

1303-1313 GOLD STAR HIGHWAY GROTON, CT

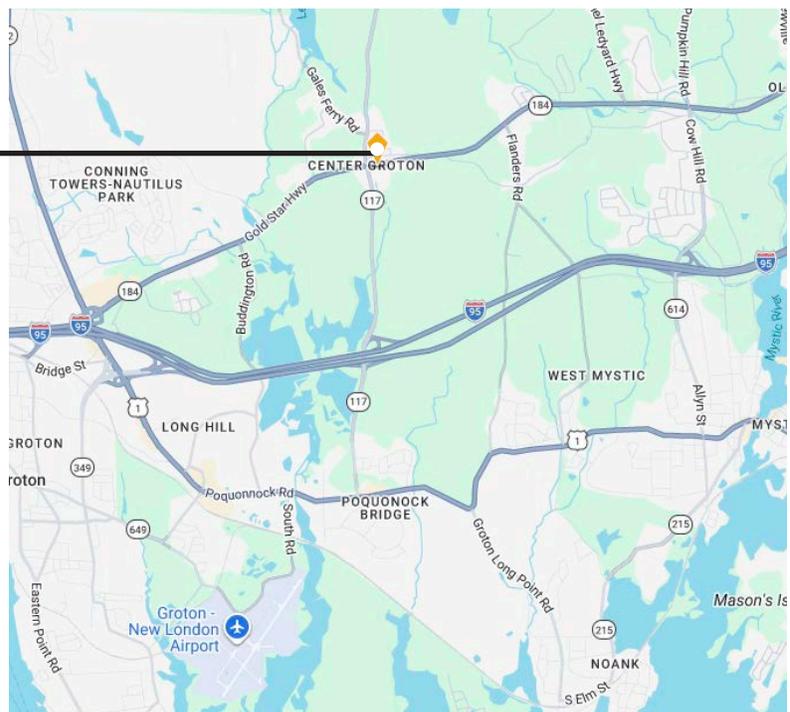


EAC Properties LLC as exclusive broker presenting the opportunity to purchase a fully occupied neighborhood shopping center roughly 11,355 SF in size sitting on 1.53 acre plus the long-established Oak Tree Liquor Store business, preferred package deal, can be separated.

Anchored by the recently renovated Chelsea Groton Bank and supported by Domino's, a tattoo parlor, hair salon, and the liquor store itself, this center offers stable cash flow, zero vacancy, and inflation-protected lease structures.

The liquor store generates \$1.2M+ average gross sales, includes \$235K of inventory. This combined real estate + business acquisition provides a rare chance to own a durable income stream in a high-traffic Groton corridor with taxes of only \$22-24K/year and CAM fully reimbursed by tenants (except capital improvements).

Inquire for detailed income/expense and pricing post NDA.



AVAILABLE

- Sale includes both the ****13,000 SF shopping center with drive thru**** and the ****Oak Tree Liquor Store business****, offering dual revenue streams
- **11,355 SF Strip Center** built in 1978 with 2 ext loading docks
- **On 1.53 acres** with 41 free surface spaces (Ratio of 8.25/1000SF)
- **300' frontage** on Gold Star Highway with 11K-15K daily traffic counts
- **Fully Leased, Zero Vacancy:**** All units occupied; minimal downtime risk.
- **Bank-Anchored Stability:**** Chelsea Groton Bank invested ****\$2M in renovations**** and is entering a new 5-year lease term with CPI-tied annual increases (max 3%).
- **High-Performing Liquor Store:**** ****\$1.2M+**** average annual gross sales
- **Tenant Mix Diversity:**** Domino's Pizza, bank, tattoo parlor, salon, and liquor store provide income stability and daily traffic.
- **NNN-Like Structure:**** Tenants reimburse ****all CAM expenses except capital improvements****, minimizing landlord exposure.

DEMOGRAPHIC TRENDS

Demographic Category	Current Level		12 Month Change	
	Metro	US	Metro	US
Population	282,702	342,161,688	-0.1%	0.3%
Households	119,085	134,073,563	0.2%	0.7%
Median Household Income	\$93,342	\$84,377	3.8%	2.9%
Labor Force	145,377	170,936,891	1.2%	0.9%
Unemployment	4.0%	4.5%	0.9%	0.4%

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1303-1313 Gold Star Highway

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	848	24,916	73,128	151,806	61,684
5 Yr Growth	-0.6%	0.3%	-0.1%	0.1%	0.9%
Median Age	45	37	39	42	38
5 Yr Forecast	46	39	40	43	40
White / Black / Hispanic	73% / 5% / 7%	72% / 6% / 11%	68% / 8% / 17%	71% / 7% / 14%	68% / 8% / 18%
5 Yr Forecast	73% / 5% / 7%	72% / 6% / 11%	68% / 8% / 17%	71% / 7% / 14%	69% / 8% / 18%
Employment	374	9,565	52,752	105,877	28,431
Buying Power	\$39.9M	\$777.9M	\$2.2B	\$4.9B	\$2B
5 Yr Growth	0.4%	-0.3%	-0.8%	-0.6%	2.1%
College Graduates	33.2%	32.7%	33.6%	32.9%	34.4%
Household					
Households	349	10,350	29,776	62,536	24,915
5 Yr Growth	-0.6%	0.2%	0%	0.1%	1.1%
Median Household Income	\$114,254	\$75,162	\$73,313	\$79,039	\$79,024
5 Yr Forecast	\$115,401	\$74,756	\$72,720	\$78,507	\$79,823
Average Household Income	\$127,145	\$96,612	\$97,154	\$101,780	\$101,815
5 Yr Forecast	\$125,631	\$96,604	\$97,266	\$101,564	\$103,021
% High Income (>\$75K)	64%	50%	49%	52%	53%
Housing					
Median Home Value	\$284,615	\$260,605	\$281,255	\$287,299	\$325,694
Median Year Built	1971	1978	1969	1967	1970
Owner / Renter Occupied	79% / 21%	51% / 49%	53% / 47%	61% / 39%	49% / 51%

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