



Actual location – November 2020



- Brand New Construction: New 10-year leases
- Attractive Rent Escalations
- Ideally positioned at a signalized intersection with traffic counts of ~30,000 VPD
- Less than 2-miles from primary east coast US Naval Base
- Groton home to General Dynamics Electric Boat Corporation, which is the major contractor for submarine work for the US Navy
- Demographics: 5-mile: ~85,000 people with ~\$80k avg household income



258 RT-12 Groton, CT

Price:
\$3,485,000



Cap:
5.00%



NOI:
\$174,250



Daniel de Sa'

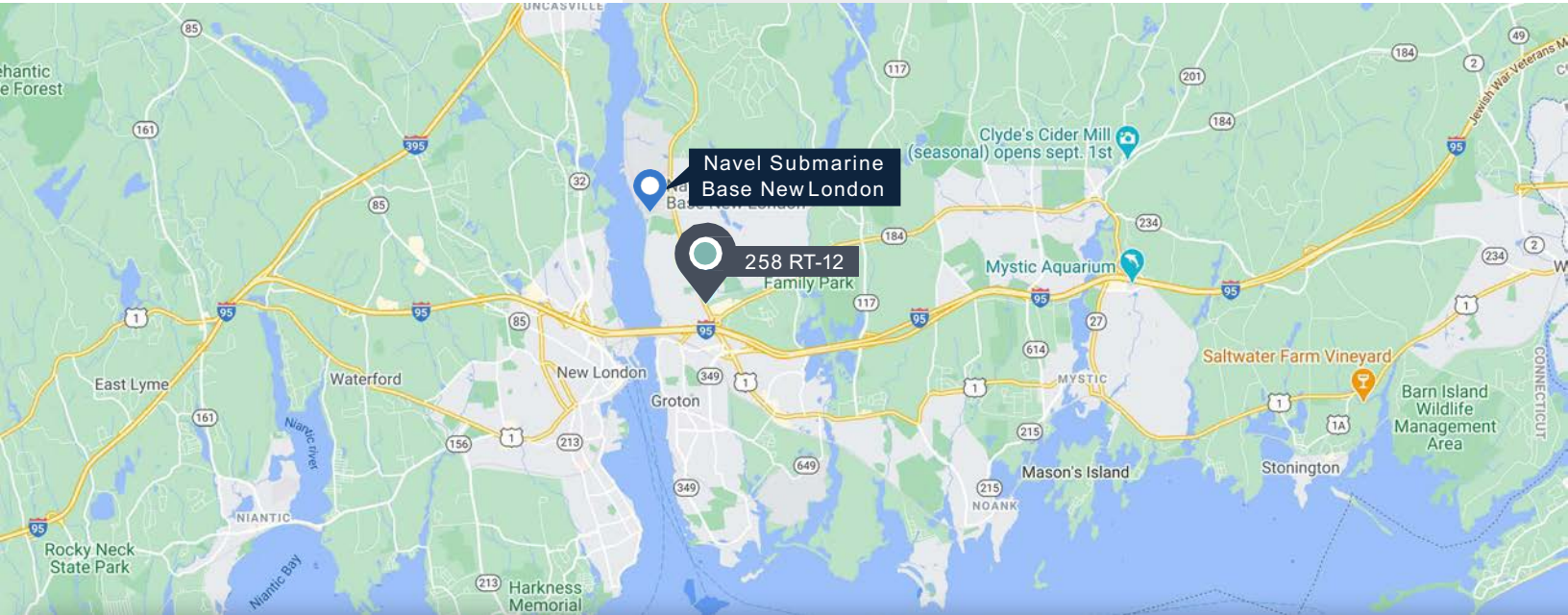
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52 Vanderbilt Ave
Suite #2014
New York, NY 10017
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Chipotle Mexican Grill

Jersey Mike's Subs



INVESTMENT OVERVIEW:

HMX Realty Advisors is pleased to present for sale this newly constructed, two-tenant building leased to Chipotle and Jersey Mike's Subs. The building is 3,830 sf in total on 1.11 acres of land. Chipotle occupies 2,430 sf with a drive-thru lane and Jersey Mike's occupies 1,400 sf. The building has excellent visibility, sits at a corner, signalized intersection and has traffic counts of ~30,000+ cars per day on Rt-12. The property is surrounded by national tenants including Walmart, Stop & Shop, Kohls, Taco Bell, Advance Auto as well as a Holiday Inn, and Day's Inn among others. The on/off ramps for I-95 are very close by as well.

