



DOLLAR GENERAL

161 RAFFIA RD ENFIELD, CT 06082





Gregory Fitzgerald

Net Lease Advisor
(678) 500-9558
greg@tri-oak.com

Phil Hontzas

Net Lease Advisor
(470) 443-9405
phil@tri-oak.com

Brian Brockman

License #:REB.0792373
Bang Realty-New England Inc
bor@bangrealty.com
513-898-1551

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CONFIDENTIALITY AGREEMENT

This Offering Memorandum is confidential and is intended solely for your limited use in assessing your interest in acquiring the Subject Property. It includes selected information about the Property but does not represent the complete state of affairs of Tri-Oak Consulting Group (“the Owner”) or the Property. This document is not comprehensive and may not contain all the details prospective investors require to evaluate a real estate purchase. All financial projections and information provided are for general reference only, based on assumptions about the economy, market conditions, competition, and other factors outside the Owner's or Tri-Oak Consulting Group's control. As such, these projections and assumptions are subject to significant changes. Measurements, such as acreages and square footages, are approximations. Further information and the opportunity to inspect the Property will be available to qualified interested buyers. Neither the Owner nor Tri-Oak Consulting Group, nor their directors, officers, affiliates, or representatives, make any express or implied representations or warranties regarding the accuracy or completeness of this Offering Memorandum or its contents. No legal obligations arise from your receipt of this document or its use; you should rely solely on your own investigations and inspections when considering a potential purchase. The Owner reserves the right to reject any or all expressions of interest or purchase offers and may terminate discussions with any party at any time, with or without notice, following the review of this Offering Memorandum. No legal commitment exists until a written purchase agreement has been fully executed, delivered, and approved by the Owner, with all conditions met or waived. By receiving this Offering Memorandum, you agree to treat its contents as confidential and not disclose it to any third party without prior written consent from the Owner or Tri-Oak Consulting Group. You also agree not to use this document in any way that could harm the interests of the Owner or Tri-Oak Consulting Group. Certain documents, such as leases, are summarized within this Offering Memorandum. These summaries do not claim to be complete or necessarily accurate representations of the full agreements. Interested parties are encouraged to independently review all summaries and related documents without relying solely on this Offering Memorandum.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.

Disclaimer: The information in this Offering Memorandum is obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified and will not verify any of this information. Potential buyers are advised to take necessary steps to verify all details during the due diligence period.



- **Newer Construction** - This site was built in 2024
- **Long Term Lease** - 13.5 Years Remaining
- **Absolute NNN Lease** - No Landlord Responsibilities
- **Investment Grade Tenant** - Corporate Guarantee (S&P Rating: BBB)
- **Excellent Surrounding Demographics** - 68,325 Residents with an AVG HHI of \$121,356 within 5-miles
- **Well Located Site** - Proximate to an International Airport
- **Large Parcel** - 2.28 Acre parcel
- **Strong Expanding Company** - Dollar General secured the 108th spot on the Fortune 500 list and earned a place on Fortune's roster of the World's Most Admired Companies for 2023. Its annual net sales surpassed \$37.8 Billion

5 | OFFERING SUMMARY

LIST PRICE:	\$2,724,480
CAP RATE:	6.25%

NOI:	\$170,280
LEASE START:	07/01/2024
LEASE END:	07/01/2039
TERM REMAINING:	13.5 Years
OPTIONS:	Four, 5-Year Options
INCREASES:	10% In Each Option
BUILDING SIZE:	10,640 Square Feet
LOT SIZE:	2.28 Acres
YEAR BUILT:	2024
LEASE TYPE:	Absolute NNN
GUARANTOR:	Corporate
TENANCY:	Single-Tenant
OWNERSHIP:	Fee Simple



LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
YEARS 1 - 15	\$170,280	--	6.25%
OPTION 1	\$187,308	10.00%	6.88%
OPTION 2	\$206,039	10.00%	7.56%
OPTION 3	\$226,643	10.00%	8.32%
OPTION 4	\$249,307	10.00%	9.15%



