



## OFFERING MEMORANDUM

Dunkin' Donuts Corporate  
Ground Lease + Auto Tenant  
674-684 Broadway | Newburgh, NJ

Presented by

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**Marcus & Millichap**  
CAFIERO SGAMBATI TEAM



INVESTMENT HIGHLIGHTS

- **Absolute Triple Net Leases (NNN)** – Zero Landlord Responsibilities
- **Corporate Dunkin’ Donuts Ground Lease with Drive-Thru** – 3% Annual Rent Escalations
- **Committed to Location:** First Dunkin’ Location in Orange County, Second Build on Ground Lease
- **Hard Corner Signalized Intersection** – 16,000+ combined VPD at Intersection of Broadway and Wisner Ave
- **Multiple Points of Ingress and Egress**
- **Value-Add:** Potential Redevelopment After Lease Expiry
- **Stable Demographics in Growing Community** – over 100,000 residents in 5 mile radius. Orange County is one of the fastest growing counties in New York according to the U.S. Census Bureau.



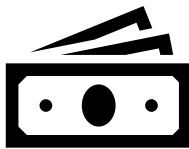
PRICE

\$1,916,258



CAP RATE

5.00%



NOI

\$95,812



PRICE/SF

\$547.50



PROPERTY DETAILS



1945/1965  
Year Built



24  
Spaces



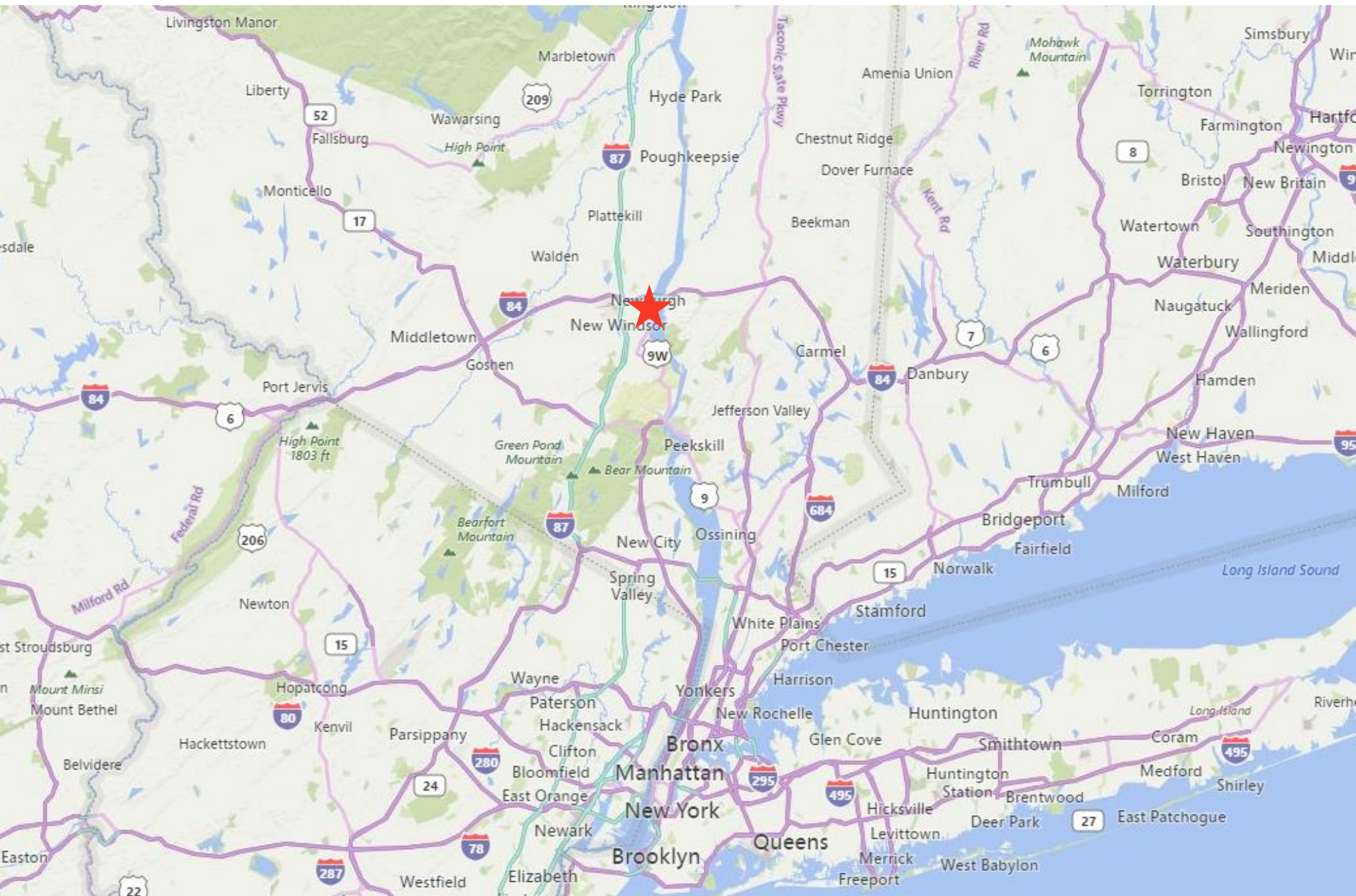
16,372 VPD  
Route/Street/Ave.

