

Sample NNN Properties for sale from OnlyNNN.com - 800-841-5033.

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Information below is computer generated. Please pardon the typos.

## 1 Windsor, CT 06095



Price	\$3,357,895
Building Size	4,650 SF
Cap Rate	4.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

- 20 Year Ground Lease Requires No Landlord Responsibilities- Newer 4,650 SF Building on 1.56 Acres | 167 Feet of Frontage on Kennedy Road- Eight (8), Five Year Options with Increases Throughout Initial Term & Options.

## 2 Guilford (New Haven), CT 06437



Price	\$6,740,052
Building Size	14,259 SF
Cap Rate	5.70%
Property Sub-type	Anchor
Status	Active

Property Notes

### Property Description

The subject property is a 14,259 square foot building located in Guilford (New Haven), CT. Walgreen's has signed a corporate backed 75 year absolute net lease which commenced in 2005.

## 3 Waterbury, CT 06706



Price	\$1,992,800
Building Size	9,100 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Dollar General located in downtown Waterbury, CT. The building is brand new, ground up construction with a rent commencement in November 2015. The building is 9,100 +/- sf on 1.80 acres of land. The property is located between Interstate 84 and Route 8, at the intersection of Piedmont Street and Baldwin Street. The Brass Mills Center is a 5 minute drive to the northwest of the property, and includes such major retailers as Burlington Coat Factory, JCPenney, Macy's, Sears, TJ Maxx, and Toys R Us. Retailers in the immediate area include Sunoco and 7-Eleven.

## 4 East Lyme, CT 06333



Price	\$2,600,000
Building Size	1,507 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

NNN leased Starbucks. Corporate Guaranty. Freestanding built to suit.

## 5 New London, CT 06320



Price	\$8,820,000
Building Size	14,206 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

14,206 square foot structure on a 1.47 acre lot, and is currently on a triple net lease with Walgreen's. The property sits at the signalized corner of Bank Street and Shaw Street, and contains 1 point of ingress/egress on Bank Street and 2 on Shaw Street. Walgreen's has 18 years left on the base term at this location, with the ability to renew the lease for up to 50 years thereafter. The subject is the only Walgreen's in New London and benefits from its location in a strong retail corridor along Bank Street, which provides exposure to over 20,000 vehicles daily. Area retail includes Family Dollar, CVS, Western Union, Harley Davidson, Domino's, Firestone, Rite Aid, 7-Eleven, Dunkin Donuts, USPS, Citizens Bank, along with a multitude of local tenants. Located further down Bank Street (which turns into Boston Post Road) is a Super Stop and Shop, and a Benny's (mid-sized North East operator, similar to Walmart concept) and Planet Fitness anchored center. The property is also a few blocks away from New London's Waterfront District, an eclectic epicenter of art, music and culture.

## 6 Clinton, CT 06413



Price	\$6,272,727
Building Size	13,650 SF
Cap Rate	5.50%
Property Sub-type	Retail Pad
Status	Active

Property Notes

### Property Description

Fee simple freestanding Walgreen's located in Clinton, Connecticut. The subject property has over 14 years remaining on the long term NNN lease, which includes rent increases during the (10) five year options. The lease also provides 2.75 to 3.57 percent increases every ten years after the 25th year and includes the option periods, making this an attractive investment for its mix of stability and long term growth. The property is 13,650 square feet with a drive thru that sits along Route 1 with excellent exposure and a daily traffic count of over 14,000 vehicles per day. The property is near Exit 64 on I-95.



Price	\$10,767,857
Building Size	14,300 SF
Cap Rate	4.90%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

The Subject Property is 14,300 SF of prime retail space situated on over 1.74 acres. It is currently under-construction and the rent commences in May 2015. The initial term is 20 Years with 11, 5-Year Options and is Absolute NNN with Zero Landlord Responsibilities. The Property is located at the NEC of Jennings Road & U.S. Highway 1 in Fairfield, CT. Fairfield is a charming, thriving town featuring five miles of shoreline on the Long Island Sound. Fairfield has more than 59,000 residents but maintains a small-town feeling--diverse neighborhoods with their own character and flair, top-notch neighborhood-based schools, and many active civic associations. Beaches, marinas, parks, open space, and plenty of shopping and fine dining, all within 50 miles of New York City, make Fairfield a top community in the Northeast. The town is on the shore of the Long Island Sound. Fairfield has a total area of 31.3 square miles, of which 30 square miles is land and 1.3 square miles, or 4.15%, is water.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.