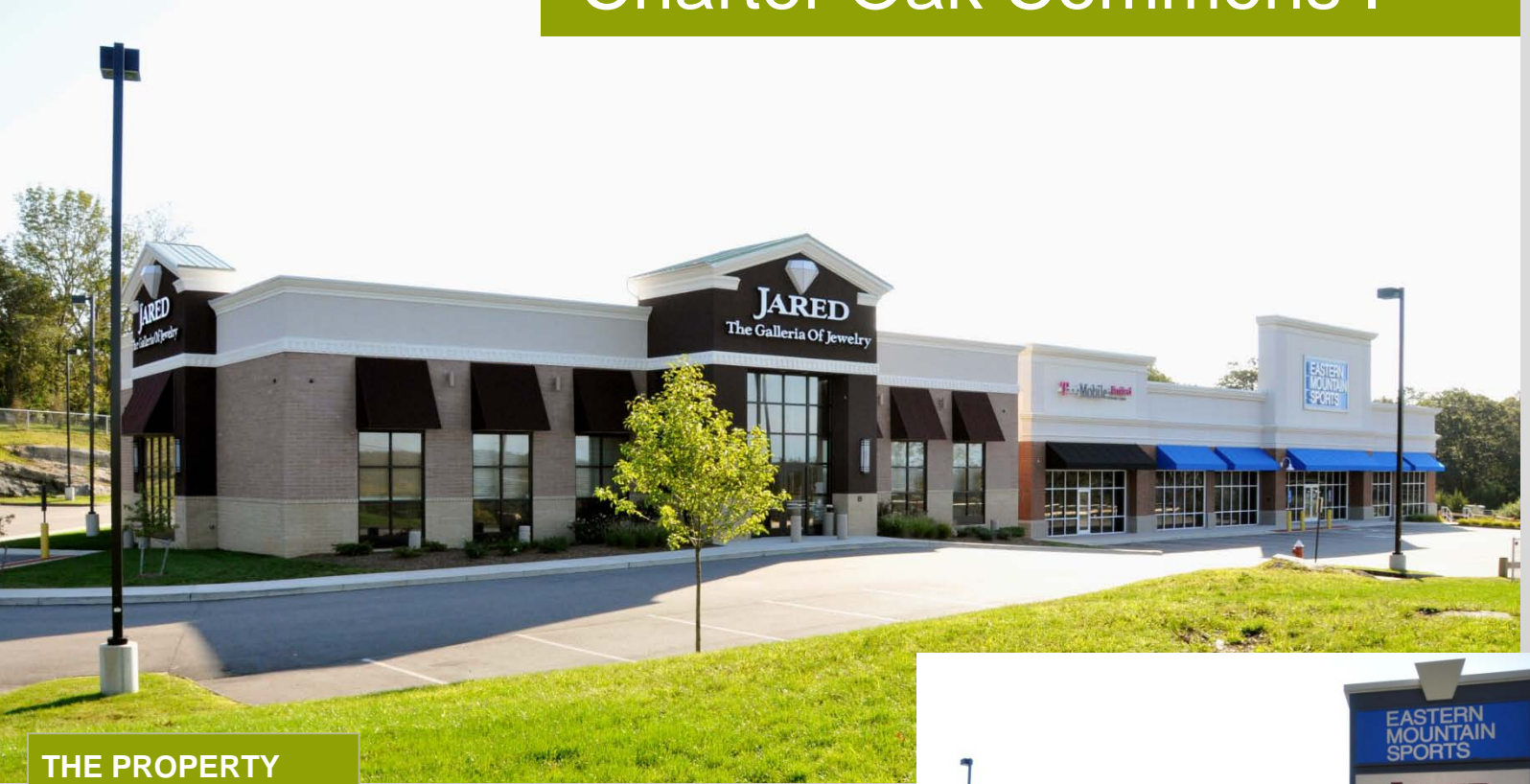


Rare Investment Sale Opportunity

Charter Oak Commons I



THE PROPERTY

Located just off of Hartford Road (Route 85), one half mile from Exit 82 off Interstate 95, Charter Oak Commons I is a newly constructed, 22,693 rentable square foot, three-tenant retail center that is occupied by Jared The Galleria Of Jewelry, Eastern Mountain Sports and T-Mobile. This high-quality retail plaza is located at a signalized intersection directly across the street from the Crystal Mall. The property offers investors an outstanding opportunity to own an extremely well located retail site with long-term leases in place.



INVESTMENT HIGHLIGHTS

- World-class retail location on Route 85 in Waterford, CT
- Long-term NNN investment
- High barriers to entry for new competition
- Irreplaceable real estate
- Superior demographics
- 26,400 vehicles per day
- Signalized, full-movement intersection access

SPECIFICATIONS

- Completed in 2010
- 22,693 rentable square feet
- 3.155 acres
- Located on Route 85, one half mile from Exit 82 off I-95
- 96 parking spaces
- Steel and masonry construction

CHARTER OAK COMMONS I | WATERFORD, CT

IRREPLACEABLE PREMIER RETAIL LOCATION:

- World-class retail location with great access and visibility at a signalized intersection just off of Route 85, near I-95 and directly across the street from the Crystal Mall – the epicenter of one of the premier regional retail submarkets in New England.
- Irreplaceable real estate. A unique investment opportunity with credit income stream and long-term stability.
- High barriers to entry for new competitors. 100% pre-leased before construction.

INVESTMENT CREDIT & LONG-TERM, STAGGERED, NET LEASES

- High quality, stable income stream with strong public investment grade underlying credit.
- Leases reflect current market rates. All the leases were executed in 2008/09.
- Jared The Galleria Of Jewelry, represents 47% of the income through a net lease with 10% increases every five years through 2030. Jared is wholly owned by Sterling, Inc., a division of Signet. Signet is the WORLD'S LARGEST jewelry company with over 2,000 stores, annual sales of \$3.4 billion and NO LONG-TERM DEBT.
- Eastern Mountain Sports is leased through 2025 with five year rent increases and provides 48% of the net income. Eastern Mountain Sports is a 45-year-old private regional outdoor equipment and apparel company with 65 locations across the United States.
- T-Mobile is leased through 2015 and represents the remaining 5% of the rent.



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