

# Connecticut PPG Portfolio

DANBURY & WATERBURY, CT



211 White Street, Danbury, CT



1225 Thomaston Avenue, Waterbury, CT

## BROKER:

Jon Angel, President

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**ANGEL**   
COMMERCIAL, L.L.C.

**Investment  
Opportunity: Two Fully  
Leased Retail  
Properties for Sale**

**16,601 SF**

**1.09 Acres**

**2022 PROJECTED NOI**

**\$212,050**

Corporate Guarantees from  
Fortune 500 Company:  
PPG Industries

**PRICE REDUCED**

**SALE PRICE**

**\$2,150,000**

**ORIGINAL LIST PRICE: \$2,350,000**

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer the **Connecticut PPG Portfolio** consisting of two fully leased properties located in Connecticut (Danbury & Waterbury). The total portfolio offers approximately 16,601 RSF and is for sale at \$2,150,000 in its entirety or as individual assets. The projected 2022 NOI is \$212,050.

Fully leased to PPG Paints with a corporate guarantee from a Fortune 500 Company until 12/31/2024, the portfolio offers an investor a rare opportunity to acquire two net leased assets in Connecticut. Each property is well maintained and located near or on main streets with excellent accessibility, visibility, and demographics. Properties are located within high-traffic areas and are close to major highways.



Fortune 500

# PPG Industries

RANK  
218

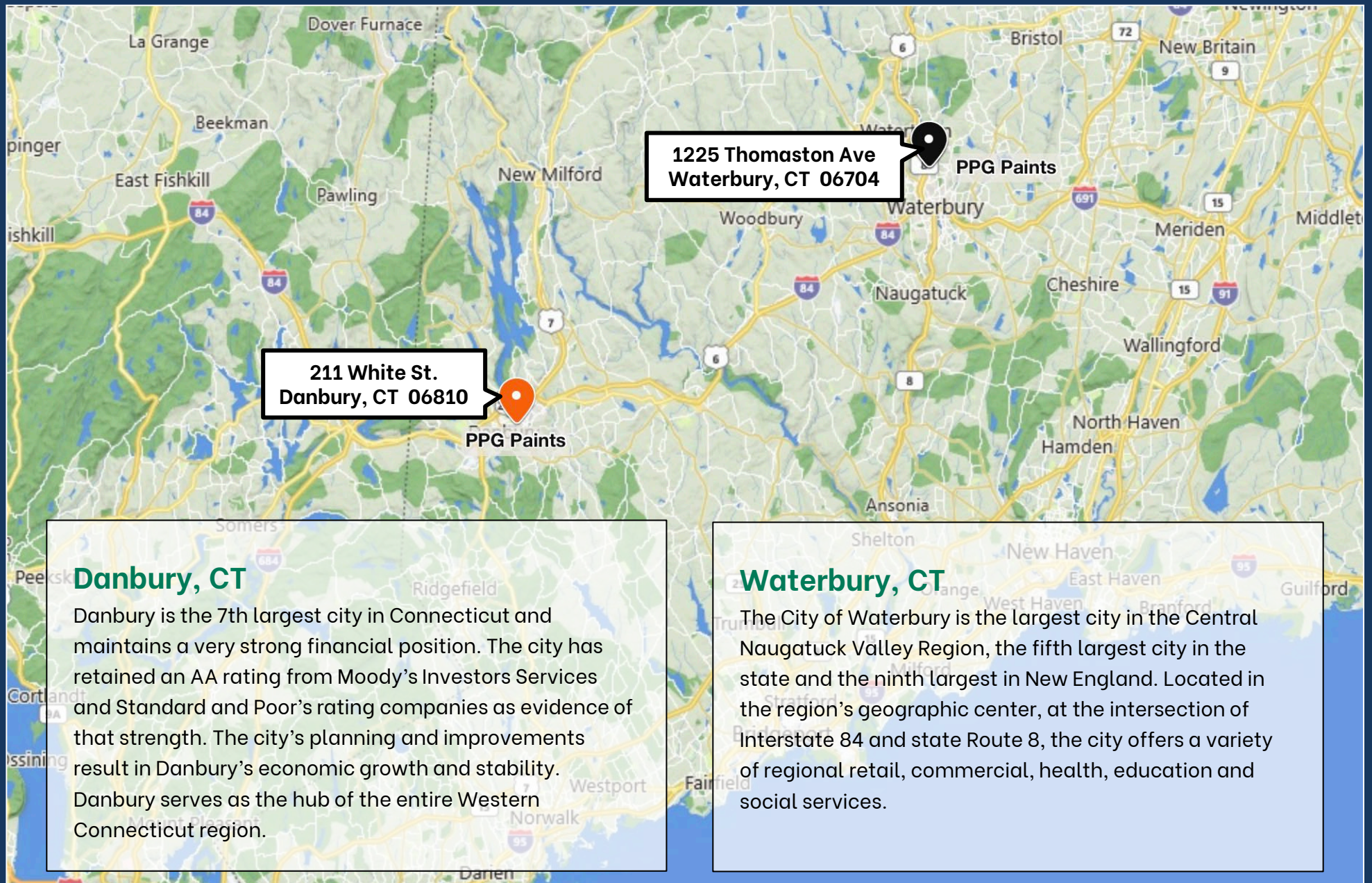
Headquartered in Pittsburgh, PA, PPG Industries (NYSE: PPG) is ranked 218 on the 2022 Fortune 500 list with a revenue of \$16.8 billion.

