

Investment Property For Sale

**NAI** Glickman Kovago & Jacobs



**580 Spring Street**  
Windsor Locks , CT

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## Summary

NAI Glickman Kovago & Jacobs is pleased to present for sale the fee simple interest in a free-standing triple-net leased (“NNN”) Dollar/Thrifty Car Rental serving Bradley International Airport. The restated lease commenced on July 25, 2017 (amending and restating the prior lease dated March 19, 2000) and expires April 30, 2021 subject to two options of two years each.

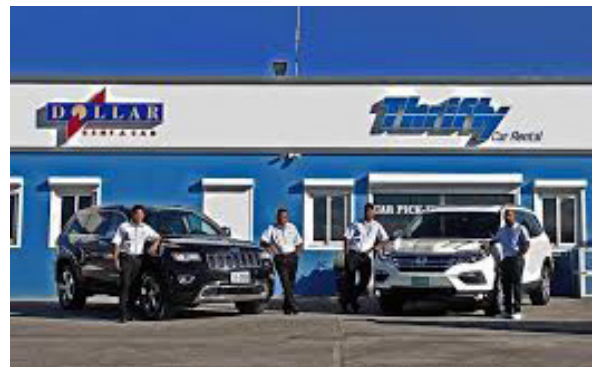
The property is strategically located just minutes away Bradley International Airport.



# Investment and Lease Details

## Investment Highlights

- **Sales Price:** \$895,000
- **CAP Rate:** 8.5%
- **Lease Term:** 2.5 years with renewal options
- **Investment Credit Tenant:** The Hertz Corporation
- **Location:** minutes from Bradley International Airport
- **Strong demographics:** More than 48,000 people live within a 5-mile radius with an average household income of more than \$93,000.



## Lease Details

<b>Tenant</b>	The Hertz Corporation
<b>Building Size</b>	5,198 SF
<b>Land</b>	1.74 Acre
<b>Parking</b>	59 Spaces
<b>Lease Type</b>	NNN *
<b>Annual Rent</b>	\$75,672
<b>Lease Commencement</b>	5/1/2017
<b>Lease Expiration</b>	4/30/2021
<b>Renewal Options</b>	Two renewal options of two years each

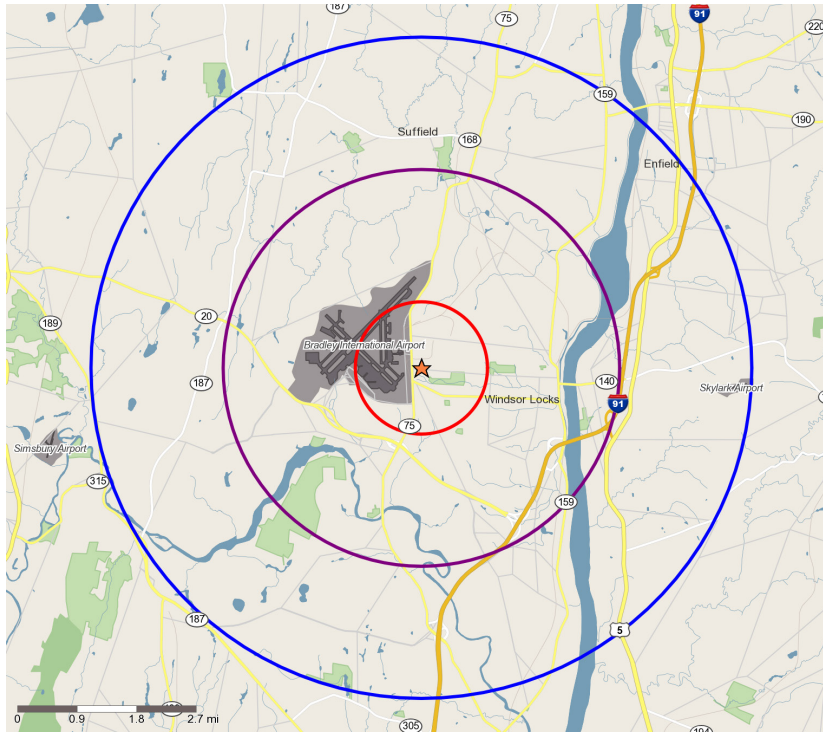
\* landlord responsible for structural repairs

