



CHIPOTLE

The Good Feet Store[®]

1 SUGAR HOLLOW RD | DANBURY, CT



The Good Feet Store

OFFERED
FOR SALE
\$5,546,000
6.00% CAP

CONFIDENTIAL
OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



The Good Feet Store[®]

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to exclusively solicit offers for the sale of a 5,156-square-foot two-tenant strip center located in Danbury, CT. The property is fully leased to Chipotle Mexican Grill and The Good Feet Store, two nationally recognized tenants. Positioned in a prime retail corridor, the asset serves as an outparcel to The Shops at Marcus Dairy, a Whole Foods-anchored shopping center, and benefits from its location in the affluent submarket of Danbury, CT.

Situated at 1 Sugar Hollow Road, the property features two brand-new NNN leases that significantly reduce landlord responsibilities. Chipotle Mexican Grill has executed a 15-year lease and generates an annual rent of \$175,000, with 10% rent increases every five years, including options. The Good Feet Store has signed a 10-year lease and produces an annual rent of \$157,760, also with 10% rental increases every five years, including options. This high-quality asset offers investors a stable and long-term income stream in a thriving retail market.

NOI	\$332,760
CAP	6.00%
PRICE	\$5,546,000



CHIPOTLE ASSET SNAPSHOT

TENANT NAME	Chipotle
ADDRESS	1 Sugar Hollow Road, Danbury, CT
GLA	2,445
LAND SIZE	1.2 Acres
YEAR BUILT/RENOVATED	2024
SIGNATOR/GUARANTOR	Chipotle Mexican Grill, Inc. (Corporate)
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	Roof & Structure
LEASE EXPIRATION DATE	1/31/2040
RENT INCREASES	10% Every 5 Years
NOI	\$175,000.00

LEASE YEARS	TERM	ANNUAL RENT
Base Term	1-5	\$175,000
Rental Increase (10%)	6-10	\$192,500
Rental Increase (10%)	11-15	\$211,750
Option 1	16-20	\$232,925
Option 2	21-25	\$256,218
Option 3	26-30	\$281,839
Option 4	31-35	\$310,023

The Good Feet Store ASSET SNAPSHOT

TENANT NAME	The Good Feet Store
ADDRESS	1 Sugar Hollow Road, Danbury, CT
GLA	2,720
LAND SIZE	1.2 Acres
YEAR BUILT/RENOVATED	2024
SIGNATOR/GUARANTOR	PFPR-100, LLC (Franchise)
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	Roof, Structure, Parking Lot
LEASE EXPIRATION DATE	1/31/2035
RENT INCREASES	10% Every 5 Years
NOI	\$157,760

LEASE YEARS	TERM	ANNUAL RENT
Base Term	1-5	\$157,760
Rental Increase (10%)	6-10	\$173,536
Option 1	11-15	\$190,890
Option 2	16-20	\$209,979

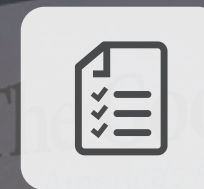
65,341 PEOPLE IN 3 MILE RADIUS	\$107,576 AHHI IN 3 MILE RADIUS	51,700 VPD ON US-7
---------------------------------------	--	---------------------------

**NEW CONSTRUCTION**

Recently upgraded two-tenant center minimizing exposure to near-term capital expenses

**INVESTMENT GRADE PRIMARY TENANT**

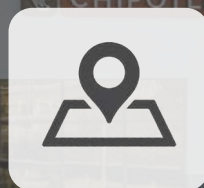
Chipotle's lease is guaranteed by parent company Chipotle Mexican Grill, Inc (NYSE: CMG) which saw \$9.9B in Annual Revenue in 2023

**NEW LEASES & MINIMAL LANDLORD RESPONSIBILITIES**

Chipotle executed a new 15-Year Lease and The Good Feet Store executed a new 10-Year Lease, providing surety of long-term cashflow

