



Subject Property

Offering Memorandum

Stop & Shop

41 Alvord Lane, Stamford, CT 06902



NNN Investment Opportunity | Guaranteed by Koninklijke Ahold (S&P: BBB) | Long-Term Lease

Confidentiality & Restricted Use Agreement

This Confidential Offering Memorandum (“COM”) is provided by Stan Johnson Company (“SJC”), solely for your consideration of the opportunity to acquire the commercial properties described herein (the “Properties”). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of SJC.

This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. This COM contains descriptive materials, financial information and other data compiled by SJC for the convenience of parties who may be interested in the Properties. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. SJC has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon SJC.

The Properties may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Properties is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from SJC relating to the Properties, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to SJC, all or any part of this COM or the Information; (3) upon request by SJC at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless SJC all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Properties; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that SJC shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

Offered Exclusively by

Jason Maier

Senior Director

P: 646.841.0627

jmaier@stanjohnsonco.com

Ashley Wilhide

Operations Analyst

P: 646.845.8424

awilhide@stanjohnsonco.com

In Association With:

John Rotunno

CT Lic. #REB.0790732

Stan Johnson Company

180 Madison Avenue, Suite 1500

New York City, NY

P: +1 646.778.5560

stanjohnsonco.com



Stan Johnson Co.



Table of Contents

Section One: Property & Tenant Overview

The Offering & Investment Highlights	5
Property Overview	6
Strip Map	7
Lease Abstract	8
Rent Schedule	8
Subject Property Photos	9
Tenant Overview	10

Section Two: Market & Location Overview

Location Overview	12
Regional Map	13
Demographics	14

Subject Property

1 Property & Tenant Overview

Stop & Shop
Stamford, CT



The Offering

Stan Johnson Company is pleased to offer the opportunity to acquire the Fee Simple Stop & Shop Supermarket located in Stamford, CT. The lease is 100% guaranteed Koninklijke Ahold (S&P: BBB).

The 69,733 SF Stop & Shop Supermarket subject property is owned and operated by Ahold Delhaize - Ahold Delhaize is one of the world's largest food retail groups, a leader in supermarkets and e-commerce and a company at the forefront of sustainable retailing. Stop & Shop is operating under a 25-year lease, with increases every 5 years in the base term. The lease calls for 11, 5-year renewal options with increases at each renewal option.

The 7.11 acre subject property is located at the signalized intersection of US Highway 1 (Also known as West Main Street) and Alvord Lane. The location provides direct access from US Highway 1 and Alvord Lane, with exceptional site visibility averaging over 35,500 VPD. The subject property is surrounded by a population of 183,433 with an average household income of approximately \$168,179 within a 5-mile radius.



Price:
\$48,246,647

Cap Rate:
5.25%

Investment Highlights

NNN Investment Opportunity

The lease provides a passive investment opportunity with zero landlord responsibilities. Under the lease, the tenant is responsible for real estate taxes, insurance, utilities and all maintenance.

Guaranteed by Koninklijke Ahold (S&P: BBB)

Stop & Shop is a chain of supermarkets regionally located in the Northeastern US. Stop & Shop began in 1914 when the Rabinowitz family opened a small grocery store in Somerville, MA. Since 1996, Stop & Shop has been a wholly owned subsidiary of Ahold Delhaize. Ahold Delhaize ("Ahold") is a world leading food retailer with 5,902 stores worldwide and 414,000 employees serving over 50 million customers a week. In the US, Ahold's 204,000 associates serve millions of customers each week in more than 2,100 stores and distribution centers across 23 states with a particularly strong presence in major markets along the east coast.

Long-Term Lease with Rent Increases

Stop & Shop is operating under a 25-year lease, with increases every 5 years in the base term. The next rent increase will take place in 2026.

Renewal Options with Increases

Following the 25-year base term, the lease provides Stop & Shop with 11, 5-year options to renew. At each renewal option, the lease calls for fixed rent increases.

High Visibility Intersection

The subject property is located at the signalized intersection of US Highway 1 and Alvord Lane. The location provides direct access from US Highway 1 and Alvord Lane, with exceptional site visibility averaging over 35,500 VPD

Strong Demographics

The subject property is surrounded by a population of 183,433 with an average household income of approximately \$168,179 within a 5-mile radius.