With approximately 50,000 employees worldwide and 243 manufacturing facilities in 59 countries, PPG Industries is the leading global coatings and specialty products company.

Pittsburgh Paint is only one of PPG Architectural Coatings' products. Other common products include; GLIDDEN®, LIQUID NAILS®, OLYMPIC® Paints and Stains, PPG PITTSBURGH PAINTS®, and MANOR HALL®. They distribute their products globally and are available at all major home improvement centers including Lowe's, Home Depot and Walmart.



# Location Map





## 211 White Street, Danbury, CT

### PRICE REDUCTION

Fully leased to PPG Paints with a corporate guarantee from a Fortune 500 Company until 12/31/2024, **211 White Street in Danbury, CT**, is for sale at \$1,400,000 (original list price was \$1,500,000). The property consists of a 6,700 RSF single-story retail building with a new roof (2022) on 0.42 acres conveniently located at a traffic signal at the corner of White Street and Eighth Avenue. In addition, a 3,289 RSF multifamily house repainted in 2022 is included with the acquisition and is currently generating \$38,700/annually from month-to-month agreements from three tenants. The projected 2022 NOI is \$145,900.

The property is 1.5 miles to I-84 (Exits 5 & 6) and situated across from Western State Connecticut University. It is near top national retailers including Walmart, Home Goods, Starbucks, Auto Zone, Dollar Tree, Dunkin', Walgreens, CVS, McDonald's, and Burger King.



211 WHITE STREET  
DANBURY, CT 06810

### Financial Information

|                                |                    |
|--------------------------------|--------------------|
| <b>Sale Price:</b>             | \$1,400,000        |
| <b>Real Estate Taxes:</b>      | \$23,936.20 (2022) |
| <b>Projected 2022 NOI:</b>     | \$145,900          |
| <b>Lease Expiration Date::</b> | 12/31/2024         |

### Property Details

|                             |                                                |
|-----------------------------|------------------------------------------------|
| <b>Total Building Size:</b> | 6,700 RSF (Retail)<br>3,289 RSF (Multi-Family) |
| <b>Land:</b>                | 0.42 Acres                                     |
| <b>Zoning:</b>              | High-Rise Residential District (RH3)           |
| <b>Year Built:</b>          | 1950, Renovated in 2012                        |
| <b>Construction:</b>        | Masonry                                        |
| <b>Stories:</b>             | One                                            |
| <b>Tenancy:</b>             | Multiple                                       |
| <b>Occupancy:</b>           | 100%                                           |