**ATTRACTIVE RENTAL INCREASES**

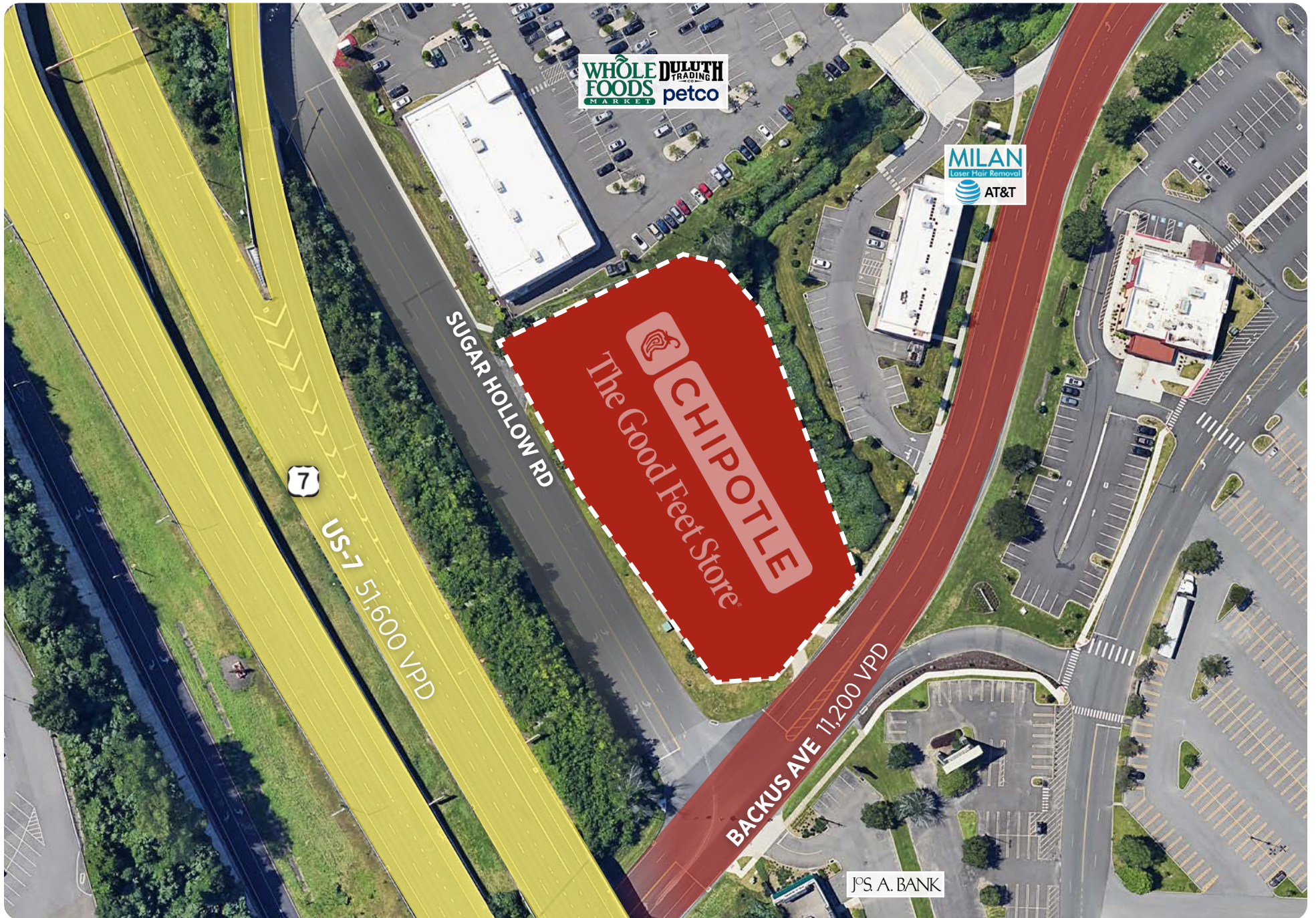
Both Leases feature 10% rent increases every 5 years including option periods

**LOCATED IN A DOMINANT RETAIL NODE WITH NATIONAL RETAILERS**

The asset is located in the heart of a dense retail node with Danbury Fair Mall (8M visitors annually) and The Shops at Marcus Dairy, a Whole Foods Anchored Shopping Center

**STRONG REGIONAL CONSUMER BASE**

The property benefits from strong demographics with a 3-mile population of 65,341 people earning \$107,576