Property Overview

Stop & Shop	
Address	41 Alvord Lane, Stamford, CT
Signalized Intersection	NE Corner of US Highway 1 and Alvord Lane
Ownership Interest	Fee Simple
Lease Type	NNN
Total Building Size	69,733 SF
Lot Size	7.11 AC
Year Built	2006

Click below to view more info about Crystal Lake

[Crystal Lake Overview](#)
P. 12

[Regional Map](#)
P. 13

[Demographics](#)
P. 14





CVS pharmacy	Staples	DD
HomeGoods	BED BATH & BEYOND	CRUISE KAYAK
T-Mobile	L.A. FITNESS	StopsShop
The UPS Store	Marshalls	WHEELER FARGO
USPS	OLD NAVY	M
IHOP	Michaels	AT&T
STARBUCKS	TD Bank	W
RITE AID	Home Depot Express	DQ

H Yale New Haven Health
Long Ridge Medical Center



Downtown Stamford
±2 Miles from Subject Property

Greenwich Country Club

Montgomery Park / Pinetum

Central Middle School
583 Students

North Mianus School
497 Students

E. Gaynor Brennan Golf Course

Greenwich High School
2,700 Students

International School at Dundee
369 Students

Westover Magnet Elementary School
605 Students

UCONN
UConn - Stamford Campus
1,813 Students

Stamford High School
1,813 Students

W Main St
(35,588 VPD)

StopsShop

H Stamford Hospital

Stamford Town Center
761,000 SF Shopping Mall

The Milbrook Club

95 Connecticut Turnpike
(153,583 VPD)

Eastern Middle School
845 Students

Binney Park Soccer Fields

Innis Arden Golf Club

Old Greenwich School
422 Students

Harbor Point

Stamford Health Medical Group

Riverside

Old Greenwich

South End

Ponus Yacht Club

Safe Harbor Yacht Club

Seaview House Marina

Shippan Point



Stop & Shop

Stamford, CT

Lease Abstract

Address	41 Alvord Lane, Stamford, CT
Tenant	Stop & Shop
Guarantor	Corporate (BBB)
Lease Type	NNN
Leased Square Footage	69,733
Original Lease Term	25 Years
Lease Term Remaining	9+ Years
Rent Commencement Date	July 1, 2006
Lease Expiration	July 1, 2031
Annual Base Rent	\$2,532,949
Rent Increases	\$34,866.50 (\$0.50 per SQFT)
Renewal Options	11, 5-Year Options
Renewal Option Increases	\$34,866.50 (\$0.50 per SQFT)
Landlord Responsibilities	None
Tenant Responsibilities	Real Estate Taxes, Insurance and all maintenance

Rent Schedule

Lease Years	Total Annual Rent	Monthly Rent	RPSF
16-20	\$2,532,949	\$211,079.12	\$36.32
21-25	\$2,567,816	\$213,984.66	\$36.82
26-30 (Option 1)	\$2,602,682	\$216,890.20	\$37.32
31-35 (Option 2)	\$2,637,549	\$219,795.75	\$37.82
36-40 (Option 3)	\$2,672,415	\$222,701.29	\$38.32
41-45 (Option 4)	\$2,707,282	\$225,606.83	\$38.82
46-50 (Option 5)	\$2,742,148	\$228,512.37	\$39.32
51-55 (Option 6)	\$2,777,015	\$231,417.91	\$39.82
56-60 (Option 7)	\$2,811,881	\$234,323.45	\$40.32
61-65 (Option 8)	\$2,846,748	\$237,229.00	\$40.82
66-70 (Option 9)	\$2,881,614	\$240,134.54	\$41.32
71-75 (Option 10)	\$2,916,481	\$243,040.08	\$41.82
76-80 (Option 11)	\$2,951,347	\$245,945.62	\$42.32



Subject Property Photos





**408
Locations**



**\$542M 2020
Revenue**

Company Profile

Tenant	Stop & Shop
Entity Type	Private
Industry	Grocery
No. of Locations	± 408
Founded	1914
Headquarters	Quincy, MA
Website	www.stopandshop.com

Parent Profile

Company	Koninklijke Ahold Delhaize N.V.
Entity Type	Public (Euronext: AD)
Net Worth (USD)	\$41.49 Billion
Revenue (USD)	\$74.73 Billion
Net Income (USD)	\$1.39 Billion
S&P Rating	BBB/Stable
Headquarters	Zaandam, Netherlands
Locations	5,902
Employees	414,000
Website	www.aholddelhaize.com

Representative Photo

Tenant Overview



Stop & Shop is a chain of supermarkets regionally located in the Northeastern US. Stop & Shop began in 1914 when the Rabinowitz family opened a small grocery store in Somerville, MA. Four years later, they came up with the modern self-service supermarket and by 1947, grew to 86 locations. Stop & Shop has grown into one of the region's largest supermarkets, with over 400 locations in Connecticut, New Jersey, Rhode Island, Massachusetts, and New York. D&B Hoovers estimates Stop & Shop's 2020 revenue to be \$542M. Stop & Shop has been a wholly-owned subsidiary of Ahold Delhaize since 1996.



