

OFFERING MEMORANDUM



DOLLAR GENERAL
WATERBURY, CONNECTICUT



SCHUCHERT
RETAIL GROUP

EXCLUSIVELY LISTED BY:



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INVESTMENT SUMMARY



LIST PRICE
\$2,079,513



LOCATION
**100 PIEDMONT STREET
WATERBURY, CT 06706**



CAP RATE
5.75%



ANNUAL RENT
\$119,572.32



BUILDING SIZE
9,100 SQ. FT.



LAND AREA
1.48 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



TERM REMAINING
10 YEARS



LEASE EXPIRATION
11/30/2030



RENEWAL OPTIONS
3 - 5 YEAR



RENT INCREASES
**3% YEAR 11 (2025) & 10% AT
OPTIONS**



PARKING
37 SPACES



YEAR BUILT
2015



APN
043803210049



TRAFFIC COUNTS
9,102 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- Approximately 10 Years Remaining in the Initial 15 Year Lease Term
- 2015 Construction - 9,100 SF
- Rare Guaranteed 3% Rental Increase in Year 11 of the Initial Term (2025)
- Three (3) - Five (5) Year Option Periods with 10% Rental Increases

A TRUE COUPON CLIPPER | ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes
- Ideal, Management-Free Investment for an Out-of-State, Passive Investor

PROXIMITY TO OTHER MAJOR CITIES:

- New Haven, Connecticut | 23 Miles – 41 Minute Drive
- Hartford, Connecticut | 31 Miles - 34 Minute Drive
- Springfield, Massachusetts | 56 Miles – 57 Minute Drive
- New York City, New York | 94 Miles - 2 Hour: 3 Minute Drive
- Providence, Rhode Island | 119 Miles - 1 Hour: 58 Minute Drive
- Boston, Massachusetts | 132 Miles – 2 Hour: 4 Minute Drive

CLOSE PROXIMITY TO MULTIPLE SCHOOLS - 2,090 STUDENTS WITHIN A 1.7 MILE RADIUS OF SUBJECT:

- Hopeville Elementary School (0.6 Miles) = 343 Students
- Washington Elementary School (0.6 Miles) = 324 Students
- John G. Gilmartin Elementary School (1.2 Miles) = 486 Students
- Maloney Elementary School (1.3 Miles) = 590 Students
- Wendell L. Cross School (1.7 Miles) = 347 Students

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 15,867 Residents
- 1-Mile Average Household Income = \$60,686
- 3-Mile Population = 99,111 Residents
- 3-Mile Average Household Income = \$63,972
- 5-Mile Population = 167,714 Residents
- 5-Mile Average Household Income = \$75,678
- 7-Mile Population = 209,359 Residents
- 7-Mile Average Household Income = \$84,682

TENANT:

- Dollar General (NYSE: DG) Features Investment Grade Credit “BBB” by Standard & Poor’s
- 17,000 Stores in 46 States as of November 14, 2020
- Dollar General Achieved Their 30th Consecutive Year of Positive Same-Store Sales Growth in 2019
- Ranked #112 on the Fortune 500 List - Up 7 from Last Year (Dollar General has Moved Up the Fortune 500 Rankings for 11 Consecutive Years)
- In 2021 Dollar General Plans to Execute 2,900 Real Estate Projects, Including 1,050 New Store Openings, 1,750 Remodels, and 100 Store Relocations





DUNKIN' Staples WELLS FARGO

WebsterBank IGA STOP&SHOP

McDonald's Shell Peoples United Bank

Advance Auto Parts AutoZone

Walgreens Kentucky Fried Chicken

BURGER KING McDonald's 7 ELEVEN

DUNKIN' SUBWAY

FAMILY DOLLAR Shell

MONRO jiffy lube

RBC TACO BELL metro by T-Mobile

CUBESMART self storage Mobil

Carvel SUNOCO

SUNOCO WebsterBank Hampton CITGO

TD Bank DUNKIN' SUBWAY

CVS pharmacy Starbucks T

Mobil Ritas Shell

PETSMART DUNKIN'