Less than 2-miles from the property is the Naval Submarine Base New London which is the United States Navy's primary East Coast submarine base, also known as the "Home of the Submarine Force". It is located in Groton, directly across the Thames River from its namesake city of New London. The main base occupies more than 687 acres plus over 530 acres of family housing. It also supports more than 70 tenant commands, including Naval Submarine School (NAVSUBSCOL), Naval Submarine Support Facility (NSSF), three Submarine Squadron staffs, and the housing and support facilities for more than 21,000 civilian workers, active-duty service members, and their families.

Also headquartered in Groton is General Dynamics Electric Boat Corporation, which is the major contractor for submarine work for the US Navy. General Dynamics was recently awarded nearly \$10 billion in contracts by the US Navy for the design and construction of vessels for the Navy. In turn, General Dynamics is investing \$1.8 billion in capital expenditures to construct and expand its facilities.

Also located in Groton is the pharmaceutical company Pfizer's largest research and development site. The Avery Point section of Groton is home to a regional campus of the University of Connecticut.

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LEASE SUMMARY:

Tenant	Chipotle
Rent Commencement	September 4 th , 2020
Original Lease Term	10 Years
NOI	\$133,650
Rent Escalation	10% every 5 years
Renewal Option	Four (5) Yr

Lease Type

Net lease. Landlord is responsible for the roof and structure. Chipotle fully reimburses landlord for its proportionate share of expenses plus a 5% administrative fee



Chipotle Mexican Grill, Inc (NYSE: CMG)

Chipotle Mexican Grill, Inc., together with its subsidiaries, operates Chipotle Mexican Grill restaurants. As of December 31, 2019, it operated 2,580 restaurants in the US; 39 international Chipotle restaurants; and 3 non-Chipotle restaurants. The company was founded in 1993 and is headquartered in Newport Beach, CA. 2019 revenue was \$5.586 billion with net income of \$350 million.

INVESTMENT SUMMARY

Address	258 RT 12 Groton, CT
Cap Rate	5.00%
Price	\$3,485,000
Total NOI	\$174,250
Building Size	3,830SF
Land Size	1.11 ac



Aerial Video

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LEASE SUMMARY:

Tenant*	Jersey Mike's
Rent Commencement	August 19 th , 2020
Original Lease Term	10 Years
NOI	\$40,600
Rent Escalation	10% after 5 th Yr
Renewal Option	One (5) Yr

Lease Type
 Net lease. Landlord is responsible for the roof and structure.
 Jersey Mike's fully reimburses landlord for its proportionate share of expenses plus a 10% administrative fee



Jersey Mike's Subs is an American submarine sandwich chain headquartered in Wall Township, NJ. The Jersey Mike's franchise has over 2,000 locations. The original Jersey Mike's store opened in 1956, and each Jersey Mike's Subs serves submarine sandwiches made to order, slicing the meats and cheeses as needed.

