

# 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







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NATIONAL NET LEASE

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



# TABLE OF CONTENTS



4

## INVESTMENT SUMMARY

Offering Summary  
Investment Highlights  
Adjacent Tenants

8

## PROPERTY OVERVIEW

Property Photo  
Aerials  
Site Plan  
Location Map

18

## AREA OVERVIEW

Demographics

20

## FINANCIALS

Rent Roll  
Pricing Summary  
Brand Profile

Real Estate Broker: Daniel Newman, SRS Real Estate Partners, License No. REB-0790883





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



OPENED 8/2025



OPENED 6/2025



## PROPERTY OVERVIEW



### LOCATION



Bristol, Connecticut  
Hartford County

### ACCESS



Farmington Ave: 1 Access Point

### TRAFFIC COUNTS



Farmington Ave: 27,000 VPD

### IMPROVEMENTS



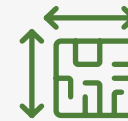
Approximately 5,185 SF of existing  
building area

### 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









Bristol Farms Plaza

**HOBBY LOBBY**

APPLIANCES  
**THE EDGE** 4  
FITNESS CLUBS LESS

**SUPPLIFE**  
VITAMINS AND NUTRITION

**ProHealth**  
PHYSICIANS  
Part of OptumCare®

**EF FITNESS**

**Platinum**  
CAR WASH & OIL



**Wendy's**



**POPEYES**

27,000 VPD



FARMINGTON AVE



**TACO BELL**











Bristol Farms Plaza

**HOBBY LOBBY**

APPLIANCES

THE **EDGE** **4** LESS  
FITNESS CLUBS

**SUPPLIFE**  
VITAMINS AND NUTRITION



**ProHealth**  
PHYSICIANS  
Part of OptumCare®

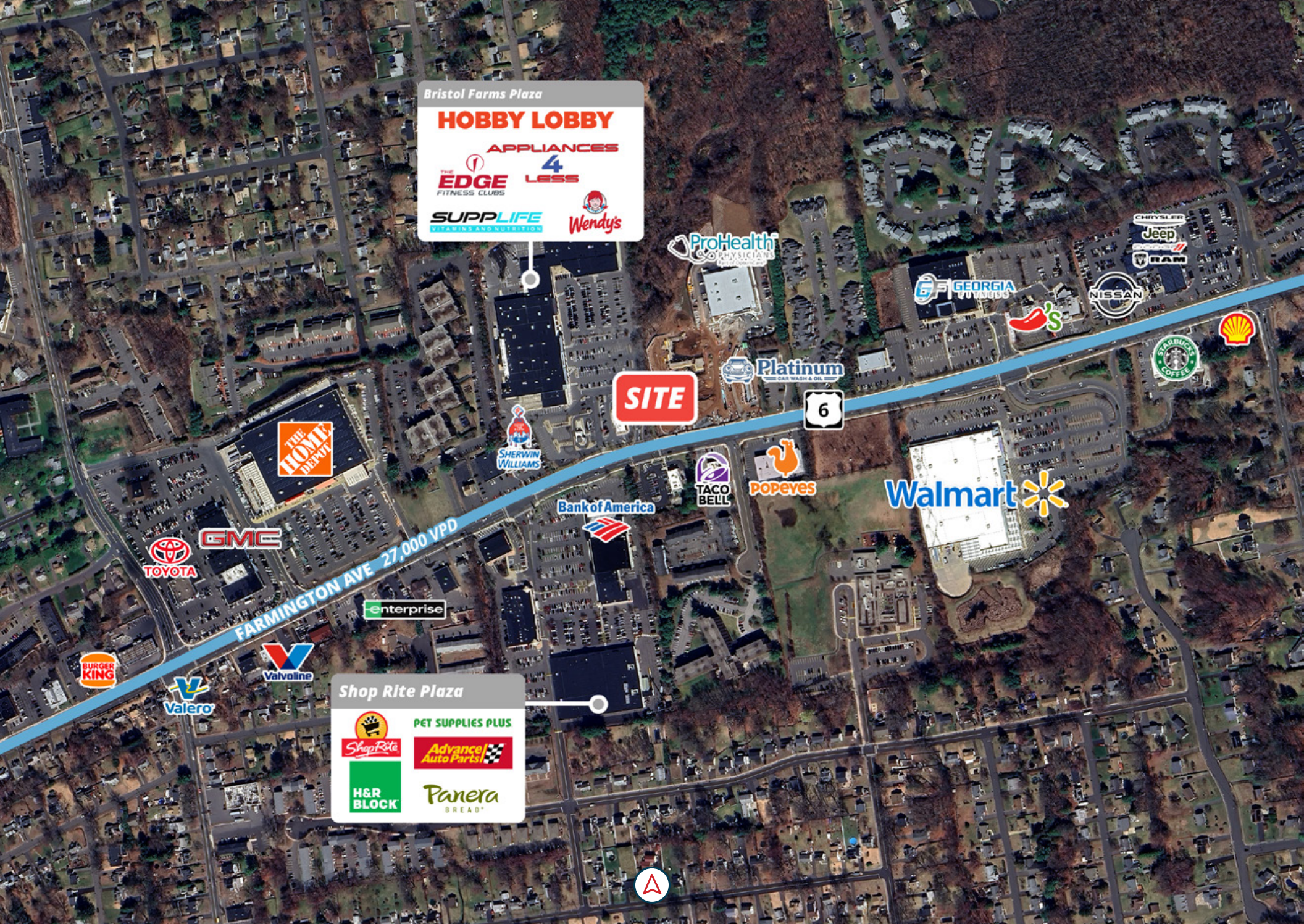


**FARMINGTON AVE**

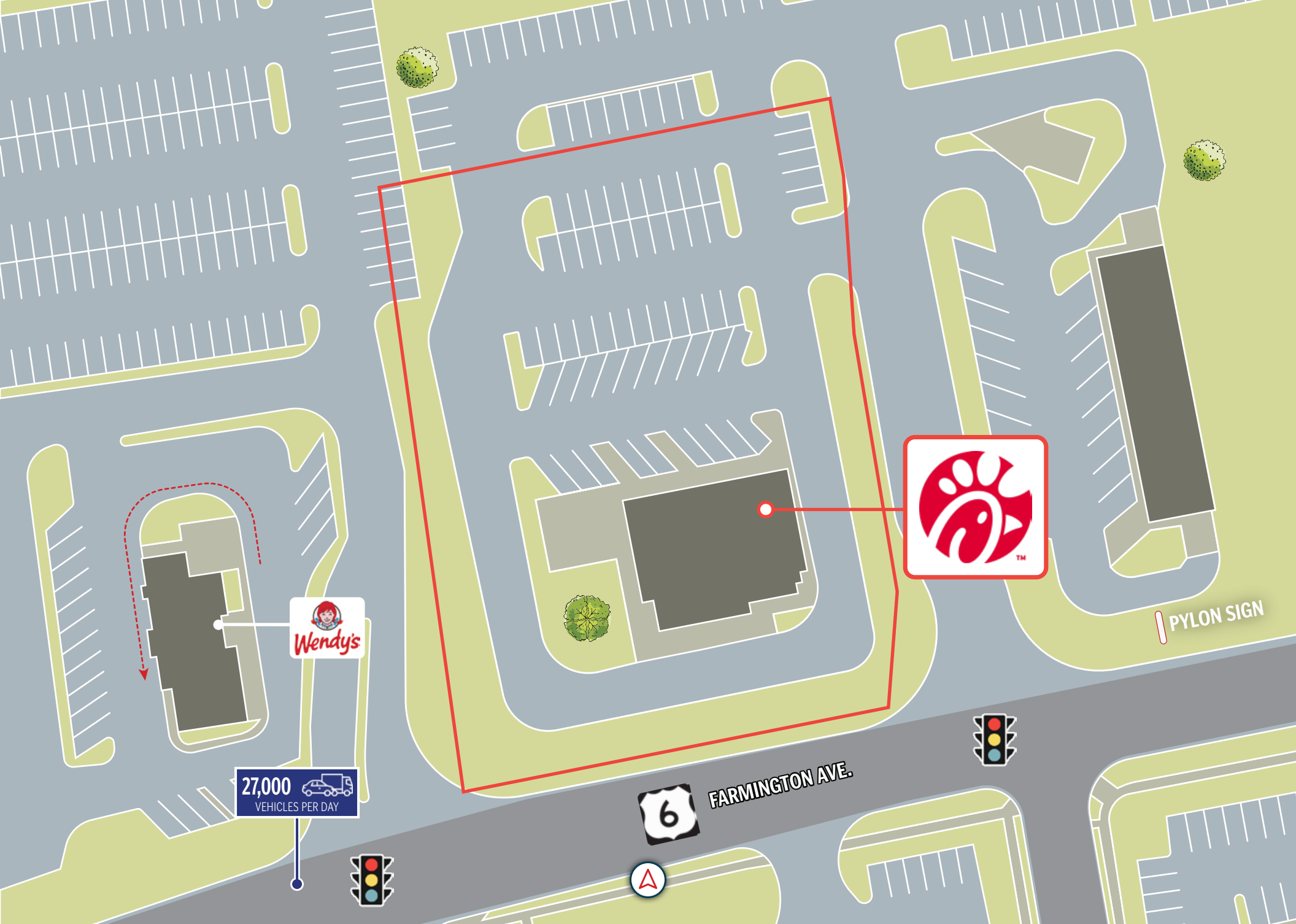
**27,000 VPD**



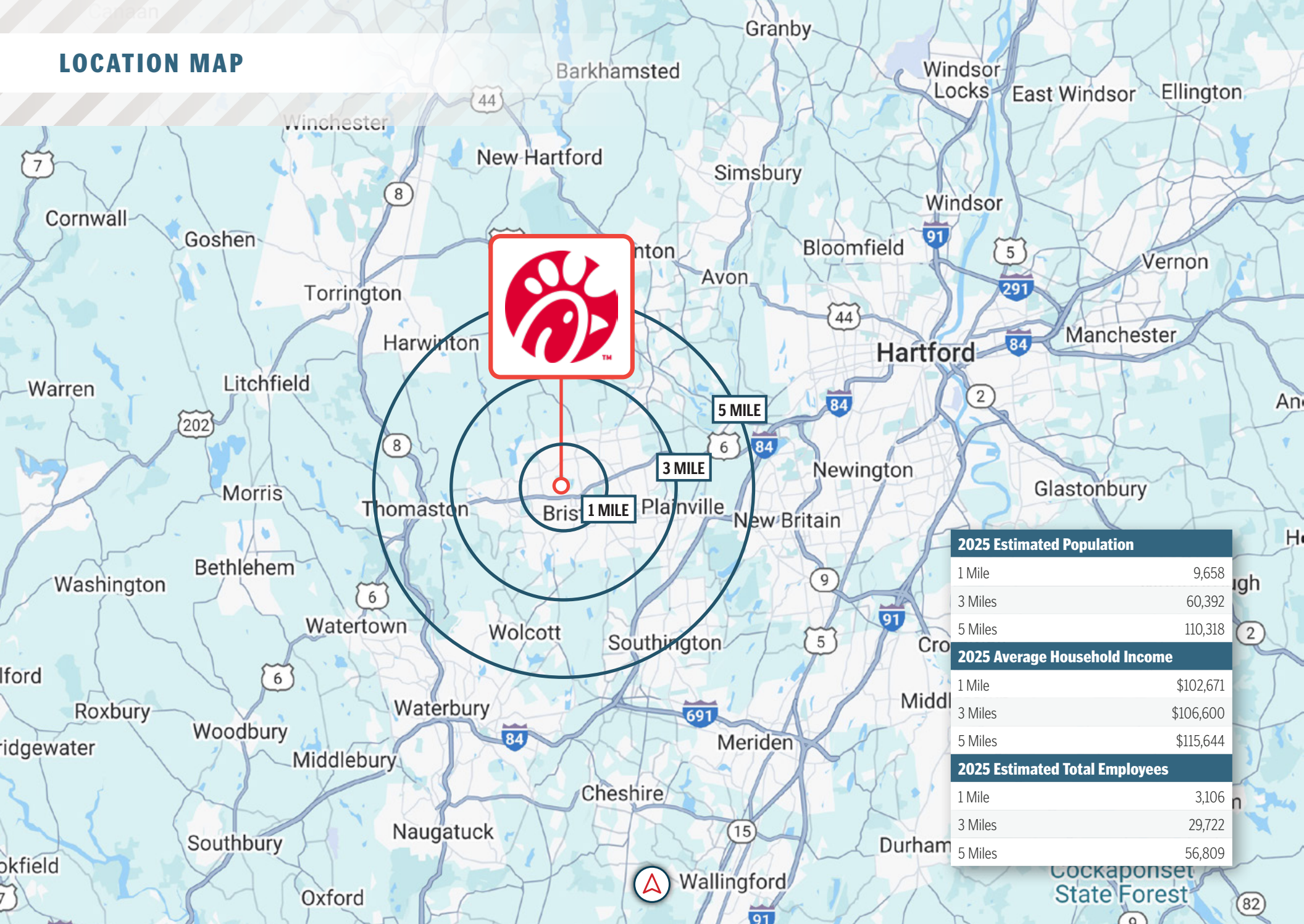








## LOCATION MAP







### BRISTOL, CONNECTICUT

Bristol is a suburban city located in Hartford County, Connecticut, United States, 20 miles (32 km) southwest-west 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
<b>Population</b>			
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
<b>Households &amp; Growth</b>			
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%
<b>Race &amp; Ethnicity</b>			
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%
<b>Income</b>			
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
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	253	2,365	4,560
2025 Estimated Total Employees	3,106	29,722	56,809





# RENT ROLL



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)
				Feb 2034	10.00%	\$19,250	\$3.71	\$231,000	\$44.55		10% rent increase in each option
				Feb 2039	10.00%	\$21,175	\$4.08	\$254,100	\$49.01		

## FINANCIAL INFORMATION

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**FOR FINANCING OPTIONS AND LOAN QUOTES:**

Please contact SRS Debt & Equity at [debtandequity@srsre.com](mailto:debtandequity@srsre.com)





### 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](https://chick-fil-a.com/press-room)





## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$5B+**

TRANSACTION  
VALUE

company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2024

**\$2.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2024

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