

STARBUCKS

465 Bloomfield Avenue, Windsor, CT



Brand New Free-Standing Building on its Own Fee Simple Pad Site

10-Year NNN Lease with No Early Termination Clause

No Landlord Responsibilities

10% Rent Bump after the First 5 Years.

Six 5-Year Options to Renew with 10% Bumps for Each Renewal

Offered at a Going-In Cap Rate of 5.00% (\$2,944,000)

Blended Cap Rate at EOY 10 = 5.25%



PROPERTY OVERVIEW

The three parcels of land formerly identified as 1 Targeting Center Road, 10 Targeting Center Road (upon which two large office buildings stand) and 465 Bloomfield Avenue (which is vacant land), have been merged, reconfigured and renamed 1 Targeting Center Road, 465 Bloomfield Avenue and 475 Bloomfield Avenue.

1 Targeting Center Road is now approved for a 201-unit apartment building. 475 Bloomfield Avenue is now approved for one retail building that has been leased to two tenants: Chipotle and Jersey Mike's. 465 Bloomfield Avenue is now approved for a 1,933 SF STARBUCKS with drive-thru and seasonal outdoor seating. Among these three reconfigured parcels, the STARBUCKS property is the one that is for sale.

TRAFFIC & TOWN OVERVIEW

21,800

VEHICLES PER DAY

29,468

POPULATION OF WINDSOR

\$104,725

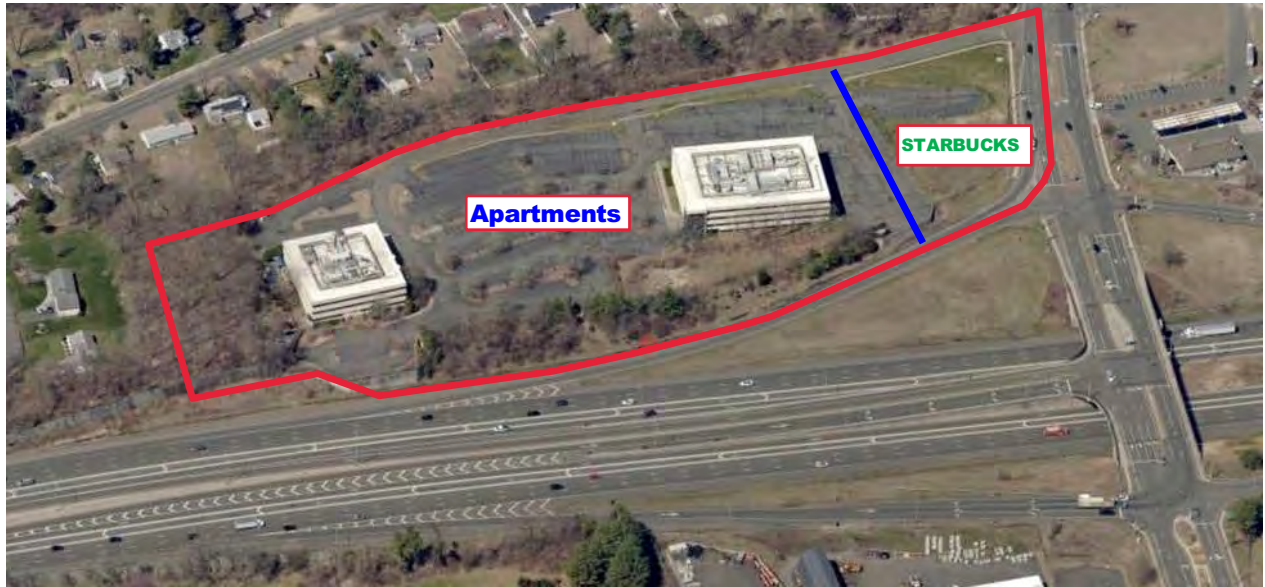
AVG HH INCOME IN WINDSOR

New Apartment Construction in the Immediate Area

The land contiguous to this retail site is approved for 201 new apartment units and 297 new apartment units have been approved for Dunfey Lane, which is on the opposite side of the traffic light that leads into this Starbucks-anchored retail center, providing a near-instant, built-in customer base of 498 households.