### Features

|                       |                                     |
|-----------------------|-------------------------------------|
| <b>Traffic Count:</b> | 20,620 Average Daily Traffic Volume |
| <b>Parking:</b>       | 14 Spaces                           |

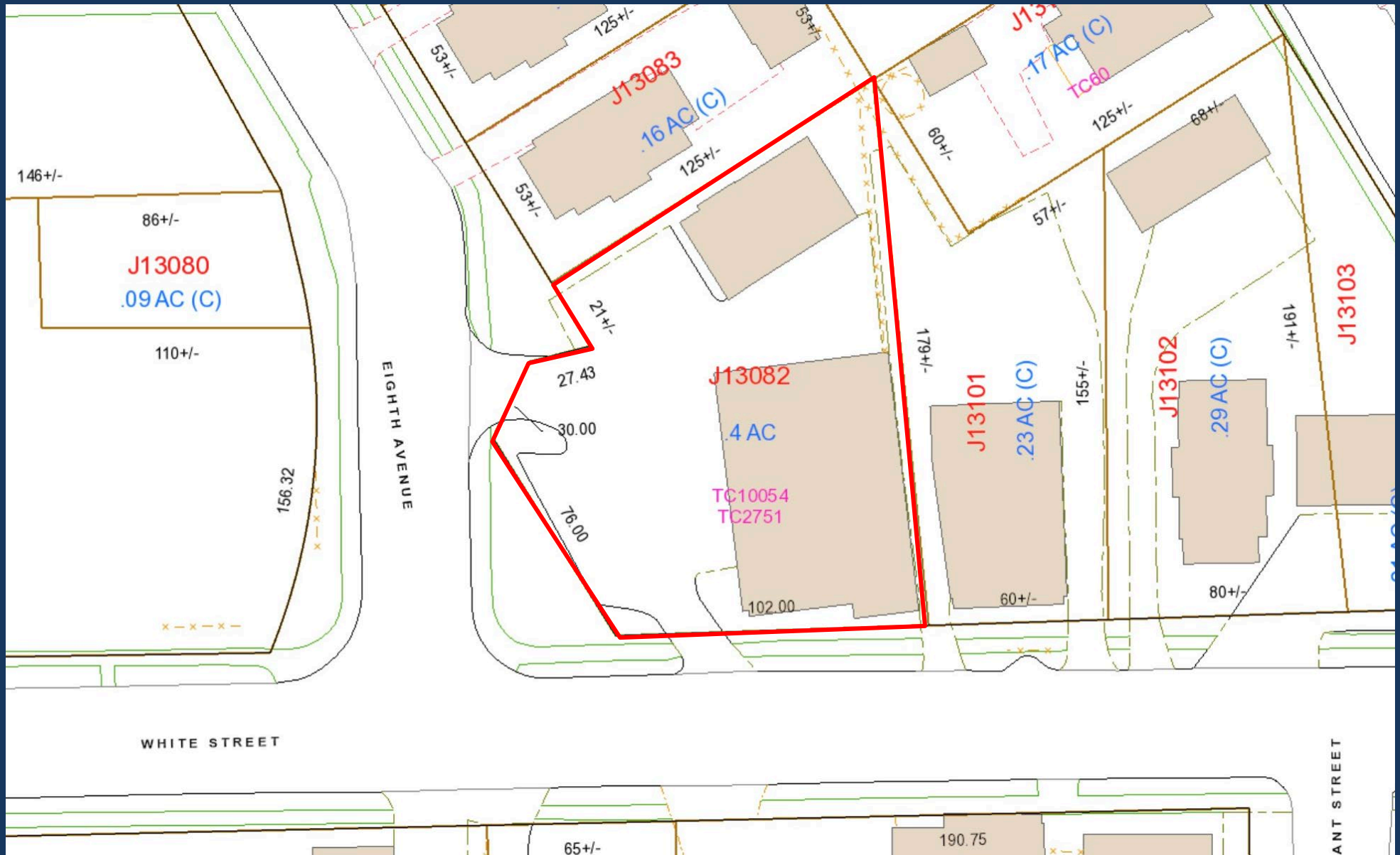
### Utilities

|                     |           |
|---------------------|-----------|
