



No subject property but similar construction

Dollar General

16 West Street, Morris, CT

Exclusive listing



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Price: \$2,159,000 | Rent: \$107,952 | Cap: 5.00%

- Dollar General Corp | NYSE: DG | S&P Rating: "BBB-" Investment Grade
- Long term absolute triple net Lease
- Brand new 2018 construction | New England Style building
- Upgraded construction
- 3-Mile average household income: **\$134,000+**

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– Morris, CT Investment Overview

DOLLAR GENERAL®

PROPERTY OVERVIEW:

HMX Realty Advisors exclusively presents for sale a Dollar General located in Morris, CT (Litchfield County). This newly constructed building was built in 2018 and features upgraded construction. Upgraded materials include architectural asphalt shingles on the roof, hardie-board siding as well as brick the front and sides with goose neck lighting. The building is 7,500 s/f +/- on 1.33 acres.

Dollar General is strategically located on West Street, the main through-fare in Morris. Morris has limited land which is zoned for retail making competition very limited for Dollar General. The closest supermarket (Stop & Shop) is approximately 5 miles north helping solidify this Dollar General as the “go to” shopping destination for local residents and their everyday shopping needs. Dollar General is located a short distance from Bantam Lake which is the largest natural lake in the state. Bantam Lake is home to several summer camps and camp sites as well as town beaches. The lake is also home to Bantam Lake Yacht Club which organizes races and regattas, and offers private sailing lessons on the lake. Average household income within 3-miles of the property is \$134,000+ and is expected to be over \$151,000+ (13%) by 2025

LEASE SUMMARY:

Rent Commencement:	January 2018
Lease Expiration Date:	January 31 st , 2033
Current Rent:	\$107,952
Options:	Three – (5) year options
Options Escalations:	10% every 5 years
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