Immediate Access To and From I-91

AERIAL VIEW OF SITE



STARBUCKS PROFILE

Starbucks NASDAQ: SBUX

CREDIT RATING

Baa1 / BBB+

(Investment

Grade)

LOCATIONS

36,000+

REVENUE

\$36B+

FOUNDED

1971

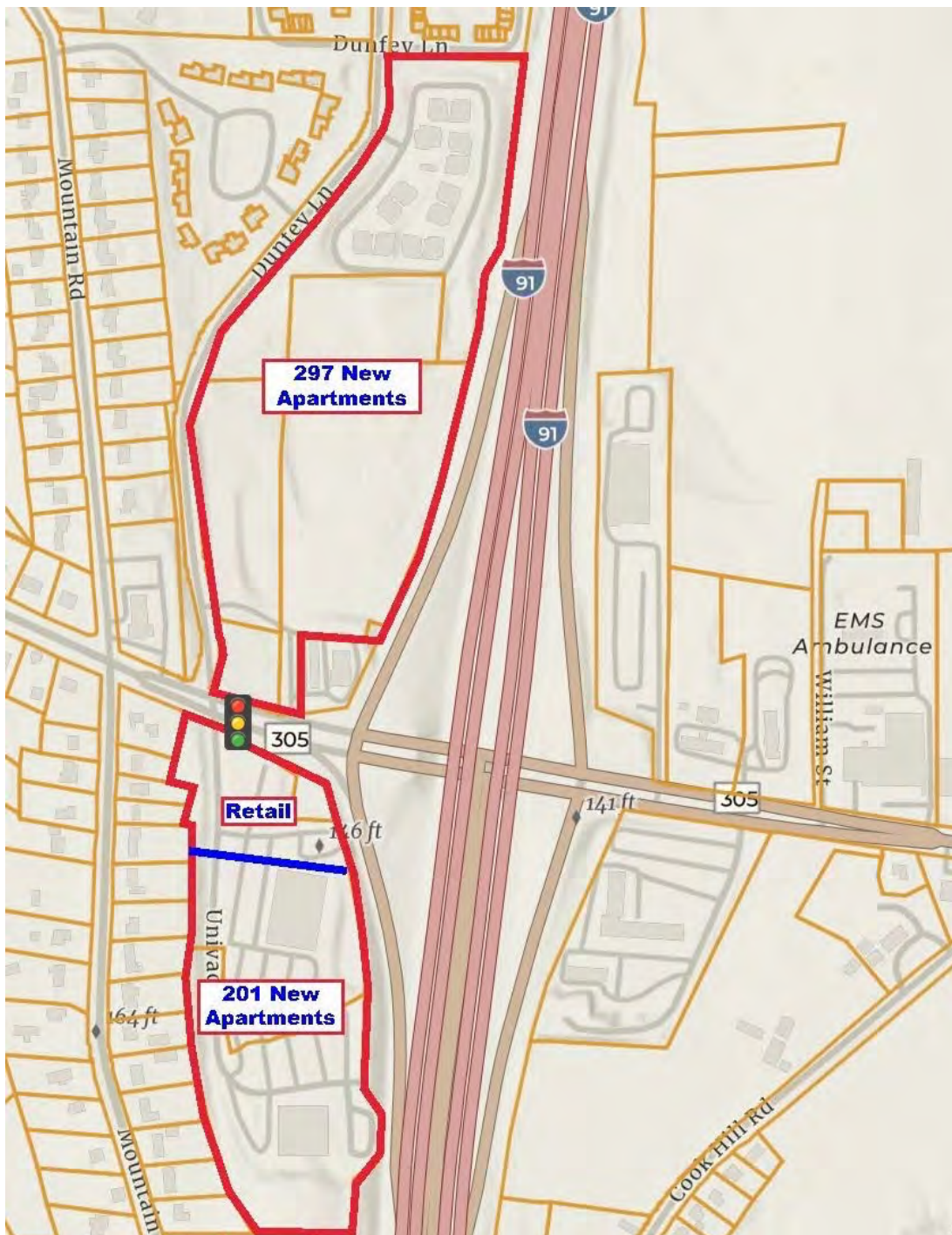
WHY THIS TENANT

