



151 RIVER RD | LISBON, CT

**OFFERED
FOR SALE**
\$1,800,000

**LOWE'S & TARGET SHADOW-ANCHORED
ABSOLUTE NNN LEASEHOLD INTEREST
81-YEAR GROUND LEASE**



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively retained to offer for sale the Chili's located at 151 River Road in Lisbon, Connecticut. The property is strategically positioned within the market's dominant retail concentration, shadow-anchored by Lowe's and Target, adjacent to Starbucks, and in close proximity to ALDI, Home Depot, Walmart Supercenter, Kohl's, Petco, Michaels, Five Below, and other national retailers further drive traffic to the immediate trade area.

Chili's has operated at the property since 2009 and recently exercised its first 5-year renewal option, demonstrating its continued commitment to the location. The absolute NNN ground lease provides zero landlord responsibilities and is guaranteed by Pepper Dining, an experienced multi-unit Chili's franchisee operating more than 100 restaurants. The property provides investors the opportunity to acquire a passive net lease investment with a long operating history, established franchisee guarantor, and exceptional positioning within southeastern Connecticut's dominant retail node.

RENT SCHEDULE	YEAR	RENT	PSF RENT
Current Term	16-20	\$147,200	\$25.05
1st Option	21-25	\$161,920	\$27.56
2nd Option	26-30	\$178,112	\$30.31

RENTAL INCOME	\$147,200
GROUND RENT	\$40,312
LISTING PRICE	\$1,800,000

ASSET SNAPSHOT

Tenant Name	Chili's
Address	151 River Rd, Lisbon, CT 06351
Building Size (GLA)	5,876 SF
Land Size	1.60 Acres
Year Built	2009
Signatory/Guarantor	Pepper Dining (Franchisee - 100 Units+)
Lease Type	Abs NNN Leasehold Interest and 81-Year Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	4/4/2009
Lease Expiration Date	4/30/2029
Remaining Term	3 Years
Rent Escalations	10% Every 5 Years and in Option Periods
Current Annual Rent	\$147,200
Current Annual Ground Rent Payment	\$40,312




31,243
 PEOPLE
 IN 10 MILE RADIUS


\$111,451
 AHHI IN
 1 MILE RADIUS


16,600
 VPD ON
 RIVER RD





LOWE'S & TARGET SHADOW-ANCHORED

Strategically positioned within Lisbon's dominant retail concentration, shadow-anchored by Lowe's and Target and surrounded by a significant concentration of national retailers.



ABS NNN LEASEHOLD INTEREST AND 81-YEAR GROUND LEASE

Absolute NNN ground lease structure provides investors with zero landlord responsibilities and a passive ownership structure throughout the remaining lease term and option periods. 32-years remaining on the base ground lease, four 10-year and one 9-year automatic extension options.



EXPERIENCED MULTI-UNIT FRANCHISEE GUARANTOR

Lease is guaranteed by Pepper Dining, an experienced Chili's franchisee operating more than 100 restaurants across 10 states.



15+ YEAR OPERATING HISTORY

Chili's has operated at this location since 2009 and recently exercised its first 5-year renewal option, demonstrating its continued commitment to the site.



