

112 FEDERAL ROAD | BROOKFIELD, CT



OFFERED  
FOR SALE  
\$5,800,000  
6.04% CAP

CONFIDENTIAL  
OFFERING MEMORANDUM





## EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to exclusively offer for sale the newly constructed two-tenant building in Brookfield, CT located at 112 Federal Road. The property is 100% leased to Starbucks and Dave's Hot Chicken on new long-term net leases.

The Offering is a rare and highly coveted investment opportunity in the heart of Fairfield County. The Starbucks is a relocation store within the submarket, demonstrating their long-term commitment to the trade area. Both Starbucks and Dave's Hot Chicken signed new 10-year leases, offering investors secure long-term cash flow combined with tremendous embedded real estate value.

The property is 5,060 square feet atop 1.84 acres and positioned at a high visibility, signalized intersection in a dense and affluent high barrier-to-entry submarket in the heart of Fairfield County. The asset is an outparcel to a BJ's store location that sees 1.3 million annual visitors (source: Placer AI). The trade area enjoys household incomes approaching \$150,000 within three miles of the property.

## PROPERTY OVERVIEW

Tenants:	Starbucks & Dave's Hot Chicken
Address:	112 Federal Road, Brookfield, CT
Size (Total GLA):	5,060 SF
Land Size:	1.84 AC
Year Built:	2025
Total NOI:	\$350,360

NOI	\$350,360
CAP	6.04%
PRICE	\$5,800,000

## STARBUCKS LEASE OVERVIEW

Tenant Name	Starbucks
Guarantor	Starbucks (Corporate)
Lease Type	NN
Landlord Responsibilities	Roof, Structure, Parking Lot
Rent Increases	10% Every 5 Years
Lease Commencement Date	Est. 5/1/2026
Lease Expiration Date	Est. 4/31/2036
Starbucks Annual Rent	\$146,190

TERM	LEASE YEARS	ANNUAL RENT
Base Term	1-5	\$146,190
Rental Increase (10%)	6-10	\$160,809
Option 1	11-15	\$176,900
Option 2	16-20	\$194,579
Option 3	21-25	\$214,037
Option 4	26-30	\$235,440

## DAVE'S HOT CHICKEN LEASE OVERVIEW

Tenant Name	Dave's Hot Chicken
Guarantor	Rackson Restaurants, LLC (Franchise)
Lease Type	NN
Landlord Responsibilities	Roof, Structure, Parking Lot
Rent Increases	10% Every 5 Years
Lease Commencement Date	Est. 4/1/2026
Lease Expiration Date	Est. 3/31/2036
Dave's Hot Chicken Annual Rent	\$204,170

TERM	LEASE YEARS	ANNUAL RENT
Base Term	1-5	\$204,170
Rental Increase (10%)	6-10	\$224,587
Option 1	11-15	\$245,004
Option 2	16-20	\$265,421

### RENTAL INCREASES:



10% Every 5 years



40,701 PEOPLE IN 3 MILE RADIUS



\$143,463 AHHI IN 3 MILE RADIUS



30,000 VPD ON FEDERAL RD





**NEW 2025 CONSTRUCTION**

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



**NEW LONG-TERM LEASES**

Starbucks & Dave's Hot Chicken both executed new 10-Year Leases, providing surety of long-term cashflow



**ATTRACTIVE RENTAL INCREASES**

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



**HIGH BARRIER-TO-ENTRY MARKET**

Starbucks re-location store with a lease that is corporately guaranteed (NASDAQ: SBUX) which saw \$36.18B in Annual Revenue in 2024



**DENSE RETAIL TRADE AREA WITH NATIONAL RETAILERS**

The asset is located in the heart of a dense retail node with national retailers BJ's, ShopRite, Costco, and Petco



**STRONG REGIONAL CONSUMER BASE**

The property benefits from strong demographics with a 5 mile population of 116,740 people earning \$131,069





# SITE PLAN





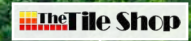
# BUILDING PHOTOS



803.9K ANNUAL VISITS  
1/16 IN CT (100%)  
439/1,736 NATIONWIDE (74%)



1.2M ANNUAL VISITS  
4/30 IN CT (90%)  
219/1,978 NATIONWIDE (88%)



US-7 51,600 VPD



1.3M ANNUAL VISITS  
4/13 IN CT (76%)  
55/237 NATIONWIDE (77%)