Exxon U-HAUL

FAMILY DOLLAR WebsterBank

the SUBWAY cricket

TD Bank COURTYARD

metro Walgreens by T-Mobile

Gulf Michaels BARNES & NOBLE

save a lot McDonald's BUFFALO WILD WINGS chili's

TJ-maxx petco

FIVE BELOW ULTA

DOLLAR GENERAL DICK'S SPORTING GOODS

DOLLAR GENERAL

WELLS FARGO 7 ELEVEN

DUNKIN'

CITGO RITE AID

DOLLAR GENERAL

RITE AID Walgreens Bank of America

WebsterBank verizon AT&T

AEROPOSTALE AMERICAN EAGLE

OLD NAVY NEW YORK & COMPANY

H&M Rainbow CITGO

IHOP macys JCPenney

Durlington VICTORIAS SECRET PLACE

SHOE DEPT. ENCORE FAMOUS SEPHORA

claire's Bath&BodyWorks

foot Locker CHAMPS

Santander REGAL

GNC BURGER KING U-HAUL

FINISH LINE metro

DUNKIN' CHARLIE'S charlotte FUSSE

Gulf zumiez CHUCK E. CHEESE'S BIG LOTS!

DOLLAR TREE FAMILY DOLLAR

CVS pharmacy POPEYES

FRIDAYS SALLY BEAUTY HARBOR FREIGHT TOOLS

CITITRENDS O'Reilly VALERO

Advance Auto Parts Pep Boys WELLS FARGO

WebsterBank SUBWAY

Walmart T Aaron's

RBC Arby's metro by T-Mobile STOP&SHOP

Firestone AutoZone

BOBS STORES RITE AID Staples

TD Bank ShopRite TACO BELL

DUNKIN' Tanera

STOP&SHOP SUPERCUTS

MONRO Peoples United Bank McDonald's

Exxon Party City

MATTRESS FIRM GNC

Walmart Gulf GULF OIL

verizon Ashley FURNITURE

Kentucky Fried Chicken cricket

CVS pharmacy Shell Mobil

LifeStorage ALDI DQ

Shell WELLS FARGO WebsterBank

IGA SUBWAY SUNOCO

CVS pharmacy Quality Public Storage

DOLLAR GENERAL COSTCO WHOLESALE

KOHL'S T

DUNKIN' Shell VALERO

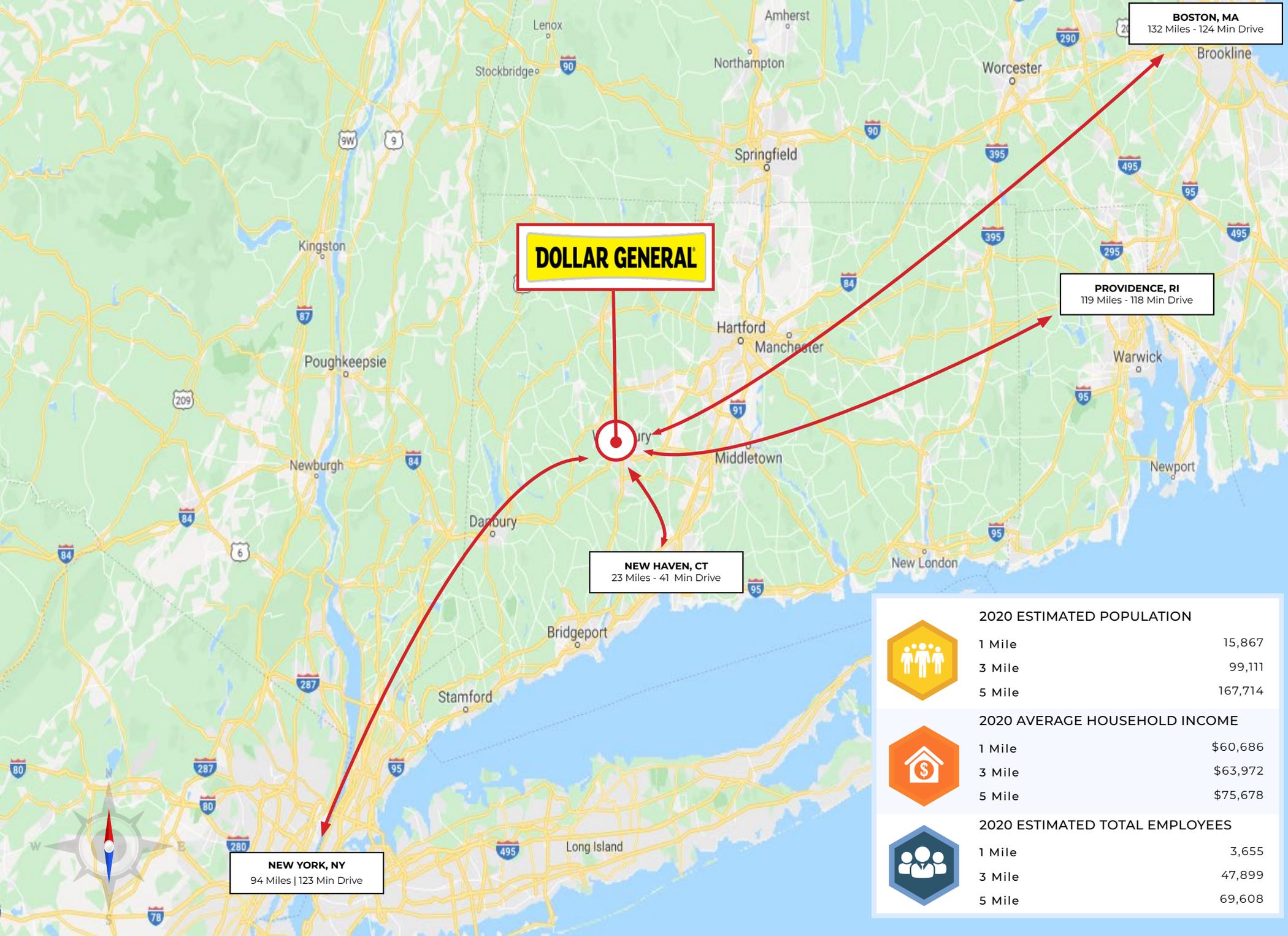
WebsterBank BJ's TEXAS ROADHOUSE

Peoples United Bank CUBESMART self storage

NAPA CVS pharmacy ALDI

STOP&SHOP BURGER KING McDonald's

Mobil SUBWAY T



DOLLAR GENERAL

BOSTON, MA
132 Miles - 124 Min Drive

PROVIDENCE, RI
119 Miles - 118 Min Drive

NEW HAVEN, CT
23 Miles - 41 Min Drive