Category leader in premium coffee. Drive-thru format is e-commerce proof. Corporate NNN lease — zero franchisee risk.

NNN — Triple Net Lease

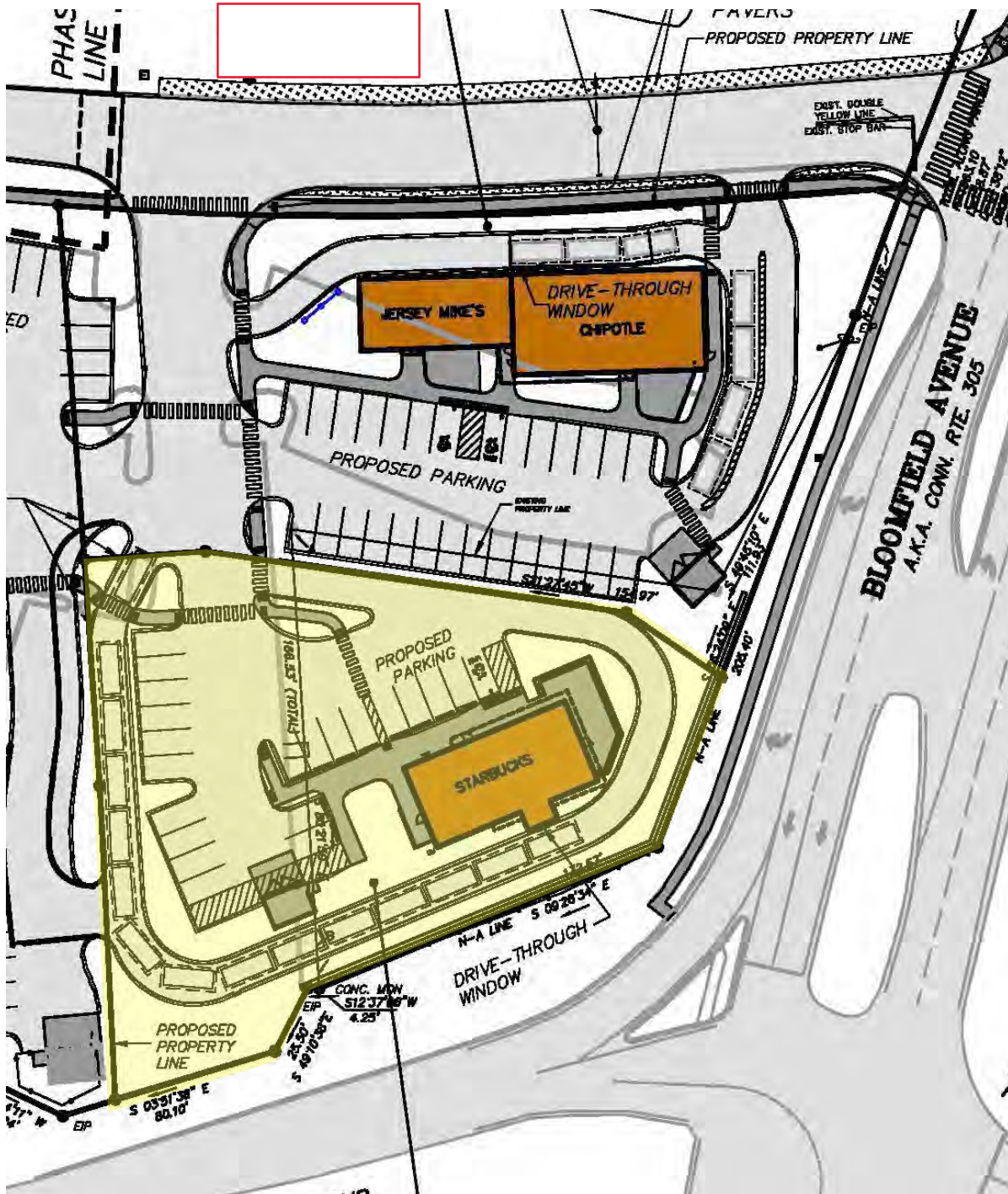
TENANT	SF	LEASE START	LEASE END	YEAR 1 RENT	YEAR 1 RENT PSF	BUMPS	OPTIONS
Starbucks	1,933	TBD	10 Years Later	\$147,200	\$76.15 PSF	10% every 5 Years	Six at 5-Years