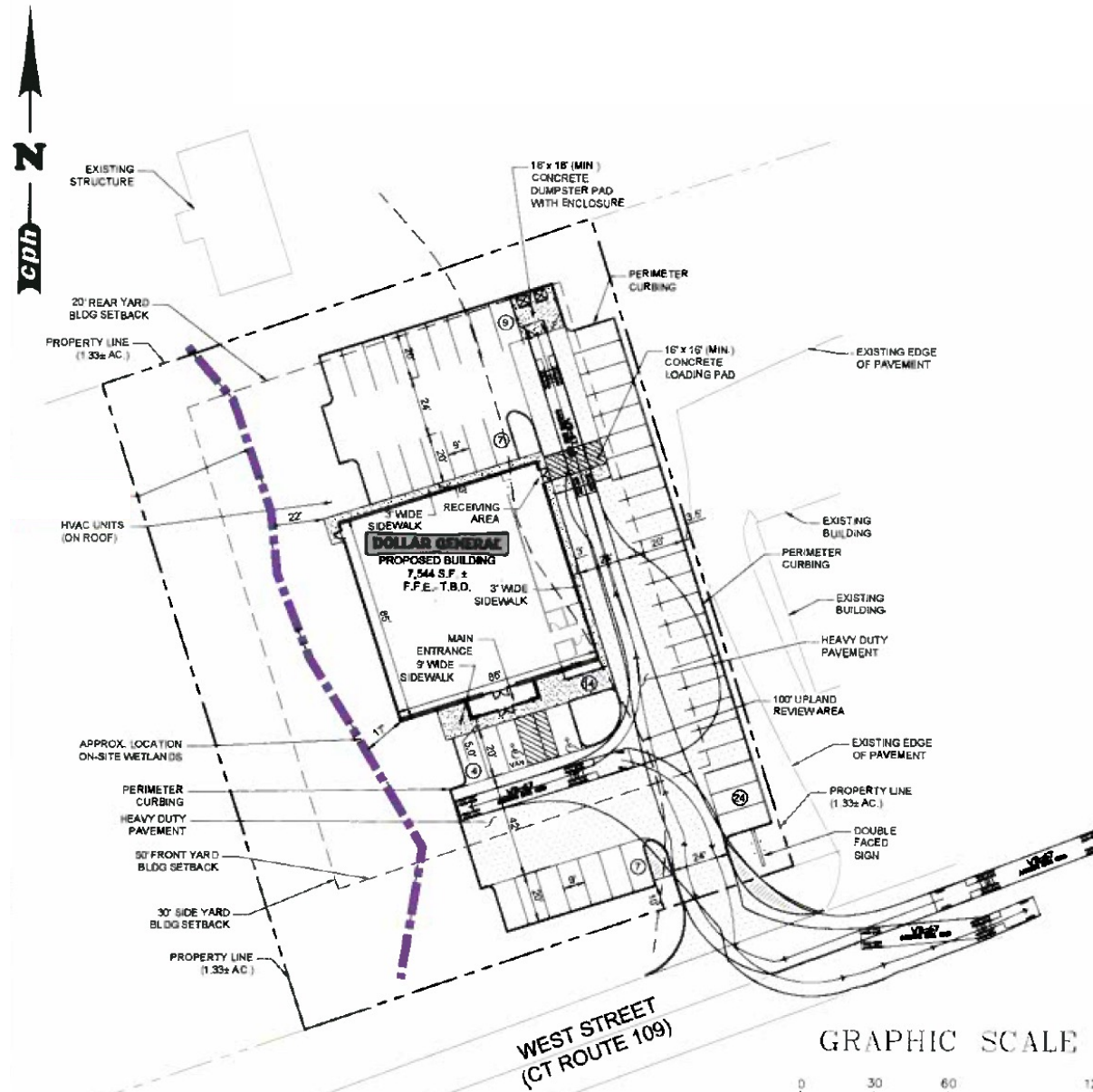
Price: \$2,159,000

Cap Rate: 5.00%

NOI: \$107,952

Total Building Area: 7,544 sf

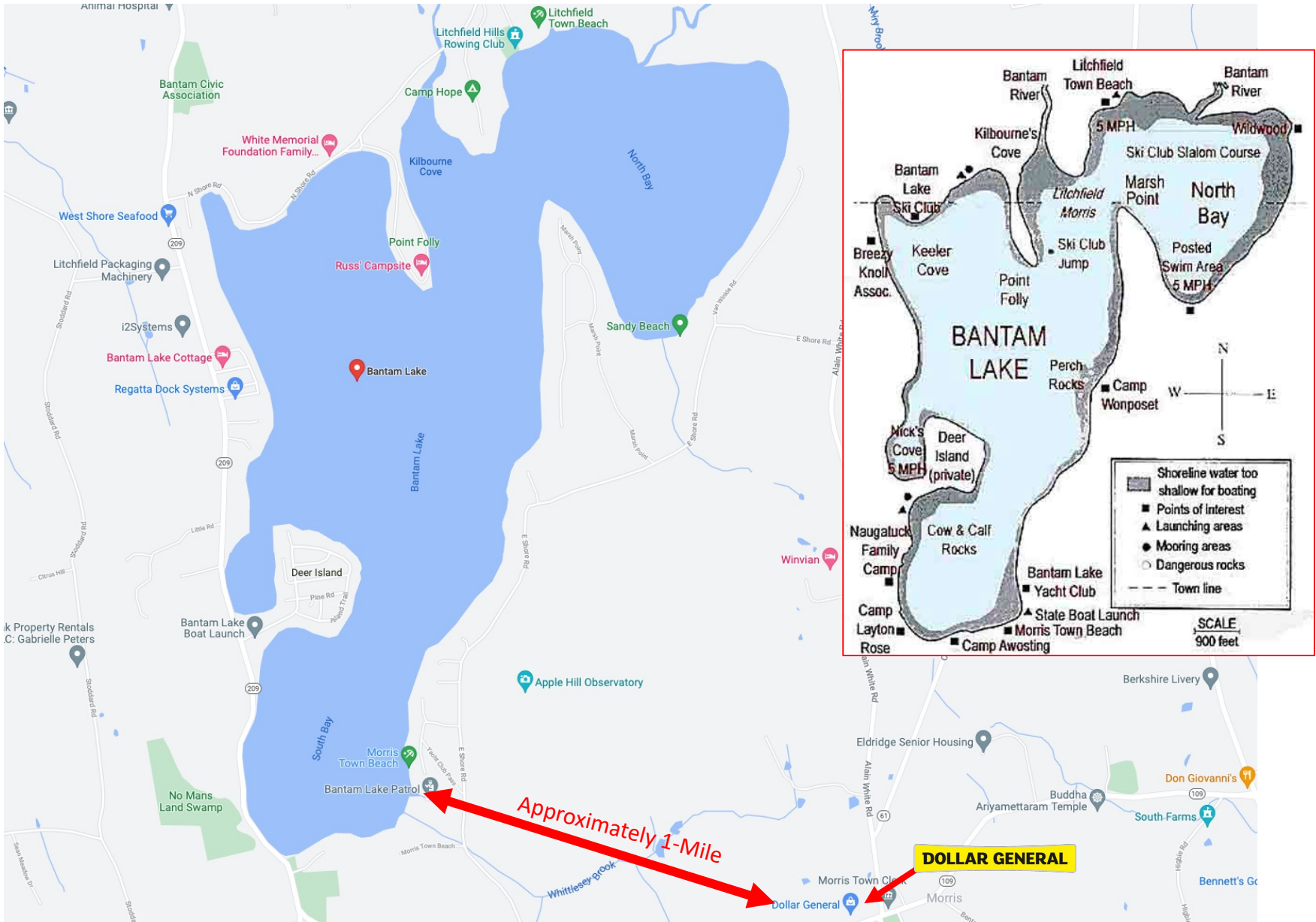
