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# OFFERING MEMORANDUM: FOR SALE | 1260 WINSTED ROAD, TORRINGTON, CT



## A TRUE EXCLUSIVE PRESENTED BY:

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## Confidential Disclaimer

This Confidential Memorandum has been prepared by TRUE Commercial Real Estate (Broker) and is being furnished to you solely for the purpose of your review of the commercial property located at 1260 Winsted Road, Torrington, CT (the "Property"). The material contained in this Offering Memorandum shall be used for the purposes of evaluating the Property for acquisition and shall not be used for any purpose or made available to any other person without the express written consent of the Broker.

By accepting the Confidential Memorandum, you acknowledge and agree that: (1) all of the information contained herein and any other information you will be receiving in connection with this transaction, whether oral, written or in any other form (collectively, the "Materials"), is confidential; (2) you will not reproduce the Confidential Memorandum in whole or in part; (3) if you do not wish to pursue this matter, you will return this Confidential Memorandum to TRUE Commercial Real Estate as soon as practicable together with all other materials relating to the Property which you may have received from TRUE; and (4) any proposed actions by you which are inconsistent in any manner with the foregoing agreements will require the prior written consent of TRUE.

This Confidential Memorandum has been prepared by Broker, based upon certain information pertaining to the Property and any information obtained from Broker to assist interested parties in making their own evaluation of the Property is offered on a no representation or warranty provision other than customary warranties of title and is sold on an "as-is, where-is" basis and with all faults. The material and transaction do not purport to be all inclusive. This Confidential Memorandum contains descriptive materials, financial information and other data compiled for the convenience of parties interested in the Property. The Materials are being delivered by Broker to prospective investors with the understanding that it is not all inclusive and that it is qualified in its entirety by independent investigation by prospective investors of those matters which they deem appropriate in evaluating this offering without reliance upon the Broker or any of their respective affiliates or any of the information set out in the Materials. Neither the Broker, nor any of their respective affiliates have independently verified any of the information contained herein or in any of the Materials, and no representations or warranties as to the accuracy or completeness thereof or of any other kind whatsoever are made or intended and none should be inferred.

TRUE, for itself and its affiliates of the Property, expressly disclaim any and all liability for statements or representations, express or implied, contained herein or for omissions from the Materials or for any other written, oral or other format of communication transmitted to a prospective investor in the course of its evaluation of the proposed transaction. 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. The terms and conditions described herein are subject to change without notice.

This Confidential Memorandum does not constitute an offer to accept any investment proposal, but is merely a solicitation of interest with respect to the investment described herein. The Confidential Memorandum does not constitute an offer of security. The investment described herein may be financed or withdrawn from the market, without prior notice. By accepting this Confidential Memorandum you agree to release TRUE and hold it harmless from any kind of claim, expense, or liability arising out of your discovery or purchase of the Property. TRUE reserves the right to request the return of the Materials at any time. Ownership of the Property reserves the right to negotiate with one or more prospective investors at any time.



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## The Offering:

TRUE Commercial is pleased to offer for sale to qualified investors the opportunity to acquire a two tenant building with KinderCare and Assured Partners. The subject property is located minutes off of Route 8 in the Northern part of Torrington. This well maintained property, built in 1990, has been home to KinderCare and Founders Insurance (now Assured Partners) for more than 20 years. If stability is important to you...this property is for you!

Asking Price: \$1,149,000

CAP Rate: 8.12%

Address: 1260 Winsted Road, Torrington, CT  
 Building Size: 8,652 SF  
 Land Area: 1.0 ACRES  
 Lease Type: Building Lease - Absolute NNN (Both Tenants)

### The Tenants:



KinderCare is a national operator of for-profit child care and early childhood education facilities. It was founded in 1969 and is currently owned by KinderCare Education. The company currently operates over 1,700 locations and employs over 24,000 persons.

KinderCare has been operating at this location since 1993. It occupies approximately 4,650 sq. ft. in addition to an outdoor playground of approximately 4,600 sq. ft.



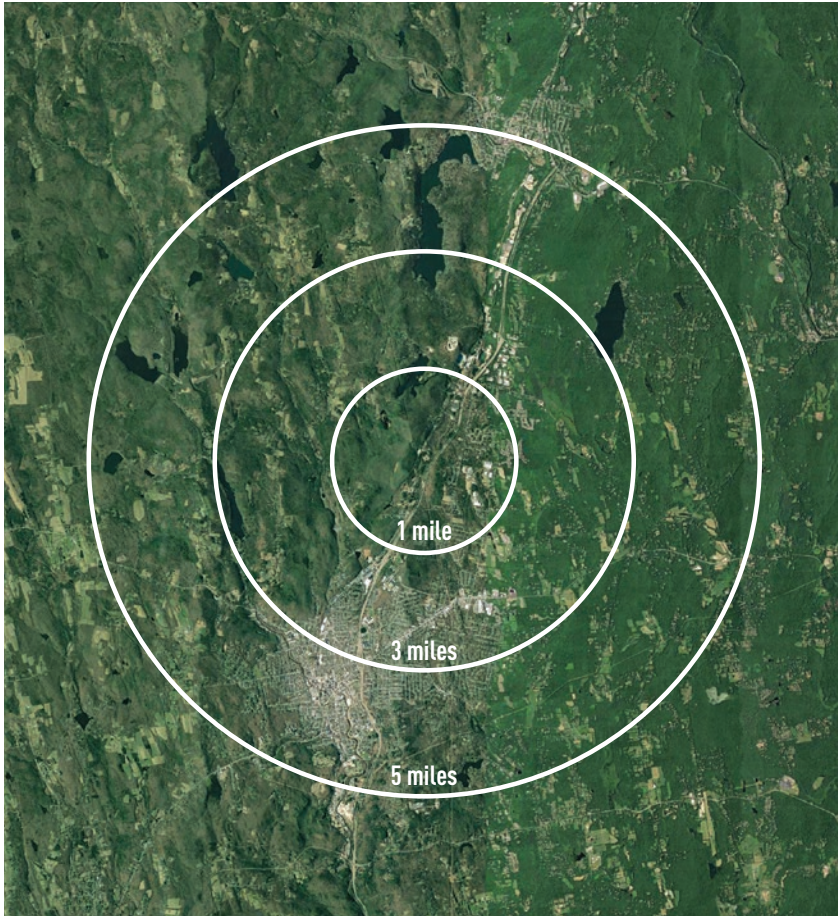
Assured Partners is an independent insurance agency in the United States with offices in 30 states and two countries. The company was founded in 2011 as a national partnership of leading independent property and casualty and employee benefits brokerage firms.