NEW YORK, NY
94 Miles | 123 Min Drive

2020 ESTIMATED POPULATION		
	1 Mile	15,867
	3 Mile	99,111
	5 Mile	167,714
2020 AVERAGE HOUSEHOLD INCOME		
	1 Mile	\$60,686
	3 Mile	\$63,972
	5 Mile	\$75,678
2020 ESTIMATED TOTAL EMPLOYEES		
	1 Mile	3,655
	3 Mile	47,899
	5 Mile	69,608

AREA OVERVIEW



WATERBURY, CONNECTICUT

The original settlement of Waterbury dates back to 1674 and the city's name is reference to its proximity to the Naugatuck River and its many tributaries which flow through the heart of the city. Like many New England “river and rail” cities and towns, nineteenth-century industrial development created a vibrant local economy, jobs and great wealth, leading to Waterbury’s position as the “Brass Capital of the World” and earning Waterbury the nickname “Brass City.” Like our ancestors before us, Waterbury today is tapping into its creative energy to forge a new future, as we turn back to our creative roots, natural resources and geographic advantages to move forward.

The City’s Naugatuck River Greenway project, which runs along the Naugatuck River and will make pedestrian and bicycling route connections to the Train Station, was recognized in U.S. Secretary of the Interior Ken Salazar’s America’s Great Outdoors as one of the 101 most significant projects in the country. In September 2012 the City in partnership with the Greater Waterbury YMCA hosted Waterbury on Wheels -- a first-time event aimed at promoting bicycle use within the City for recreation, alternative transportation, and physical health. The event celebrated the efforts to build the 44-mile long Naugatuck River Greenway, to raise awareness to the community that streets and roads are available to all kinds of transportation, not just cars, and that City residents need to walk, bike and move.

