



DUNKIN'

9701 BALTIMORE AVE | COLLEGE PARK, MD 20740
OFFERING MEMORANDUM





DUNKIN'

**9701 BALTIMORE AVE
COLLEGE PARK, MD
20740**

LISTED BY:

**ALEX DESOTO
SENIOR ASSOCIATE**

DIR: 949.662.2257
MOB: 714.614.5861
ALEX.DESOTO@MATTHEWS.COM
LIC # 02087057 (CA)

**CONNOR OLANDT
ASSOCIATE VICE PRESIDENT & DIRECTOR**

DIR: 949.437.4504
MOB: 818.618.4522
CONNOR.OLANDT@MATTHEWS.COM
LIC # 01985082 (CA)

KYLE MATTHEWS

BROKER OF RECORD
LIC # 664913 (MD)



TABLE OF CONTENTS

EXECUTIVE
SUMMARY

3

FINANCIAL
SUMMARY

4

TENANT
SUMMARY

7

AREA
OVERVIEW

9

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

TENANT HIGHLIGHTS

- Dunkin' is one of the most popular chains in the Northeast, as the concept has proven to hold one of the highest customer loyalty ratings, in comparison to most other national food/café concepts.
- Scheduled Remodel - There is a Dunkin' required remodel at this location on or before December 31, 2022. Store remodels typically lead to an increase in sales and long-term tenant commitment to the location.
- Dual Concept - The tenant operates the business as a dual concept with Dunkin' and Baskin Robbins. Dual concepts have proven to improve store sales, which leads to a higher chance of the Tenant succeeding at the location and continuing to renew the lease.
- Dunkin' has more than 9,000 locations in the US and has been in business for more than 70 years. Baskin Robbins has a similar success story with 75 years of successful operations, and more than 2,500 locations in the US.

LOCATION HIGHLIGHTS

- The property is ideally located at the intersection of Baltimore Ave and Cherry Hill Rd, seeing upwards of 50,000 cars per day.
- Strategically positioned in the main retail corridor, Dunkin' benefits from being close to Home Depot, Shoppers, Best Buy, and several new development hotels.
- The property benefits from being only 2-miles away from the University of Maryland, which has a student population of over 40,000.
- College Park is within the Washington DC MSA and has more than 340,000 people in a 3-mile radius. Furthermore, College Park has an average household income over \$90,000, which is far above the national average.



SECTION 2

FINANCIAL OVERVIEW

TENANT SUMMARY

Tenant	Dunkin'
Type of Ownership	Fee Simple
Lease Type	NNN
Lease Gaurantor	DMD BALTIMORE-9701, LLC
Lease Commencement	8/10/10
Lease Expiration	8/31/30
Original Lease Term	±20 years
Lease Term Remaining	±9 years
Current Rent	\$85,800.00
Percentage Rent	6% of Tenant's Gross Sales which exceeds Minimum Rent
Rental Increases	10% every 5-years
Options	None Remaining
Maintenance	Tenant shall, at it's cost and expense, repair, maintain and make all replacements in and to the Premises and every part thereof.
Utilities	Tenant shall, at it's cost and expense, pay all charges when due for water, gas, electricity, heat, sewer rentals or charges and any other charges for utilities.
Insurance	Tenant shall obtain and maintain at all times during the Term, at Tenant's expense, a commerical general liability insurance policy, Special Causes of Loss policies, Business income insurance, Workers' compensation insurance, Employer's liability insurance, naming Landlord as additionally insured. Landlord agrees to obtain fire and extended coverage insurance.
Real Estate Taxes	Tenant Shall pay to Landlord, as Additional Rent, Tenant's Percentage Share of all Real Estate Taxes applicable to the land and improvements constituting the Retail Space.
Security Deposit	Tenant shall deposit with Landlord the sum of \$6,500 which shall be returned to Tenant, without interest, within thirty days after the day set forth for the expiration of the Term.

ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current - 8/31/2025	\$7,150.00	\$85,800.00	\$36.48	5.50%
9/01/2025 - 8/31/2030	\$7,865.00	\$94,380.00	\$40.13	6.05%

INVESTMENT SUMMARY

» OFFERING PRICE	\$1,560,000
» CAP RATE	5.50%
» GLA	±2,352 SF
» LOT SIZE	±.41 AC
» NOI	\$85,800





BALTIMORE AVE
± 47,000 VPD

± 109,000 VPD



WMATA GREENBELT
RAIL YARD



sweetgreen



UNIVERSITY BLVD
± 24,000 VPD

ADELPHI ROAD
± 24,000 VPD

 UNIVERSITY OF
MARYLAND
± 40,500 TOTAL ENROLLMENT



GREENBELT ROAD
± 24,000 VPD

GREENBELT MALL
SHOPPING CENTER

KENILWORTH AVE
± 25,000 VPD



SECTION 3

TENANT OVERVIEW



» **COMPANY NAME**
DUNKIN'

» **LOCATIONS**
±13,000

» **YEAR FOUNDED**
1950

» **INDUSTRY**
CASUAL DINING

» **HEADQUARTERS**
CANTON, MA

» **WEBSITE**
WWW.DUNKINDONUTS.COM

Dunkin' is the world's leading baked goods and coffee chain, serving more than 3 million customers each and every day. True to their name, they offer 50+ varieties of donuts, but you can also enjoy dozens of premium beverages, bagels, breakfast sandwiches and other baked goods.



