



Not actual building but similar construction

Dollar General

568 Main St. (US-6), Plymouth, CT

Price: \$2,790,440 | Rent: \$139,522 | Cap: 5.00%



- Dollar General Corp | NYSE: DG | S&P Rating: “BBB-” Investment Grade
- New 15 year absolute triple net Lease
- Brand new 2022 construction | New England Style building
- Upgraded construction in new larger store size
- 1-Mile average household income: \$102,000+
- On very busy US-6 with 16,000+ cars per day passing in front of the store



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REALTY ADVISORS

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.

PROPERTY OVERVIEW:

HMX Realty Advisors exclusively presents for sale a brand new Dollar General located in Plymouth, CT. This newly constructed building will feature upgraded construction. Upgraded materials include hardie-board siding as well as brick the front and sides. The building will be 10,640 s/f on 1.46 acres and is currently under construction with a store open and rent commencement date expected in July 2022.

This Dollar General is strategically located on Main St. / US-6, a main through-fare with average daily traffic counts of 16,000+. US-6 is a heavily traveled roads and acts as a one of the main connecting roads from Hartford to the western part of the state and Route 8. After leaving the Route 8 expressway (to the east), US 6 continues as an alternating 2- and 4-lane surface road through the towns of Plymouth, Bristol and Farmington. In Farmington, it once again joins I-84.

LEASE SUMMARY:

Rent Commencement:	July 2022 (anticipated)
Lease Expiration Date:	July 2037
Current Rent:	\$139,522
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: \$2,790,440