Ahold Delhaize ("Ahold") is a world-leading food retailer with 5,902 stores worldwide and 414,000 employees serving over 50 million customers a week. Ahold N.V. received the designation "Royal" from Dutch Queen Beatrix in 1987, awarded to companies that have operated honorably for one hundred years. On June 24, 2015, Delhaize Group reached an agreement with Ahold to merge, forming a new company, Ahold Delhaize. At completion of the merger, Ahold shareholders retained 61% of the new combined company while Delhaize Group shareholders hold the remaining 39%. Since first entering the US market in the 1970's, Ahold has grown to become one of the country's most significant retail groups. In the US, Ahold's 204,000 associates serve millions of customers each week in more than 2,100 stores and distribution centers across 23 states with a particularly strong presence in major markets along the east coast. Ahold's other brands include other well established supermarkets such as Food Lion, Giant Martin's, Giant Food and Hannaford.

2 Market & Location Overview

Stop & Shop
Stamford, CT



Location Overview

Stamford, Connecticut, is the second-most populous city in Fairfield County and Connecticut behind Bridgeport. With a population of 135,470, the city passed Hartford and New Haven in population as of the 2020 census. Approximately halfway between Manhattan and New Haven at approximately 38 miles from each, Stamford is in the Bridgeport-Stamford-Norwalk-Danbury metropolitan statistical area which is a part of the New York City metropolitan area.

Stamford is home to three (3) Fortune 500 Companies, and eight (8) Fortune 1000 Companies, as well as numerous divisions of large corporations. This gives Stamford one of the largest business districts in the New York Metro outside New York City itself and one of the largest concentrations of corporations in the nation.

Stamford is located on the main branch of the New Haven Line on the Metro-North Railroad; the commuter rail system for northern metropolitan New York City is the busiest line in the U.S. Stamford is among the most active stations on the Metro-North system and serves as a major transfer point for local trains. Stamford Station is also the terminus of a Metro-North branch that ends in New Canaan, 8 miles away, and a part-time terminal of Shore Line East trains. Two smaller train stations in Stamford are Glenbrook and Springdale, both a part of the New Canaan branch. With a recent spike in development in the East Side neighborhood, the city is considering putting in a proposal to construct a new stop to service the East Main Street area close to the New Canaan branch overpass.

Stamford, CT Profile

Counties	Fairfield
City Area	52.03 sq mi
Metro Area	465 sq mi
Population	135,470
Population Density	3,446.26/sq mi
Website	www.stamfordct.gov

Stamford, CT



Population
135,470



Total Households
52,206



Median HHI
\$95,853



Average HHI
\$144,873

Regional Map



Demographics



Population	1 mile	3 miles	5 miles
2021 Population	24,422	130,886	183,433
2026 Population	24,853	137,225	190,521
2010-2021 Annual Rate	0.26%	1.02%	0.76%
2021-2026 Annual Rate	0.35%	0.95%	0.76%



Households	1 mile	3 miles	5 miles
2021 Total Households	8,431	49,846	69,274
2026 Total Households	8,615	52,183	71,838
2010-2021 Annual Rate	0.37%	0.92%	0.67%
2021-2026 Annual Rate	0.43%	0.92%	0.73%



