

BRAND NEW SINGLE-TENANT NNN INVESTMENT

779 WOLCOTT ST, WATERBURY, CT 06705

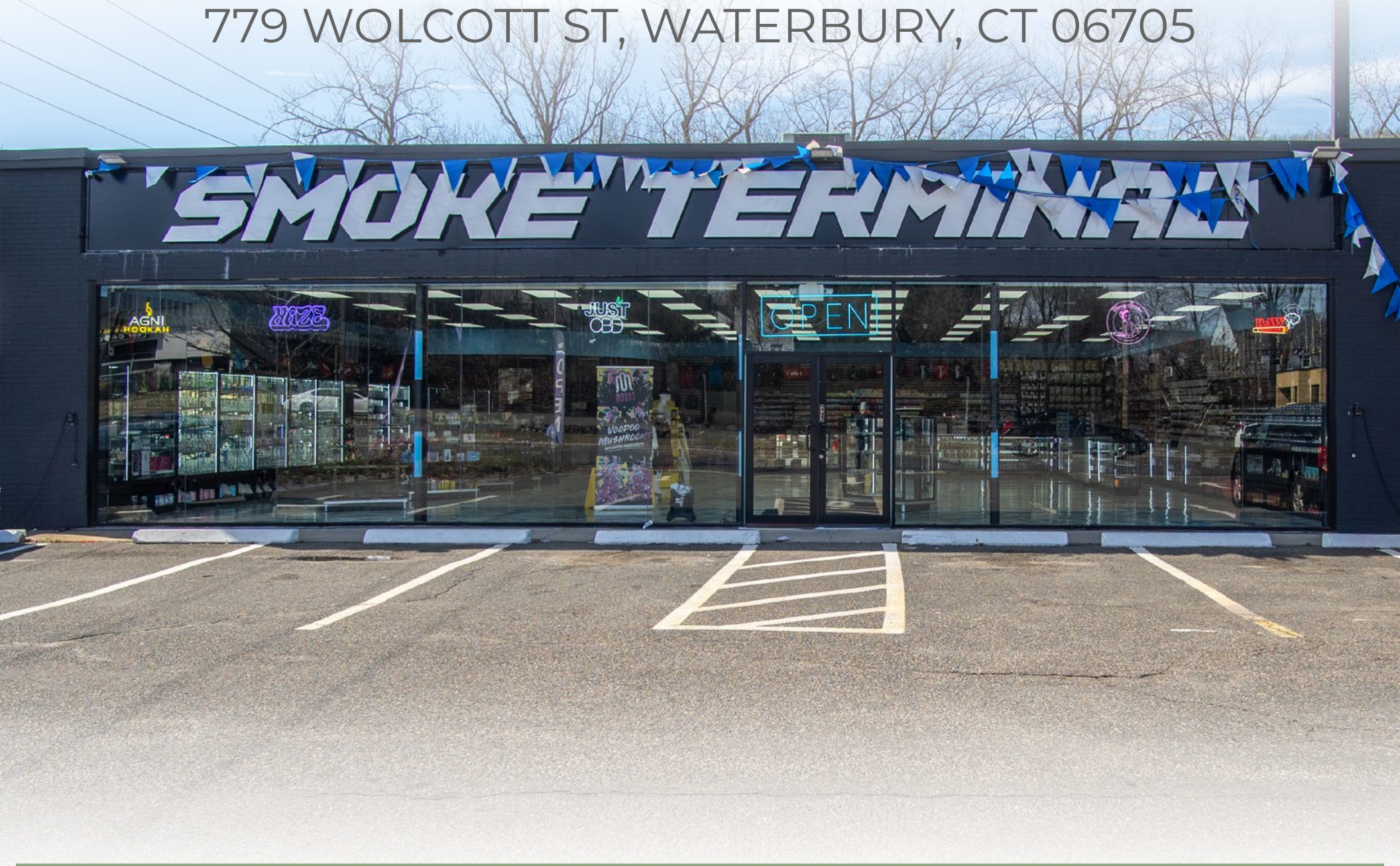




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INVESTMENT HIGHLIGHTS

- **10-Year Brand New NNN Lease – 2023 Remodel** – Rare New England Location on Major Retail Corridor
- High Traffic Location – Wolcott St (**23,900 Cars Per Day**) and Adjacent to Interstate-84 (**128,700 Cars Per Day**)
- **Fee Simple (Land & Building) – True Coupon Clipper Investment** – Long-Term Lease – One 10-Year Option
- **Strong, Fixed Annual 2% Rental Escalations Throughout Primary Term and Option** – Effective Inflation Hedge
- Waterbury, CT – **Strategically Located – Steady Population Growth** – Accessible to New York (77 miles), Hartford (33 miles), New Haven (23 miles)
- Incredible Demographics – **102,580 Population within 3-Mile Radius** – Stable Cash Flow from Emerging Sector
- Nearby National Retailers include Walmart, Stop & Shop, ShopRite, Harbor Freight Tools, Planet Fitness, McDonald's, Taco Bell, KFC, Burger King, Dunkin', Firestone, Meineke, and Others
- **Pride of Ownership** – Delivered Free & Clear of Debt – Long-Term Rental Growth



BUILDING SIZE
4,980 SF

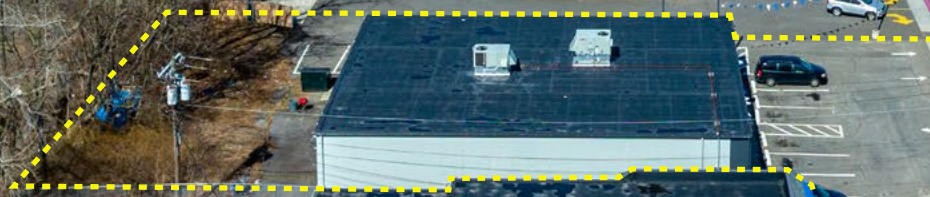
LAND SIZE
0.41 ACRES



(23,900 Cars Per Day)



WOLCOTT STREET



LEASE ABSTRACT

Annual Rent	\$68,575
Operating Expenses	
Taxes	Net
Insurance	Net
CAM	Net
HVAC & Premises Repairs & Maintenance	Tenant Responsibility