GENERAL AREA





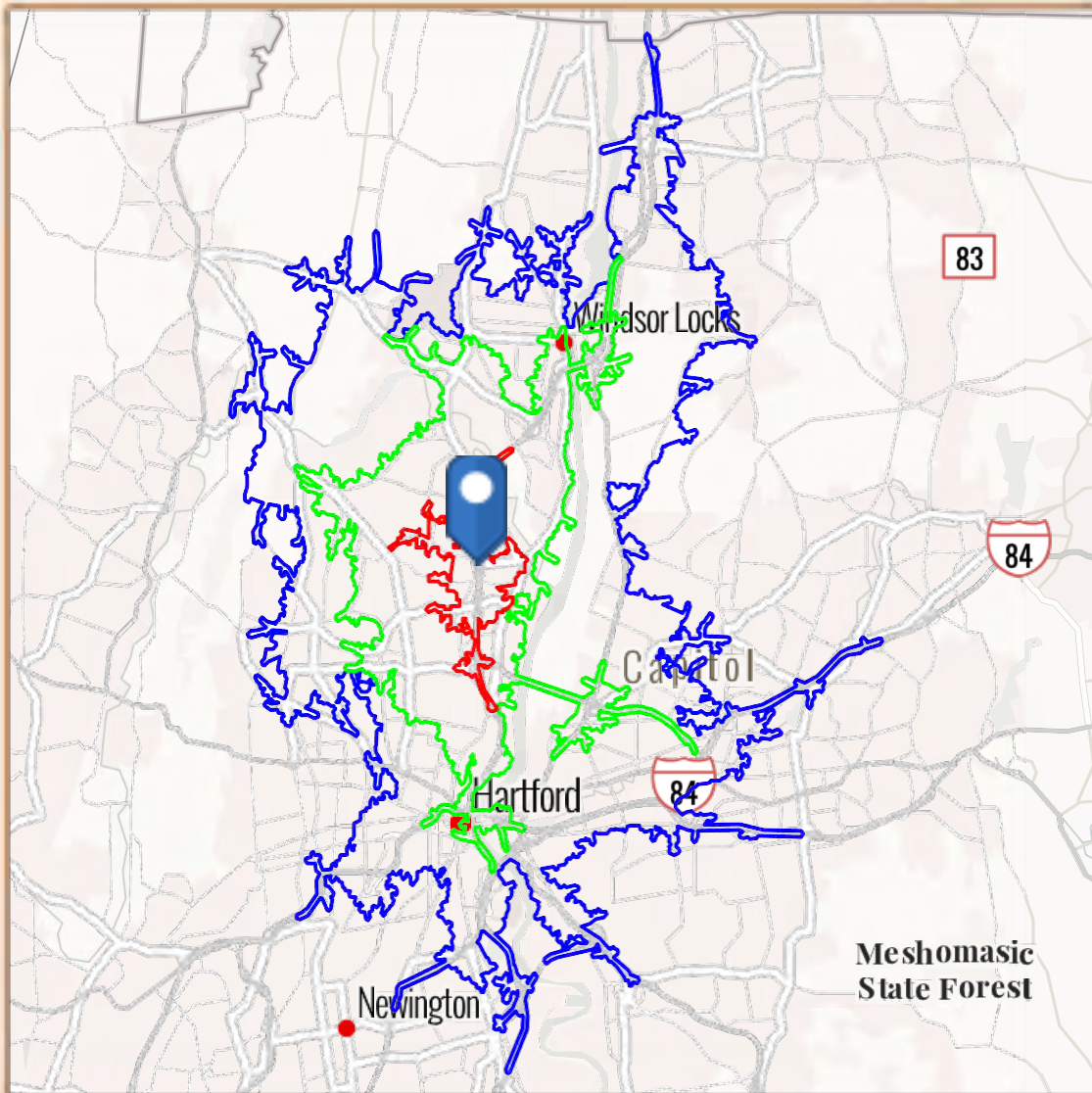
SITE PLAN – SPECIFIC AREA



DEMOGRAPHIC GEOGRAPHY

465 Bloomfield Ave, Windsor, Connecticut, 06095

Drive time of 5 mins, 10 mins, & 15 mins



DEMOGRAPHIC DATA

Drive Time Analysis: 5 minutes, 10 minutes, 15 minutes

BENCHMARK DEMOGRAPHICS — 465 Bloomfield Ave, Windsor, Connecticut, 06095

	5 mins	10 mins	15 mins	Counties Capitol Planning Region	CBSA's for Hartford; W. Hartford; E. Hartford MSA	States Connecticut	USA
AGE SEGMENTS							
0 - 4	4.33%	4.67%	5.48%	4.84%	4.69%	4.77%	5.39%
5 - 9	4.95%	5.02%	5.55%	5.23%	5.11%	5.23%	5.75%
10 - 14	5.51%	5.20%	5.58%	5.49%	5.37%	5.59%	5.98%
15 - 19	5.27%	5.86%	6.09%	6.54%	6.39%	6.44%	6.47%
20 - 34	19.06%	19.85%	21.83%	19.80%	19.45%	19.20%	20.33%
35 - 54	25.10%	24.62%	25.17%	24.89%	24.71%	24.92%	25.20%
55 - 74	26.23%	25.34%	22.67%	24.35%	25.10%	24.98%	22.82%
75+	9.51%	9.45%	7.66%	8.88%	9.19%	8.89%	8.05%
HOUSEHOLD INCOME							
<\$15,000	4.0%	7.4%	13.1%	7.9%	7.6%	7.8%	8.3%
\$15,000 - \$24,999	2.9%	5.8%	6.9%	4.9%	4.9%	5.2%	5.9%
\$25,000 - \$34,999	4.6%	5.0%	7.3%	5.5%	5.5%	5.2%	6.3%
\$35,000 - \$49,999	7.7%	10.3%	11.3%	9.0%	8.4%	8.1%	9.8%
\$50,000 - \$74,999	5.6%	13.7%	14.4%	12.0%	12.7%	13.5%	15.6%