FEDERAL RD 30,000 VPD  
202



2.4M ANNUAL VISITS  
3/8 IN CT (75%)



7 US-7 51,600 VPD



1.3M ANNUAL VISITS  
4/13 IN CT (76%)  
55/237 NATIONWIDE (77%)



FEDERAL RD 30,000 VPD



112 FEDERAL ROAD  
BROOKFIELD, CT

# IMMEDIATE TRADE AREA

1 MILE  
3,681 PEOPLE  
\$148,635 AHHI

3 MILES  
40,701 PEOPLE  
\$143,463 AHHI

5 MILES  
116,740 PEOPLE  
\$131,069 AHHI

**112 FEDERAL ROAD**  
BROOKFIELD, CT

**BJ's** **COSTCO WHOLESALE** **ShopRite**

**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES

**Big L Michaels KOHLS**

BROOKFIELD

**FLOOR DECOR & THE HOME DEPOT**

**LOWE'S**

**AMC**

**TARGET**

**amazon**

**Big L**

**NORTH STREET SHOPPING CENTER**  
**Burlington DOLLAR TREE**

**INTERSTATE 84** 109,100 VPD

**RIDGEWOOD COUNTRY CLUB**

**DANBURY HOSPITAL**  
456-BED HOSPITAL

**BERKSHIRE SHOPPING CENTER**  
**Walmart TJX Marshalls HomeGoods Staples SIERRA**

**WESTERN CONNECTICUT STATE UNIVERSITY**  
4,500 TOTAL ENROLLMENT

**1 KENNEDY FLATS**  
374 APARTMENT UNITS

**DANBURY SPORTS DOME**  
120,000 SQ FT FACILITY

DANBURY

**Price Rite**

**BETHEL, CT SCHOOLS**  
ELEMENTARY, MIDDLE, & HIGH

**DANBURY FAIR SHOPPING MALL**  
**STOP & SHOP** **JCPenney** **TARGET ROUND1** **DICK'S SPORTING GOODS** **PRIMARK** **LL.Bean**

**DANBURY SQUARE**  
**BUFFALO WILD WINGS** **Job Lot**

**THE SHOPS AT MARCUS DAIRY**  
**WHOLEpetco FOODS Panera**

BETHEL

**DANBURY AIRPORT**

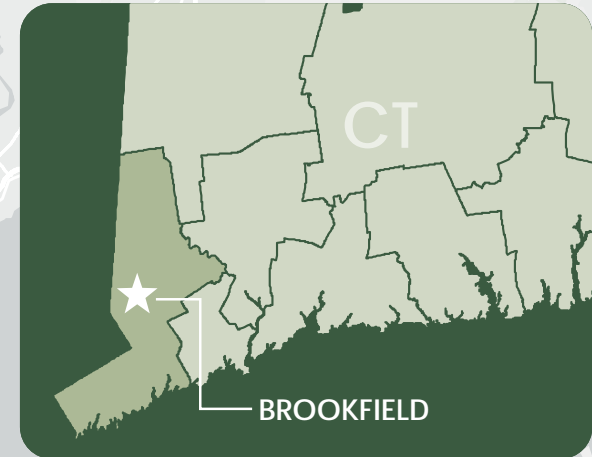


# BROOKFIELD, CONNECTICUT



**HARTFORD**  
35 MILES  
1 HR DRIVE

**BROOKFIELD**



DAYTIME POPULATION: **9 MILLION**  
ALMOST **60,000 CONNECTICUT RESIDENTS**  
COMMUTE INTO NYC FOR WORK DAILY

**NEW YORK CITY**  
85 MILES  
1.5 HR DRIVE

Brookfield, Connecticut, is a charming town with a population of approximately 17,000 residents. Located in Fairfield County, Brookfield offers a blend of small-town living and accessibility to major metropolitan areas. It is about 60 miles from New York City and 50 miles from Hartford, making it an attractive location for commuters seeking a suburban lifestyle. Brookfield's economy has shown consistent growth, driven by a mix of retail, professional services, manufacturing, and healthcare industries. The town also benefits from its proximity to regional business hubs in Danbury and Stamford. Brookfield has a vibrant local community, supported by ongoing development projects such as the revitalization of its Town Center, which has spurred both residential and commercial growth. With its scenic surroundings, quality schools, and strategic location, Brookfield is a desirable community for families and professionals alike. Its balance of economic opportunity and suburban tranquility makes it a standout town in southwestern Connecticut.



