



**DUNKIN' DONUTS**  
60 Farmers Drive  
Fleetwood, PA 19522

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**DISCLAIMER  
STATEMENT:**

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



## EXECUTIVE SUMMARY:

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Dunkin' Donuts property located in Fleetwood, Pennsylvania. The Dunkin' Donuts property was recently constructed in 2017 and features a fifteen year absolute triple net lease. There are 10% rental escalations every five years and two 5-year renewal options. This site is a second generation store where due to the success of the first location, the tenant wanted a newer and larger store. The lease is guaranteed by a 30+ unit operator with locations throughout the northeastern and mid-Atlantic United States.

The 1,868 square foot property is well located along the Allentown Pike (25,096 VPD) which is the primary east-west thoroughfare in the region and connects Allentown to Reading. The Dunkin' Donuts is adjacent to a Cadillac dealership and near Sheetz and Speedway. The average household income within five miles of the property is \$82,888.

Dunkin' Donuts is an American global doughnut company and coffeehouse based in Canton, Massachusetts. It was founded in 1950 and has become one of the largest coffee and baked goods chains in the world, with more than 12,000 restaurants in 36 countries. The new CEO is looking to add 1,000 new locations outside of the Northeastern United States by the end of 2020 and to have a revenue increase of 3 percent for stores open a year or longer.





**INVESTMENT  
HIGHLIGHTS:**

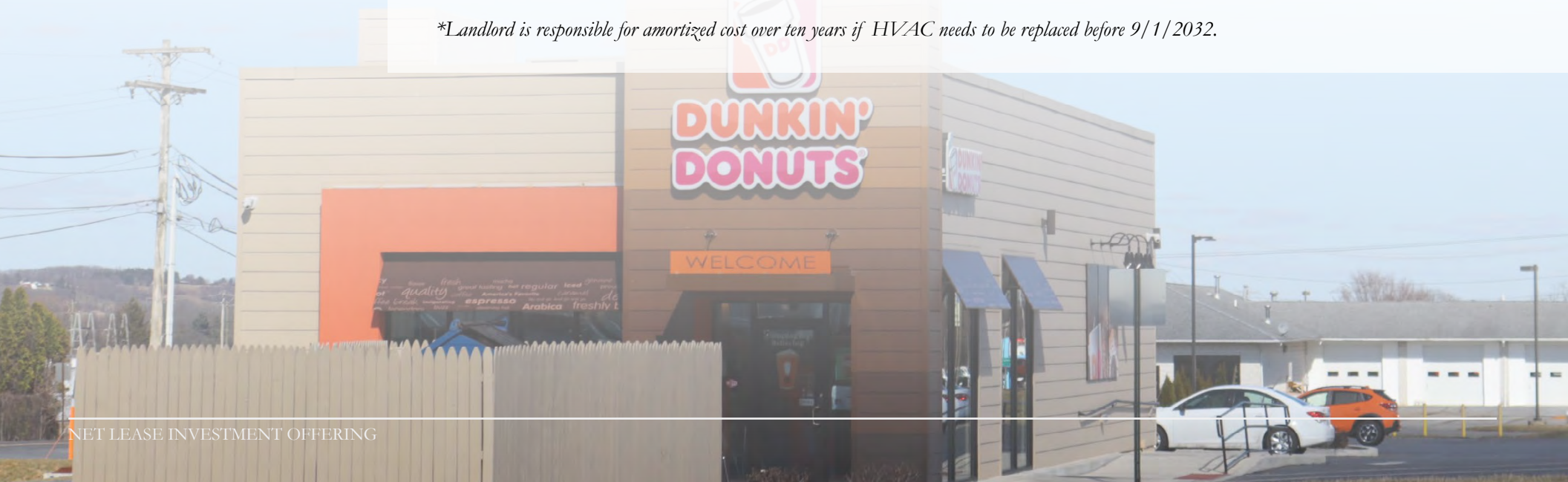
- New construction
- 15 year lease
- Absolute NNN with zero landlord responsibilities
- 10% rental escalations every five years
- Located along the Allentown Pike (25,096 VPD) which is the primary east-west in the area
- Allentown Pike connects the town of Allentown to Reading



