



STOP & SHOP GAS STATION
701 Farmington Ave, Bristol, CT 06010

Marcus & Millichap
THE COHEN GROUP

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INVESTMENT SUMMARY

Marcus & Millichap is pleased to present for sale the Stop & Shop Gas Station located at 701 Farmington Ave in Bristol, Connecticut. This location is on an Absolute Net lease with no landlord responsibilities and features 10% rent increases every 5 years. There are 5.5 years remaining on the base term with eight 5-year options to extend. The lease is guaranteed by Stop & Shop's parent company Ahold Delhaize, a credit rated corporate guarantor that generated over \$95 billion in revenue in 2022.

The subject property consists of a 1,968 SF building with 5 pumps on a pad at the front of Bristol Plaza, a community shopping center that includes a Stop & Shop Grocery Store, TJ Maxx, Burlington, Starbucks, Ocean State Job Lot, Dollar Tree, Five Below, and several smaller regional and national tenants. Located on Farmington Ave, which is also known as US Route-6, the site is passed by more than 24,000 vehicles per day. The property is located on a busy retail corridor in a densely populated area with several national tenants surrounding the property, including Walmart, Home Depot, Walgreens, CVS, AutoZone, Firestone, Dunkin, McDonalds and many, many more.

INVESTMENT HIGHLIGHTS

- CREDIT RATED TENANT ON A CORPORATELY BACKED LEASE
- ABSOLUTE NET LEASE WITH ZERO LANDLORD RESPONSIBILITIES
- DENSELY POPULATED AREA, WITH MORE THAN 100,000 RESIDENTS WITHIN 5 MILES OF THE SITE
- INTERNET, PANDEMIC, AND RECESSION-PROOF TENANT
- ASSET QUALIFIES FOR ACCELERATED DEPRECIATION
- PAD TO A GROCERY-ANCHORED SHOPPING CENTER THAT INCLUDES MANY LARGE NATIONAL TENANTS

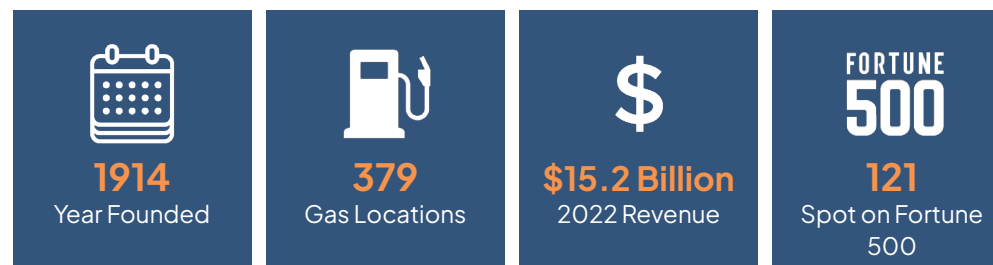
FINANCIAL OVERVIEW

PRICE	\$2,202,200
CAP RATE	7.50%
NET OPERATING INCOME	\$165,165
REMAINING TERM	5.5 Years
LEASE END DATE	03/31/29
OPTIONS	(8) 5-Year Options
LEASE STRUCTURE	Absolute Net
RENT INCREASES	10% Every 5 Years
LEASE GUARANTOR	Corporate, Credit Rated
ROOF & STRUCTURE	Tenant Responsible
GROSS LEASABLE AREA	1,968 SF
LOT SIZE	0.38 AC

TENANT OVERVIEW



Stop & Shop is a regional grocery store chain that began in 1914 as a single location in Somerville, Massachusetts and was opened by the Rabinowitz family. The chain has since grown to 406 locations in the Northeast, with full-sized grocery stores and gas stations. There are 379 gas locations across 5 northeastern states, including 88 in the State of Connecticut. Gas stations are co-located with Stop & Shop grocery stores and are guaranteed by Stop & Shop's parent company, Ahold Delhaize. Ahold acquired Stop & Shop in 1995, and merged with Delhaize in 2016 to create the international supermarket giant Ahold Delhaize, which is a parent company to 21 local brands.