**STARBUCKS®**

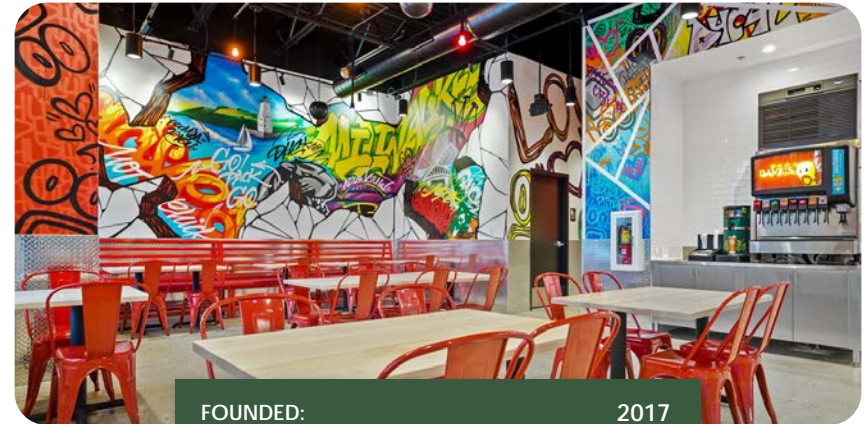


FOUNDED:	1971
HEADQUARTERS:	SEATTLE, WA
OWNERSHIP:	Public
LOCATIONS (US):	\$15,873
GUARANTY:	CORPORATE

Starbucks, founded in 1971 in Seattle, Washington, is a globally renowned coffeehouse chain and is the largest provider of coffee in the world. It began as a single store focused on providing high-quality coffee beans and equipment. Starbucks has grown into one of the world's largest coffeehouse chains, with over 35,000 locations in over 80 countries. The brand is known for its commitment to ethical sourcing and environmental sustainability, reflected in initiatives like the Coffee and Farmer Equity (C.A.F.E.) Practices and the use of recyclable materials. The company's financial performance has remained robust, benefiting from its global presence and loyal customer base. Overall, Starbucks has become an integral part of the coffee culture and continues to evolve to meet the demands of modern consumers.

RENT SCHEDULE				
BASE RENT:	Period (Lease Years)	Annual	Monthly	PSF
Base Term	1-5	\$146,190	\$12,183	\$55.00
Rental Increase (10%)	6-10	\$160,809	\$13,401	\$60.50
Option 1	11-15	\$176,900	\$14,742	\$66.55
Option 2	16-20	\$194,579	\$16,215	\$73.21
Option 3	21-25	\$214,037	\$17,836	\$80.53
Option 4	26-30	\$235,440	\$19,620	\$88.58

**DAVE'S HOT CHICKEN®**



FOUNDED:	2017
HEADQUARTERS:	PASADENA, CA
OWNERSHIP:	Private
LOCATIONS (US):	+/- 200
GUARANTY:	FRANCHISE

Dave's Hot Chicken is a fast-casual restaurant chain specializing in Nashville-style hot chicken. Founded in 2017 in Los Angeles, California, the brand quickly gained popularity for its spicy chicken tenders and sliders. Customers can choose from seven heat levels, ranging from "No Spice" to "Reaper," catering to a wide variety of taste preferences. The menu is simple yet flavorful, focusing on chicken dishes accompanied by sides like crispy fries, kale slaw, and house-made pickles. Known for its bold flavors and generous portions, Dave's Hot Chicken has become a favorite among spicy food enthusiasts. The chain has rapidly expanded across the U.S. and internationally, earning a reputation for quality and consistency. With its casual atmosphere and focus on customer satisfaction, Dave's Hot Chicken continues to attract a growing fan base.