## PROPERTY OVERVIEW:

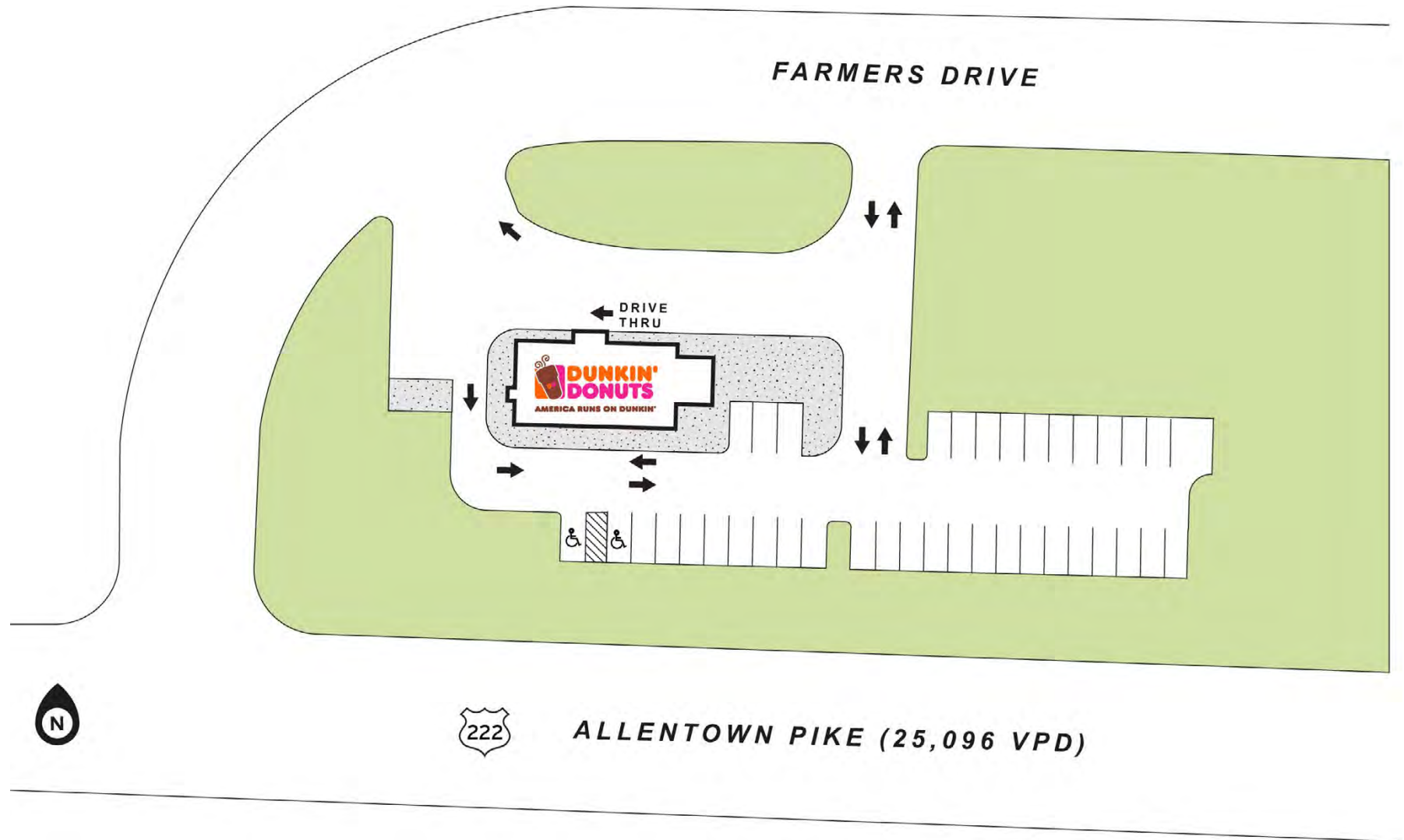
Price:	\$1,669,565
Cap Rate:	5.75%
Net Operating Income:	\$96,000
Lease Expiration Date:	9/1/2032
Renewal Options:	Two 5-Year
Rental Escalations:	10% every 5 years
Tenant:	Fleetwood Foods II, LLC
Year Built:	2017
Lease Type:	Absolute NNN
Building Size:	1,868 SF
Lot Size:	1.41 AC

*\*Landlord is responsible for amortized cost over ten years if HVAC needs to be replaced before 9/1/2032.*

