

SINGLE TENANT NNN LEASED INVESTMENT - DOLLAR GENERAL

DOLLAR GENERAL®

**539
MAIN STREET
CROMWELL, CT
06416**

- ◆ List Price \$2,095,000
- ◆ Cap Rate: 6.44%
- ◆ NOI: \$134,908
(through April 2034)



In Association with ParaSell, LLC | A Licensed Connecticut Broker #REB.0792680

representative photo



David Issaians, CCIM
818.307.0193
david@kw.com
DRE# 01792207

Alliance Partners
COMMERCIAL REAL ESTATE ADVISORS
AlliancePartnersco.com

Emil Akopian, CCIM
818.339.8115
Emila@kw.com
DRE# 01449462



Scott Reid
949.942.6578
Scott@Parasellinc.com
Licensed Connecticut Broker
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TENANT OVERVIEW

- ◆ Tenant Name: Dollar General
(DG-NYSE, Dollar General Corporation)
- ◆ Ownership: Fee Simple Ownership
- ◆ Corporate Guaranty: Yes
- ◆ Original Lease Term: 15 Years
- ◆ Options: Three 10 year options to extend @ 10% increase
- ◆ Lease Type: NNN
- ◆ Commencement Date: May 2019
- ◆ Expiration of Initial Term: April 2034
- ◆ Lease Term Remaining: +/- 11 Years 4 months

LEASE SUMMARY

15 year initial lease term - Commencement 5/2019

THREE OPTIONS TO EXTEND:

- ◆ Option Period #1 -10% Increase (\$148,339)
- ◆ Option Period #2- 10% Increase (\$163,239)
- ◆ Option Period #3- 10% Increase (\$179,562)

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DEMOGRAPHIC REPORT

Building Type: General Retail	Total Available: 0 SF		
Secondary: Freestanding	% Leased: 100%		
GLA: 9,100 SF	Rent/SF/Yr: -		
Year Built: 2019			
			
Radius	2 Mile	5 Mile	10 Mile
Population			
2027 Projection	12,529	94,819	422,988
2022 Estimate	12,745	94,735	425,589
2010 Census	13,652	93,074	434,699
Growth 2022 - 2027	-1.69%	0.09%	-0.61%
Growth 2010 - 2022	-6.64%	1.78%	-2.10%
2022 Population by Hispanic Origin	844	8,625	114,890
2022 Population	12,745	94,735	425,589
White	11,221 88.04%	74,705 78.86%	330,511 77.66%
Black	689 5.41%	8,330 8.79%	53,643 12.60%
Am. Indian & Alaskan	35 0.27%	373 0.39%	3,271 0.77%
Asian	545 4.28%	8,795 9.28%	24,856 5.84%
Hawaiian & Pacific Island	9 0.07%	60 0.06%	611 0.14%
Other	246 1.93%	2,472 2.61%	12,697 2.98%
U.S. Armed Forces	0	88	277
Households			
2027 Projection	5,065	39,790	166,401
2022 Estimate	5,167	39,720	167,442
2010 Census	5,602	38,723	170,458
Growth 2022 - 2027	-1.97%	0.18%	-0.62%
Growth 2010 - 2022	-7.77%	2.57%	-1.77%
Owner Occupied	4,113 79.60%	25,152 63.32%	102,673 61.32%
Renter Occupied	1,054 20.40%	14,568 36.68%	64,769 38.68%
2022 Households by HH Income	5,165	39,720	167,441
Income: <\$25,000	687 13.30%	6,155 15.50%	32,040 19.14%
Income: \$25,000 - \$50,000	759 14.70%	6,249 15.73%	31,965 19.09%
Income: \$50,000 - \$75,000	980 18.97%	6,968 17.54%	27,267 16.28%
Income: \$75,000 - \$100,000	579 11.21%	5,086 12.80%	20,886 12.47%
Income: \$100,000 - \$125,000	415 8.03%	4,252 10.70%	16,212 9.68%
Income: \$125,000 - \$150,000	538 10.42%	3,026 7.62%	12,350 7.38%
Income: \$150,000 - \$200,000	644 12.47%	3,854 9.70%	13,878 8.29%
Income: \$200,000+	563 10.90%	4,130 10.40%	12,843 7.67%
2022 Avg Household Income	\$108,252	\$101,621	\$90,002
2022 Med Household Income	\$81,757	\$77,399	\$67,516

