

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



New Construction 15 Year Absolute Net Lease | Adjacent to new ProHealth Medical | 10% Rent Increases



1249 Farmington Avenue

BRISTOL CONNECTICUT

REPRESENTATIVE PHOTO

 **SRS** | CAPITAL MARKETS

EXCLUSIVELY MARKETED BY



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CAPITAL
MARKETS

NATIONAL NET LEASE

Real Estate Broker: Daniel Richman, SRS Real Estate Partners, LLC | CT License No. REB.0790882



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INVESTMENT SUMMARY

Offering Summary
Investment Highlights
Adjacent Tenants

Real Estate Broker: Daniel Richman, SRS Real Estate Partners Ltd. (CT) License No. REB.0790882

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PROPERTY OVERVIEW

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AREA OVERVIEW

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FINANCIALS

Rent Roll
Pricing Summary
Brand Profile



CONSTRUCTION PROGRESS AS OF 10/6/2025

SRS Real Estate Partners is pleased to present the opportunity to acquire the leased fee interest in a newly constructed Chick-Fil-A located in Bristol, Connecticut. This asset is corporately backed by a brand-new 15-year absolute NNN ground lease, with eight (8) additional 5-year renewal options, offering long-term income security and zero landlord responsibilities. The lease features scheduled 10% rent increases, providing investors with reliable rent growth and a built-in hedge against inflation. Constructed in 2025 with modern design, materials, and systems, the property offers contemporary aesthetics, energy efficiency, water recycling and no Landlord maintenance, repair or capital obligations. This Chick-Fil-A location fills a void in the market with their next closest location being over 5-miles away from here. This unit is scheduled to open for business in January 2026.

The property is situated in one of Bristol's most heavily trafficked retail corridors at a hard corner, full movement signalized intersection with over 27,000 vehicle per day on Farmington Avenue and is strategically located within a brand-new center alongside Platinum Express Car Wash and ProHealth Medical, a 26,000 SF facility with 45 advanced exam rooms. It is surrounded by major national retailers including Walmart, Home Depot, Hobby Lobby, and ShopRite, all of which drive sustained consumer activity and limited competition. The trade area is populated with over 110,500 residents within a 5-mile radius, with an average household income projected to grow from \$118,500 in 2024 to \$135,800 by 2029. Multifamily communities such as New Cambridge Apartments (208 units), Meridian Tower (173 units), The Gables and Stafford West Condominiums are indicative of the growth and source of consistent daily demand in the area. Located less than 1.5 miles from St. Paul Catholic High School (~420 students) and Bristol Eastern High School (~1,100 students), the property also benefits from proximity to key community institutions.

OFFERING SUMMARY



OFFERING

Price	\$4,941,000
Annual Rent	\$210,000
Cap Rate	4.25%
Tenant	Chick-fil-A, Inc.
Lease Signator	Corporate
Lease Type	NNN Ground Lease
Lease Term	15 Years Remaining
Renewal Options	8 (5-Year)
Increases	10% Year 9, 10% Year 14, and 10% in each Option

PROPERTY SPECIFICATIONS

Rentable Area	~5,185 SF
Land Area	~1.50 AC
Property Address	1249 Farmington Avenue Bristol, Connecticut 06010
Year Built	2025
Parcel Number	TBD (Reparcelization)



New 15-Year Lease | Scheduled 10% Rent Increases

- The tenant recently signed a brand-new 15-year lease with rent commencement and anticipated opening in January 2026
- Scheduled rent increases enhance long-term NOI growth and provide a built-in hedge against inflation

2025 Construction | Absolute NNN Ground Lease

- Constructed in 2025 with modern design, materials, and systems, the property offers contemporary aesthetics and operational efficiency consistent with today's retail development standards
- The lease is structured as an absolute NNN ground lease, with the tenant responsible for CAM, taxes, insurance, and all maintenance of the premises
- This zero-responsibility lease structure makes the asset an ideal, management-free investment for out-of-state or passive investors