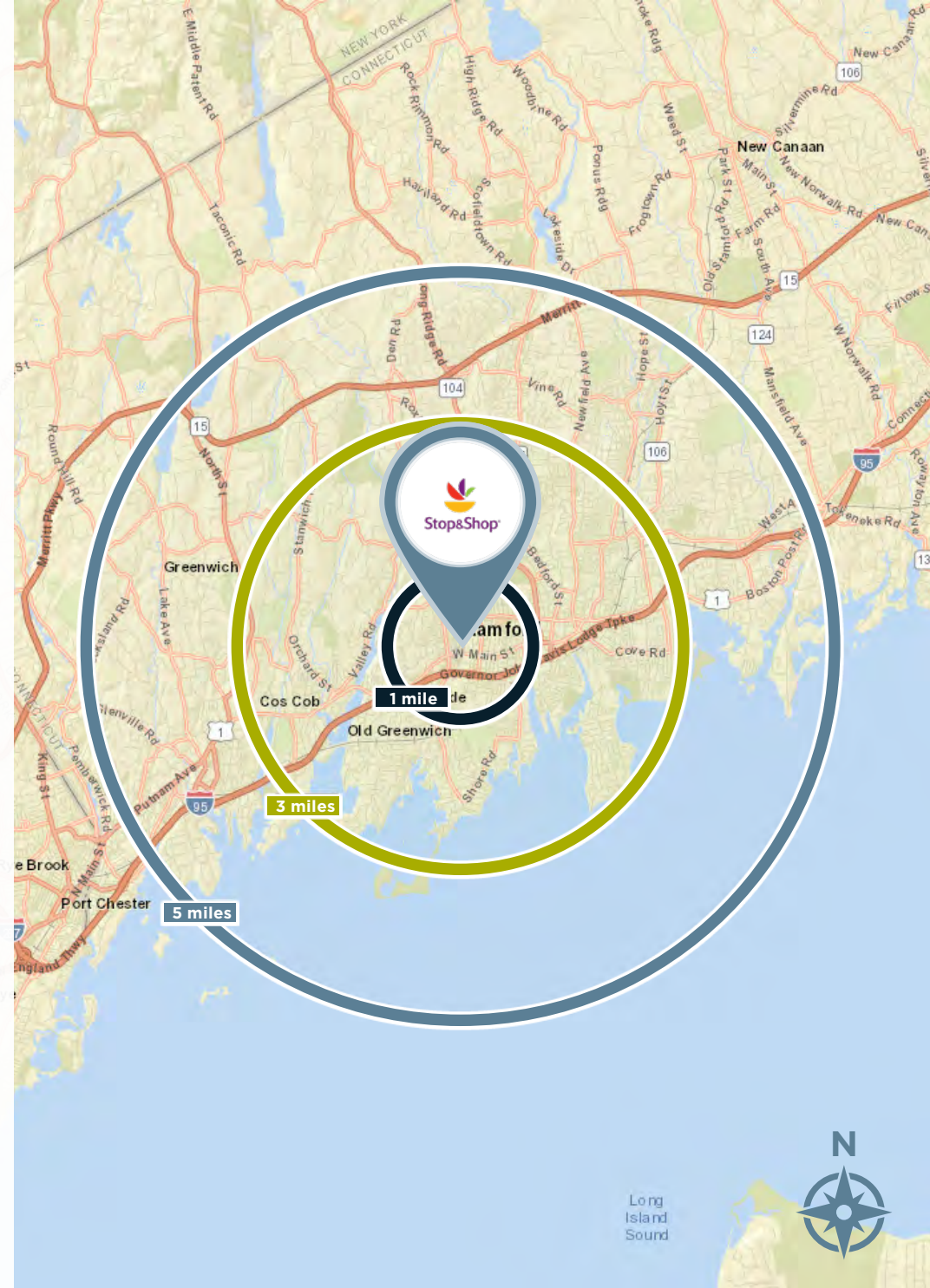
Household Income	1 mile	3 miles	5 miles
2021 Median Household Income	\$68,125	\$96,014	\$107,486
2021 Average Household Income	\$121,847	\$151,355	\$168,179



183k
Population
(5 miles)



\$168k
Avg. HH Inc.
(5 miles)



going beyond

Offered Exclusively by

Jason Maier

Senior Director

P: 646.841.0627

jmaier@stanjohnsonco.com

Ashley Wilhide

Operations Analyst

P: 646.845.8424

awilhide@stanjohnsonco.com

In Association With:

John Rotunno

CT Lic. #REB.0790732

Stan Johnson Company

180 Madison Avenue, Suite 1500

New York City, NY

P: +1 646.778.5560

stanjohnsonco.com



The information contained herein was obtained from sources believed reliable, however, Stan Johnson Company makes no guaranties, warranties or representations as to the completeness thereof. The presentation of this property for sale, rent or exchange is submitted subject to errors, omissions, change of price or conditions, or withdrawal without notices.