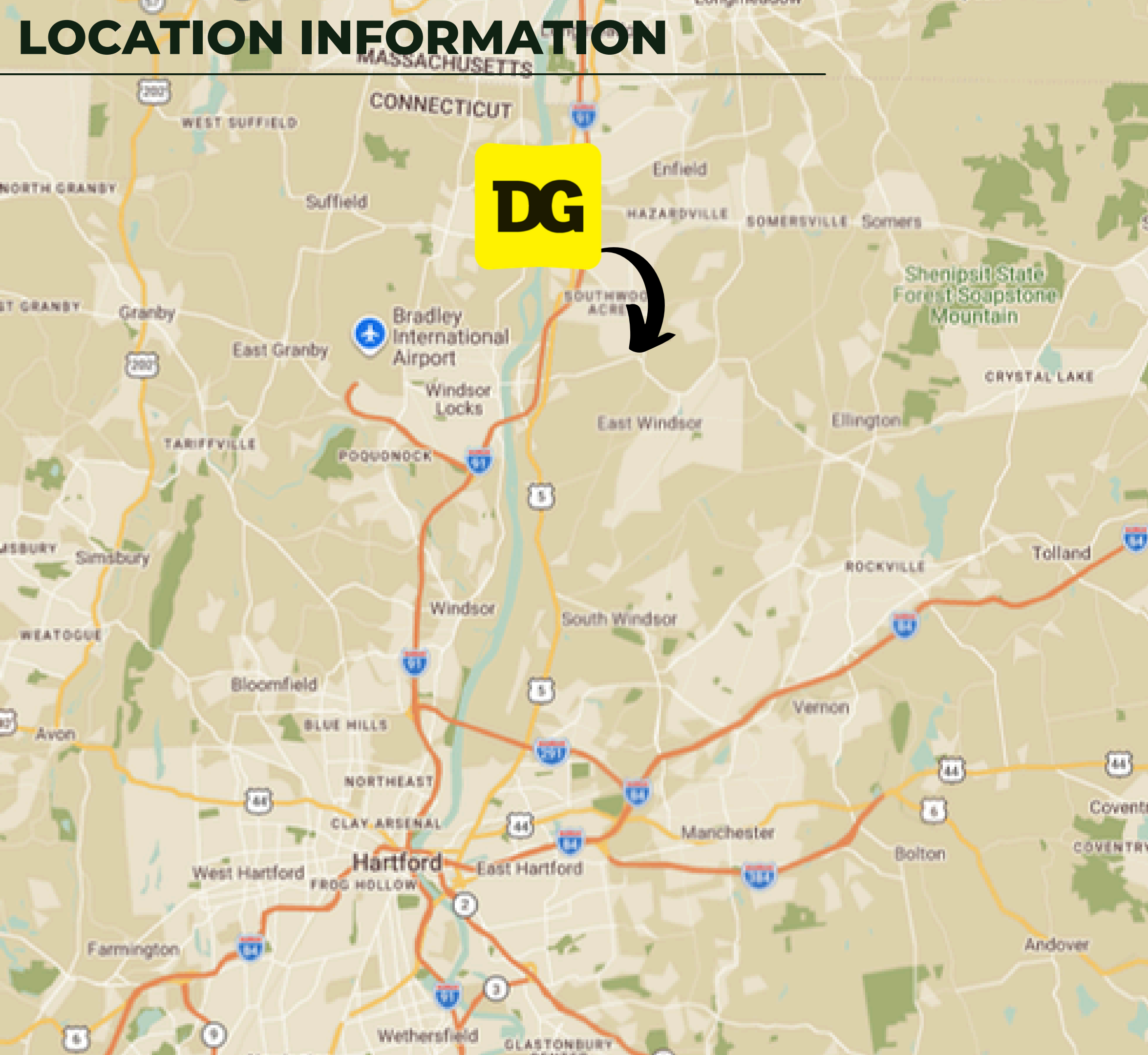




Company:	Dollar General Corporation
Year Founded:	1939
Locations:	19,986+
Annual Sales (2023):	\$38.7 Billion
Website:	www.dollargeneral.com
Headquarters:	Goodlettsville, TN
Guarantor:	Corporate

Dollar General Corporation has been delivering value to shoppers for more than 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 19,104 stores in 47 states as of February 3, 2023. 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. Learn more about Dollar General at www.dollargeneral.com.

LOCATION INFORMATION



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2025 Population	5,477	24,153	68,325
2030 Projection	5,344	23,861	67,555
Annual Growth 2020-2025	-0.48%	-0.03%	-0.17%
Annual Growth 2025-2030	0.44%	-0.24%	-0.23%
HOUSEHOLDS			
2025 Households	2,317	10,534	28,163
2030 Projection	2,294	10,568	28,227
INCOME			
AVG. Household Income	\$126,579	\$120,441	\$121,356



7,000+ VPD
along Raffia Rd

Logos in this area:

- Canes** (Raising the Bar Chicken Fingers)
- Costco Wholesale**
- Dick's Sporting Goods**
- Five Guys**
- Wendy's**
- Target**
- Starbucks Coffee**
- The Home Depot**
- Kohl's**
- Buffalo Wild Wings**
- Panera Bread**
- Burger King**
- Dunkin'**

Logos in this area:

- McDonald's**
- Walgreens**
- Friendly's**
- Popeyes**
- Firestone**

Logos in this area:

- Staples**
- Chipotle Mexican Grill**
- Dunkin'**
- Taco Bell**
- ShopRite**
- Chick-fil-A**
- Olive Garden Italian Kitchen**
- Longhorn Steakhouse**
- Verizon**
- CVS**
- Moe's Southwest Grill**
- TJ Maxx**
- Chase**
- Red Robin Gourmet Burgers and Brews**

JFK Middle School

**SUBJECT
PROPERTY**

Grassmere Country Club

Royce Memorial Park

Logos in this area:

- Walmart Supercentre**
- Big Y**
- Cracker Barrel Old Country Store**

Bradley International airport

11 | LOCATION OVERVIEW - Enfield, CT



Enfield, Connecticut is a suburban town located in Hartford County along the Connecticut River, just south of the Massachusetts border. With a population of around 40,000, Enfield blends small-town character with convenient access to larger cities like Hartford and Springfield. The town has a rich history dating back to the 17th century and played a role in early American industry, particularly in gunpowder production and textiles. Today, Enfield is known for its residential neighborhoods, parks, and community-oriented atmosphere, making it an attractive place for families and commuters alike.

The local economy in Enfield is driven by a mix of retail, manufacturing, healthcare, and logistics. The town is home to major distribution centers and benefits from its strategic location near Interstate 91, which supports transportation and warehousing industries. Retail is another key contributor, anchored by shopping areas like Enfield Square and surrounding commercial corridors. Additionally, healthcare services and light manufacturing provide steady employment, while proximity to larger economic hubs allows residents to participate in broader regional job markets.



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