| <b>Water/Sewer:</b> | City/City |
| <b>A/C:</b>         | Partial   |
| <b>Heating:</b>     | Gas       |

### Demographics

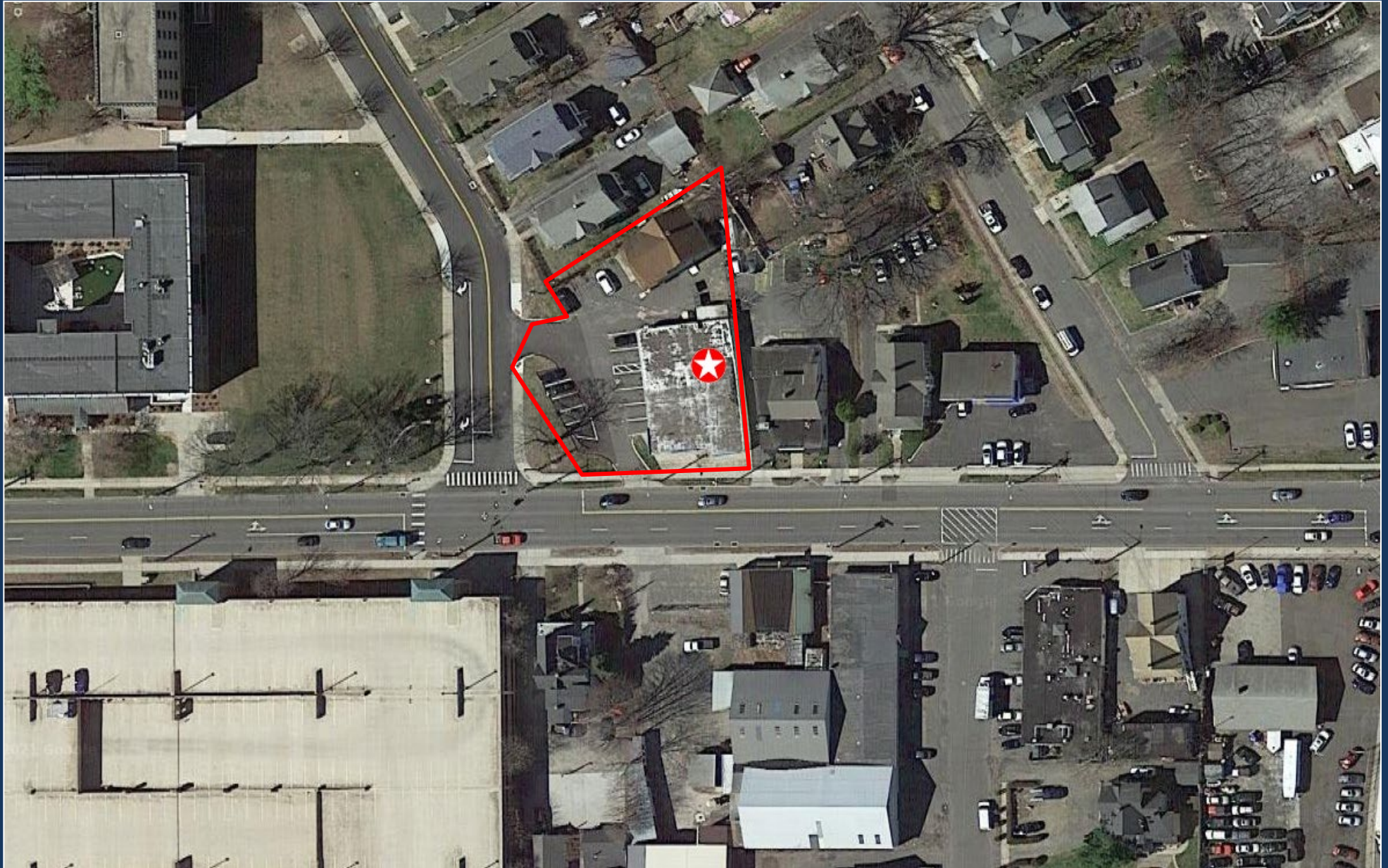
|                          | 3 Miles  | 5 Miles  |
|--------------------------|----------|----------|
| <b>Population:</b>       | 76,643   | 115,662  |
| <b>Median HH Income:</b> | \$53,464 | \$66,786 |

