



Subject property

## Dollar General

180 West Road, Ellington, CT

Price: \$2,895,000 | Cap: 6.25% | NOI: \$180,948

- Dollar General Corp | NYSE: DG | S&P Rating: “BBB” Investment Grade
- New long term triple net Lease with rent increases
- Upgraded construction materials
- Strong retail corridor surrounded by national chains
- Affluent Hartford-MSA demographics
- Ellington is approximately 13 miles from Hartford

**DOLLAR GENERAL®**



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REALTY ADVISORS

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### INVESTMENT SUMMARY

Price: \$2,895,000

Cap Rate: 6.25%

NOI: \$180,948

Lease Term: 15 years

Total Building Area: 10,640 sf

Total Land Area: 3.10acre

Parking: 45 spaces

### PROPERTY OVERVIEW:

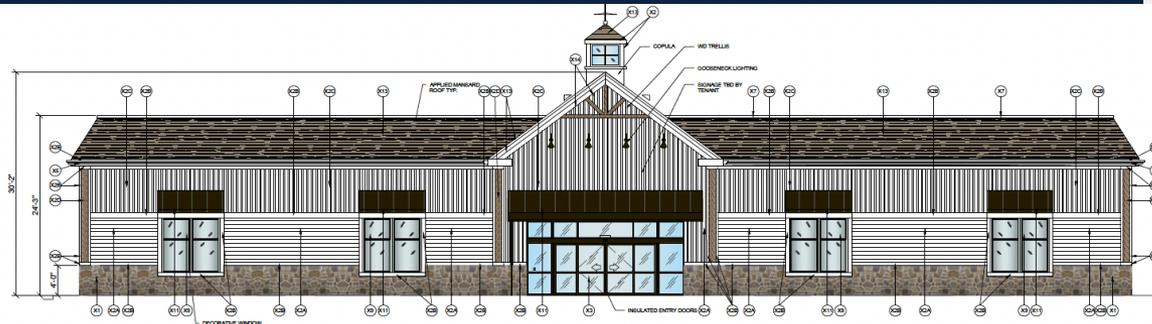
HMX Realty Advisors is pleased to exclusively offer for sale a brand new Dollar General located in Ellington, CT. This newly constructed, 10,640 sf building sits on a 3.1 acre parcel of land and features upgraded construction materials including stone wainscot, hardie board siding and trim and architectural asphalt shingles. The store is scheduled to open in June 2026. The property is situated on West Road, Ellington's primary retail corridor, in close proximity to a Big Y supermarket, among other neighborhood retailers and service businesses. Ellington is a desirable suburban community in Tolland County with a well-educated, family-oriented population of over 56,000 residents with an average household income of \$129,000 +/- in a 5-mile radius . The town is conveniently located near Hartford and the broader north-central Connecticut market, with easy access to Route 83 and Route 30.

### LEASE SUMMARY:

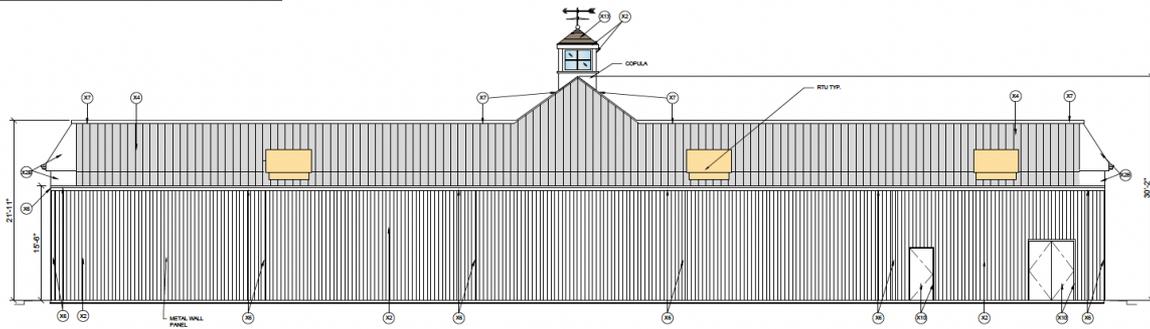
Rent Commencement:	June 2026 (estimated commencement)
Lease Expiration Date:	June 2041
Rent:	\$180,948
Escalations:	5% every 5 years during base term and options
Options:	Three – (5) year options
Lease Type:	Absolute NNN – No landlord obligations to the building