Strong National Brand

- Chick-fil-A, Inc. is the 3rd largest quick-service restaurant company in the US, known for its freshly prepared food, signature hospitality and unique franchise model
- There are 3,279 Chick-fil-A restaurants in the US as of July 2, 2025

Situated In A Brand-New Shopping Center | Prime Retail Corridor

- Situated in a brand-new shopping center next to a Platinum Express Car Wash and Prohealth Medical, a 26,000 SF medical office building with 45 state-of-the-art exam rooms for primary care, phlebotomy and imaging
- Surrounded by major national retailers including Walmart, Home Depot, Hobby Lobby, and ShopRite, driving consistent consumer traffic

Dense Residential Base | Affluent Demographics

- Over 110,500 residents within a 5-mile radius, with average household income projected to grow from \$118,500 in 2024 to \$135,800 by 2029

Excellent Frontage, Visibility & Access

- Strong frontage on Farmington Avenue / U.S. Highway 6 with over 27,000 cars passing the site daily
- Outstanding visibility in one of Bristol's most heavily trafficked retail corridors
- The property is located on a hard corner with full movement and signalized access

Proximity To Community Anchors

- Less than 1.5 miles from St. Paul Catholic High School (~420 students) and Bristol Eastern High School (~1,100 students)
- Strong access to local schools and community institutions supports repeat visits and reliable day-to-day traffic



ADJACENT TENANTS



PROPERTY OVERVIEW



LOCATION



Bristol, Connecticut
Hartford County

ACCESS



Farmington Ave: 1 Access Point

TRAFFIC COUNTS



Farmington Ave: 27,000 VPD

IMPROVEMENTS



Approximately 5,185 SF of existing
building area

PARKING



~46 parking spaces on the owned parcel. The
parking ratio is ~8.87 stalls per 1,000 SF of
leasable area.

PARCEL



Parcel Number: TBD (Reparcelization)
Acres: 1.50

CONSTRUCTION



Year Built: 2025

ZONING



BG: General Business Zone NA

PROPERTY PHOTO

FARMINGTON AVE 27,000 VPD

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WINGS OVER



SHERWIN-WILLIAMS.