BUFFALO WILD WINGS

DANBURY SQUARE
xfinity
five BEI W
pf
JOB LOT

DANBURY FAIR MALL
DICK'S SPORTING GOODS
JC Penney
ROUND1
TARGET L.L.Bean PRIMARK

DANBURY AIRPORT

THE SHOPS AT MARCUS DAIRY
WHOLE FOODS MARKET
petco
Panera BREAD

NEW DEVELOPMENT

SHAKE SHACK

MILAN
Laser Hair Removal
AT&T

LONGHORN STEAKHOUSE

BACKUS AVE 11,200 VPD

JOS. A. BANK

DULUTH TRADING
sleep number

CHIPOTLE
The Good Feet Store

SUGAR HOLLOW RD



US-7 51,600 VPD



1 MILE
 7,357 PEOPLE
 \$99,918 AHHI

3 MILES
 65,341 PEOPLE
 \$107,576 AHHI

5 MILES
 111,504 PEOPLE
 \$130,006 AHHI

COSTCO WHOLESALE

BJ'S

ShopRite

HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.

Michael's KOHL'S

FLOOR & DECOR

THE HOME DEPOT

LOWE'S

AMC

TARGET

amazon

NORTH STREET SHOPPING CENTER
Burlington DOLLAR TREE

INTERSTATE 84 109,100 VPD

RIDGEWOOD COUNTRY CLUB

DANBURY HOSPITAL
456-BED HOSPITAL

FEDERAL RD 17,800 VPD

BERKSHIRE SHOPPING CENTER
Walmart TJX
Marshalls HomeGoods
Staples SIERRA

WESTERN CONNECTICUT STATE UNIVERSITY
4,500 TOTAL ENROLLMENT

DANBURY

DANBURY SPORTS DOME
120,000 SQ FT FACILITY

CHIPOTLE
The Good Feet Store

BETHEL, CT SCHOOLS
ELEMENTARY, MIDDLE, & HIGH

STOP & SHOP

DANBURY FAIR SHOPPING MALL
JCPenney
TARGET ROUND1
DICK'S SPORTING GOODS PRIMARK
L.L.Bean

DANBURY SQUARE
BUFFALO WILD WINGS
JOB LOT

THE SHOPS AT MARCUS DAIRY
WHOLEpetco
FOODS Panera
SPARKS BREAD

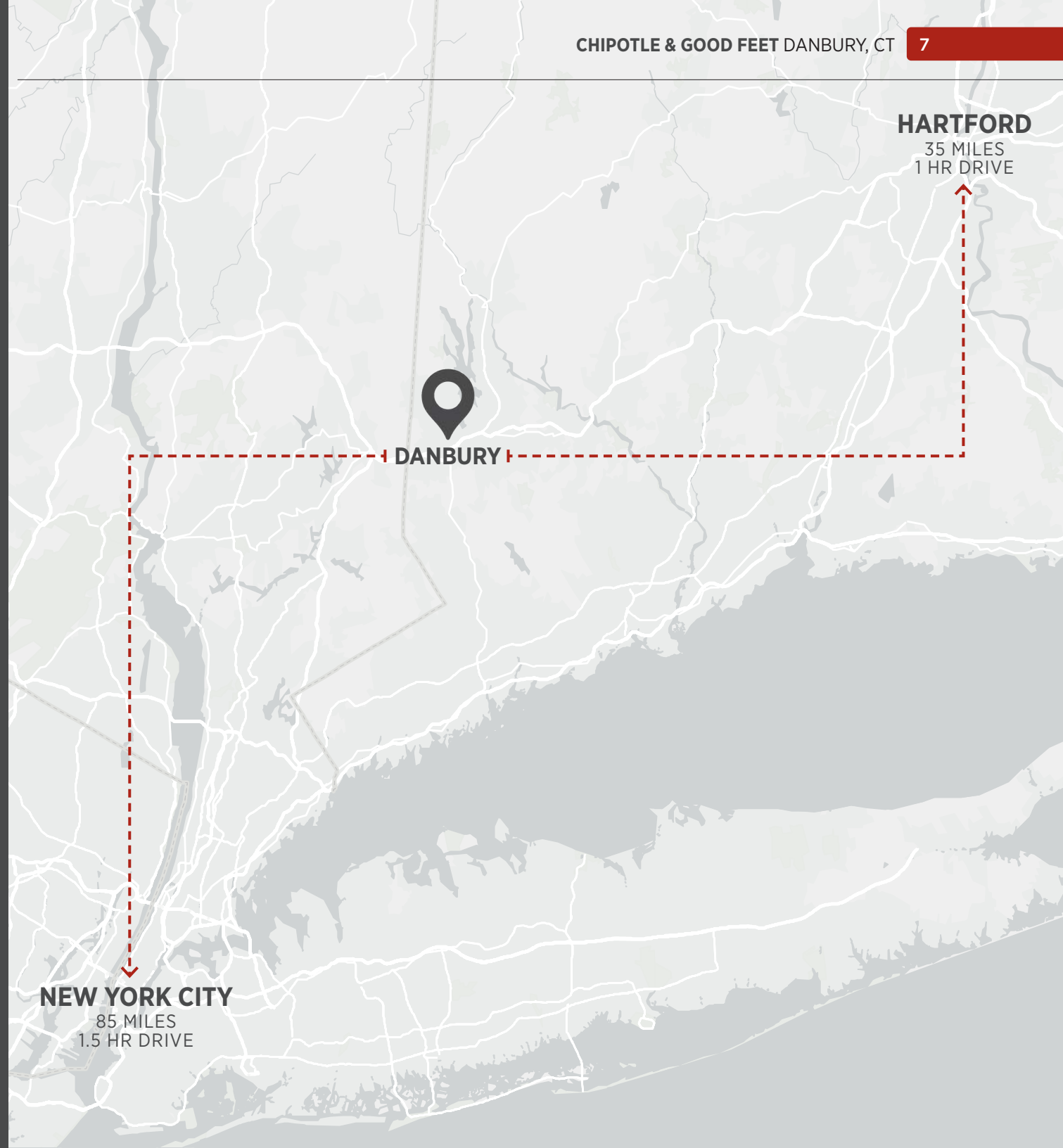
DANBURY AIRPORT

BETHEL

DANBURY, CONNECTICUT

Danbury, Connecticut, located in Fairfield County, is a thriving city with a strategic position near major metropolitan areas. Situated about 50 miles northeast of New York City and 30 miles southwest of Hartford, Danbury offers residents and businesses convenient access to two of the region's economic powerhouses. With a population of approximately 87,000 people, Danbury is one of the largest cities in the state and is known for its vibrant community, historic charm, and scenic landscapes. Its proximity to Interstate 84 and Route 7 makes it a key transportation hub for commuters.