# The Hertz Corporation

The Hertz Corporation, a subsidiary of Hertz Global Holdings, Inc., operates the Hertz, Dollar and Thrifty vehicle rental brands in approximately 10,200 corporate and franchisee locations throughout North America, Europe, The Caribbean, Latin America, Africa, the Middle East, Asia, Australia and New Zealand. The Hertz Corporation is one of the largest worldwide rental companies, and the Hertz brand is one of the most recognized in the world. Product and service initiatives such as Hertz Gold Plus Rewards, Ultimate Choice, Carfirmations, Mobile Wi-Fi and unique vehicles offered through the Adrenaline, Dream, Green and Prestige Collections set Hertz apart from the competition. Additionally, The Hertz Corporation owns the vehicle leasing and fleet management leader Donlen, operates the Firefly vehicle rental brand and Hertz 24/7 car sharing business in international markets and sells vehicles through Hertz Car Sales.



# *Hertz*



## Demographics and Statistics



	1 Mile	3 Mile	5 Mile
<b>Population</b>	2,466	21,782	48,229
<b>No. of Households</b>	984	8,046	18,919
<b>Average Income</b>	\$76,594	\$84,111	\$94,340
<b>Average Daily Traffic (2012) — 17,600</b>			

\* Information gathered from Alteryx.com. US 2010 Census.

# Aerial



Sheraton Hartford Hotel

Bradley International Airport Terminal

Connecticut State Police

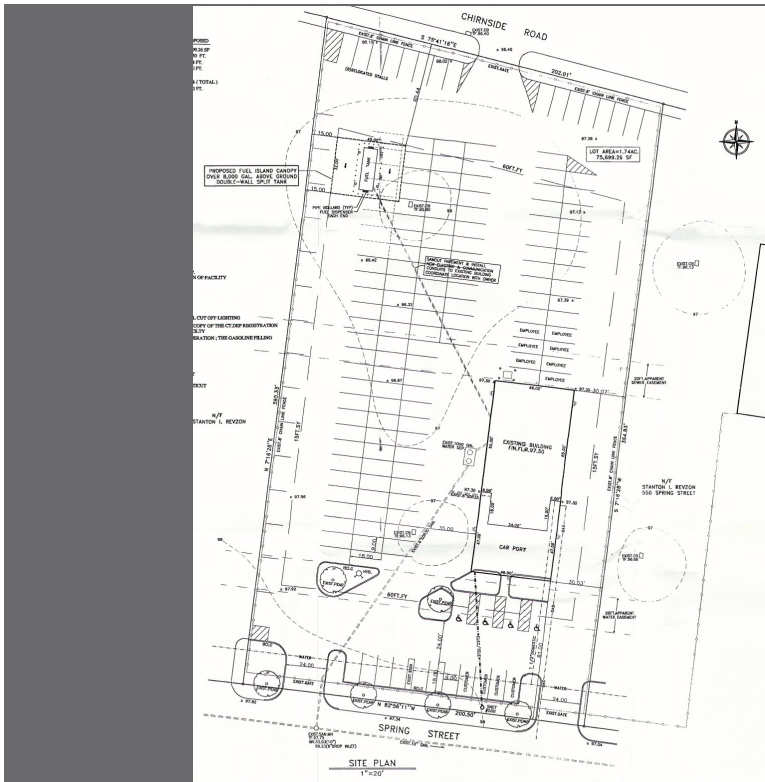
National and Avis Car Rental

Dunkin' Donuts

Spring Hill Suites by Marriott Hartford

Holiday Inn Express

Dollar/Thrifty Car Rental



# Site Plan

# About Windsor Locks

## DEMOGRAPHICS

Population	12,498 (2010)
Median Income	\$89,644
Median Home Price	\$236,300
Unemployment Rate	5.3%

