



15-Year Dunkin Donuts Ground Lease

2777 South Park Rd. | Bethal Park, PA

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DUNKIN'



OFFERING HIGHLIGHTS

INVESTMENT HIGHLIGHTS

- New 15-Year Absolute NNN Ground Lease located in Bethel Park, Allegheny County, Pennsylvania
- 10% rent increases every 5 years
- Lease guaranteed by Heartland Restaurant Group (66-unit operator)
- Below market rental rate of \$65,000
- Store opened in Spring, 2021
- Annualized Rent/Sales approximately 7.5%
- Recession/Amazon proof tenant
- Infill demographics with over 212,000 people within 5 miles and 1-mile average annual household income over \$92,000
- Top ranked DD AUV's in the country
- Top Dunkin' franchisee in the system and only exclusive franchisee in the Pittsburgh MSA

DUNKIN'

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Cap Rate
4.75%



Price
\$1,368,000



NOI
\$65,000



Lease Expiration
15 Years

Rent Dates	Annual Rent	Increase	Cap Rate
Years 1-5	\$65,000	-	4.75%
Years 6-10	\$71,500	10%	5.23%
Years 11-15	\$78,650	10%	5.75%
Years 16-20 (Option 1)	\$86,515	10%	6.32%
Years 21-25 (Option 2)	\$95,167	10%	6.95%
Years 26-30 (Option 3)	\$104,683	10%	7.65%

PROPERTY DETAILS

THE OFFERING

Property Address	2777 South Park Road, Bethel Park, PA 15102
Type of Ownership	Fee Simple
Lease Types	Ground Lease

PROPERTY DESCRIPTION

Rentable Square Feet	2,800 SF
Parcel Size	0.55 AC
Block	0476S
Lot	00117
Year Built	2021
Number of Stories	1 Stories
Parking	13 Spaces
Parking Ratio	4.64 / 1,000 SF
Traffic Count	15,296 Vehicles/ Day



2021
Year Built



13
Spaces



15,296 ADT
South Park Rd.



DUNKIN'



TENANT OVERVIEW

DUNKIN'

Dunkin' is a leading U.S. QSR concept and is the QSR leader in donut and bagel categories for servings. Dunkin' is also a national QSR leader for breakfast sandwich servings. Since the late 1980s, Dunkin' has transformed itself into a coffee and beverage-based concept and is a national QSR leader in servings in the hot regular/decaf/flavored coffee category and the iced regular/decaf/flavored coffee category, with sales of approximately 1.7 billion servings of total hot and iced coffee annually. Over the last ten fiscal years, Dunkin' U.S. systemwide sales have grown at a 5.4% compound annual growth rate and total Dunkin' U.S. points of distribution grew from 6,412 to 9,419.

PRIVATE
OWNERSHIP

1950
FOUNDED

9,400+
LOCATIONS



Tenant Summary

Tenant Trade Name	Dunkin', Formerly Dunkin' Donuts
Ticker Symbol	Privately Held
Headquarters	Canton, MA
Website	www.dunkindonuts.com

SURROUNDING RETAIL



PROPERTY OUTLINE



South Park Rd.

15,296 Vehicles/ Day





Huntington

UNITED STATES
POSTAL SERVICE

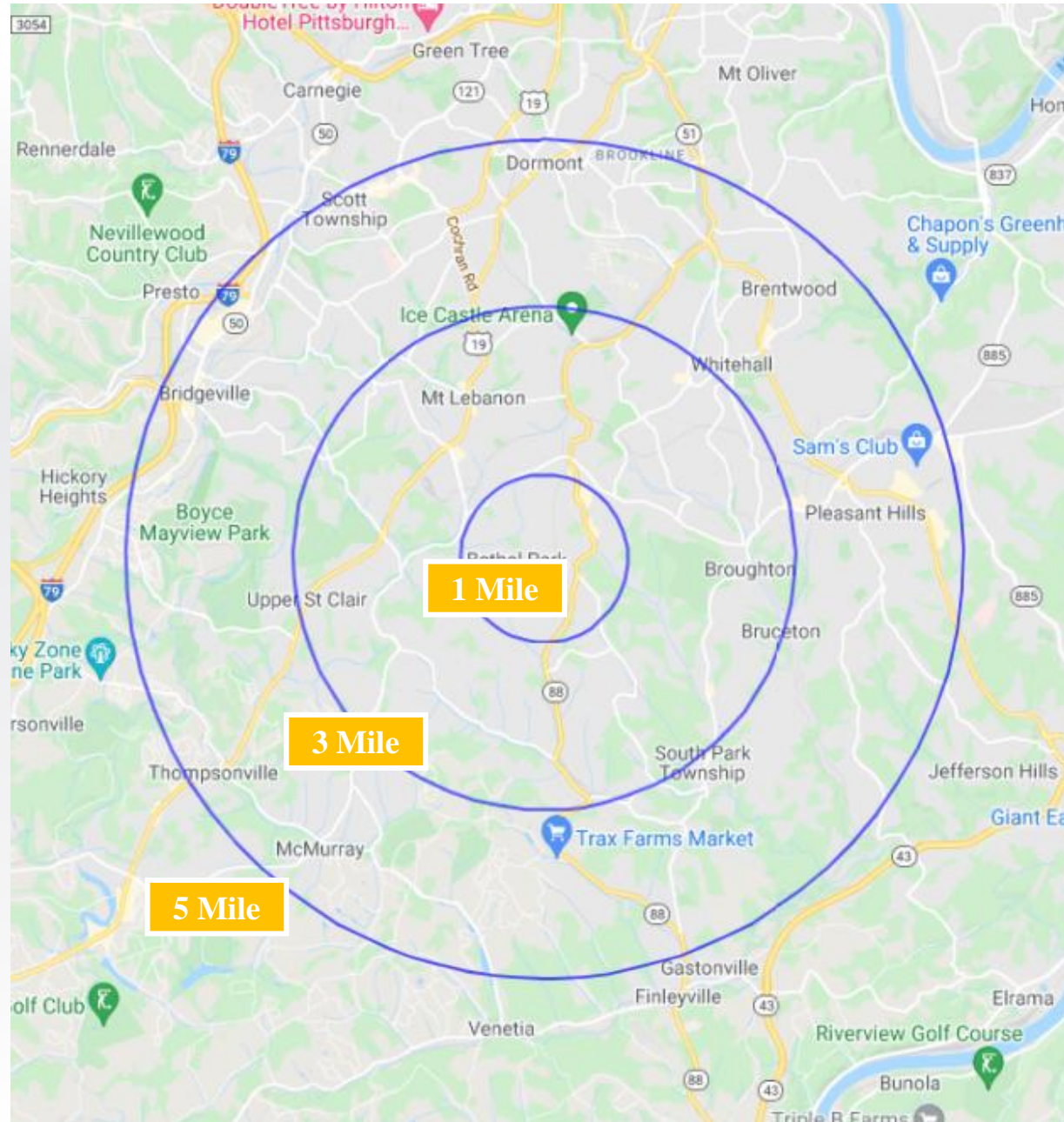
DUNKIN'



DUNKIN'

UNITED STATES
POSTAL SERVICE

DEMOGRAPHICS



Daytime Population

67,671

3 Mile Radius



Average HH Income

\$114,080

3 Mile Radius

POPULATION

1 Mile	3 Miles	5 Miles
8,445	75,841	212,834

HOUSEHOLD

1 Mile	3 Miles	5 Miles
3,804	31,972	90,487

AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$92,269	\$114,080	\$107,632

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2777 S. PARK RD. BETHAL PENNSYLVANIA

PRESENTED BY

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