STOP & SHOP

Privately Held



QUINCY, MA

Headquartered



406

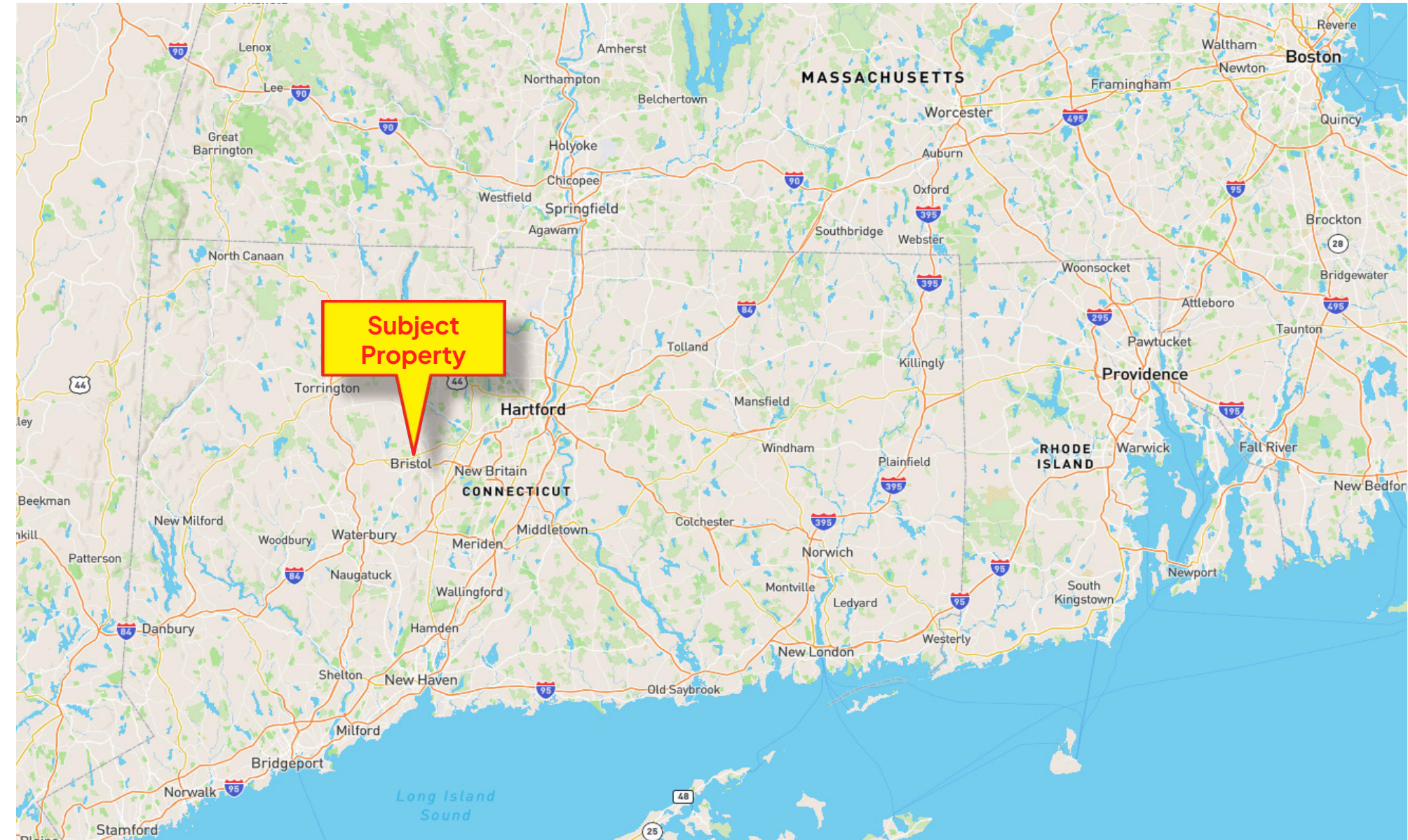
No. of Locations



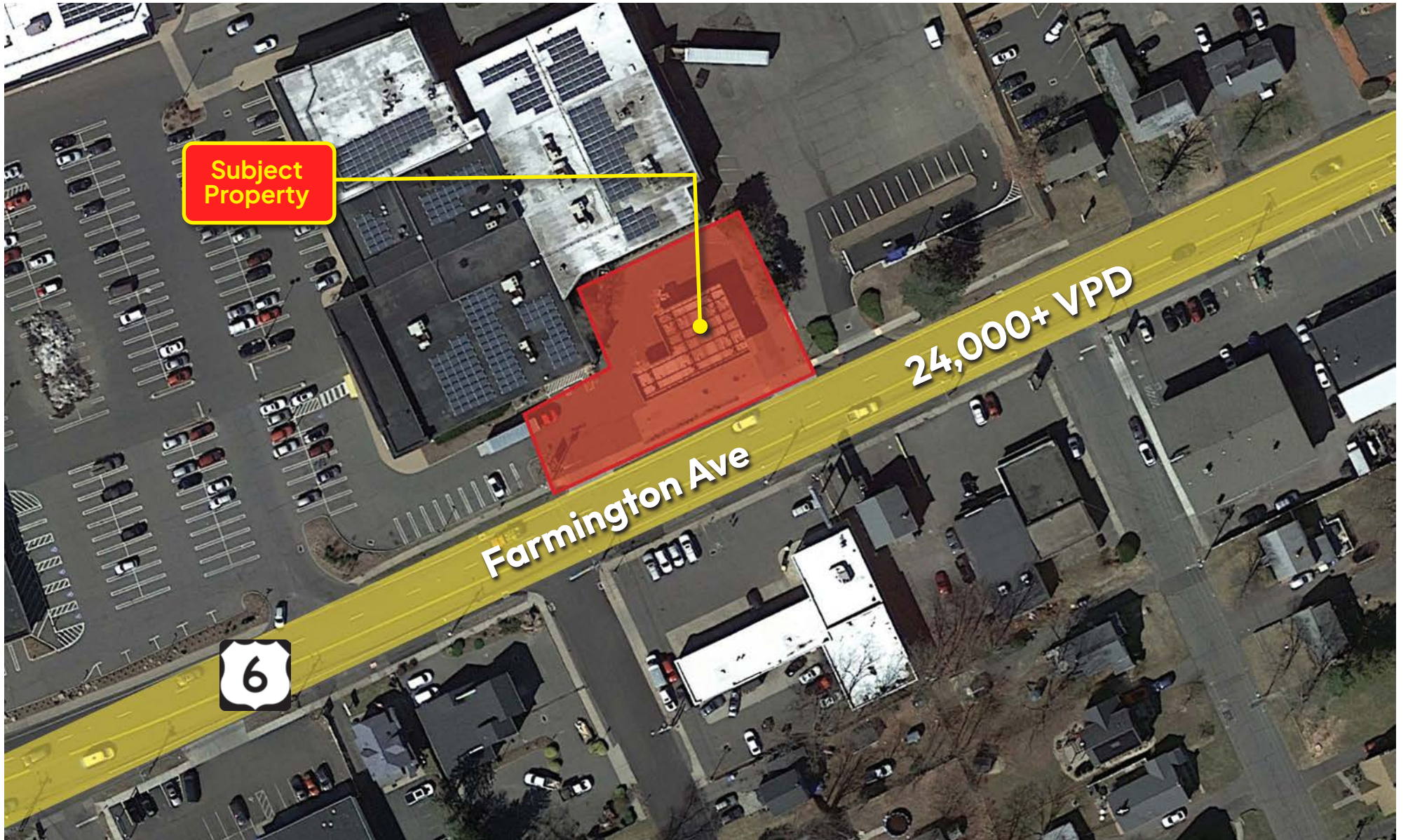
www.stopandshop.com

Website

LOCAL MAP



PARCEL MAP



RETAILER MAP



MARKET OVERVIEW



40.5 Years
Median Age

\$91,130
Average Household Income

60,833
Population

20
Miles from Hartford

BRISTOL

Bristol is a city located in central Connecticut, within Hartford County. It is a suburban city that is located approximately 20 miles from Hartford, which is Connecticut's capital, as well as about 100 miles from both Boston and New York City.

Settled in 1645, Bristol was formerly part of Farmington, CT and was officially incorporated in 1785. Bristol was historically a farming town, with families settling around agricultural land. In the 1700s, Bristol became a hub for clock making, which became the prominent industry in the town for generations to come, and the town is now home to the American Clock & Watch Museum. Bristol was once also known for its chrysanthemum production and is still home to the annual Bristol Mum Festival.