The Offering

Property Address	674-684 Broadway Newburgh, NY 12550
Type of Ownership	Fee Simple
Lease Types	NNN

Property Description

Rentable Square Feet	3,500 SF
Parcel Size	1.07 AC
Block	1
Lot	50.1
Year Built	1945/1965
Number of Buildings	2
Parking for Dunkin'	24 Spaces
Drive-Thru	Yes
Traffic Count	16,372 Vehicles/Day





# SURROUNDING RETAIL





# PROPERTY OUTLINE



# RENT ROLL



2  
Total Tenants



3,500  
Gross Leasable Area



\$95,812  
Total Annual Rent

Tenant Name	GLA (SF)	Lease Start	Lease Exp.	Annual Rent	Rent/SF	Expense Reimbs.	Option Term	Lease Type
Dunkin’ Donuts	2,000	5/18/1981	12/31/2025	\$59,812	\$29.91	\$31,029	1/01/2026 – 12/31/2035	NNN
Hudson Valley Auto	1,500	12/1/2005	12/1/2020	\$36,000	\$24	\$14,794	1/01/2021 – 12/31/2026	NNN
TOTAL	3,500			\$95,812		\$45,823		



# FINANCIAL SUMMARY

## THE OFFERING

Price	\$1,916,258
Cap Rate	5.00%
Price/SF	\$547.50

## OPERATING EXPENSES

Taxes	\$45,823
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<b>TOTAL EXPENSES</b>	<b>\$45,823</b>
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## INCOME

Base Rent	\$95,812
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Expense Reimbursements	\$45,823
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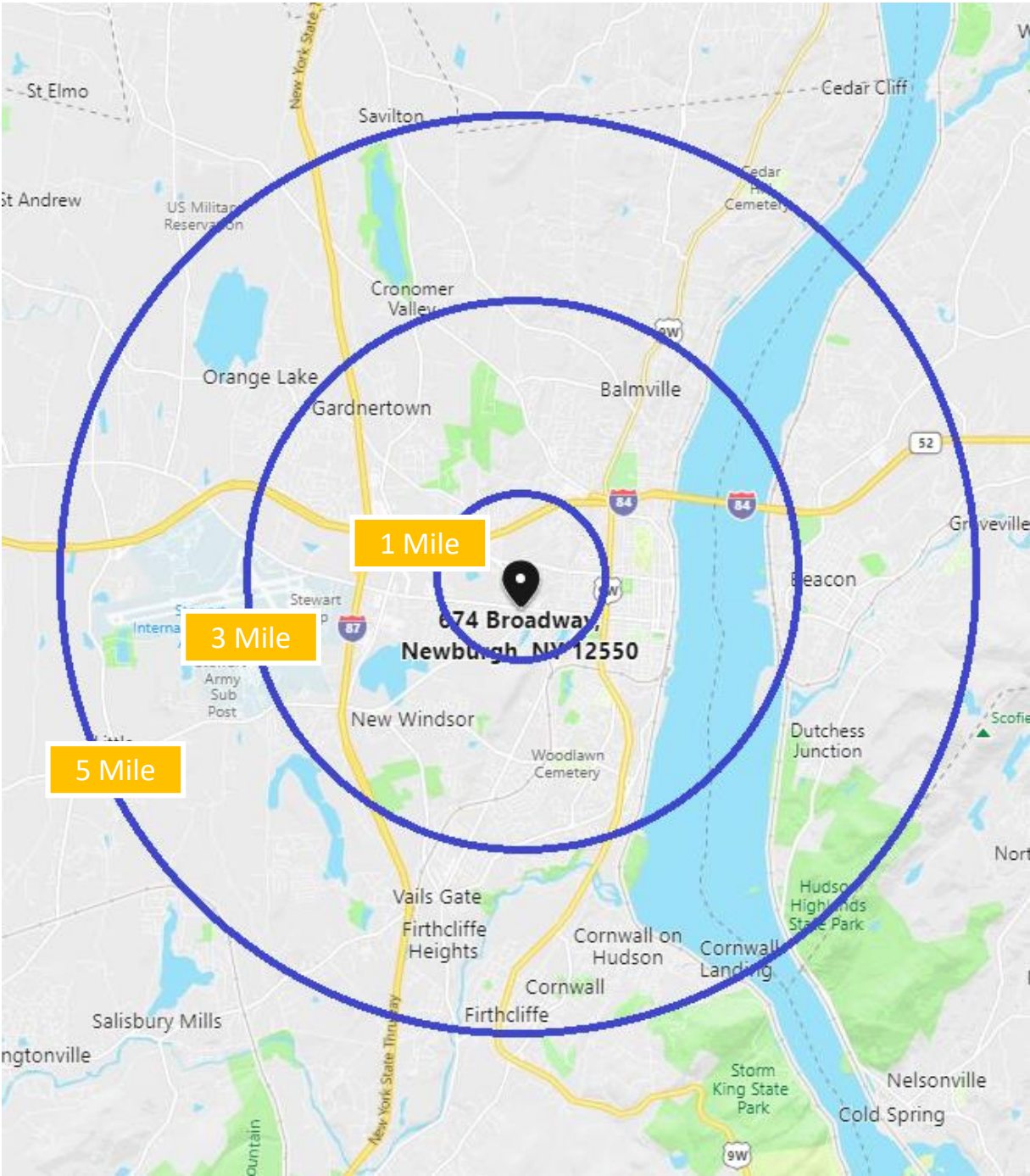
TOTAL Income	\$141,635
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Less Total Expenses	<b>\$45,823</b>
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<b>NET OPERATING INCOME</b>	<b>\$95,812</b>
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Daytime Population  
**59,814**  
3 Mile Radius



Average HH Income  
**\$74,758**  
3 Mile Radius

POPULATION		
1 Mile	3 Miles	5 Miles
12,205	56,336	104,782
HOUSEHOLD		
1 Mile	3 Miles	5 Miles
4,002	19,642	37,056
AVERAGE HH INCOME		
1 Mile	3 Miles	5 Miles
\$56,323	\$74,758	\$85,115



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Marcus & Millichap



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