Aroma Joe's

TIM'S INC. AUCTIONS

Hartford HealthCare

GoHealth
URGENT CARE



TSC TRACTOR
SUPPLY CO

THOMAS
FITNESS AND PERFORMANCE



Walmart

Desi Mandi

JAMAICAN
KITCHEN

POPEYES

SHEILA CT

TACO BELL

Wendy's

27,000 VPD

Bristol Farms Plaza

HOBBY LOBBY

APPLIANCES
THE EDGE
FITNESS CLUBS

SUPPLIFE
VITAMINS AND NUTRITION



ProHealth
PHYSICIANS
Part of OptumCare®

GFI FITNESS

Platinum
CAR WASH & OIL



27,000 VPD

FARMINGTON AVE



POPEYES

TACO BELL







HOBBY LOBBY

APPLIANCES



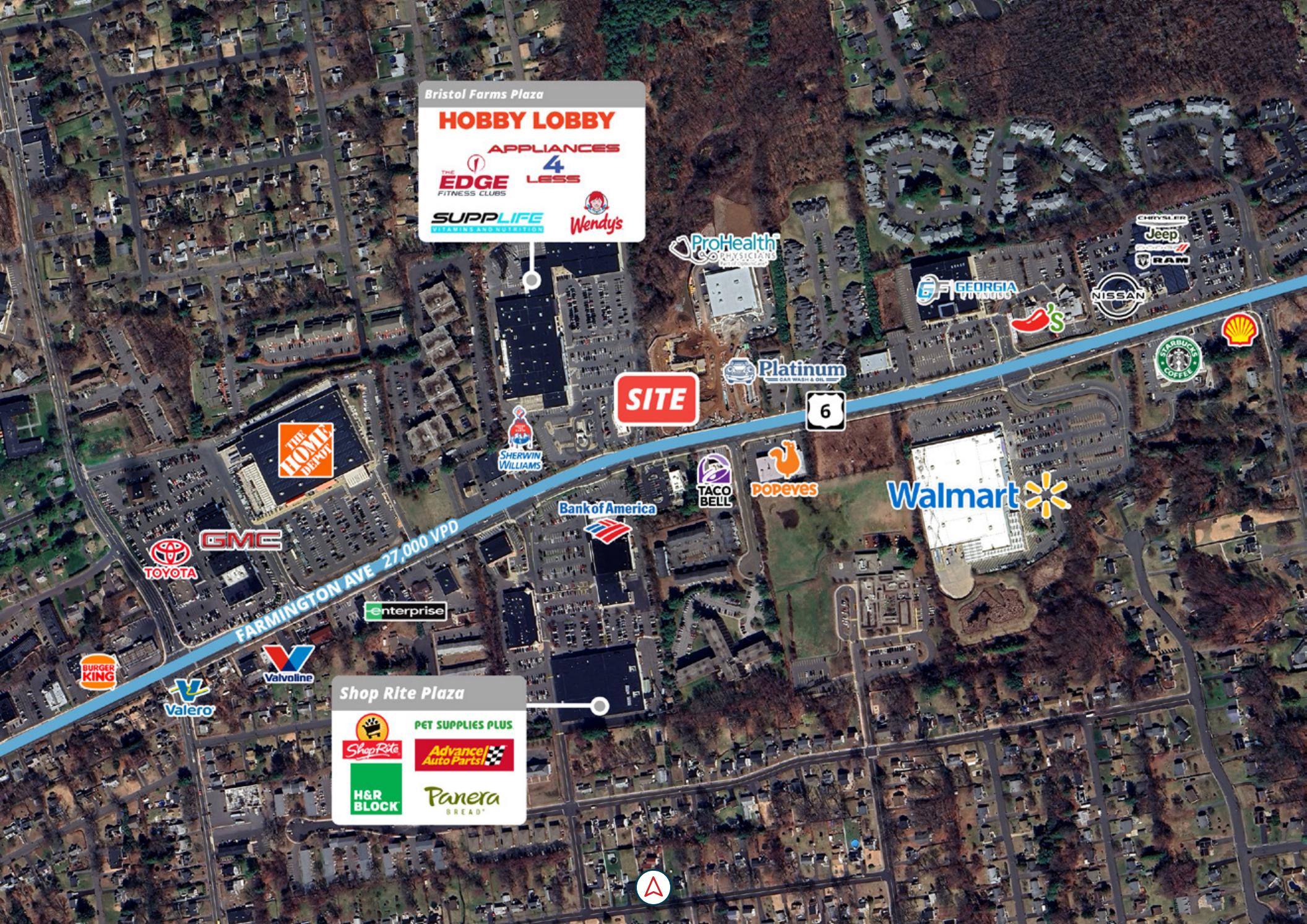
4 LESS



FARMINGTON AVE

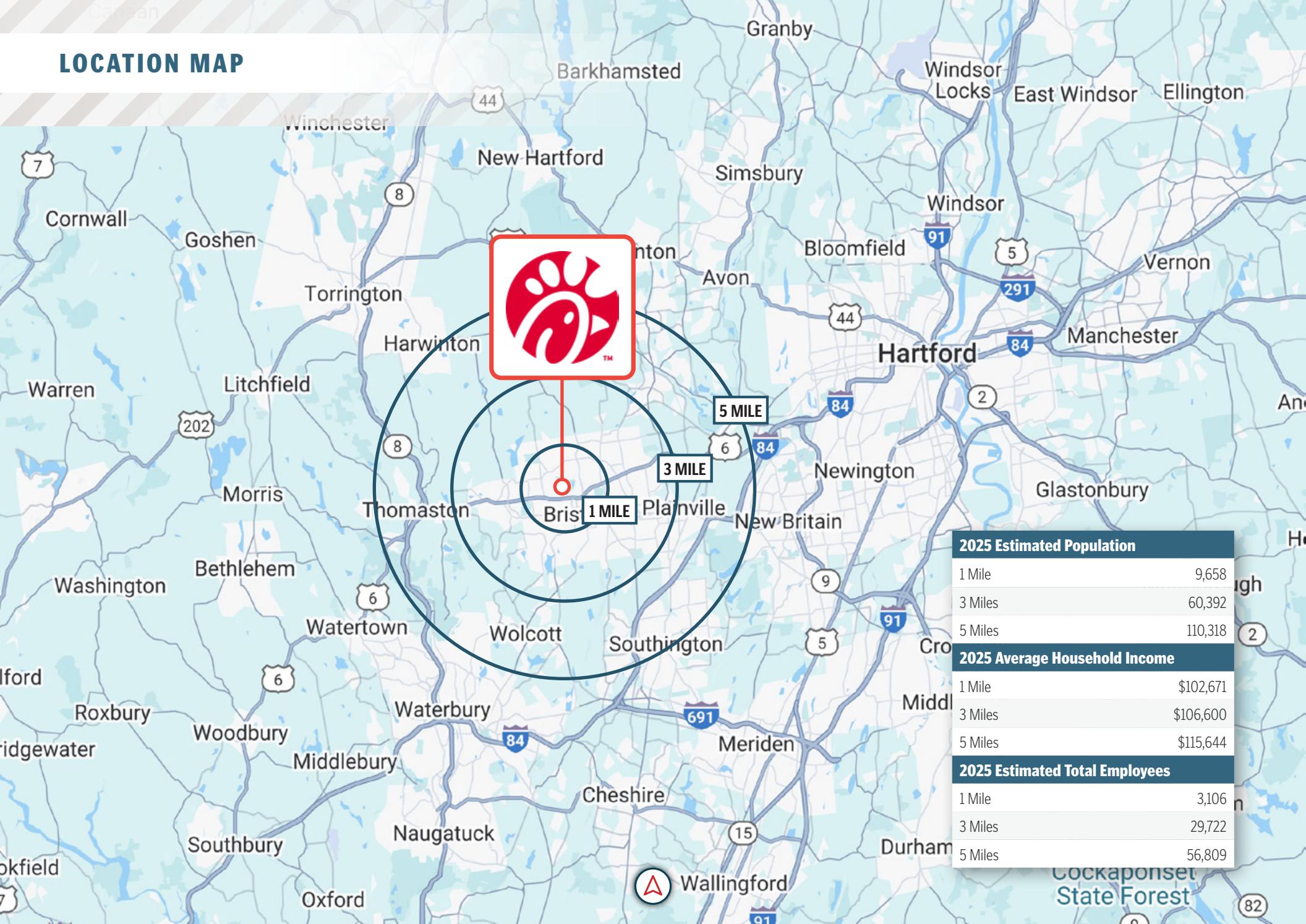
27,000 VPD







LOCATION MAP





BRISTOL, CONNECTICUT

Bristol is a suburban city located in Hartford County, Connecticut, United States, 20 miles (32 km) southwest of Hartford. The city is also 120 miles southwest from Boston, and approximately 100 miles northeast of New York City. The city is part of the Naugatuck Valley Planning Region. Bristol has a 2025 population of 62,183.

Bristol is a Suburban City located 20 miles southwest of the state capital city of Hartford with a broad-based economy that includes healthcare, manufacturing and is the home of ESPN headquarters. Industries produce precision springs, ball bearings, and electronic products. Bristol includes Forestville, a manufacturing village. ESPN houses its broadcast studios in Bristol on Middle Street. The top employers in the city are ESPN, City of Bristol & Board of Education, Bristol Health, Amazon, IDEX Health & Science LLC, Stop & Shop, Quality Coils, The Pines at Bristol, Sheriden Woods Health Care Cente, Stephen AutoMall Centre.