Danbury has experienced steady economic growth, driven by a diverse range of industries such as healthcare, manufacturing, retail, education, and technology. The city is home to major employers, including Western Connecticut State University, Danbury Hospital, and several global corporations like Praxair and Boehringer Ingelheim. Commercial real estate investment in Danbury has flourished in recent years, with significant developments in industrial spaces, office complexes, and mixed-use properties to accommodate the growing demand for business and residential spaces. The Danbury Fair Mall, one of the largest shopping centers in New England, serves as a prime example of the city's strong retail sector and its ability to attract both national and local businesses. This combination of economic opportunity and strategic location continues to make Danbury an appealing destination for residents and investors.





CHIPOTLE

The Good Feet Store[®]

1 SUGAR HOLLOW RD | DANBURY, CT



The Good Feet Store

Exclusively Offered By



PRIMARY DEAL CONTACTS

DANNY GRIFFIN

Vice President

781.635.2449

dgriffin@atlanticretail.com

ERIC SUFFOLETTO

Partner & Managing Director

508.272.0585

esuffoletto@atlanticretail.com

DAVID HOPPE

Head Of Net Lease Sales

980.498.3293

dhoppe@atlanticretail.com

MATT AUSTIN

Analyst

508.686.0437

maustin@atlanticretail.com

**OFFERED
FOR SALE
\$5,546,000
6.00% CAP**

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Chipotle & Good Feet - Danbury, CT (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.