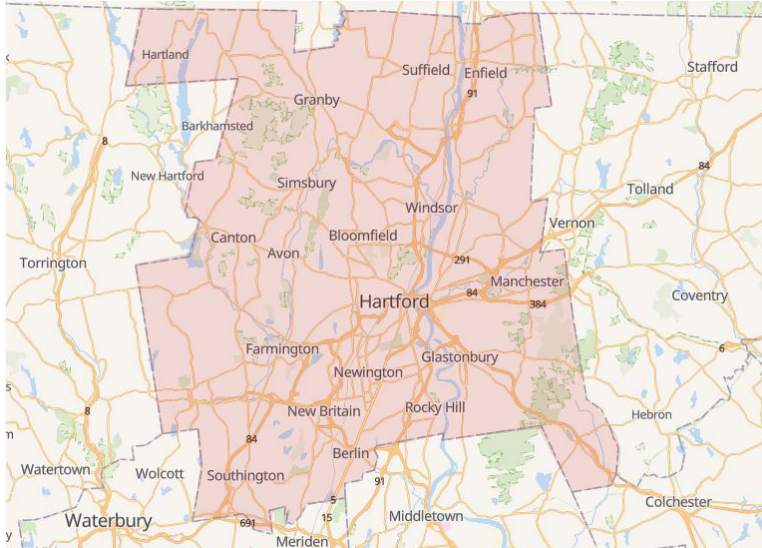


Windsor Locks is a town in Hartford County, Connecticut, United States. It is the site of Bradley International Airport, which serves the Greater Hartford-Springfield region and occupies approximately 1/3 of the town. Windsor Locks is also the site of the New England Air Museum.

Located beside the Connecticut River and equidistant from the densely populated cities of Springfield, Massachusetts and Hartford, Connecticut, Windsor Locks is named for a set of canal locks that opened in 1829. Windsor Locks is situated just south of the first large falls in the Connecticut River, the Enfield Falls, which is the northernmost point that seagoing vessels can reach on the Connecticut River before transferring to smaller ships. The Enfield Falls Canal circumvents the Enfield Falls and its nearby shallows

# About Hartford County

## Hartford County Location and Demographics



Hartford County is located in the north central part of Connecticut and is the state's second-most populous county. The County contains the city of Hartford, the state capital of Connecticut and the county's most populous city.

### POPULATION

Est. 2017	895,388
Census 2010	894,014
Percentage change	0.2%

### AGE / SEX

Median age	35.0
Male	48.6%
Female	51.4%

### RACE

White	75.5%
African-American	15.6%
Hispanic	18.0%
Asian	5.7%
Am. Indian & Alaskan	0.5%

### POP. CHARACTERISTICS

Veterans	45,357
Foreign born 2022-2016	15.0%

### HOUSING

Housing units (2017)	379,719
Owner-occupied rate	64.1%
Median Value	\$234,900
Median Gross Rent	\$1,016
Building Permits (2017)	957

### INCOME & POVERTY

2012-2016	\$68,027
Per Capita 2016	\$36,570
Poverty Percentage	10.9%

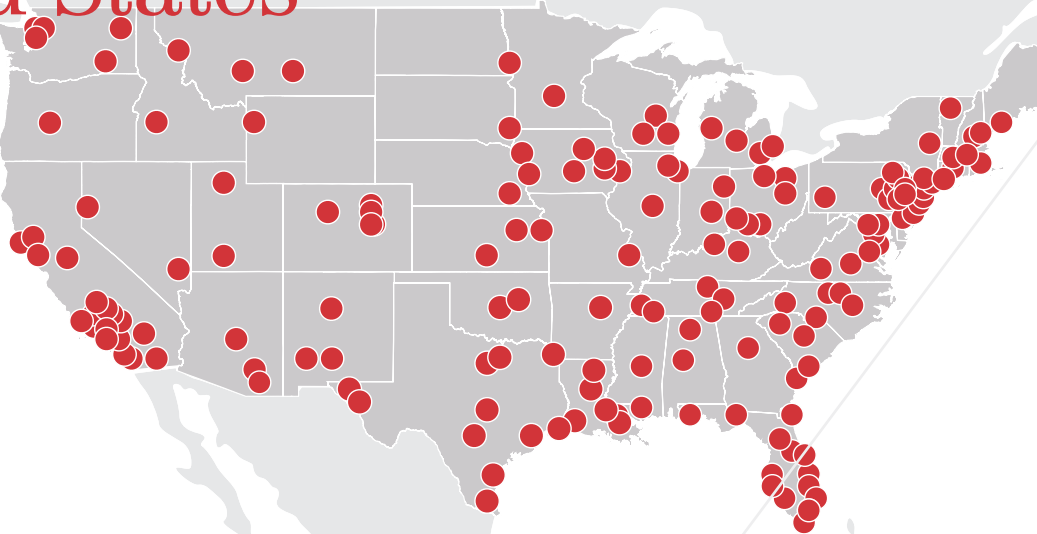
### EDUCATION

High School Graduate	89.3%
Bachelor's Degree or Higher	36.9%

source: [www.census.gov](http://www.census.gov)