Total Land Area: 1.33 acres



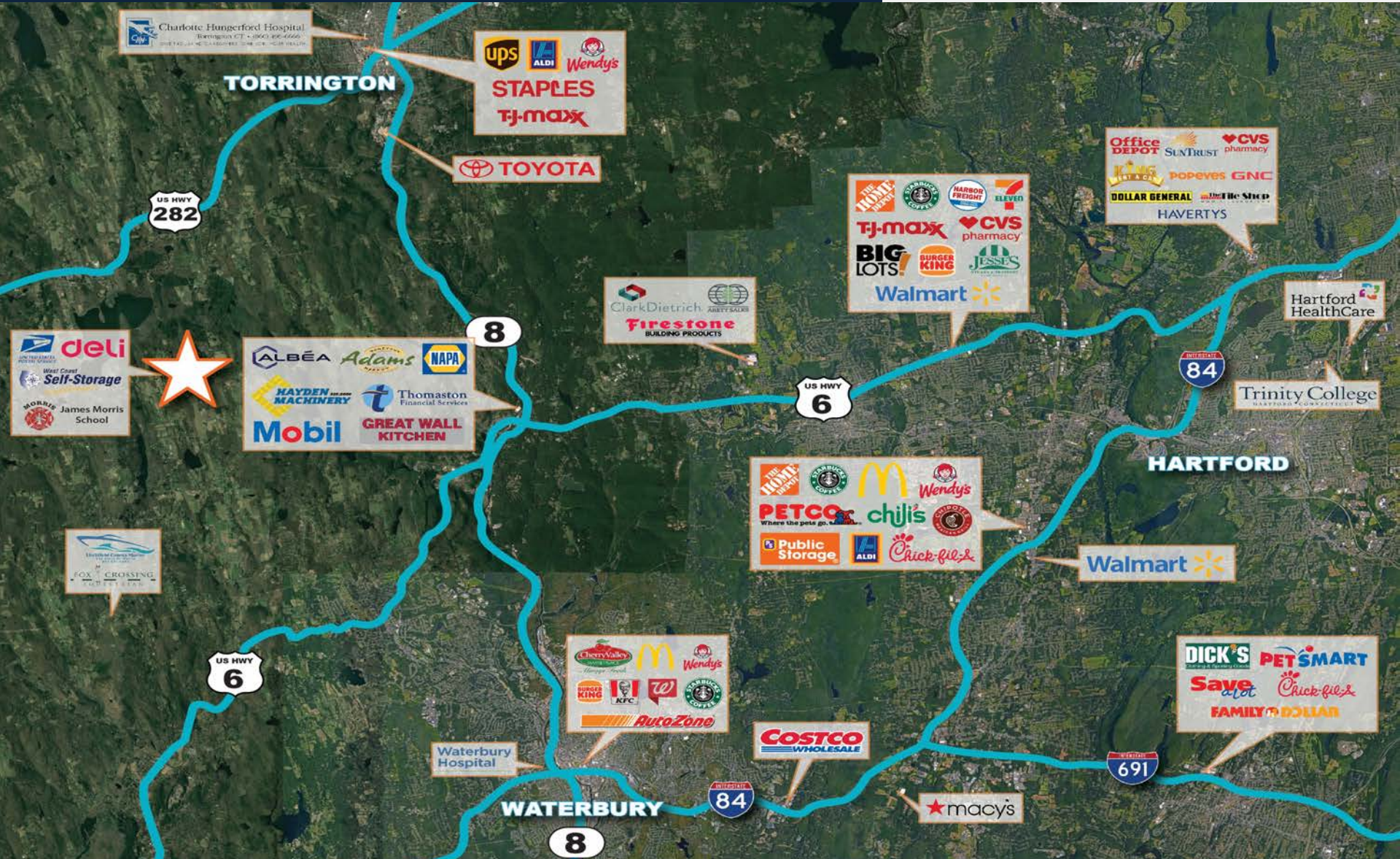
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Dollar General – Morris, CT
Site Plan

