

PRICE: \$2,999,000 | CAP RATE: 5.85%

411 West Main Street | Avon, CT
OFFERING MEMORANDUM

Mobil

Mobil

Mobil Mart

ICE
ICE

MOBIL GAS AND CONVENIENCE STORE

Craig A. Barker
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Rent Roll

Exclusively Marketed by:

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	411 West Main Street Avon CT 06001
LAND ACRES	.43
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$2,999,000
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	2,653	26,292	53,452
2022 Median HH Income	\$126,838	\$132,174	\$127,739
2022 Average HH Income	\$169,076	\$184,963	\$182,304

MOBIL GAS AND CONVENIENCE STORE

- Boston Real Estate Advisors is pleased to present this exclusive opportunity to purchase a net-leased property leased as a Mobil Gas and Convenience Store located at 411 West Main Street in Avon, Connecticut (the "Property"). There are 7.7 years remaining on the initial 20-year lease term with 8, five year renewal options. The option periods include a 10% rent increase at the start of each option period.

The property is located at a highly visible .43 acre corner parcel at a signalized intersection of Route 44 and Route 167 in a dense retail area. Avon is an affluent suburb of Hartford with a population of 18,000.



INVESTMENT HIGHLIGHTS:

- *INITIAL 20-YEAR TERM: There are 7.7 years remaining on the initial 20-year lease term with 8, five-year renewal options that include a 10% rent increase at the start of each option period.

*LEASE GUARANTOR: Global Partners LP, a Fortune 500 Company with \$17+ Billion in Revenue.

*SITE LOCATION: Premier location on a four way, signalized intersection in Avon's central retail corridor.

*AREA LOCATION: Affluent population with average household income over \$160,000. Major retailers include CVS, Walgreens, Stop & Shop and Marshalls. Multiple open-air shopping destinations in the area such as Avon Marketplace, Simsbury Commons and The Shoppes at Farmington Valley.

*HIGH TRAFFIC COUNTS: Route 44 (West Main Street) has an average daily traffic count of over 35,000 vehicles and Route 167 (W Avon Road) has an average daily traffic count of over 14,000 vehicles.

- IN STATE BROKER:

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02

Rent Roll

Rent Roll



LEASE YEARS	ANNUAL RENT	% INCREASE
10/2022 – 10/2023	\$175,450	10.0%
10/2023 – 10/2024	\$175,450	
10/2024 – 10/2025	\$175,450	
10/2025 – 10/2026	\$175,450	
10/2026 – 10/2027	\$175,450	
10/2027 – 10/2028	\$192,995	10.0%
10/2028 – 10/2029	\$192,995	
10/2029 – 10/2030	\$192,995	
10/2030 – 10/2031	\$192,995	
10/2031 – 10/2032	\$192,995	

OPTIONS: 8: 5 YEAR RENEWAL OPTIONS EACH WITH 10% INCREASES

TENANT: ALLIANCE ENERGY, LLC IS A GASOLINE DISTRIBUTOR WHOLLY OWNED BY GLOBAL PARTNERS LP | 1,550 GAS STATIONS IN 9 STATES THROUGHOUT THE NORTHEAST

LEASE GUARANTOR: GLOBAL PARTNERS LP | FORTUNE 500 COMPANY | LEADING WHOLESALE SUPPLIER OF ENERGY PRODUCTS

PUBLICLY TRADED ON NYSE | \$17 BILLION IN REVENUE

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