

# INVESTMENT OFFERING

DOLLAR GENERAL | VALUE-ADD RETAIL STRIP CENTER  
350 DIVINITY STREET, BRISTOL

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5.5 YEARS REMAINING | LOW PRICE POINT | SIGNIFICANT UPSIDE POTENTIAL







## 350 DIVINITY STREET, BRISTOL

### INVESTMENT OFFERING

Colliers International, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 350 Divinity Street Bristol, CT, a 25,644 square foot Dollar General anchored retail strip center. Dollar General has occupied 10,420 square feet since 2013 and has over five years remaining on its base term. The property sits on 5.70 acres and has entrances on two highly traveled roads, Divinity Street via a lit intersection with Peck Lane, and Route 72 (Park Street). Additionally, there is significant upside potential from +/-15,224 square feet of vacant in-line storefront space.

#### PROPERTY SUMMARY

Address:	350 Divinity Street Bristol, CT 06010
Tenant:	Dollar General
Size:	25,644
Year Renovated:	2013
Percentage Leased:	41%
Site Area:	5.7 acres

**STRONG ANCHOR TENANT** Dollar General (NYSE: DG) boasts an investment grade Moody's Baa2 and S&P BBB credit rating combined with a stable long term outlook. Dollar General is the highest rated credit of the major dollar store brands.

**UPSIDE OPPORTUNITY** 59% vacancy provides an investor with strong upside potential in a national anchored strip center.

**STRONG DEMOGRAPHICS** 350 Divinity Street in Bristol has a population of 49,082 and median household income of \$62,200 within a three mile radius.

**DEVELOPMENT POSSIBILITIES** Situated on 5.7 acres and straddling two busy roads, the site affords the possibility for additional development. The site has been granted a variance to pursue self storage.

#### OFFERING PRICE:

**\$1,050,000**



#### Contact Us

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