# Parcel Map



211 WHITE STREET  
DANBURY, CT 06810

# Aerial View



# Neighborhood Map





## 1225 Thomaston Avenue, Waterbury, CT

### PRICE REDUCTION

Fully leased to PPG Paints with a corporate guarantee from a Fortune 500 Company until 12/31/2024, **1225 Thomaston Avenue in Waterbury, CT**, is for sale at \$750,000 (original list price was \$850,000). The property is a 6,615 RSF one-story retail building on 0.67 acres with abundant parking. The projected 2022 NOI is \$66,150.

1225 Thomaston Avenue is located less than one mile from Route 8 (Exit 36) and near top national retailers including Target, CVS, McDonald's, 7-Eleven, Cumberland Farms, Aldi, Stop & Shop, and Bank of America.



1225 THOMASTON AVE.  
WATERBURY, CT 06704

### Financial Information

|                               |                    |
|-------------------------------|--------------------|
| <b>Sale Price:</b>            | \$750,000          |
| <b>Real Estate Taxes:</b>     | \$32,761.84 (2022) |
| <b>Projected 2022 NOI:</b>    | \$66,150           |
| <b>Lease Expiration Date:</b> | 12/31/2024         |

### The Site

|                             |                                  |
|-----------------------------|----------------------------------|
| <b>Total Building Size:</b> | 6,615 RSF                        |
| <b>Land:</b>                | 0.67 acres                       |
| <b>Zoning:</b>              | General Industrial District (IG) |
| <b>Year Built:</b>          | 1962, Renovated in 2011          |
| <b>Construction:</b>        | Masonry                          |
| <b>Stories:</b>             | One                              |
| <b>Tenancy:</b>             | Single                           |
| <b>Occupancy:</b>           | 100%                             |

### Features

|                       |                                    |
|-----------------------|------------------------------------|
| <b>Traffic Count:</b> | 7,921 Average Daily Traffic Volume |
| <b>Parking:</b>       | Ample                              |