The Bristol community is active in the arts, has a wide range of sporting activities, and preserves our city's rich history of architecture, revolutionary clock making, and general manufacturing. Bristol offers a variety of nearby attractions, including historical sites, natural landmarks, and cultural experiences. Located in Bristol are the American Clock & Watch Museum, Imagine Nation, A Museum Early Learning Center, Bristol Military Memorial Museum, Bristol Historical Society Museum, Witch's Dungeon Classic Movie Museum, and the Harry Barnes Memorial Nature Center which is part of the Environmental Learning Centers of Connecticut. There is also a Polish American Dozynki festival every September, at St Stanislaus Church. Parks in Bristol include Peck, Page, Rockwell, Bracket, Barnes Nature Center, Indian Rock, and Forestville Memorial. The city is also home to Lake Compounce, the oldest continuously operated amusement park in North America, and to the New England Carousel Museum. Sports Programming Network (ESPN), and Lake Compounce, the oldest continuously operated amusement park in the United States.

Education in Bristol is conducted using seven elementary schools, two middle schools, and two high schools. In addition to these public schools, there are three private Catholic Schools, and one Lutheran School available. These add an additional three pre-kindergarten through grade 8 schools and one additional high school. The nearest major airport is Bradley International Airport.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	9,658	60,392	110,318
2030 Projected Population	9,592	60,222	110,189
2010 Census Population	9,749	60,111	109,740
Households & Growth			
2025 Estimated Households	4,419	26,219	47,651
2030 Projected Households	4,447	26,465	48,181
2010 Census Households	4,304	25,209	45,756
Projected Annual Growth 2025 to 2030	0.13%	0.19%	0.22%
Historical Annual Growth 2010 to 2020	0.12%	0.21%	0.24%
Race & Ethnicity			
2025 Estimated White	83.89%	82.69%	82.60%
2025 Estimated Black or African American	5.39%	5.75%	5.57%
2025 Estimated Asian or Pacific Islander	5.35%	4.85%	5.18%
2025 Estimated American Indian or Native Alaskan	0.32%	0.34%	0.34%
2025 Estimated Other Races	4.40%	6.15%	5.93%
2025 Estimated Hispanic	12.84%	15.82%	15.63%
Income			
2025 Estimated Average Household Income	\$102,671	\$106,600	\$115,644
2025 Estimated Median Household Income	\$87,851	\$81,654	\$88,300
2025 Estimated Per Capita Income	\$47,136	\$46,391	\$49,885
Businesses & Employees			
2025 Estimated Total Businesses	253	2,365	4,560
2025 Estimated Total Employees	3,106	29,722	56,809





Tenant Name	Square Feet	LEASE TERM				RENTAL RATES					
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Chick-fil-A, Inc.	5,185	Jan 2026	Jan 2041	Current	-	\$17,500	\$3.38	\$210,000	\$40.50	NNN Ground Lease	8 (5-Year) 10% rent increase in each option
				Feb 2034	10.00%	\$19,250	\$3.71	\$231,000	\$44.55		
				Feb 2039	10.00%	\$21,175	\$4.08	\$254,100	\$49.01		

FINANCIAL INFORMATION

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CHICK-FIL-A

chick-fil-a.com

Company Type: Private

Locations: 3,279+

Chick-fil-A, Inc. is the third largest quick-service restaurant company in the United States, known for its freshly-prepared food, signature hospitality and unique franchise model. More than 200,000 Team Members are employed by local Owner-Operators. Chick-fil-A opened its first restaurant in the UK in early 2025 with the goal of launching five locations across the UK within the next two years. The first Singapore restaurant is set to open in late 2025, marking the brand's entry into Asia. Chick-fil-A local Owner-Operators live and work in the communities their restaurants serve, each supporting local efforts to address hunger, education, and making a positive impact. The family-owned and privately held company was founded in 1967 by S. Truett Cathy. There are 3,279 Chick-Fil-A restaurants in the United States as of July 02, 2025.

Source: chick-fil-a.com/press-room



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$ 5 B +

TRANSACTION
VALUE
company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2024

\$ 2.5 B +

CAPITAL MARKETS
TRANSACTION
VALUE
in 2024

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