\$75,000 - \$99,999	11.5%	12.1%	12.8%	12.3%	12.4%	12.0%	12.5%
\$100,000 - \$149,999	32.0%	22.9%	17.1%	19.1%	18.7%	17.6%	17.8%
\$150,000 - \$199,999	15.9%	11.8%	8.8%	12.5%	12.4%	11.3%	9.8%
\$200,000+	15.7%	11.1%	8.3%	16.7%	17.4%	19.3%	14.0%
KEY FACTS							
Population	5,380	49,736	229,330	971,329	1,145,815	3,608,872	339,887,819
Daytime Population	4,366	73,715	310,019	1,020,202	1,183,828	3,557,093	338,218,372
Employees	2,963	25,553	118,294	518,946	616,128	1,945,773	167,630,539
Households	2,090	19,649	96,375	396,669	471,556	1,451,347	132,422,916
Average HH Size	2.52	2.44	2.33	2.36	2.34	2.42	2.50
Median Age	43.3	42.1	38.8	41.1	41.9	41.8	39.6
HOUSING FACTS							
Median Home Value	\$289,239	\$298,954	\$295,985	\$364,090	\$375,507	\$407,234	\$370,578
Owner Occupied %	82.7%	66.7%	45.4%	64.3%	66.0%	65.3%	64.2%
Renter Occupied %	17.3%	33.3%	54.6%	35.8%	34.0%	34.7%	35.8%
Total Housing Units	2,173	20,829	104,707	421,211	505,284	1,560,165	146,800,552
INCOME FACTS							
Median HH Income	\$113,874	\$89,781	\$68,731	\$95,817	\$96,398	\$95,275	\$81,624
Per Capita Income	\$52,898	\$43,943	\$38,826	\$51,611	\$52,673	\$55,691	\$45,360
Median Net Worth	\$558,586	\$280,723	\$84,144	\$301,574	\$325,712	\$318,789	\$228,144

Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025). ©2026 Esri June 5, 2026

DEMOGRAPHIC DATA

2026 Town Profile

112

Windsor, Connecticut

General

ACS, 2020--	Windsor	State
2024		
Current Population	29,468	3,624,508
Land Area <i>mi</i> ²	30	4,842
Population Density <i>people/mi</i> ²	999	748
Number of Households	11,643	1,434,007
Median Age	44	
Median Household Income	\$104,725	\$95,781
Poverty Rate	7%	10%

Economy

Top Industries

Lightcast, 2024 [2 and 3 digit]	Jobs	Share of Industry
Transportation and Warehousing	6,245	
Warehousing and Storage		65% / 4
Manufacturing	4,235	
Fabricated Metal Product Mfg		18%
Finance and Insurance	2,944	
Insurance carriers & Related Activities		98%
Government	2,118	
State Government		47%
Health Care and Social Assistance	2,020	
Nursing and Residential Care Facilities		35%
Total Jobs, >1 Industries	25,444	

SOTS Business Registrations

Secretary of the State, March 2026

New Business Registrations by Year

Year	2021	2022	2023	2024	2025
Total	395	449	442	399	439

Total Active Businesses 2,698

Key Employers

Data from Municipalities, 2026

Amazon

Valgreens

SS&C Technologies

Target

Dollar Tree

Demographics

ACS, 2020-2024

Age Distribution

	Windsor	State
Under 10	2,588	ID%
10 to 18	3,514	13%
20 to 28	3,63	13%
30 to 38	3,636	13%
40 to 49	3,837	12%
50 to 58	4,182	14%
60 to 69	4,229	13%
70 to 79		8%
80 and over		5%

Race and Ethnicity

	Windsor	State
Asian		5%
Black		10%
Hispanic or Latino/a		18%
White		82%
Other		5%

Language Spoken at Home

	Windsor	State
English	1.1%	1.1%
Spanish		

Educational Attainment

	Windsor	State
High School Diploma Only	23.25%	
Associate Degree	1.1%	
Bachelor's Degree	23.125%	
Master's Degree or Higher	13.1.9%	

Housing

ACS, 2010-2024	Windsor	State
Median Home Value	\$305,200	\$366,900
Median Rent	\$1,681	\$1,488
Housing Units	12,071	1,541,82