RENT SCHEDULE				
BASE RENT:	Period (Lease Years)	Annual	Monthly	PSF
Base Term	1-5	\$204,170	\$17,014	\$85.00
Rental Increase (10%)	6-10	\$224,587	\$18,716	\$93.50
Option 1	11-15	\$203,449	\$16,954	\$84.70
Option 2	16-20	Lesser of \$223,966 or 100% FMV	\$18,664	\$93.24



# LEASE ABSTRACT

<b>LESSEE:</b>	<b>Starbucks</b>			
<b>LAND:</b>	1.84 Acres			
<b>LEASE TERM:</b>	Ten (10) Years			
<b>RENT COMMENCEMENT DATE:</b>	Est. 5/1/2026			
<b>EXPIRATION DATE:</b>	Est. 4/31/2036			
<b>BASE RENT:</b>	<b>PERIOD (LEASE YEARS)</b>	<b>ANNUAL</b>	<b>MONTHLY</b>	<b>PSF</b>
Base Term	1-5	\$146,190	\$12,183	\$55.00
Rental Increase (10%)	6-10	\$160,809	\$13,401	\$60.50
Option 1	11-15	\$176,900	\$14,742	\$66.55
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Option 3	21-25	\$214,037	\$17,836	\$80.53
Option 4	26-30	\$235,440	\$19,620	\$88.58
<b>SECURITY DEPOSIT:</b>	None			
<b>SIGNATOR/GUARANTOR:</b>	Starbucks (Corporate)			
<b>RENEWAL TERM(S):</b>	Four (4), Five (5) Year Options			
<b>REQUIRED PARKING:</b>	Landlord shall provide Tenant with fourteen (14) exclusive parking spaces at the south end of the Building			
<b>PERMITTED USE:</b>	No portion of the Outparcel shall be used for (a) the operation of a so-called wholesale club (as defined by the trade from time to time) or (b) the sale of food for off-premises consumption except to a de minimus extent, meaning the lesser of ten percent (10%) of Floor Area of a store or one thousand (1,000) square feet of Floor Area of a store; provided, however, the foregoing shall not prohibit the sale of food for on or off-premises consumption from a restaurant or coffee shop/cafe on the Outparcel.			
<b>TERMINATION OPTION(S):</b>	None.			
<b>REAL ESTATE TAXES:</b>	Tenant shall pay Landlord, as additional rent, Tenant's Pro Rata Share of Real Property Taxes			
<b>COMMON AREA EXPENSES:</b>	Tenant shall pay to Landlord as additional rent Tenant's Pro Rata Share of Operating Expenses.			
<b>REPAIRS &amp; MAINTENANCE:</b>	"Tenant, at Tenant's expense, shall keep the Premises in good order and repair, including maintaining all plumbing, HVAC, electrical and lighting facilities and equipment within the Premises and exclusively serving the Premises, and the storefront, doors, and plate glass of the Premises. Tenant shall keep the Drive-Through Facility and Outdoor Seating Area clean and free of debris. Landlord shall, at its sole cost and expense, shall be responsible for the upkeep of the roof, roof membrane and roof systems (gutters, downspouts and the like), foundation, exterior walls, interior structural walls, and all structural components of the Premises, Building, and Shopping Center; and (b) the maintenance and repair of all parking areas, sidewalks, Outdoor Seating Area (other than items installed in the Outdoor Seating Area by Tenant), Drive-Through Facility (other than items installed in the Drive-Through Facility by Tenant), landscaping and drainage systems on the Property and all utility systems (including mechanical, plumbing, electrical, lighting, and HVAC systems) and plumbing systems which serve the Building and/or the Shopping Center as a whole and not a particular tenant's premises."			
<b>UTILITIES:</b>	Tenant shall pay directly to the applicable utility provider the utility charges for all water, sewer, gas and electricity used by Tenant during the Term.			
<b>INSURANCE:</b>	Tenant shall pay to Landlord as additional rent Tenant's Pro Rata Share of Insurance			
<b>ASSIGNMENT, SUBLETTING &amp; GO DARK:</b>	Tenant may sublet all or any portion of the Premises or assign this Lease without Landlord's consent. Tenant shall remain liable under the Lease following a transfer hereunder; provided, however, that Tenant's obligations may not be enlarged or extended by any act or agreement of any assignee or subtenant.			
<b>ESTOPPEL CERTIFICATE:</b>	Tenant shall, no more than three (3) times in any Lease Year and upon not less than thirty (30) days' prior written notice from Landlord, execute an estoppel certificate.			
<b>HOLDING OVER:</b>	If Tenant remains in possession of the Premises or any part thereof after the expiration or earlier termination of the Term, with or without the consent of Landlord, such occupancy shall be a tenancy at sufferance at a per diem rental in the amount of the one hundred twenty five percent (125%) of the per diem Base Rent in effect immediately prior to the termination or expiration of the Term, plus all other charges payable hereunder.			



