
NET OPERATING INCOME

115 MAIN STREET | EAST WINDSOR (BROAD BROOK), CT 06108

OWNERSHIP:	Fee Simple
BUILDING AREA:	9,409 SF
YEAR BUILT:	2013
LAND AREA:	2.57 Acres
GUARANTOR:	Corporate
LEASE TYPE:	Double Net
ROOF & STRUCTURE:	Landlord Responsible
RENT COMMENCEMENT DATE:	12/15/2013
LEASE EXPIRATION DATE:	12/31/2028
LEASE TERM REMAINING:	7 Years, 9 Months
RENEWAL OPTIONS:	5, 5-Year Options



ANNUALIZED OPERATING DATA					
YEAR	START	END	TERM	RENT	% INC
1 - 15	12/15/2013 - 12/31/2028		CURRENT	\$118,400.04	
16 - 20	01/01/2029 - 12/31/2033		OPTION 1	\$130,239.96	10.0%
21 - 25	01/01/2034 - 12/31/2038		OPTION 2	\$143,264.04	10.0%
26 - 30	01/01/2039 - 12/31/2043		OPTION 3	\$157,590.36	10.0%
31 - 35	01/01/2044 - 12/31/2048		OPTION 4	\$173,349.48	10.0%
36 - 40	01/01/2049 - 12/31/2053		OPTION 5	\$190,684.44	10.0%

## TENANT OVERVIEW



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## ABOUT THE TENANT

### **DG is proud to be America's neighborhood general store.**

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 2020, Dollar General operates more than 17,000 stores in the continental United States.

The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019.

Dollar General strives to make shopping hassle-free and affordable with more than 17,000 convenient, easy-to-shop stores in 46 states. Dollar General's stores deliver everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products and much more from America's most-trusted brands and products, along with high-quality private brands.

Dollar General stands for convenience, quality brands and low prices. Dollar General's stores aim to make shopping a hassle-free experience. Dollar General designs small, neighborhood stores with carefully -edited merchandise assortments to make shopping simpler. They don't carry every brand and size, just those their customers want the most.

For the 39-week period ended October 30, 2020, net sales increased 23.0% to \$25.3 billion, compared to \$20.6 billion in the comparable 2019 period. This net sales increase included positive sales contributions from new stores and growth in same-store sales, modestly offset by the impact of store closures.



**OVERVIEW**

Broad Brook is a neighborhood whose small-town feel is derived from an agricultural history. Broad Brook, along with five other villages, make up East Windsor, one of the largest and most diverse business and industrial bases in Connecticut. East Windsor's strategic location and rural atmosphere make it an ideal place to live, work, and play.

Schools in the area include East Windsor Middle School, Broad Brook Elementary School, and East Windsor High School. Other education nearby is Asnuntuck Community College and Porter & Chester Institute, which is a career training institute for dental assisting, medical assisting, computer, and network technology and more.

East Windsor is located between the Connecticut state capital of Hartford and Springfield, MA. Linked by the Connecticut River, Interstate 91, and a shared airport, Hartford, CT and Springfield, MA form an economic powerhouse. Only 25 miles apart, the two cities boast the second largest population in New England (1.6 million) and support a regional educational and economic center. Approximately 41,000 companies are located here along with 32 universities and colleges. Major employers include ESPN, Pratt & Whitney, Hartford Insurance, UConn Health Center, UTC Aerospace Systems, Travelers, Cigna Corp, and Aetna.

Regional business and government leaders have created a formalized cooperation to advance the region's economy and quality of life. This partnership markets the region north and south of the Connecticut-Massachusetts border along the I-91/Connecticut River Valley corridor. The group is dedicated to increasing efforts to advance the economic progress and livability of the interstate region.

	3 MILES	5 MILES	10 MILES
<b>POPULATION</b>			
2020 Estimate	13,252	54,305	271,505
2025 Projection	13,120	54,182	270,799
2010 Census	12,802	52,749	272,372
<b>BUSINESS</b>			
2020 Est. Total Businesses	321	2,362	13,014
2020 Est. Total Employees	2,359	21,986	146,565
<b>HOUSEHOLDS</b>			
2020 Estimate	5,422	22,837	110,257
2025 Projection	5,441	23,101	111,593
2010 Census	5,045	21,378	106,403
<b>INCOME</b>			
Average Household Income	\$106,961	\$108,273	\$107,690
Median Household Income	\$93,932	\$87,314	\$87,430



**271,500+**  
PEOPLE WITHIN 10 MILES



**146,500+**  
EMPLOYEES WITHIN 10 MILES



**\$107,500+**  
AVERAGE HOUSEHOLD INCOME



PROPERTY PHOTOGRAPHS







**BROAD BROOK TOWN CENTER**  
KINGSWAY SUPERSTORE  
ZHENG'S CHINESE FOOD  
MAIN STREET GRILLE

EAST WINDSOR  
MIDDLE SCHOOL

BROAD BROOK  
LIBRARY

CUPS  
WOOL  
STORE

AT THE  
DAM

MAIN STREET

BROAD BOOK  
MILL POND

UNITED STATES  
POSTAL SERVICE

PAUL'S  
PACKAGE  
STORE

BROAD BROOK  
FIRE  
DEPARTMENT

MILL POND  
VILLAGE

BROAD BROOK  
ELEMENTARY  
SCHOOL

ST. CATHERINE  
CHURCH

EAST  
WINDSOR  
TOWN HALL



**DOLLAR GENERAL**



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