Assured Partners acquired Founders Insurance (the original tenant) in 2015. Assured occupies approximately 4,000 sq. ft. and currently employs 23 agents at this location.

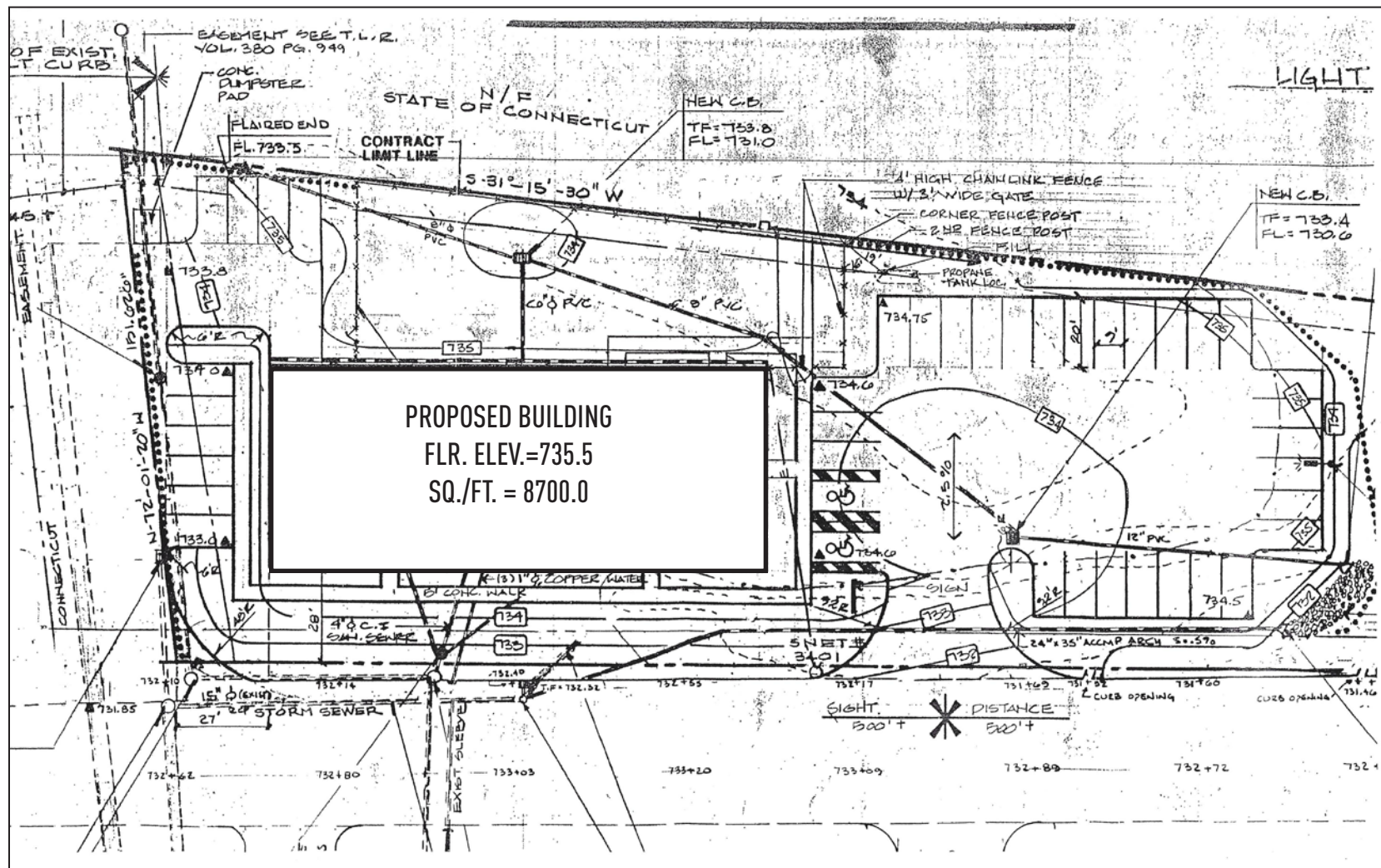


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	2018 Population	1 Mile Radius 1,804	3 Miles Radius 24,457	5 Miles Radius 43,693
	2018 Total Households	1 Mile Radius 702	3 Miles Radius 10,372	5 Miles Radius 18,171
	2018 Average HH Income	1 Mile Radius \$118,019	3 Miles Radius \$90,208	5 Miles Radius \$94,434



## SITE PLAN



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City of Torrington



1260 Winsted Rd



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