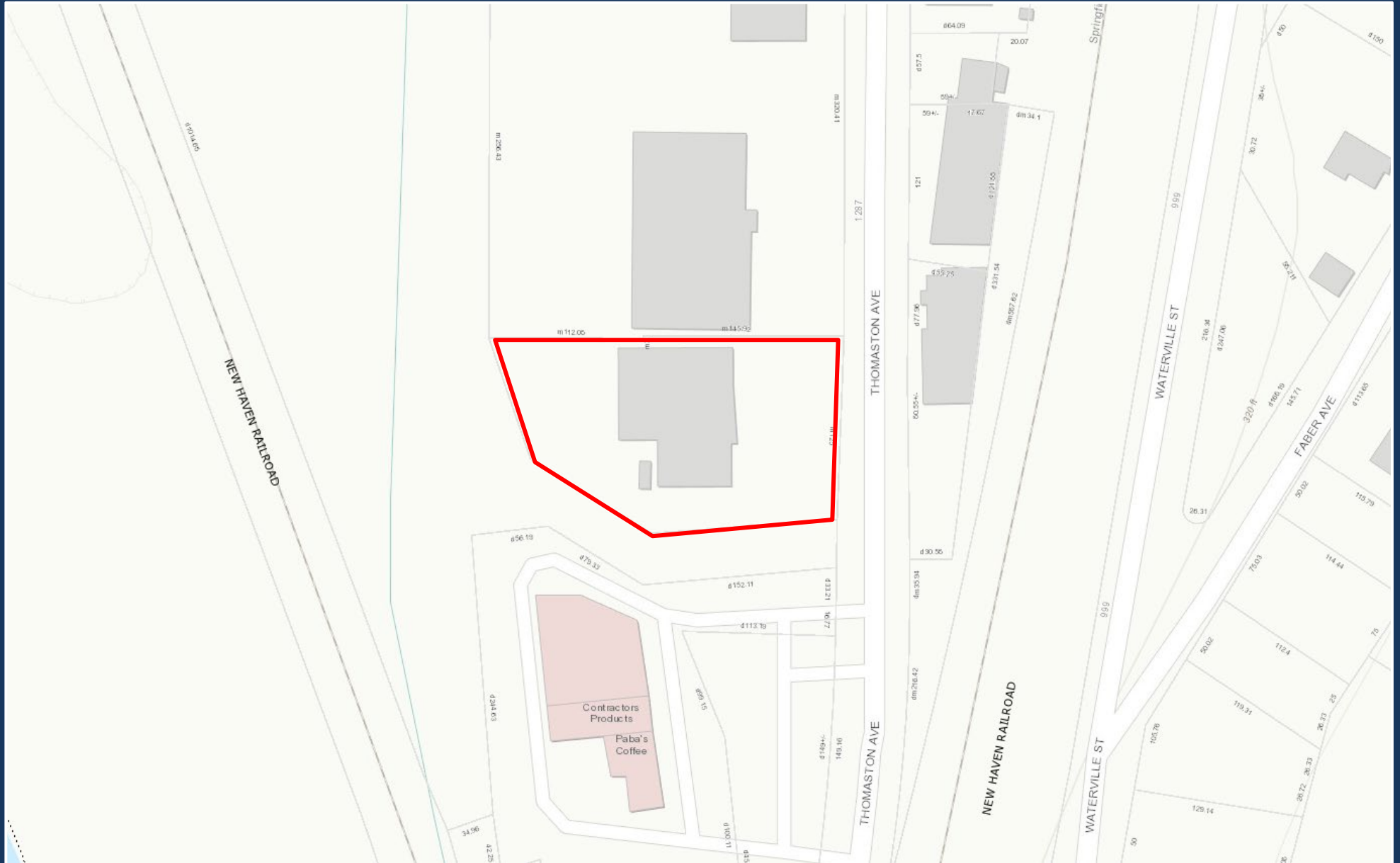
### Utilities

|                     |           |
|---------------------|-----------|
| <b>Water/Sewer:</b> | City/City |
| <b>A/C:</b>         | None      |
| <b>Heating:</b>     | Gas       |