	Windsor	State
Owner-Occupied		
Detached or Semi-Detached	651	185%
Vacant	4117%	

Schools

CT Department of Education, 2025-26

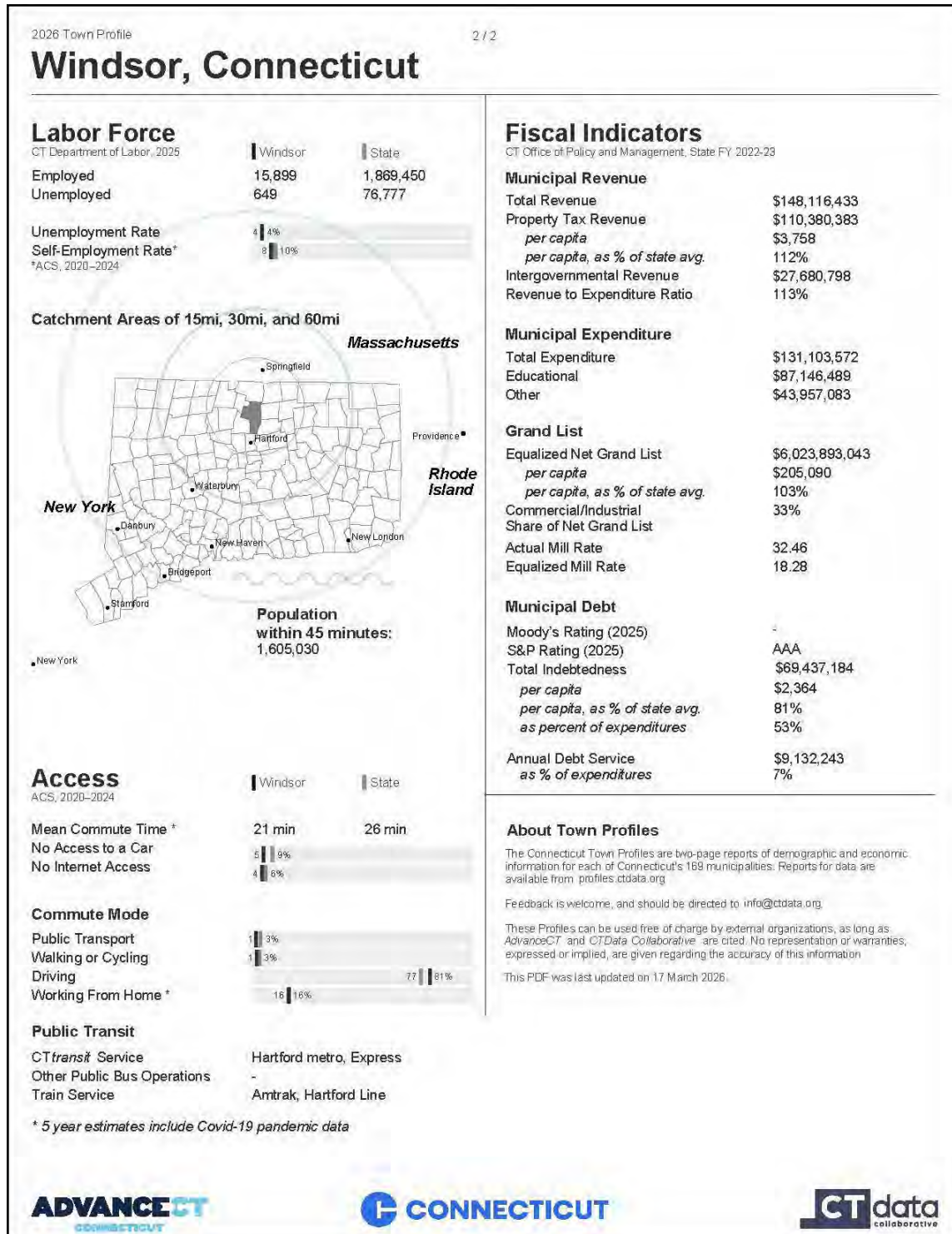
School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2023-24)
Windsor School District	PK-12	3,217	56	85%
Statewide		497,764	20,604	89%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2024-25	Math	ELA
Windsor School District	39%	46%
Statewide	46%	50%

DEMOGRAPHIC DATA





NEXT STEPS

- 1.) Request, Sign and Return a Confidentiality Agreement (CA)
- 2.) Receive a Due Diligence Package with Additional Information
- 3.) Submit a Letter of Intent
- 4.) Execute a Purchase & Sale Agreement
- 5.) Close



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