The sense of neighborhood identity and pride is so important that Waterbury has some of the most active neighborhood associations in the state. Their efforts focus on protecting the small-town character and livability of their communities as they plan neighborhood block parties, concerts and beautification projects. And with over twenty distinct and diverse neighborhoods-- many with their own commercial center, park, school, and sports associations-- there is truly a place for everyone in Waterbury. These well-preserved and diverse neighborhoods are often recognized as one of the city’s greatest assets.

Whether you’re looking to enjoy a Broadway play at the historic Palace Theater, take in an art exhibit at the Mattatuck Museum, travel through time at the Timexpo Museum, or hit the fairway at one of our courses, Waterbury has something for you.

AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	15,867	99,111	167,714
2025 Projected Population	16,799	102,891	169,791
2010 Population	16,402	101,927	172,241
Annual Growth Rate: 2020 to 2025	1.17%	0.76%	0.25%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	6,206	39,676	66,984
2025 Households	6,697	41,927	69,139
2010 Households	6,171	39,281	66,149
Annual Growth Rate: 2020 to 2025	1.58%	1.13%	0.64%
Average Household Size	2.55	2.46	2.47



INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$60,686	\$63,972	\$75,678
Median Household Income	\$41,305	\$51,248	\$61,138
Per Capita Income	\$23,782	\$25,788	\$30,382



HOUSING	1 MILE	3 MILE	5 MILE
2020 Housing Units	6,206	39,676	66,984
2020 Owner-Occupied Units	2,607	19,250	38,190
2020 Renter Occupied Housing Units	3,599	20,426	28,794



PLACE OF WORK	1 MILE	3 MILE	5 MILE
2020 Businesses	518	5,022	7,838
2020 Employees	3,655	47,899	69,608

TENANT OVERVIEW

DOLLAR GENERAL®



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$49 Billion



FORTUNE 500
#112



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
17,000



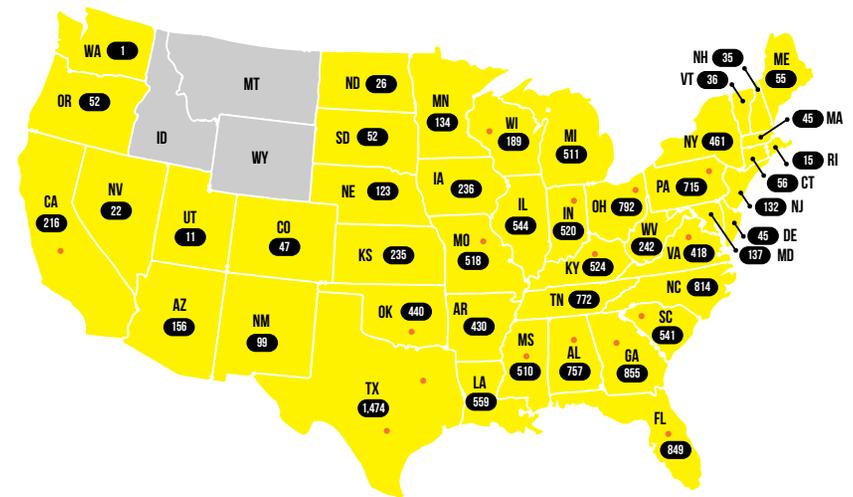
NO. EMPLOYEES
157,000

ABOUT

Dollar General Corporation has been delivering value to shoppers for 80 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 17,000 stores in 46 states as of November 14, 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

17,000 STORES | IN 46 STATES | AS OF 11/14/2020

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 100 Piedmont Street, Waterbury, CT 06706 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.



SCHUCHERT
RETAIL GROUP

DOLLAR GENERAL

100

Order in the DG App.
Pick up in store.
DGPICKUP

**EXCLUSIVELY
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