### Demographics

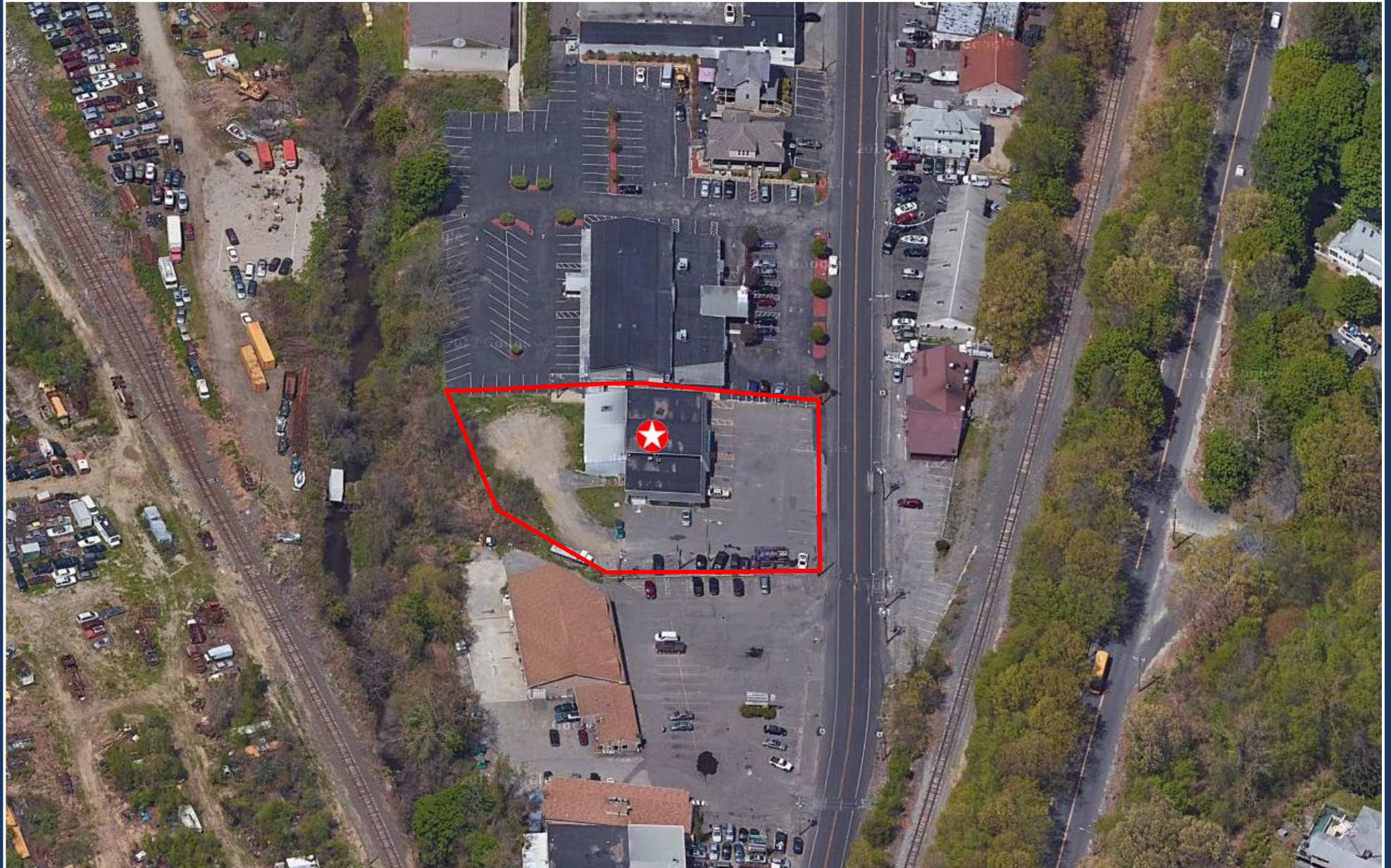
|                          | 3 Miles  | 5 Miles  |
|--------------------------|----------|----------|
| <b>Population:</b>       | 82,844   | 144,849  |
| <b>Median HH Income:</b> | \$41,797 | \$51,365 |