DOLLAR GENERAL

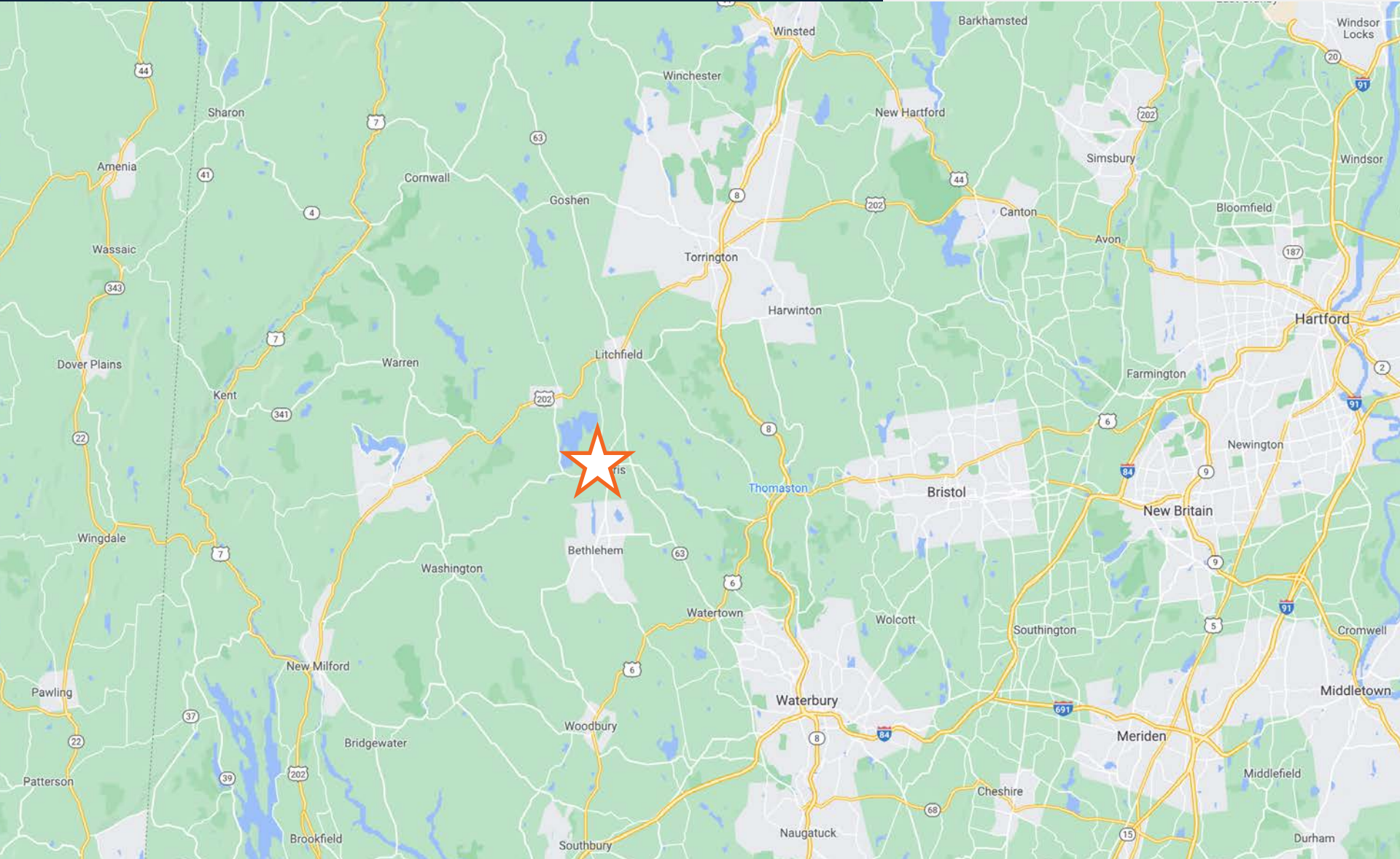


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Dollar General – Morris, CT Location Map

DOLLAR GENERAL



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2020 Summary	3 Miles	5 Miles	7 Miles
Population	3,919	13,739	31,146
Households	1,581	5,499	12,365
Families	1,104	3,809	8,630
Average Household Size	2.47	2.47	2.48
Owner Occupied Housing Units	1,256	4,306	9,666
Renter Occupied Housing Units	326	1,193	2,699
Median Age	49.6	50.4	49.5
Median Household Income	\$104,031	\$98,851	\$89,111
Average Household Income	\$134,011	\$126,205	\$119,757
2025 Summary	3 Mile	5 Miles	7 Miles
Population	3,861	13,502	30,539
Households	1,561	5,417	12,150
Families	1,086	3,739	8,451
Average Household Size	2.47	2.46	2.48
Owner Occupied Housing Units	1,249	4,286	9,585
Renter Occupied Housing Units	312	1,130	2,565
Median Age	51.1	51.7	50.5
Median Household Income	\$114,768	\$107,946	\$100,751
Average Household Income	\$151,431	\$141,481	\$133,267

Contact Us

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