### TENANT OVERVIEW: Dollar General | NYSE: DG | S&P Rating: Investment Grade

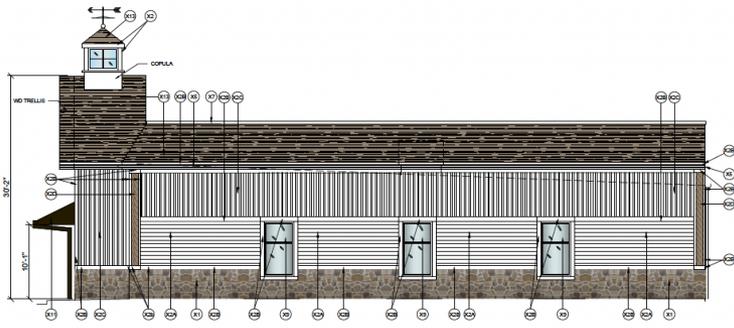
Dollar General Corporation operates as the country's largest small-box discount retailer with stores in the southern, southwestern, midwestern, and eastern United States. The stores are typically located in local neighborhoods and small communities. Dollar General offers both name-brand and generic merchandise—including off-brand goods and closeouts of name-brand items. In 2007 Kohlberg Kravis Roberts & Co. (KKR) (NASDAQ: KKR) acquired Dollar General, privatized the company for restructuring, and took the company public again in 2009. As of 2025, Dollar General Corporation operated over 20,300 stores.



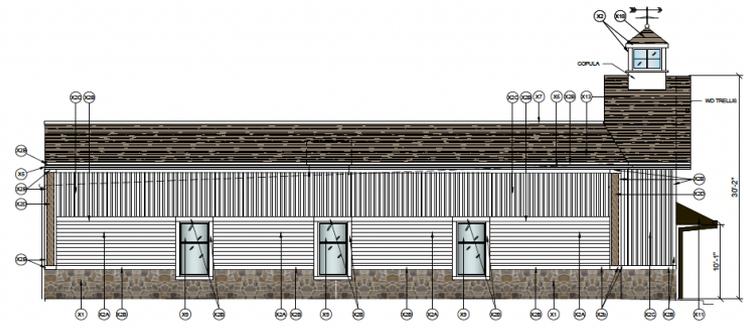
**1** PROPOSED FRONT ELEVATION (West Rd)  
SCALE: 1/8"=1'-0"