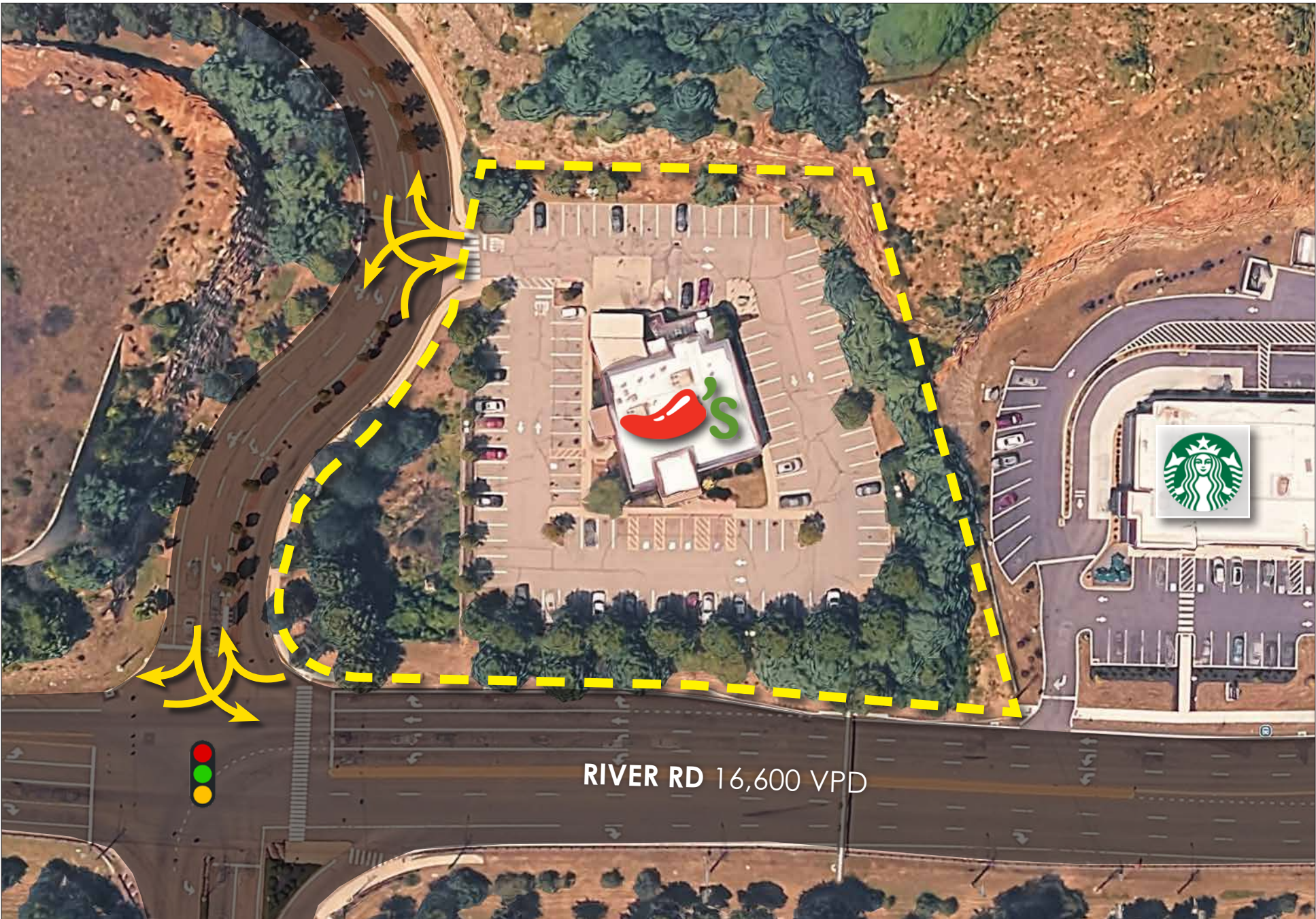
DOMINANT NATIONAL RETAIL CONCENTRATION

The property benefits from proximity to ALDI, Home Depot, Walmart Supercenter, Kohl's, Petco, Michaels, Five Below, AMC, and other major national retailers.



STRATEGIC I-395 CORRIDOR LOCATION

Located immediately off I-395, which carries approximately 44,500 vehicles per day, with additional frontage and visibility along River Road.





AspenDental
GNC
MATTRESS FIRM

TARGET

LOWE'S

ALDI

five BELOW

Michaels

Bath
& Body
Works

petco

FAMOUS
footwear



395

44,500 VPD

RIVER RD 16,600 VPD



Lisbon is located in southeastern Connecticut along the I-395 corridor, providing convenient regional access throughout New London County and to the broader Providence and Hartford markets.

The Chili's property is strategically positioned within Lisbon's dominant retail concentration, shadow-anchored by Lowe's and Target and surrounded by a significant roster of national retailers. ALDI is located nearby, while Home Depot, Walmart Supercenter, Kohl's, Petco, Michaels, Five Below, AMC, and other major retailers further establish the corridor as a regional shopping destination.

The combination of interstate accessibility, strong surrounding national tenancy, and more than 15 years of operating history at the site reinforces the strength of Chili's established location within the Lisbon trade area.

Connecticut Fast Facts



- 3.7M+ residents statewide with direct access to the New York City and Boston economic corridors.
- Connecticut ranks among the nation's highest-income states, with household incomes well above the U.S. average.
- Home to 15+ Fortune 500 companies, supporting a diverse and highly skilled employment base.

NEW YORK
120 MILES
3:00 DRIVE

HARTFORD
36 MILES
0:50 DRIVE

BOSTON
71 MILES
1:45 DRIVE

PROVIDENCE
34 MILES
0:55 DRIVE

1 MILE

604
PEOPLE
\$111,451
AHHI
1,362
TOTAL
EMPLOYEES

3 MILES

11,538
PEOPLE
\$101,284
AHHI
4,104
TOTAL
EMPLOYEES

10 MILES

31,243
PEOPLE
\$101,961
AHHI
7,115
TOTAL
EMPLOYEES



TENANT SUMMARY

Chili's Grill & Bar is a nationally recognized casual dining brand and the flagship concept of Brinker International, a leading restaurant company with more than 1,600 restaurants across 29 countries and two U.S. territories. Founded in 1975, Chili's has operated for more than 50 years and has established itself as one of the most recognizable brands in the casual dining industry, offering a broad menu centered around burgers, fajitas, ribs, and other American favorites. The brand's extensive national footprint, strong consumer recognition, and proven operating history provide investors with confidence in long-term tenant demand. Chili's has also demonstrated strong recent momentum, with the brand reporting significant sales and traffic growth and maintaining more than 1,200 domestic company-owned and franchise locations. From a real estate investment perspective, Chili's locations are typically positioned along high-traffic commercial corridors and benefit from established retail infrastructure and surrounding consumer traffic. The combination of a nationally recognized tenant, experienced franchise operators, and a durable casual dining concept makes Chili's an attractive credit and real estate investment for net-lease.



CHILI'S QUICK FACTS

Founded	1975
Ownership	Brinker International
Ticker	NYSE: EAT
# of Locations	1,600
Headquarters	Dallas, TX
Guaranty	Franchisee





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FOR SALE**
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Exclusively Offered By



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