



3336 W Genesee St | Syracuse, NY 13219

\$1,950,000 | 5.5% CAP



Information shown is reported to be from reliable sources. No representation is made by the Agency. The information is subject to change without notice.

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## INVESTMENT SUMMARY

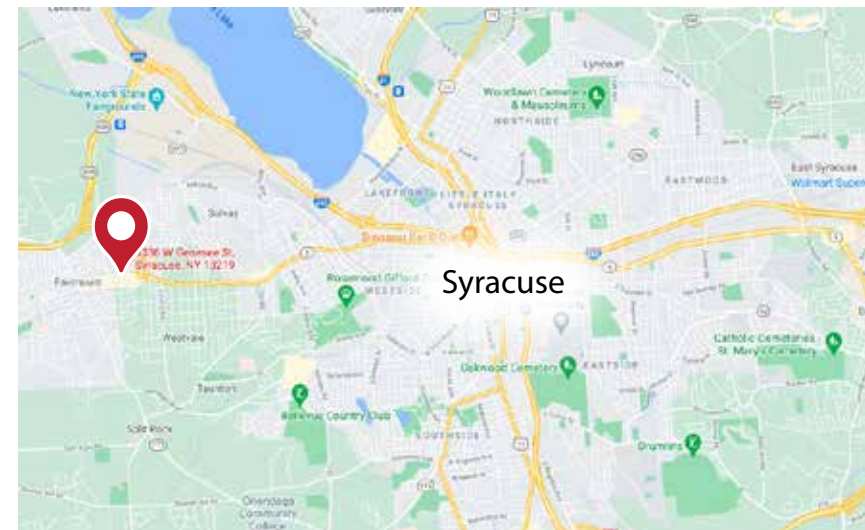
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### FINANCIAL INFORMATION

Lease Expiration	July 2026 (Currently in 2nd Option)
Annual Rent	\$107,339
Remaining Increases	10% Every Option
Remaining Options	Two @ Five Years
Building Size	2,345 SF
Lot Size	.44 Acres
Lease Type	Absolute NNN
Guarantor	56 Unit Operator that just purchased the business from previous operator
Price	\$1,950,000   5.5% CAP

### INVESTMENT HIGHLIGHTS

- Absolute NNN
- Located at traffic light regulated intersection across from Wegmans and Target anchored power center
- Full service kitchen that produces for 7 other satellite stores







## PROPERTY AERIAL

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W GENESEE ST - 17,799 VPD

Fairmount Fair Shopping Mall



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## NEIGHBORHOOD AERIAL

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## DEMOGRAPHICS

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POPULATION:	1 MILE	3 MILE	5 MILE
2010 POPULATION	10,553	52,314	155,423
2020 POPULATION	10,365	49,587	152,094
2024 POPULATION PROJECTION	10,289	48,870	150,873
ANNUAL GROWTH 2010-2019	-0.20%	-0.50%	-0.20%
ANNUAL GROWTH 2020-2024	-0.10%	-0.30%	-0.20%
2020 POPULATION BY RACE:			
WHITE	9,744	43,482	103,464
BLACK	180	3,260	33,148
AMERICAN INDIAN/ALASKAN NATIVE	88	504	1,687
ASIAN	126	709	7,112
HAWAIIAN & PACIFIC ISLANDER	5	31	102
TWO OR MORE RACES	221	1,602	6,580
HISPANIC ORIGIN	354	2,856	12,726
U.S. ARMED FORCES:			
HOUSEHOLDS:			
2010 HOUSEHOLDS	4,550	22,265	62,433
2020 HOUSEHOLDS	4,477	21,091	61,241
2024 HOUSEHOLD PROJECTION	4,446	20,781	60,770
ANNUAL GROWTH 2010-2019	0.30%	0.20%	0.30%
ANNUAL GROWTH 2020-2024	-0.10%	-0.30%	-0.20%
OWNER OCCUPIED	3,619	13,797	30,441
RENTER OCCUPIED	827	6,984	30,329
AVG HOUSEHOLD INCOME	\$77,649	\$77,585	\$65,904
MEDIAN HOUSEHOLD INCOME	\$64,958	\$61,426	\$47,879

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## PROPERTY PHOTOS

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## TENANT INFORMATION

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Dunkin' Donuts, rebranding as Dunkin' (and also known colloquially as Dunkies, Dunkins, and Dunk) is an American multinational quick service restaurant chain based in Canton, Massachusetts. It was founded in 1950 by William Rosenberg in Quincy, Massachusetts, and is 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 donuts, bagels, other baked goods, and a variety of hot and iced beverages. The chain is currently owned by Dunkin' Brands.

In 1990, Dunkin' Donuts acquired its main competitor, Mister Donut; the chain's North American locations were largely converted to Dunkin' Donuts, although the brand maintains presences in international markets. In September 2018 the company announced plans to change its name to just Dunkin', effective January 2019. William Rosenberg opened Open Kettle in 1948, a restaurant selling donuts and coffee in Quincy, Massachusetts, but he changed the name in 1950 to Dunkin' Donuts after discussing with company executives. He conceived the idea for the restaurant after his experiences selling food in factories and at construction sites, where donuts and coffee were the two most popular items. The restaurant was successful, and Rosenberg sold franchises to others starting in 1955.



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Representative Photo





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FOR MORE INFORMATION



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