Roof Maintenance	Tenant Responsibility
Roof Repairs*	Landlord Responsibility
*features Roof Warranty	
NET OPERATING INCOME	\$68,575



OFFERING SUMMARY

Price	\$914,333
Price / Sq. Ft.	\$184
Cap Rate	7.50%

RENT ROLL

TENANT	Smoke Outlet Of Waterbury Llc (Personal Guaranty)
Lease Type	10-Year NNN
Square Footage	4,980
Rent Commencement	May 1, 2023
Lease Expiration	April 30, 2033
Current Annual Rent	\$68,575
Annual Rent PSF	\$13.77
Rental Escalations	2% Annual Increases
Adjusted Annual Rent	May 1, 2026 - April 30, 2027: \$71,363 (7.43% Cap) May 1, 2027 - April 30, 2028: \$72,757 (7.58% Cap) May 1, 2028 - April 30, 2029: \$74,251 (7.73% Cap) May 1, 2029 - April 30, 2030: \$75,696 (7.89% Cap) May 1, 2030 - April 30, 2031: \$77,239 (8.05% Cap) May 1, 2031 - April 30, 2032: \$78,783 (8.21% Cap) May 1, 2032 - April 30, 2033: \$80,327 (8.37% Cap)
Option Periods	One 10-Year Option 2% Annual Increases May 1, 2033 - April 30, 2034: \$81,921 (8.52% Cap) May 1, 2034 - April 30, 2035: \$83,564 (8.70% Cap) May 1, 2035 - April 30, 2036: \$85,207 (8.88% Cap) May 1, 2036 - April 30, 2037: \$86,950 (9.06% Cap) May 1, 2037 - April 30, 2038: \$88,693 (9.24% Cap) May 1, 2038 - April 30, 2039: \$90,436 (9.42% Cap) May 1, 2039 - April 30, 2040: \$92,279 (9.61% Cap) May 1, 2040 - April 30, 2041: \$94,122 (9.80% Cap) May 1, 2041 - April 30, 2042: \$95,964 (10.00% Cap) May 1, 2042 - April 30, 2043: \$97,906 (10.20% Cap)



DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **18,150**

Households: **6,825**

Daytime Population: **10,921**

Median Age: **34.0**



Average Household Income: **\$62,324**

Median Household Income: **\$48,528**

3 MILE RADIUS:



Total Population: **103,483**

Households: **39,288**

Daytime Population: **74,084**

Median Age: **36.2**



Average Household Income: **\$83,614**

Median Household Income: **\$63,331**

5 MILE RADIUS:



Total Population: **160,797**

Households: **61,209**

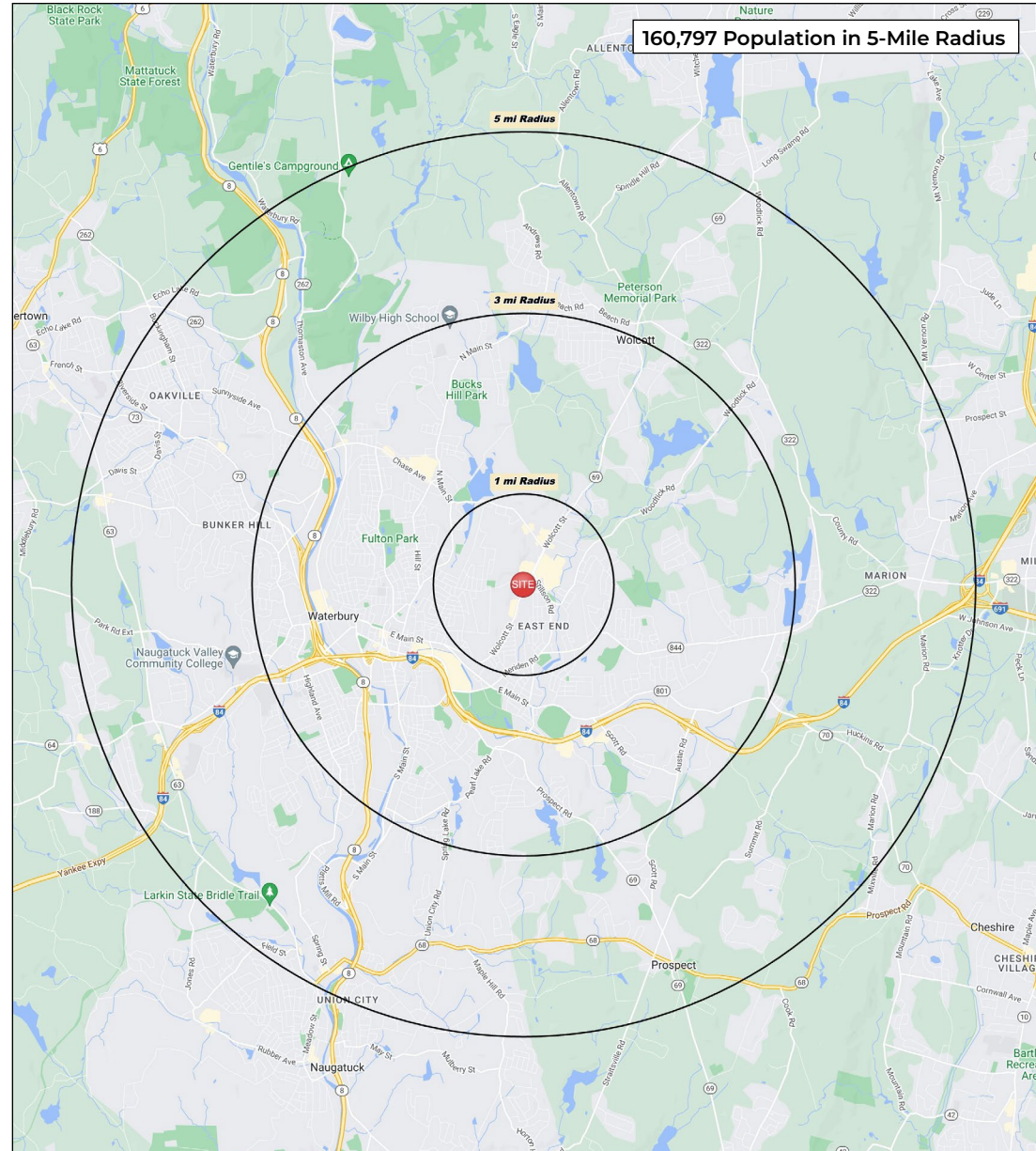
Daytime Population: **111,046**

Median Age: **37.7**

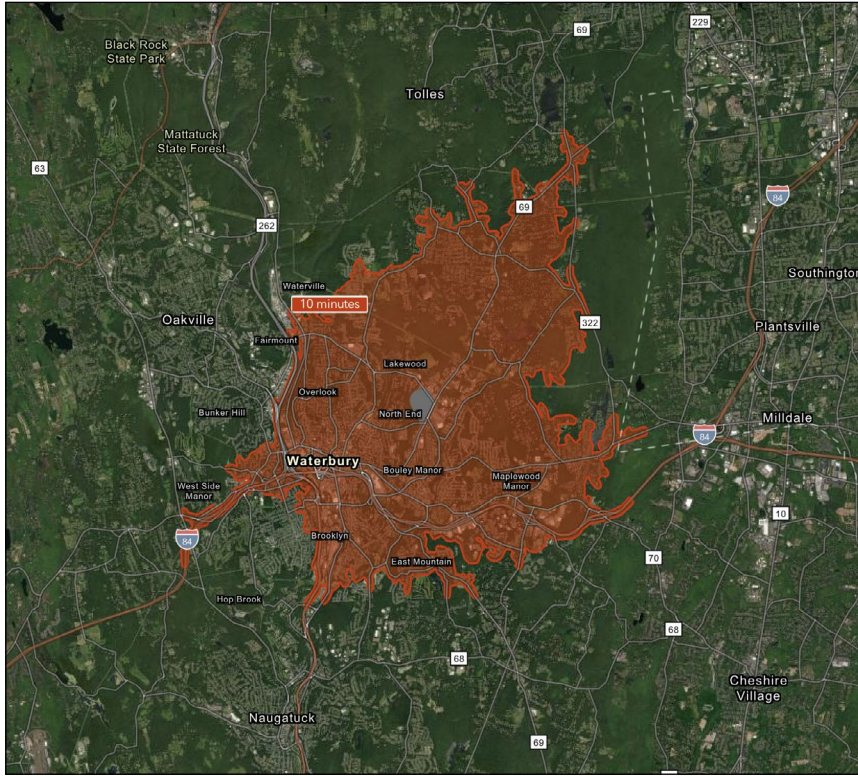


Average Household Income: **\$100,823**

Median Household Income: **\$75,709**



DEMOGRAPHICS - 10 MINUTE DRIVE TIME



KEY FACTS

94,474

Population

37.0

Median Age

\$48,205

Median Household Income

89,154

Daytime Population

TAPESTRY SEGMENTS

Front Porches

12,424 households

Socioeconomic Traits

Composed of a blue-collar workforce with a strong labor force participation rate.

Household Types

Young families w/ children, single parent families, singles living alone.

Typical Housing

Single Family; Multi-units

Fresh Ambitions

9,045 households

Socioeconomic Traits

Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.

Household Types

More single-parent than married-couple families.

Typical Housing

Multi-unit Rentals; Single Family

Parks & Rec

3,493 households

Socioeconomic Traits

More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.

Household Types

Married couples, approaching retirement age.

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$601,261,431

EDUCATION