**2** PROPOSED REAR ELEVATION  
SCALE: 1/8"=1'-0"

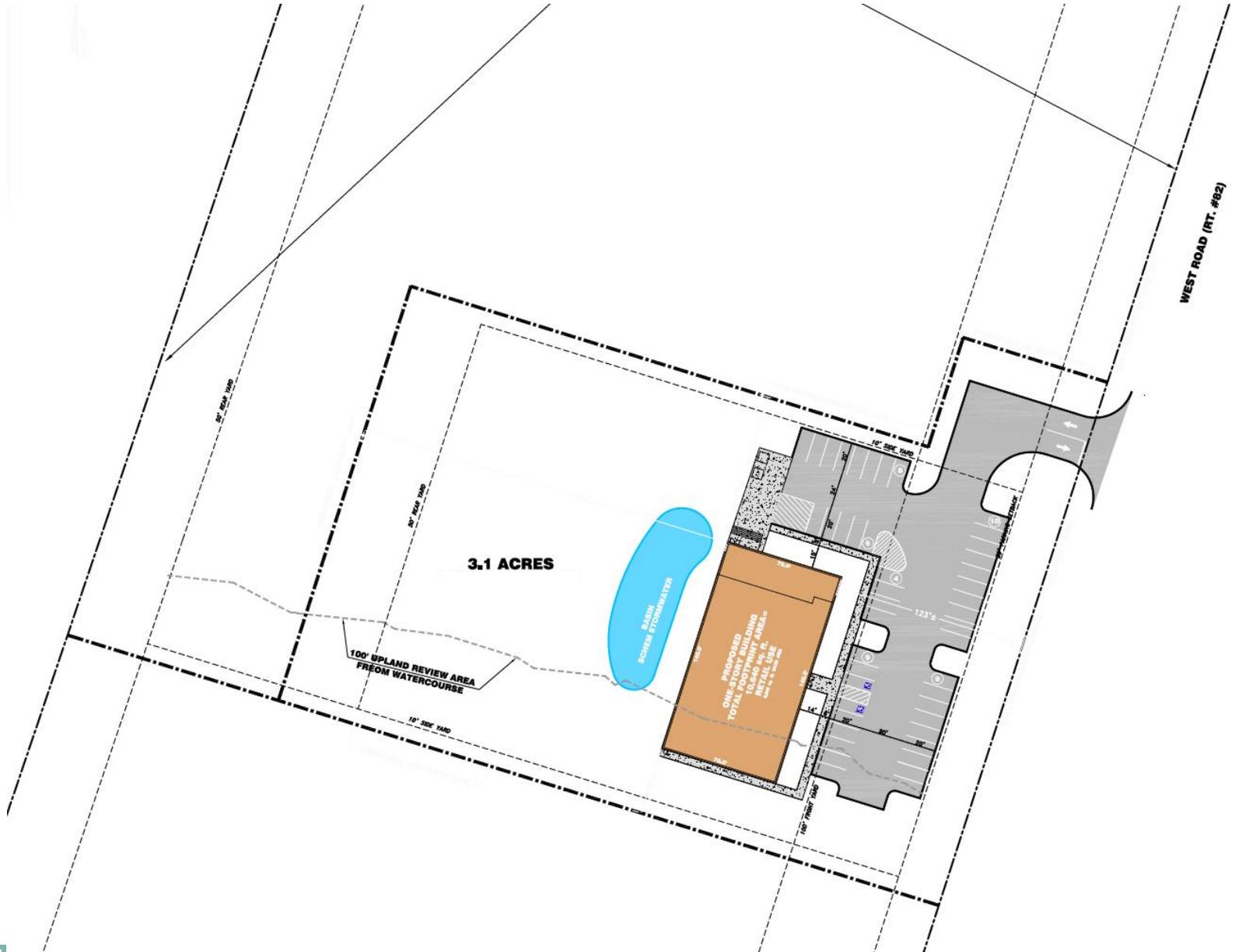


**3** PROPOSED RIGHT SIDE ELEVATION  
SCALE: 1/8"=1'-0"



**4** PROPOSED LEFT SIDE ELEVATION  
SCALE: 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE			
TAG	MATERIAL/MFG.	COLOR/NO.	NOTES
X1	CULTURED STONE WAINSCOT	COLOR: PALISADES	DEL-MAR ANCIENT VILLA LEDESTONE
X2	STANDARD METAL PANEL	COLOR: POLAR WHITE	FINISH BY PEMB
X2A	HARDIE BOARD	COLOR: ARCTIC WHITE	PRE-FINISHED
X2B	HARDIE TRIM	COLOR: ARCTIC WHITE	PRE-FINISHED
X2C	VERTICAL BATTON HARDIE BOARD	COLOR: ARCTIC WHITE	PRE-FINISHED
X2D	FINISHED PLWD	COLOR: LT BROWN STAIN	PRE-FINISHED WOOD GRAIN
X3	STANDARD ENTRY DOORS	COLOR: DARK BRONZE	PRE-FINISHED
X4	STANDARD METAL ROOF PANEL	COLOR: GALVALUME	FINISH BY PEMB
X5	MTL. GUTTERS, DOWNSPOUTS	COLOR: POLAR WHITE	FINISH BY PEMB
X6	MTL. GUTTERS, DOWNSPOUTS	COLOR: POLAR WHITE	FINISH BY PEMB
X7	MTL. COPING	COLOR: WHITE	FINISH BY PEMB
X8	NOT USED	COLOR: N/A	N/A
X9	SPANDREL STOREFRONT	COLOR: DARK BRONZE	LT GREY FILM
X10	INS DOOR & FRAME	COLOR: TO MATCH (X2)	PAINTED
X11	MTL. AWNING	COLOR: DARK BRONZE	FINISH BY PEMB
X12	NOT USED	N/A	N/A
X13	ARCH ASPHALT SHINGLES	COLOR: WEATHERED WOOD	GAF TIMBERLINE
X14	WOOD TRELLIS	COLOR: STAINED TO MATCH (X2)	6" X 8" WD POST FIELD FABRICATED