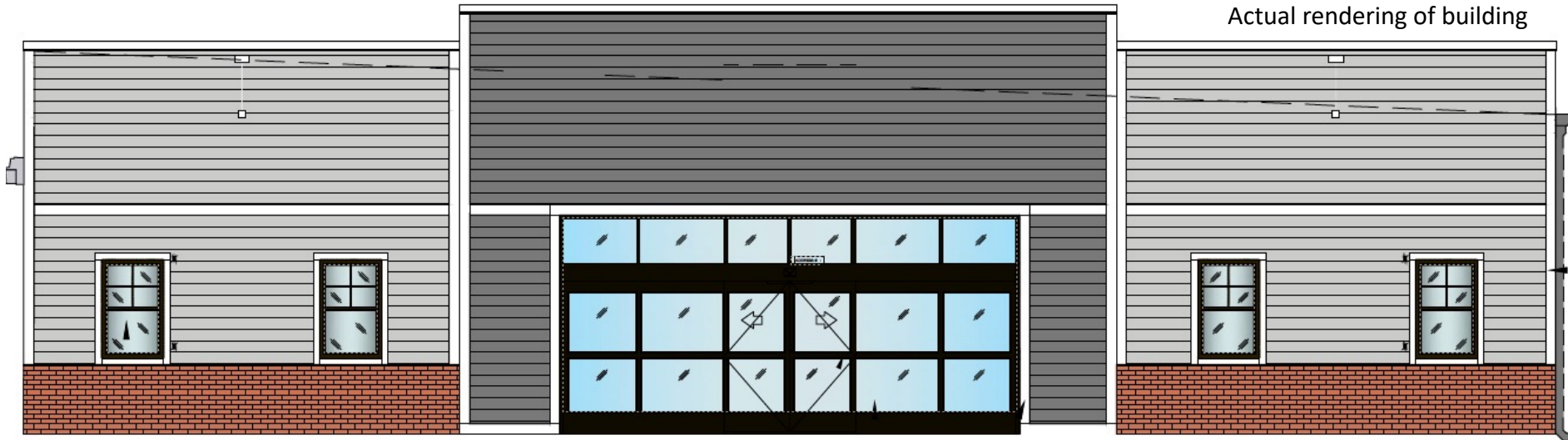
Cap Rate: 5.00%

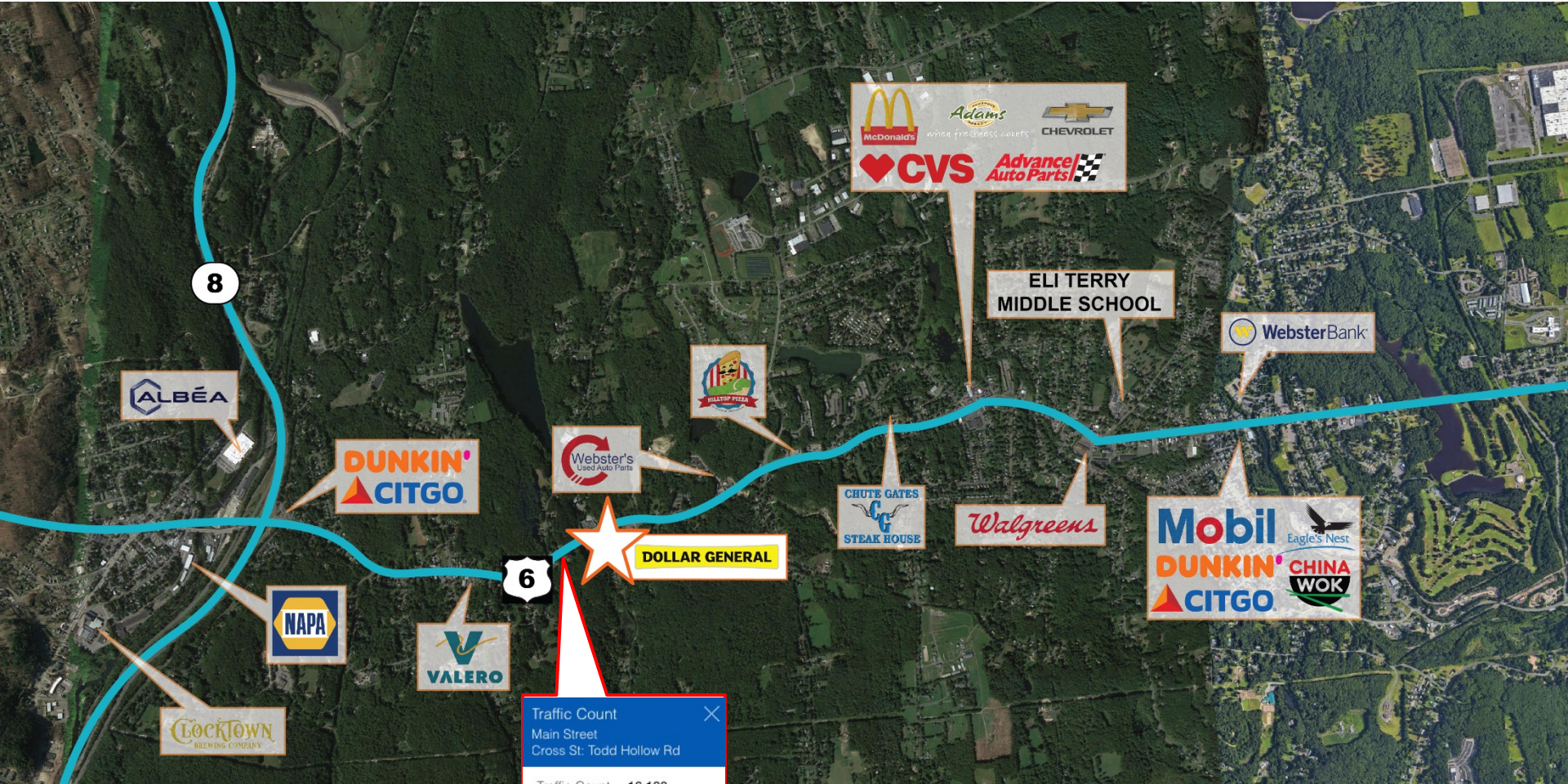
NOI: \$139,522

Lease Term: 15 years

Total Building Area: 10,640 sf

Total Land Area: 1.46 acres

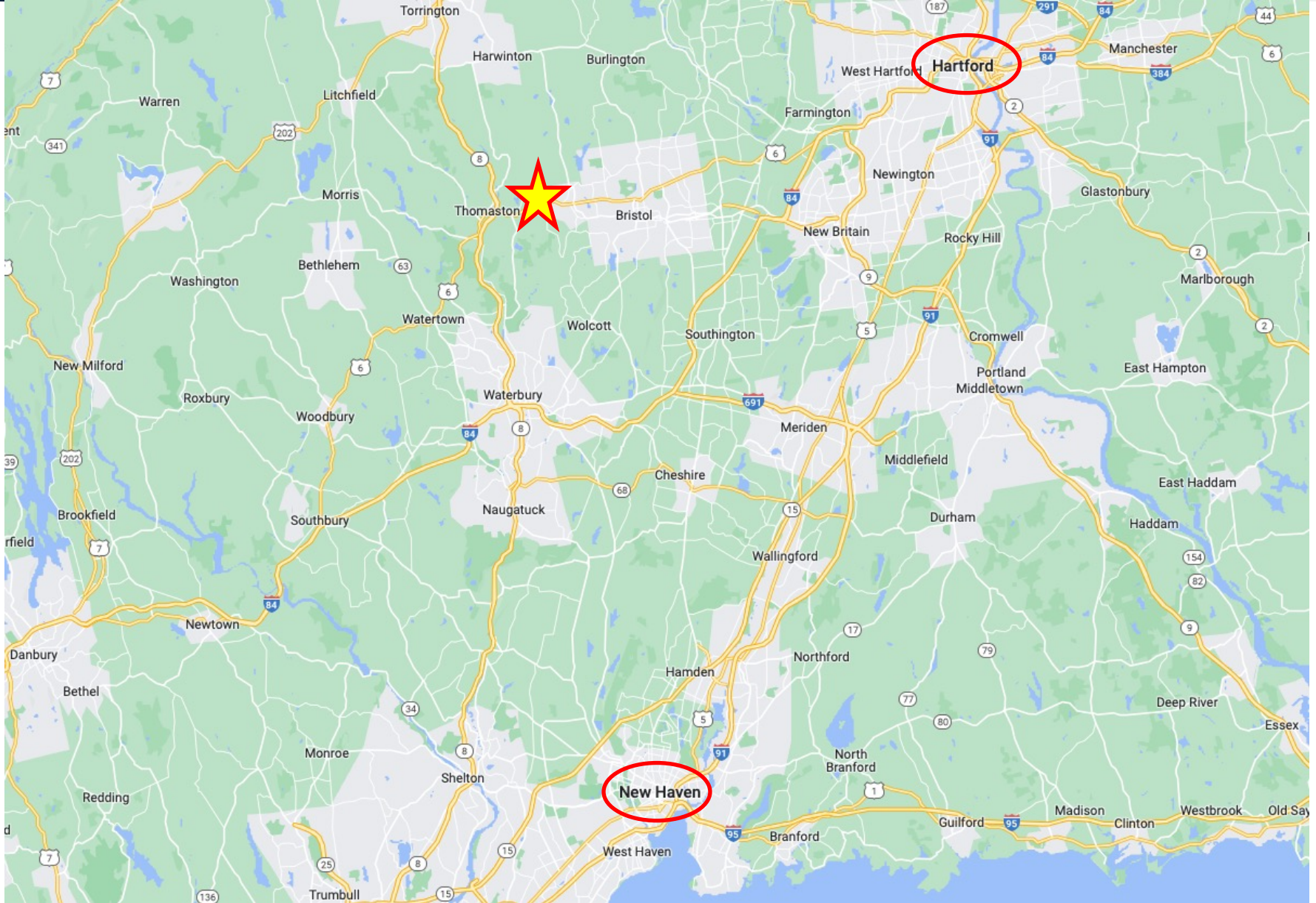




Traffic Count		✕	
Main Street Cross St: Todd Hollow Rd			
Traffic Count	16,180		
Count Year	2022		
Count Type	MPSI Estimate		

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Dollar General – Plymouth, CT Aerial

**DOLLAR
GENERAL®**

2021 Summary	1 Mile	3 Miles	5 Miles
Population	1,916	16,961	41,734
Households	763	6,802	16,422
Families	535	4,604	11,343
Average Household Size	2.51	2.48	2.52
Owner Occupied Housing Units	651	5,018	12,010
Renter Occupied Housing Units	113	1,784	4,412
Median Age	47.4	45.2	44.2
Median Household Income	\$88,298	\$73,356	\$75,115
Average Household Income	\$102,035	\$95,449	\$96,841
2026 Summary	1 Mile	3 Miles	5 Miles
Population	1,873	16,457	41,016
Households	748	6,618	16,151
Families	523	4,465	11,129
Average Household Size	2.50	2.48	2.52
Owner Occupied Housing Units	643	4,945	11,970
Renter Occupied Housing Units	106	1,673	4,182
Median Age	48.1	45.7	44.6
Median Household Income	\$100,781	\$77,529	\$79,592
Average Household Income	\$115,957	\$104,489	\$106,724

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