Bachelor's Degree or Higher



20%

OWNER OCCUPIED HOME VALUE

Average



\$248,172

ANNUAL HOUSEHOLD SPENDING

\$2,543

Eating Out

\$1,558

Apparel & Services

\$4,793

Groceries

\$183

Computer & Hardware

\$4,654

Health Care

SMOKE TERMINAL

- Lot Area: 0.41 AC
- Parcel Number: WBRY M:0241 B:0563 L:0002
- Year Built: 1980 / Year Renovated: 2023



CITY OVERVIEW

Waterbury, CT

Location Advantage:

Waterbury's strategic location positions it as a key hub between major metropolitan areas, including New York City and Boston. With easy access to Interstate 84 and the Metro-North Railroad, the city offers unparalleled connectivity for businesses seeking logistical advantages and regional market access.

Economic Revitalization:

Waterbury is undergoing a revitalization phase, driven by strategic initiatives, public-private partnerships, and infrastructure investments. Downtown redevelopment projects, brownfield remediation efforts, and tax incentives for commercial developments are spurring investment activity and fostering a conducive environment for growth.

Growth Potential:

With a growing population, a diversified economy, and increasing demand for commercial space, Waterbury offers significant growth potential for investors. Home to home to Post University and the regional campuses of the University of Connecticut, University of Bridgeport, Western Connecticut State University as well as Naugatuck Valley Community College; the city's status as a regional healthcare and educational hub further enhances its attractiveness for businesses and institutions seeking to establish a presence in the area.





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