



**Dollar General**  
**1005 Chase Parkway, Waterbury, CT 06708**

**DOLLAR GENERAL**

**Price: \$2,458,500 | NOI: \$129,072 | Cap: 5.25%**

- Dollar General Corp | NYSE: DG | S&P Rating: “BBB-” Investment Grade
- Brand new 2021 construction
- Absolute triple net Lease
- Upgraded “New England” style construction
- 5 mile radius: population of 158,000+ people



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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 new Dollar General located in Waterbury, CT. The building was constructed in an upgraded “New England” style and features brick and hardiplank siding as well as asphalt roof shingles. The property is located less than a mile from Naugatuck Valley Community College (NVCC) which has approximately 5,500 undergraduate students on its 110 acre campus. NVCC is also home to Western Connecticut State University's Waterbury campus. Within 1-mile of the property the average house hold income is nearly \$100,000 with over 158,000 people within a 5-mile radius. The daytime employment base within a 5-mile radius is over 67,000 people with over a third of people working in the Education and Health services industries. The property is a short distance from the on/off ramp (exit 17) to the heavily traveled I-84.

### LOCATION OVERVIEW:

Waterbury is a city in the state of Connecticut on the Naugatuck River, 33 miles southwest of Hartford and 77 miles northeast of New York City. It is the fifth most populous city in the state of Connecticut, the ninth in New England, and the tenth in the greater New York City Metropolitan Area. Located in New Haven County, the city had an estimated population of 110,366 at the 2010 United States Census.

### LEASE SUMMARY:

Rent Commencement:	May 2021
Lease Expiration Date:	May 2036
Current Rent:	\$129,072
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:** \$2,458,500

