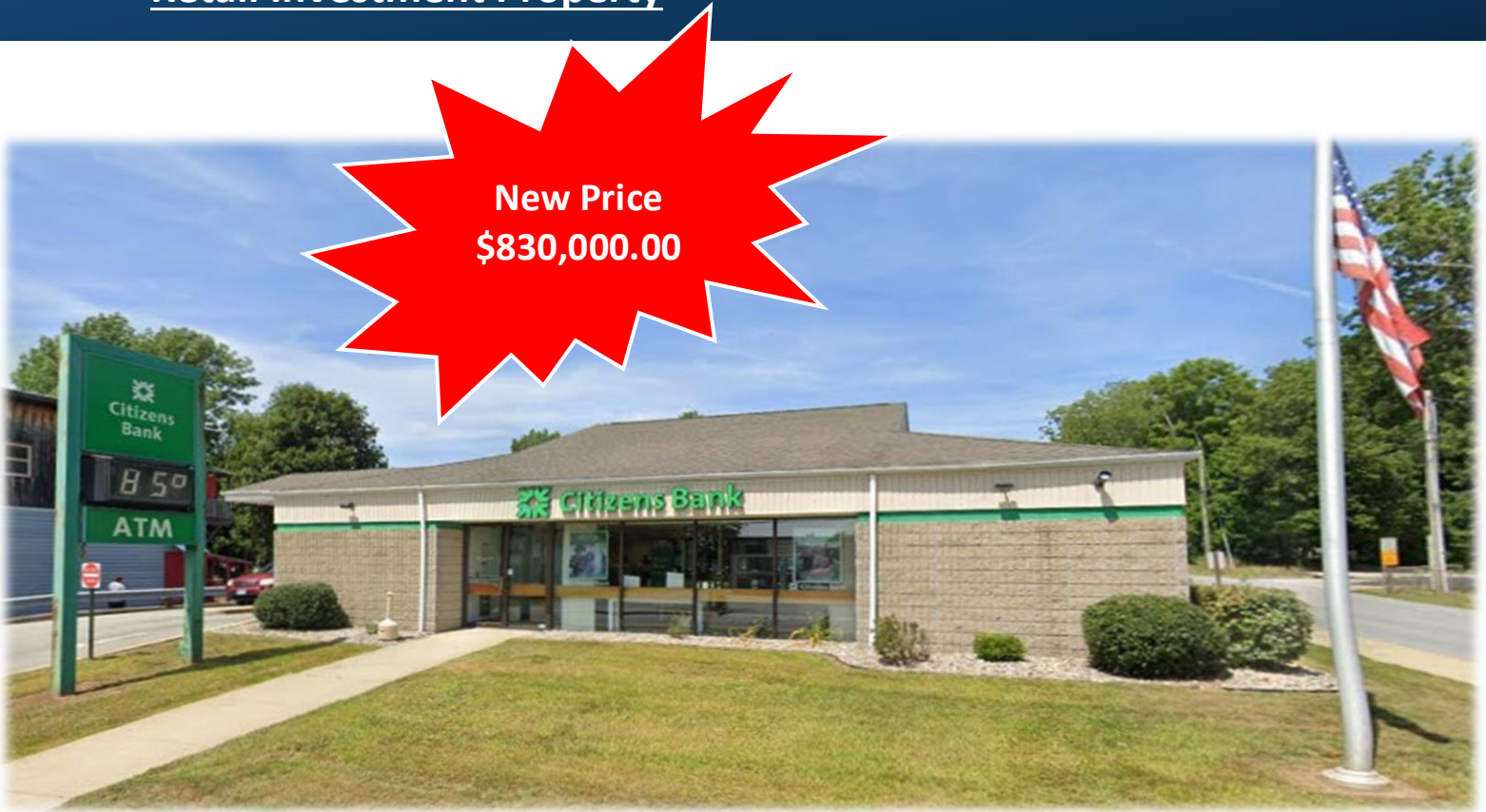


# SALE

Retail Investment Property

Citizens Bank  
16 Railroad Ave  
Plainfield, CT 06374



Plainfield, Ct. Branch Deposits: \$37.93M



The information presented is believed to be accurate, but the users must verify it for their own satisfaction. Price and availability are subject to change without prior notice. The Seller's broker, any cooperating broker, and any salesperson working with either are representing the Seller's best interests and have fiduciary responsibilities to Seller, but are obligated to treat all parties fairly.

## Contact:

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## About Citizens Financial Group

- Assets: \$187 Billion
- Deposits: \$151 Billion
- Branches: 1,000
- ATM's: 3,000

Citizens Financial Group, Inc. is one of the nation's oldest and largest financial institutions, with \$187 billion in assets as of March 31, 2021. Headquartered in Providence, Rhode Island, Citizens offers a broad range of retail and commercial banking products and services to individuals, small businesses, middle-market companies, large corporations and institutions. Citizens helps its customers reach their potential by listening to them and by understanding their needs in order to offer tailored advice, ideas and solutions. In Consumer Banking, Citizens provides an integrated experience that includes mobile and online banking, a 24/7 customer contact center and the convenience of approximately 3,000 ATMs and approximately 1,000 branches in 11 states in the New England, Mid-Atlantic and Midwest regions. Consumer Banking products and services include a full range of banking, lending, savings, wealth management and small business offerings. In Commercial Banking, Citizens offers a broad complement of financial products and solutions, including lending and leasing, deposit and treasury management services, foreign exchange, interest rate and commodity risk management solutions, as well as loan syndication, corporate finance, merger and acquisition, and debt and equity capital markets capabilities. More information is available at [www.citizensbank.com](http://www.citizensbank.com) or visit us on [Twitter](#), [LinkedIn](#) or [Facebook](#).

## About the Town of Plainfield



Plainfield was incorporated in 1699 as the town of Quinebaug and renamed the following year to its current name. The present name of "Plainfield" is descriptive of the original town site. Plainfield proved to be an industrial heavyweight in the 19th and early 20th centuries due largely to the ability of the Moosup and Quinebaug Rivers to provide power to the different mills throughout town. Combined with the mills, Plainfield had incredible commerce for a small town because four railways from Hartford, New York, Boston, and Providence intersected within the town. There was also a highly acclaimed school on Academy Hill, which is how the present Academy Hill Road got its name.

# Executive Summary

## Pricing & Return:

Sale Price:	\$830,000.00
Cap	6.2%
Price PER Sq. Ft.:	\$331.25

## Property Details:

Building Size:	+/-2,566 Sq. Ft.
Lot Size:	0.58 acres
Drive Thru Service:	2 Lanes
Year Built:	1980

## Lease Details:

Lease Type:	Absolute NNN
Taxes/Cam/Insurance:	Tenant
Roof /Structure:	Tenant
Current Lease Expiration Date	Sept 30, 2021
Renewal Date:	Oct 1, 2021

**Citizens Bank has already committed to the 3-year renewal commencing October 1, 2021**

Period	Annual Rent	Monthly Rent
October 1, 2021 - September 30, 2024	\$51,408.00	\$4,284.00

Options: 2-3 Year Renewal Options

Period	Annual Rent	Monthly Rent
October 1, 2024 - September 30, 2027	\$54,264.00	\$4,522.00
October 1, 2027 - September 30, 2030	\$57,210.00	\$4,767.50

Guarantor: Citizens Bank Corporate

Demographics	1 Mile	3 Mile	5 Mile
Population	3,319	9,370	19,089
Households	1,233	3,483	7,134
Avg. Household Income	\$67,159	\$77,471	82,596

# Aerial View