Global Locations

United States



**Alabama**

Birmingham  
Huntsville  
Mobile

**Arizona**

Tucson  
Phoenix

**Arkansas**

Little Rock  
Rogers  
West Memphis

**California**

Commerce  
Irvine  
lake Tahoe  
Los Angeles  
Modesto  
Murrieta  
Oakland  
Ontario  
Oxnard  
Palm Desert  
Pasadena  
San Clemente  
San Diego  
San Francisco  
San Gabriel Valley  
San Jose  
Simi Valley  
Stockton  
Torrance  
Valencia  
Victorville  
Visalia  
West Los Angeles  
Westlake Village

**Colorado**

Avon  
Colorado Springs  
Denver

**Connecticut**

Darien  
West Hartford

**District of Columbia**

Washington

**Delaware**

New Castle

**Florida**

Boca Raton  
Cape Canaveral  
Doral  
Fort Lauderdale  
Ft. Myers  
Jacksonville  
Miami  
Ocala  
Orlando  
Panama City  
Pensacola  
Seminole  
Stuart  
Tallahassee  
West Palm Beach

**Georgia**

Atlanta  
Savannah

**Hawaii**

Honolulu  
Lihue

**Idaho**

Boise

**Illinois**

Chicago  
Springfield

**Indiana**

Fort Wayne  
Indianapolis

**Iowa**

Cedar Rapids  
Coralville  
Davenport  
Sioux City  
West Des Moines

**Kansas**

Overland Park  
Topeka  
Wichita

**Kentucky**

Lexington  
Louisville

**Louisiana**

Alexandria  
Baton Rouge  
Lafayette  
Lake Charles  
Monroe  
New Orleans

**Maine**

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**Maryland**

Baltimore  
Columbia  
Lanham

**Massachusetts**

Boston  
Springfield  
Worcester

**Michigan**

Detroit  
Grand Rapids  
Lansing  
Southfield

**Minnesota**

Minneapolis

**Missouri**

St. Louis

**Mississippi**

Gulfport  
Jackson

**Montana**

Billings  
Bozeman  
Missoula

**Nebraska**

Lincoln  
Omaha

**Nevada**

Carson City  
Las Vegas  
Reno

**New Hampshire**

Bedford  
Portsmouth

**New Jersey**

Hackensack  
Mt. Laurel  
Parsippany  
Piscataway  
Princeton  
Toms River

**New Mexico**

Albuquerque  
Deming  
Las Cruces  
Santa Fe

**New York**

Albany  
Melville  
New York City  
Rochester  
Westchester

**North Carolina**

Asheville  
Burlington  
Charlotte  
Greensboro  
Raleigh

**North Dakota**

Fargo

**Ohio**

Akron  
Canton  
Cincinnati  
Cleveland  
Columbus  
Dayton  
Toledo

**Oklahoma**

Oklahoma City  
Tulsa

**Oregon**

Bend  
Portland  
Redmond

**Pennsylvania**

Allentown  
Lancaster  
Lemoyne  
Philadelphia  
Pittsburgh  
Reading  
Southampton  
Wayne  
Wilkes-Barre  
Wyomissing

**South Carolina**

Charleston  
Columbia  
Greenville  
Hilton Head

**South Dakota**

Sioux Falls

**Tennessee**

Chattanooga  
Clarksville  
Knoxville  
Memphis  
Nashville

**Texas**

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Corpus Christi  
Dallas  
El Paso  
Fort Worth  
Harlingen  
Houston  
Laredo  
McAllen  
San Antonio  
Temple  
Texarkana

**Utah**

Salt Lake City  
St. George

**Vermont**

Burlington

**Virginia**

Brambleton  
Hampton Roads

**Roanoke**

Richmond  
Vienna

**Washington**

Bellevue  
Kennewick

**Seattle**

Spokane  
Tacoma

**Vancouver**

**Wisconsin**

Appleton  
Madison

**Milwaukee**



# Experience and dedication are **non-negotiable**

Your business is our business. Personalized service and collaborative teamwork form the core of our philosophy.

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NAI Global is a leading global commercial real estate brokerage firm. NAI Global offices are leaders in their local markets and work in unison to provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 400 offices strategically located throughout North America, Latin America, Europe, Africa and Asia Pacific, with over 7,000 local market professionals, managing in excess of over 425 million square feet of property. Annually, NAI Global completes in excess of \$20 billion in commercial real estate transactions throughout the world.

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