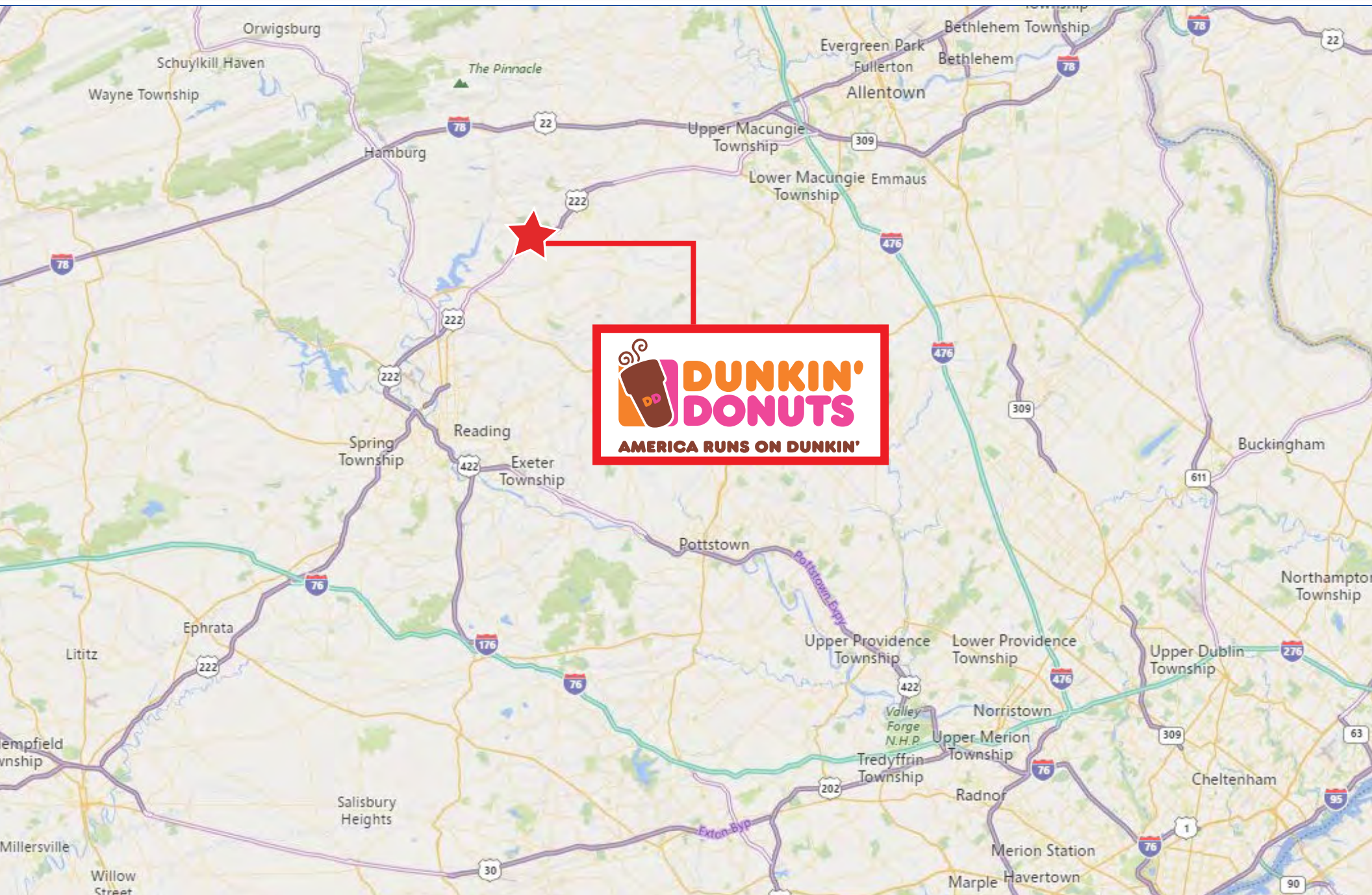














**DEMOGRAPHIC  
REPORT:**

Population	3-Mile	5-Mile	7-Mile
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Total Population 10,067 32,020 52,170

Total Households 3,840 11,181 18,645

Income	3-Mile	5-Mile	7-Mile
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Average Household Income \$81,364 \$82,888 \$82,043





**MARKET  
OVERVIEW:**

**Fleetwood, Pennsylvania**

Fleetwood is a borough in Berks County, Pennsylvania, United States. The population was 4,085 at the 2010 census. It was home to the Fleetwood Metal Body company, an automobile coachbuilder purchased by Fisher Body and integrated into General Motors in 1931. The name lived on in the Cadillac Fleetwood automobile. Fleetwood is 12 miles north of Reading and 60 miles north of Philadelphia.



**TENANT  
OVERVIEW:**

**Dunkin' Donuts**

Dunkin' Donuts is an American global doughnut company and coffeehouse based in Canton, Massachusetts. It was founded in 1950 by William Rosenberg in Quincy, Massachusetts and has become one of the largest coffee and baked goods chains in the world, with more than 12,000 restaurants in 36 countries. The chain's products include doughnuts, bagels, other baked goods, and a variety of hot and iced beverages.

Dunkin' Donuts is owned by Dunkin' Brands Inc., which also owns Baskin-Robbins and previously owned the Togo's chain. On July 11, 2018 Dave Hoffman took over from Nigel Travis to become the CEO. He is looking to add 1,000 new locations outside of the Northeastern United States by the end of 2020 and to have a revenue increase of 3 percent for stores open a year or longer.

Type:	Subsidiary of Dunkin' Brands
Company Website:	<a href="http://www.dunkindonuts.com">www.dunkindonuts.com</a>
Number of Locations:	12,000
Headquarters:	Canton, MA







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