



FOR SALE

**FAMILY DOLLAR NN LEASE
NEW HAVEN, CONNECTICUT**

Location:	1168 Whalley Avenue New Haven, CT 06515 – Westville Section There are 49,855 people in the two mile radius. The site is a block from a new CVS and 3 miles from Yale University.
Tenant:	Family Dollar is a subsidiary of Dollar Tree (NYSE: DLTR), a Fortune 500 Company, which operates more than 13,600 stores across 48 states and five Canadian provinces.
Corporate Guarantee:	Yes
Building Size:	9,843 SF
Land Size:	29,872 SF
Parking:	25 spaces
Year Built:	Original building built 1960 Parking lot surface and drainage system replaced 2018 Roof, HVAC and electric service replaced 2018 Building and site comply with ADA and all applicable state and federal building codes.
Lease Commencement:	August 1, 2018 (Estimated)
Lease Expiration:	June 30, 2028
Options:	Four (4) 5-year options Option 1 – \$140,800 Option 3 – \$155,232 Option 2 - \$147,840 Option 4 - \$162,993
Rent: Years 1-10	\$133,000 per annum
Expenses:	NN Lease – Landlord Responsible for roof and structure
Price:	\$2,100,000
Cap Rate:	6.35%
Contact:	George Lee