

INVESTMENT OPPORTUNITY

1515 Wolcott Road

RETAIL CENTER

Wolcott, CT

ASKING PRICE

\$900,000

TOTAL GLA

4,000 SF

CAP RATE

6.68%

STABILIZED NOI

\$60,096

EXODUS
CAPITAL

3

RETAIL SUITES

- Habbecs LLC
- X Nail (Middle)
- La Placita
- Gross Income: \$75,480 / Year

PROPERTY OVERVIEW

1515 Wolcott Road | Wolcott, CT

Property Type: Multi-Tenant Retail Strip Center

Address: 1515 Wolcott Road, Wolcott, CT

Total GLA: 4,000 SF (3 Suites)

Occupied Units: 3 of 3 (100%)

Anchor Tenant: Habbecs LLC (2,000 SF)

Lease Structure: NNN — Tenants Pay Maintenance & Costs

Gross Income: \$75,480 / Year

Asking Price: \$900,000

INVESTMENT HIGHLIGHTS

- 100% occupied — all 3 suites currently tenanted
- Diverse tenant mix: retail, nail salon, and restaurant
- NNN leases — tenants pay maintenance & operating costs
- Landlord expenses limited to tax & insurance only
- Strong 6.68% cap rate at \$900,000 asking price

RENT ROLL

Year 2026 | 3 Units | 100% Occupied

UNIT	TENANT	USE / TYPE	LEASE TYPE	TERM	YRS LEFT	SF	MO. RENT	ANN. RENT	\$/SF/YR
Suite 1	Habbeccs LLC	Commercial/Retail	Fixed Term	5 Year	4	2,000	\$3,090.00	\$37,080.00	\$18.54
Suite 2	X Nail (Middle)	Nail Salon/Retail	Fixed Term	5 Year	4	1,000	\$1,700.00	\$20,400.00	\$20.40
Suite 3	La Placita	Restaurant/Retail	MTM	MTM	N/A	1,000	\$1,500.00	\$18,000.00	\$18.00
TOTALS						4,000 SF	\$6,290.00	\$75,480.00	

LEASE NOTES

- Suite 1 — Habbeccs LLC: 5-yr fixed term, 4 yrs remaining | 3% annual rent increase each year
- Suite 2 — X Nail (Middle): 5-yr fixed term, 4 yrs remaining | \$40 annual rent increase each year
- Suite 3 — La Placita: Month-to-month | Seeking long-term lease — space can be delivered vacant

FINANCIAL SNAPSHOT

Year 2025 | Asking Price: \$900,000

GROSS RENTAL INCOME

	Monthly	Annual
Suite 1 — Habbecs LLC (3%/yr)	\$3,090.00	\$37,080.00
Suite 2 — X Nail (Middle) (+\$40/yr)	\$1,700.00	\$20,400.00
Suite 3 — La Placita	\$1,500.00	\$18,000.00
TOTAL GROSS INCOME	\$6,290.00	\$75,480.00

OPERATING EXPENSES & NOI (NNN — Tenants Pay All Other Costs)

	Monthly	Annual
Real Property Tax	\$944.02	\$11,328.22
Insurance	\$338.00	\$4,056.00
TOTAL EXPENSES	\$1,282.02	\$15,384.22
NET OPERATING INCOME	\$5,007.98	\$60,095.78

FOR MORE INFORMATION

1515 Wolcott Road

Wolcott, CT | Mixed-Use Retail Center

Asking Price

\$900,000

Cap Rate

6.68%

Stabilized NOI

\$60,096

Total Units

3 Suites

Offered By | *Exodus Capital CRE*

Brian Brockman – Broker
License #: REB.0792373 | Bang Realty-New England Inc