# Parcel Map



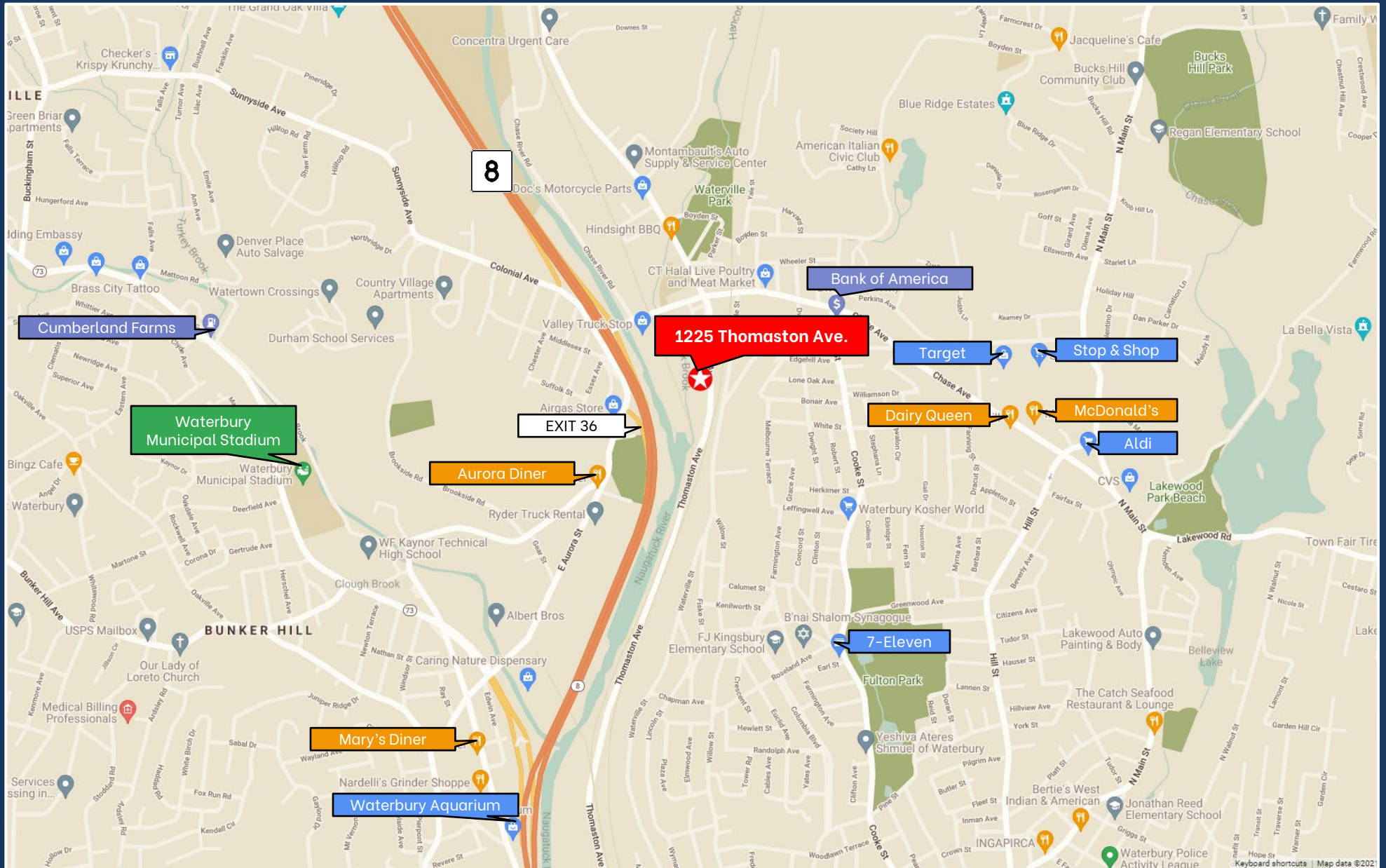
1225 THOMASTON AVE.  
WATERBURY, CT 06704

# Aerial View



1225 THOMASTON AVE.  
WATERBURY, CT 06704

# Neighborhood Map



# Next Steps...

To gain access to additional information on this portfolio,  
please click on the button below to sign our online confidentiality agreement.

[Sign Confidentiality Agreement](#)

To schedule a tour of this property, please call Jon Angel at (203) 335-6600  
or click on the button below if viewing this document on your mobile device.

[Call to Schedule a Tour](#)

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