Today, Bristol is home to the ESPN general studios for their production, and the company is the top employer in the city. Lake Compounce, which is the country's oldest continuously operating theme park, is also located in Bristol, and has been attracting visitors for 177 years. Other major companies located in Bristol include, Barnes Group, which is a metal manufacturer, and Otis Elevator Company.

Bristol's proximity to Hartford allows for the city to utilize the region's public bus service, known as the CTtransit system, which provides service to the Greater Hartford area. The city is also highly accessible by vehicle, with US Route-6 traveling through the city, as well as I-84 passing Bristol in the neighboring town of Plainville, CT.

DEMOGRAPHICS

2022 Summary	1 Mile	3 Miles	5 Miles
Population	8,966	63,552	105,304
Households	3,894	27,192	44,709
Household Income			
Median	\$65,194	\$66,950	\$71,660
Average	\$87,367	\$91,890	\$99,133
Per Capita	\$38,127	\$39,456	\$42,208
Housing			
Median Home Value	\$214,629	\$241,887	\$257,707
Employment			
2022 Daytime Population	8,594	58,085	95,461
2022 Unemployment	6.10%	5.02%	4.67%
Average Time Traveled (Minutes)	26	26	26
Educational Attainment			
High School Graduate (12)	37.28%	33.98%	32.33%
Some College (13-15)	18.32%	18.95%	19.07%
Associate Degree Only	9.85%	10.04%	9.79%
Bachelor's Degree Only	15.13%	17.32%	18.37%
Graduate Degree	9.51%	10.10%	11.58%