# LEASE ABSTRACT

<b>LESSEE:</b>	<b>Dave's Hot Chicken</b>			
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<b>RENT COMMENCEMENT DATE:</b>	Est. 4/1/2026			
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Base Term	1-5	\$204,170	\$17,014	\$85.00
Rental Increase (10%)	6-10	\$224,587	\$18,716	\$93.50
Option 1	11-15	\$203,449	\$16,954	\$84.70
Option 2	16-20	Lesser of \$223,966 or 100% FMV	\$18,664	\$93.24
<b>SECURITY DEPOSIT:</b>	Tenant shall deliver to Landlord and maintain in effect at all times during the Term a clean, stand-by, irrevocable letter of credit in form reasonably satisfactory to Landlord and issued by a bank reasonably satisfactory to Landlord which is a member of, or clears through, the New York Clearing House Association in the amount of \$28,023.24			
<b>SIGNATOR/GUARANTOR:</b>	Rackson Restaurants, LLC (Franchise)			
<b>RENEWAL TERM(S):</b>	Two (2), Five (5) Year Options			
<b>REQUIRED PARKING:</b>	Landlord shall provide Tenant with two (2) designated parking spaces for exclusive use by Tenant and its invitees for take-out and delivery vehicles.			
<b>PERMITTED USE:</b>	Tenant shall use the Premises for the operation of a restaurant operating under Tenant's Trade Name, including the preparation and sale of fried chicken, including, but not limited to, (i) Nashville Hot Chicken sliders and tenders and other related items and services such as fries, sides, salads, desserts and drinks and other incidental items as are served or sold at the majority of restaurants operated under Tenant's Trade Name.			
<b>TERMINATION OPTION(S):</b>	None			
<b>REAL ESTATE TAXES:</b>	Tenant shall pay Landlord, as additional rent, Tenant's Pro Rata Share of Real Property Taxes.			
<b>COMMON AREA EXPENSES:</b>	Tenant shall pay Proportionate Share of the Operating Expenses.			
<b>REPAIRS &amp; MAINTENANCE:</b>	"Landlord shall be responsible for maintenance of the roof, roof membrane, exterior walls (excluding exterior windows), gutters, downspouts, load bearing walls, interior structural columns, floor slab and foundation of the Building and all parts of the heating, plumbing, electrical, air-conditioning systems (outside of the Premises and not exclusively serving the Premises) and sanitary sewer, storm sewer and utility lines and equipment. Tenant, at its expense, shall repair, maintain in good order and condition and replace, if necessary, the Premises, including maintaining all plumbing, HVAC, electrical and lighting facilities and equipment within the Premises or exclusively serving the Premises, the storefront, doors and plate glass of the Premises, and the Patio (including the slab under the Patio)."			
<b>UTILITIES:</b>	Tenant shall pay directly to the applicable utility company for all water, electricity and gas utility services and heating fuel consumed in the Premises and arrange to pay for all cable, satellite, internet service including sprinkler charges, inspection fees and any standby charges.			
<b>INSURANCE:</b>	Tenant shall pay to Landlord as additional rent Tenant's Pro Rata Share of Insurance.			
<b>ASSIGNMENT, SUBLETTING &amp; GO DARK:</b>	Tenant shall not assign, mortgage or encumber this Lease, or sublease the Premises, or suffer or permit them to be subleased to or used by others, without the prior written consent of Landlord in each instance.			
<b>ESTOPPEL CERTIFICATE:</b>	Within twenty (20) days after notice from Landlord, Tenant shall execute, acknowledge and deliver to Landlord an estoppel certificate.			
<b>HOLDING OVER:</b>	If Tenant retains possession of the Premises or any part thereof after the Expiration Date or earlier termination date without the written consent of Landlord, Tenant's occupancy shall be under all of the terms and conditions of this Lease, except that (i) the tenancy shall be at will, terminable by either party on ten (10) days' written notice; (ii) the Base Rent per month shall be 150% of the monthly base rent being paid during the last Lease Year for the Premises; and (iii) Tenant shall indemnify and hold Landlord harmless from all damages sustained and liabilities incurred by Landlord as a result of Tenant's continued occupancy beyond thirty (30) days after Landlord's notice to Tenant under this subsection.			

112 FEDERAL ROAD | BROOKFIELD, CT



Exclusively Offered By



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