



Single Tenant Absolute NNN Leased Investment Outparcel to Food Lion Anchored Shopping Center

100 Rt. 40 Perryville Station, Perryville, MD 21903





Property Overview

The SnyderCarlton Team is pleased to present to qualified investors an opportunity to acquire a single tenant absolute NNN leased asset (fee simple) occupied by Dunkin' with over 4.5 lease years remaining located in Perryville, MD. The subject property is positioned as an outparcel to a grocery anchored shopping center (Food Lion) and benefits from its location next to Perryville High School, Perryville Middle School, and Perryville Elementary School. Additionally, the property is next to other major retailers such as Walgreens, PNC Bank, 7-Eleven and more making this the area's primary daily needs shopping destination. This is a rare opportunity to acquire a grocery anchored single tenant absolute NNN leased investment occupied by one of the most recognizable coffee brands in the world with zero landlord management responsibilities.



Pricing Details

List Price	\$1,988,000
CAP Rate	5.25%
Annual Rent	\$104,400
Taxes	NNN
Insurance	NNN
CAM	NNN

Lease Abstract

Tenant Trade Name	Dunkin’
Lease Start	March 27, 2007
Lease Expiration	March 31, 2027
Lease Term	20 Years
Term Remaining on Lease	4.8 Years
Base Rent	\$104,400
Lease Type	NNN Lease
Roof & Structure	Tenant Responsible

Parcel Details



Parcel No. (APN)
0807139736



Building Size
3,600 SqFt



Lot Size
.94 Acres



Investment Highlights

Dunkin’ – Single Tenant Absolute NNN Leased Investment – Grocery Anchored Center

- Recently Renewed for 5 Additional Lease Years – Demonstrating the Strength of this Location
- Over 4.5 Lease Years Remaining – Operating Since 2007 – Proven Retail Location
- Tenant: Nilkanthvarni Enterprises, Inc. – Owned by The Hari Group – Experienced Franchisee
- Operators Over 70 Dunkin’ Locations Along with Additional Brands

Outparcel to Food Lion Anchored Shopping Center – Excellent Retail Synergies

- Excellent Site Fundamentals – 3,600 SF Building – Ideal 0.94-Acre Lot Size
- Near Additional Major Retailers Walgreens, PNC Bank, 7-Eleven and More
- Located in the Middle of Perryville High School, Perryville Middle School and Perryville Elementary School

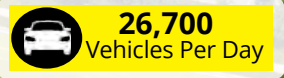
Strategically Positioned on U.S. Route 40

– Connects Philadelphia and Washington D.C./Baltimore

- Strong Traffic Counts – Over 26,700 VPD on U.S. Route 40
- 1.5 Miles to Interest 95 – Easy Access Major Regional Thoroughfare

Perryville, MD – Midpoint Between Philadelphia and Washington D.C./Baltimore

- Strategic Warehouse and Distribution Location Servicing Nearby Major MSAs
- \$ Companies with Distribution Facilities Include IKEA, Amazon, GE, and Lidl
- Average Household Income of \$106,449+ within a 5 Mile Radius

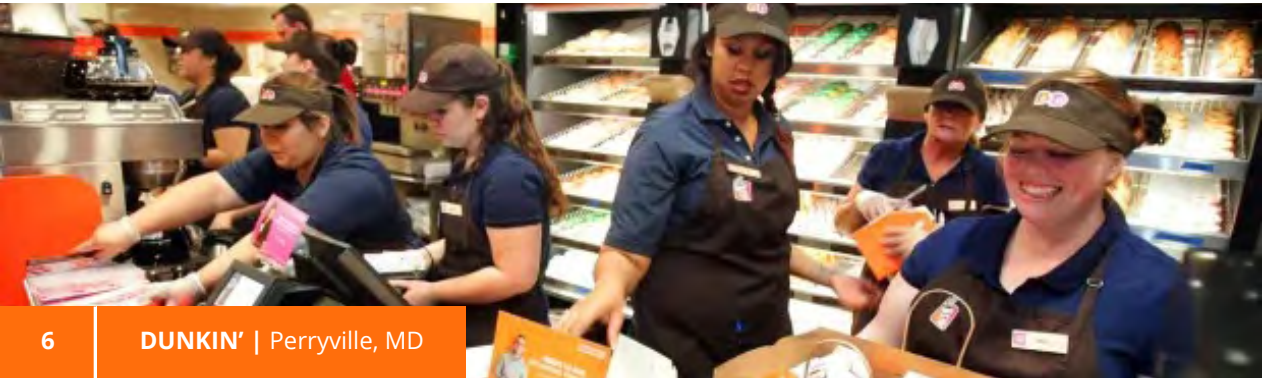




Tenant Overview

Dunkin’ is the world’s leading baked goods and coffee chain, serving more than 3 million customers each and every day. True to the name, Dunkin’ offers 50+ varieties of donuts and also dozens of premium beverages, bagels, breakfast sandwiches and other baked goods.

Founded in 1950, Dunkin’ is America’s favorite all-day, everyday stop for coffee and baked goods. Dunkin’ is a market leader in the hot regular/decaf/flavored coffee, iced regular/decaf/flavored coffee, donut, bagel and muffin categories. Dunkin’ has earned a No. 1 ranking for customer loyalty in the coffee category by Brand Keys for 14 years running. The company has more than 12,600 restaurants in 40 countries worldwide. Dunkin’ is part of the Inspire Brands family of restaurants.