PROPERTY/LOCATION OVERVIEW

- ◆ Construction Type:
Upgraded New England Style Construction
- ◆ Building Size: +/- 9,100 square feet
- ◆ Land Size: 1.2 Acres
- ◆ County Middlesex County
- ◆ Market: Hartford, Connecticut MSA

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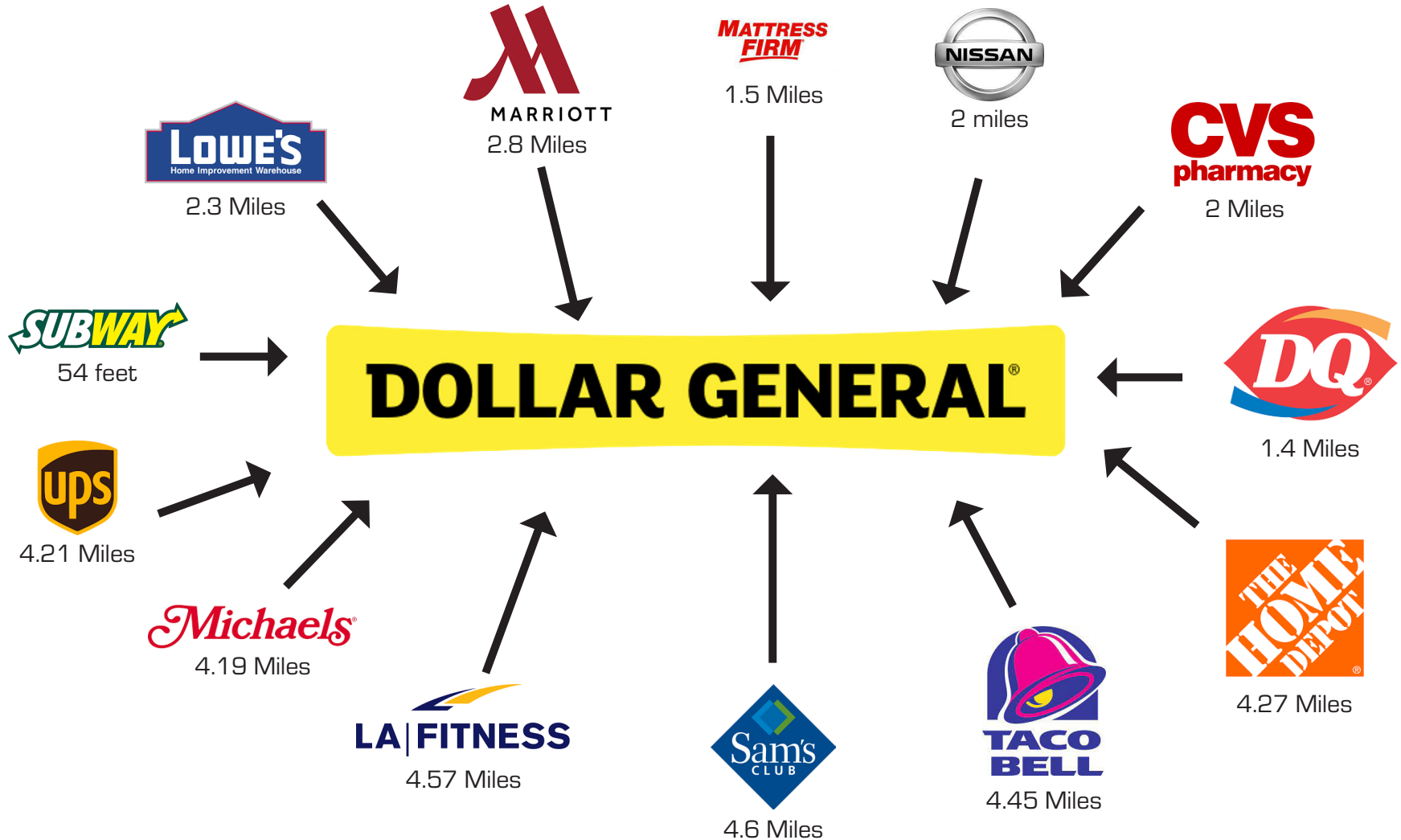
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