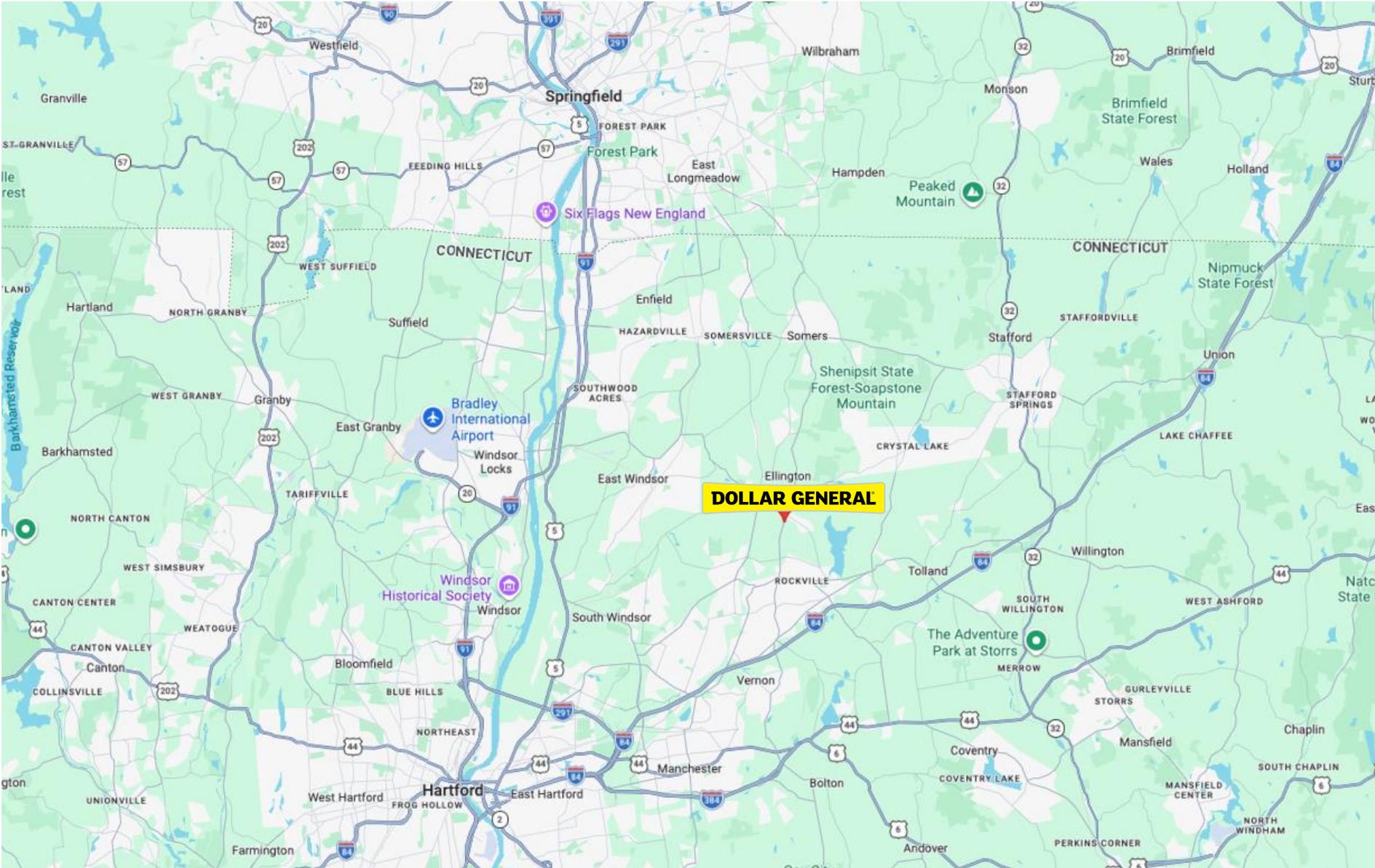


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<b>2025 Summary</b>	<b>3 Mile</b>	<b>5 Miles</b>	<b>7 Miles</b>
Population	27,612	56,985	102,541
Households	12,357	24,658	43,314
Families	6,835	14,873	27,817
Average Household Size	2.21	2.29	2.34
Owner Occupied Housing Units	6,521	15,457	30,756
Renter Occupied Housing Units	5,836	9,201	12,558
Median Age	40.6	42.1	43.1
Median Household Income	\$87,427	\$102,600	\$109,490
Average Household Income	\$114,729	\$129,821	\$137,022

<b>2030 Summary</b>	<b>3 Mile</b>	<b>5 Miles</b>	<b>7 Miles</b>
Population	27,157	55,945	101,084
Households	12,301	24,525	43,277
Families	6,790	14,763	27,755
Average Household Size	2.18	2.26	2.31
Owner Occupied Housing Units	6,780	15,855	31,316
Renter Occupied Housing Units	5,521	8,669	11,961
Median Age	42.0	43.1	44.0
Median Household Income	\$96,826	\$110,210	\$118,892
Average Household Income	\$123,289	\$139,377	\$147,986

<b>2025-2030 Annual Rate</b>	<b>3 Mile</b>	<b>5 Miles</b>	<b>7 Miles</b>
Population	-0.33%	-0.37%	-0.29%
Households	-0.09%	-0.11%	-0.02%
Average Household Income	\$114,729	\$129,821	\$137,022

**Contact Us**

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