» **COMPANY NAME**
BASKIN ROBBINS

» **LOCATIONS**
±8,000

» **YEAR FOUNDED**
1945

» **INDUSTRY**
CASUAL DINING

» **HEADQUARTERS**
CANTON, MA

» **WEBSITE**
WWW.BASKINROBBINS.COM

Over 70 years ago, Burt Baskin and Irv Robbins began offering 31 flavors of ice cream. Presently, they are up to 1300+ flavors have made the world a more flavorful place since they have opened for business in 1945.



SECTION 4

AREA OVERVIEW

COLLEGE PARK, MD

For over 150 years, College Park has been a center of education, experimentation, and exploration, a place where creative minds pursued innovations first in agriculture, then in flight, and today serves as the home of the flagship campus of the University of Maryland. Fifty years later, in 1909, the Wright Brothers found College Park the perfect place for an airfield where they could continue their experiments with flight and train the first army pilots.

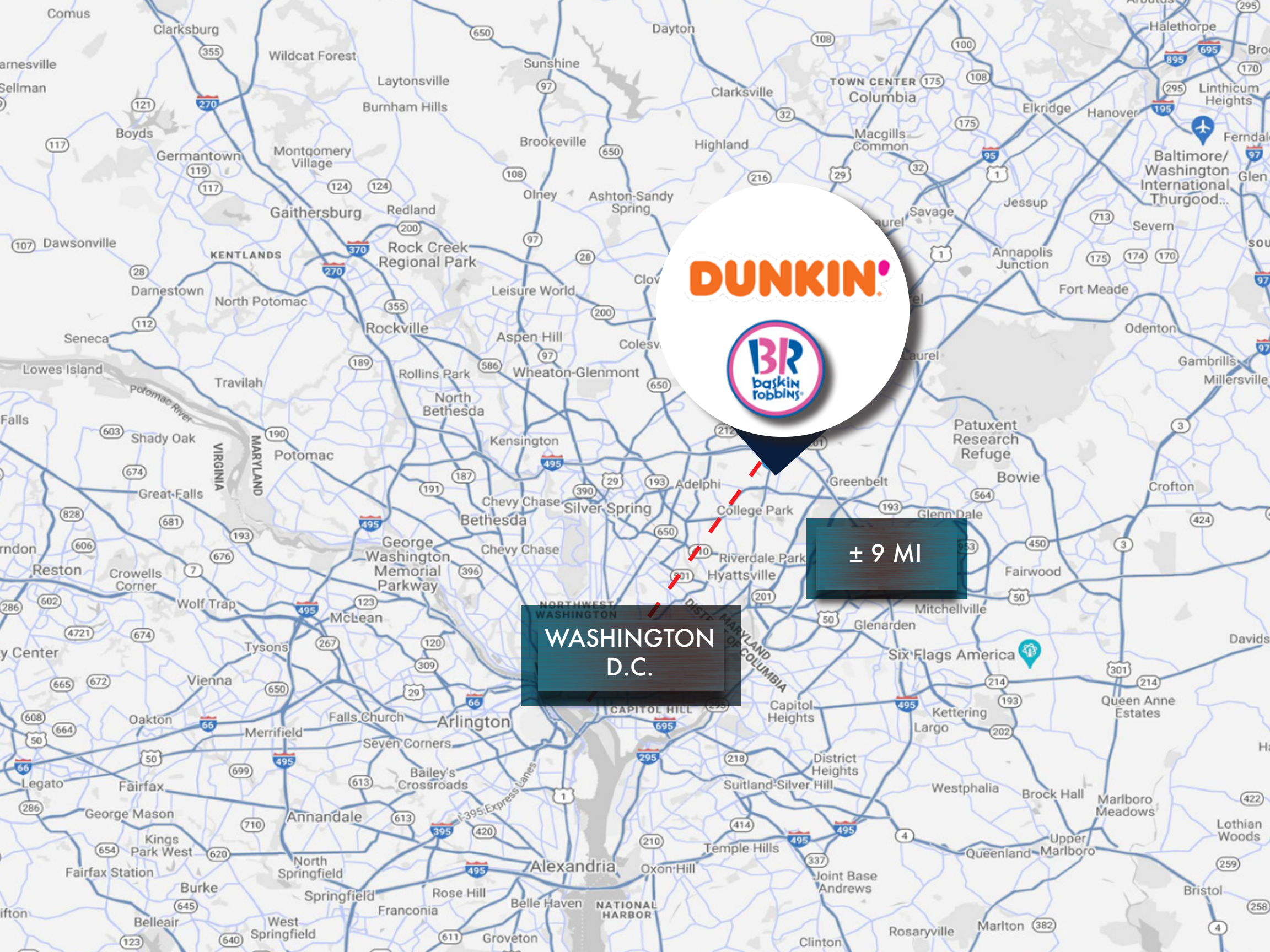
The electric streetcar accelerated the growth of the community as a “streetcar suburb” of Washington, D.C. by making it easy to travel to downtown Washington and other destinations on the system.



DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2026 Projection	10,371	101,980	358,922
2021 Estimate	10,445	101,971	358,549
2010 Census	10,384	97,984	346,642
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2026 Projection	4,016	33,604	119,389
2021 Estimate	4,037	33,467	119,212
2010 Census	3,974	31,478	115,129
INCOME	1 Mile	3 Mile	5 Mile
Avg HH Income	\$89,723	\$93,160	\$98,969





DUNKIN'



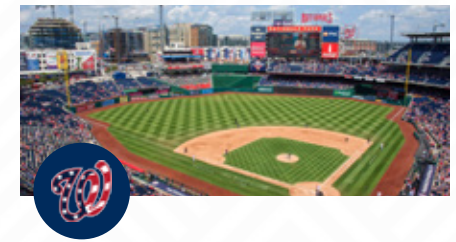
**WASHINGTON
D.C.**

± 9 MI

ECONOMY

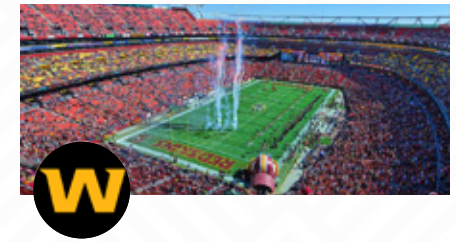
Washington D.C. has a thriving and diversified economy, with government, education, and tourism being its major industries. The city is a hub for law firms, defense contractors, civilian contractors, nonprofit organizations, lobbying firms, trade unions, industry trade groups, and professional associations. International organizations such as the World Bank, the International Monetary Fund, the Organization of American States, the Inter-American Development Bank, and the Pan American Health Organization are all headquartered in the city. It also hosts nearly 200 foreign embassies.

The city is also home to several institutions of higher education including Georgetown University, George Washington University, Howard University, and many others. Fortune 1000 companies headquartered in the city include Fannie Mae, Danaher, Carlyle Group, and FTI Consulting. According to Forbes, Washington D.C. has a gross metro product of \$415.6 billion.



WASHINGTON NATIONALS

(Major League Baseball)



WASHINGTON FOOTBALL TEAM

(National Football League)



WASHINGTON WIZARDS

(National Basketball Association)



WASHINGTON CAPITALS

(National Hockey League)



UNIVERSITY OF MARYLAND

The University of Maryland, College Park (UMCP) is USM's flagship institution and a leading public research university. The only public research university inside the Washington, D.C. Beltway, UMCP has forged strategic partnerships with national institutions and federal agencies to uniquely position the university's faculty and students. Welcoming students from every U.S. state and 123 countries, UMCP is top-ranked in undergraduate entrepreneurship, hailed as a best value, and is named a top 20 public research institution by U.S. News and World Report.

The university established the Do Good Institute—a campus-wide hub of social innovation and entrepreneurship—that has made UMCP a global leader in advancing social change, philanthropy, and nonprofit leadership.

BY THE NUMBERS



40,709+

TOTAL ENROLLMENT



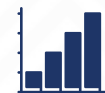
3,033+

ACADEMIC/ADMIN STAFF



\$691M

ENDOWMENT



85%

GRADUATION RATE



THE WHITE HOUSE

Originally called the Presidential Mansion, the White House took 8 years to build. Designed by James Hoban, the historical landmark is positioned in Downtown Washington D.C. and has been the home of all U.S. presidents except for George Washington.



LINCOLN MEMORIAL

Anchoring the western end of National Mall, the Lincoln Memorial is a Parthenon-inspired tribute to Abraham Lincoln, the 16th president of the United States. It features a 19-ft marble statue of the former president, murals, and a reflecting pool.



WASHINGTON MONUMENT

The Washington Monument stands tall at the center of National Mall between the U.S. Capitol and Lincoln Memorial. Built to honor George Washington, the first president of the United States and the commander-in-chief of the Continental Army, the Washington Monument is the world's tallest stone structure and obelisk.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of Dunkin Donuts located at 9701 Baltimore Ave | College Park, MD 20740 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



**9701 BALTIMORE AVE
COLLEGE PARK, MD
20740**

LISTED BY:

**ALEX DESOTO
SENIOR ASSOCIATE**

DIR: 949.662.2257
MOB: 714.614.5861
ALEX.DESOTO@MATTHEWS.COM
LIC # 02087057 (CA)

**CONNOR OLANDT
ASSOCIATE VICE PRESIDENT & DIRECTOR**

DIR: 949.437.4504
MOB: 818.618.4522
CONNOR.OLANDT@MATTHEWS.COM
LIC # 01985082 (CA)

KYLE MATTHEWS

BROKER OF RECORD
LIC # 664913 (MD)

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