**Cap Rate:** 5.25%

**NNN Rent:** \$129,072

**Bld. Sq Ft:** 9,100

**Land Size:** .92 acres

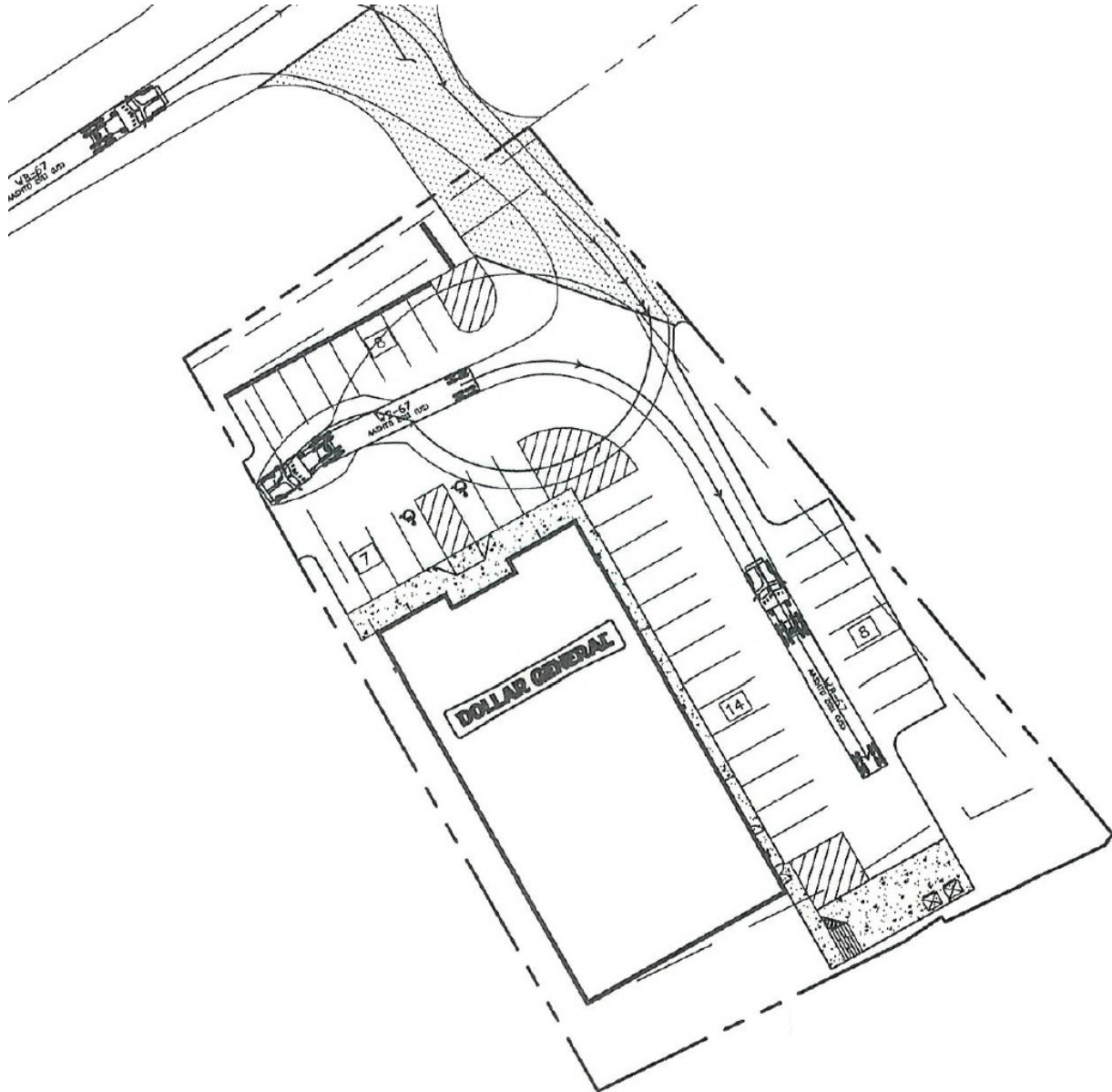
**Lease Type:** Absolute NNN





**DOLLAR GENERAL**



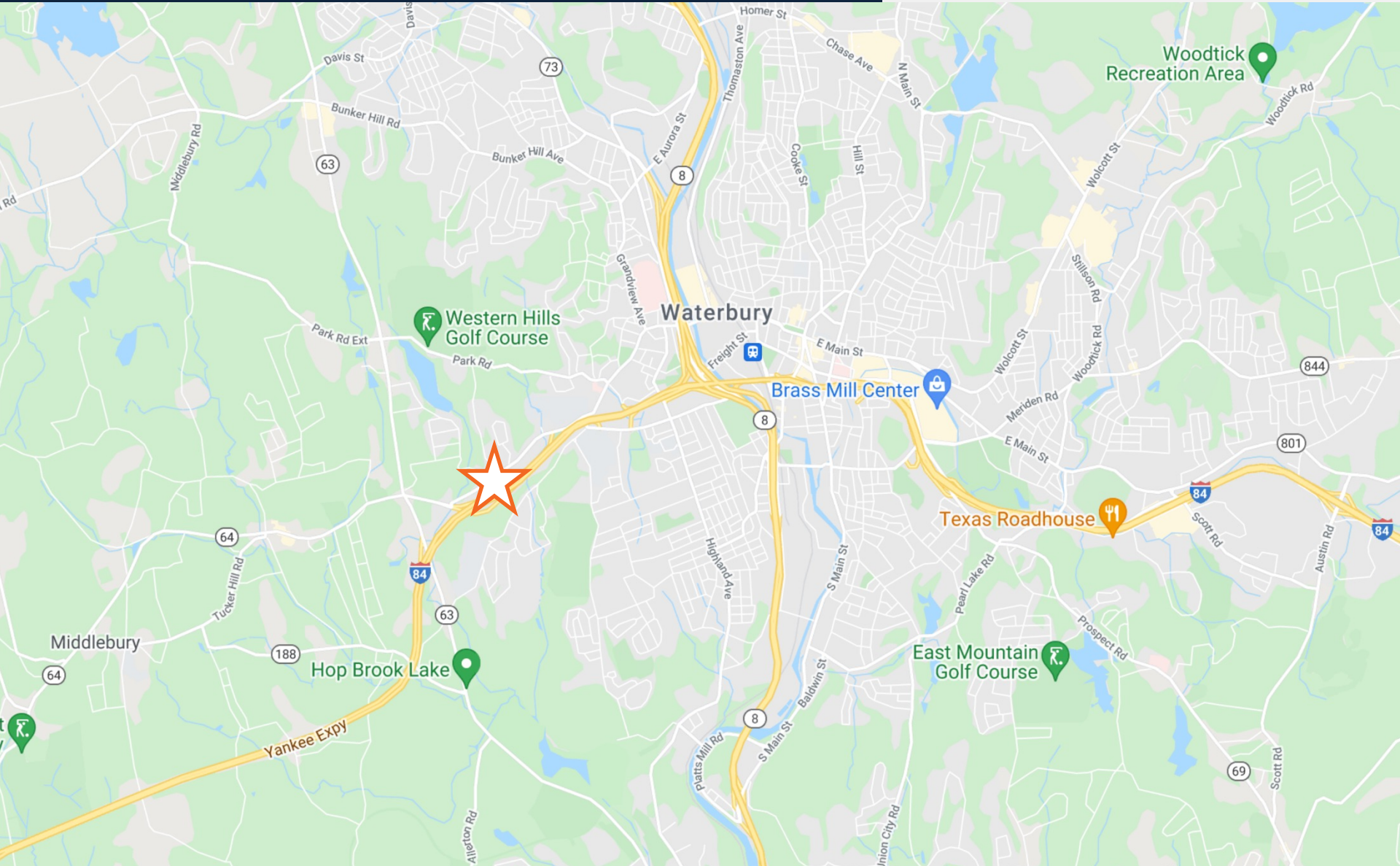


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# Dollar General – Waterbury, CT

## Location Map

# DOLLAR GENERAL



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2021 Summary	1 Mile	3 Miles	5 Miles
Population	4,959	75,328	158,093
Households	1,979	28,525	61,030
Families	1,241	18,148	39,647
Average Household Size	2.31	2.58	2.56
Owner Occupied Housing Units	1,503	13,915	32,901
Renter Occupied Housing Units	476	14,610	28,129
Median Age	44.6	37.8	38.9
Median Household Income	\$76,433	\$42,489	\$52,242
Average Household Income	\$97,170	\$65,877	\$74,110
2026 Summary	1 Mile	3 Miles	5 Miles
Population	4,922	74,748	156,926
Households	1,962	28,245	60,483
Families	1,230	17,954	39,250
Average Household Size	2.31	2.59	2.56
Owner Occupied Housing Units	1,514	14,108	33,447
Renter Occupied Housing Units	447	14,137	27,036
Median Age	45.1	38.5	39.7
Median Household Income	\$80,987	\$45,751	\$55,257
Average Household Income	\$106,664	\$72,097	\$80,954

#### Contact Us

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