*franchisee. Contact broker for additional information

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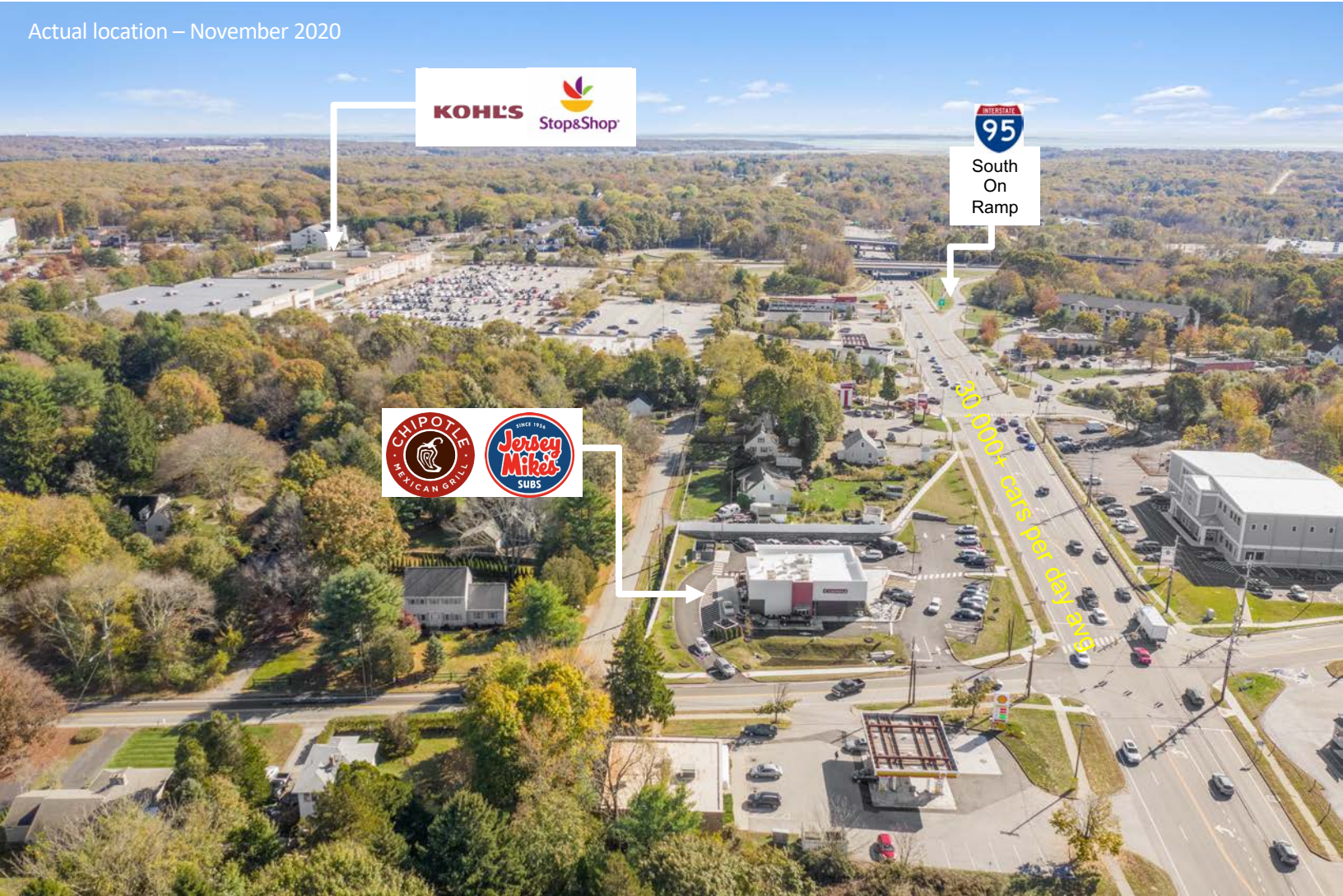
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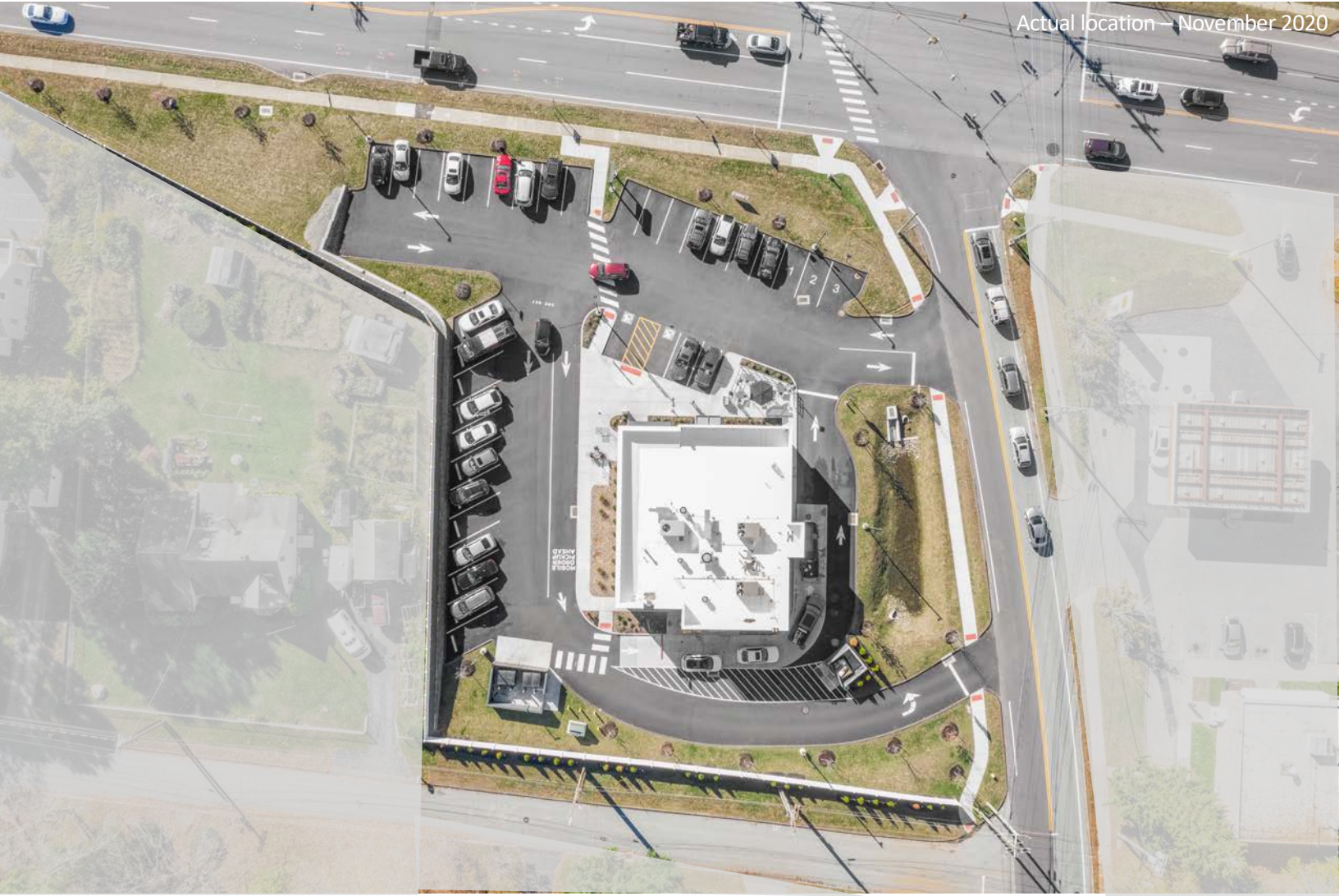
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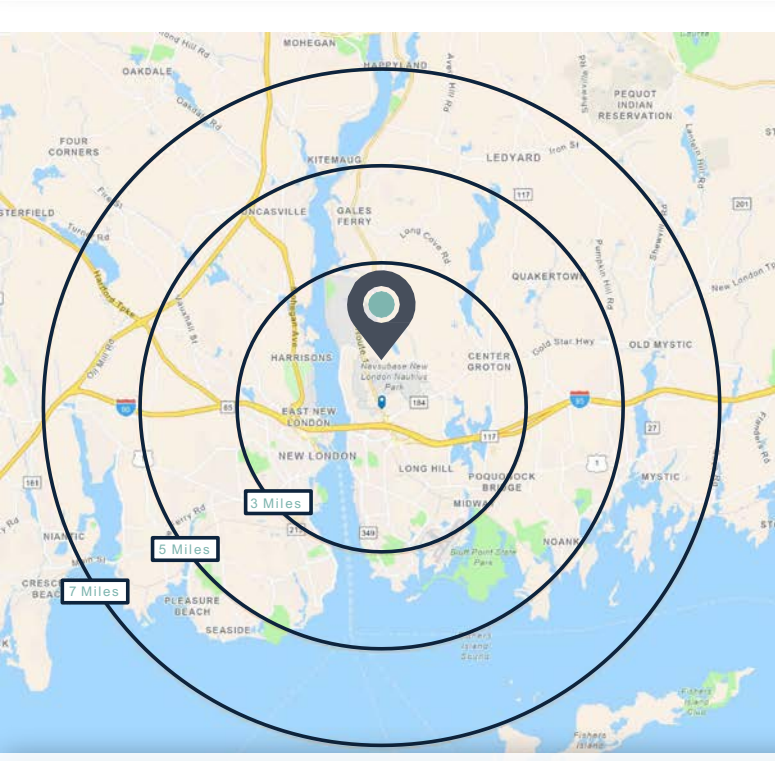
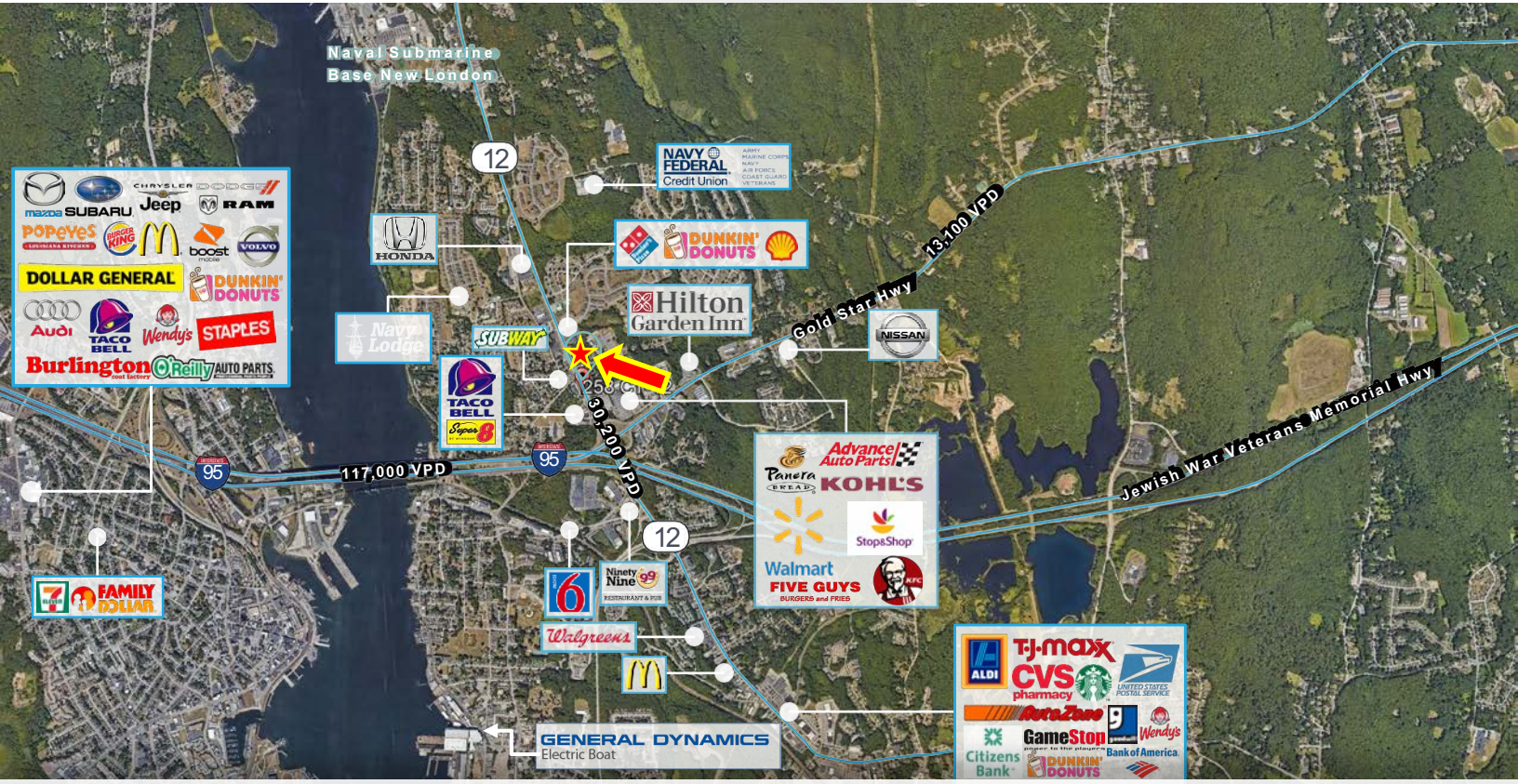
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2020 Summary	3 mile s	5 mile s	7 mile s
Population	50,288	84,710	111,394
Households	19,037	33,317	44,226
Families	10,657	19,715	26,725
Average Household Size	2.34	2.34	2.33
Owner Occupied Housing Units	6,855	17,596	25,879
Renter Occupied Housing Units	12,182	15,721	18,348
Median Age	31.0	36.2	39.0
Median Household Income	\$51,020	\$58,975	\$64,022
Average Household Income	\$64,568	\$79,753	\$87,942
2025 Summary	3 mile s	5 mile s	7 mile s
Population	49,854	83,784	110,381
Households	18,874	32,985	43,904
Families	10,519	19,436	26,419
Average Household Size	2.33	2.34	2.33
Owner Occupied Housing Units	6,840	17,466	25,708
Renter Occupied Housing Units	12,034	15,520	18,196
Median Age	31.6	37.0	39.7
Median Household Income	\$52,469	\$61,334	\$66,999
Average Household Income	\$68,999	\$85,965	\$94,846

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Contact Us

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