DUNKIN’ COMPANY OVERVIEW

Type	Subsidiary of Inspire Brands
Headquarters	Canton, MA
Founded	1950 in Quincy, MA
Locations	12,600+
Employees	270,000+
Revenue	\$1.370B (2019)
Website	dunkindonuts.com

The Hari Group

- Founded in 2011, The Hari Group has aggressively expanded to operating 70 Dunkin’ locations, 4 McAlister’s Delis, 1 Currito and has just signed a 16-location agreement with Dave’s Hot Chicken. Today, The Hari Group employs over 1,000 people across multiple states and its President, Raj Patel, has been featured in QSR Magazine’s [“28 Young Leaders to Watch.”](#) Additionally, The Hari Group has been featured in Hospitality Technology, speaking on the latest trends and dynamics affecting the restaurant industry.
- Raj Patel, joined his father’s franchisee business in 2010 after graduating from the University of Illinois and has been the driving growth factor in taking the operations from an 8-unit, single brand operator to a 75+ unit, multi-brand operator with plans for continued growth.





America Runs On Dunkin'

- Over 95% aided brand awareness in U.S.
- #1 in QSR customer loyalty for 5 straight years
- 1 bn+ cups of coffee sold in the U.S. annually
- #1 position in Hot Regular/Flavored/Decaf Coffee, Iced Coffee, Donuts, Bagels, and tied in Muffins
- Over 50% share of New England coffee servings and morning meal traffic
- Operates in 36 U.S. states and 31 other countries

HOT

#1

Coffee chain for customer loyalty for 13 years
– Brand Keys

FAMILY

100%

Franchisee-owned system

COOL

#1

In the US for hot & iced coffee, donuts, muffins & bagels
– CREST

HISTORY

70+

Years serving guests with smiles

BOLD

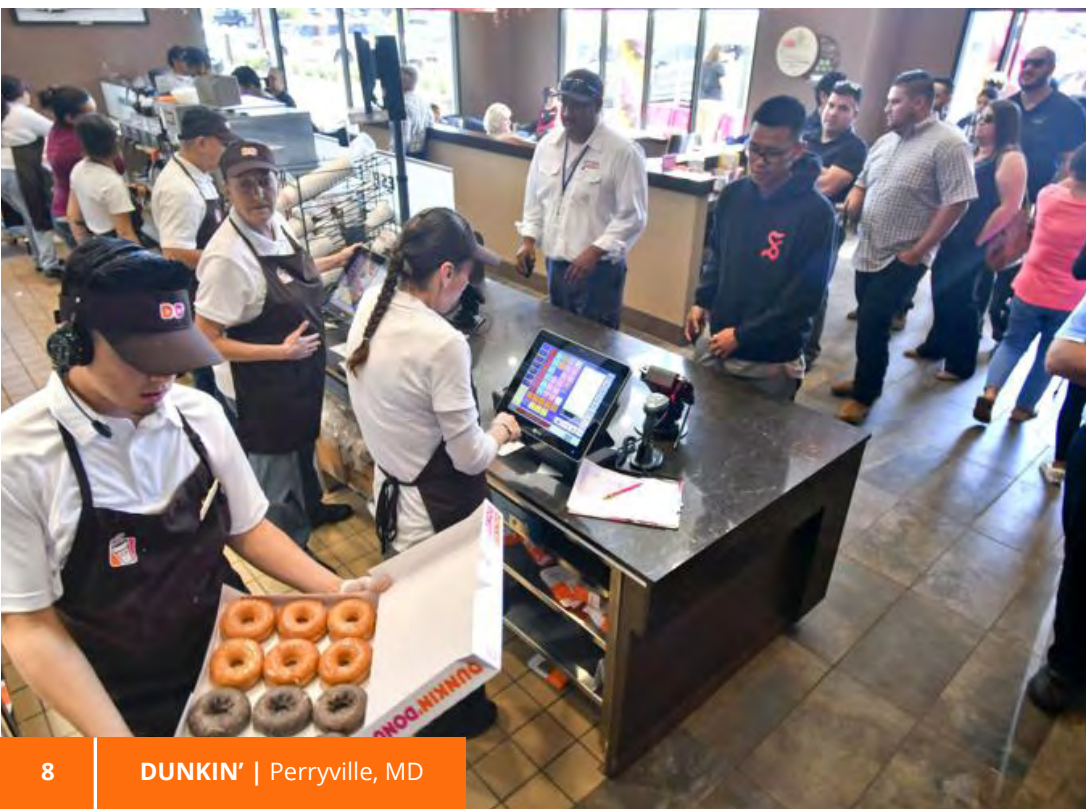
#1

In coffee and baked goods category
– Entrepreneur Magazine

REACH

10,000+

Locations in more than 60 countries worldwide



12,600
Dunkin' restaurants worldwide

70
Varieties of donuts offered

1,000+
Dunkin' U.S. franchisees

Donuts and MUNCHKINS donut hole treats combined sold globally per year
3.3 Billion

21.7M
Downloads of the Dunkin' Mobile App



9,100+
Dunkin' restaurants in the U.S.

18M
DD Perks members nationwide

40
Number of countries where Dunkin' has presence

14
Years running that Dunkin' has earned a number one ranking for customer loyalty in the coffee category by Brand Keys

#1

2.1M
Instagram followers

15M+
Facebook followers

1.2M
Twitter followers

2 Billion
Cups of hot and iced coffee Dunkin' sold globally every year

Ways to order your coffee at Dunkin'
25,000

211
Net new Dunkin' U.S. restaurants in 2019

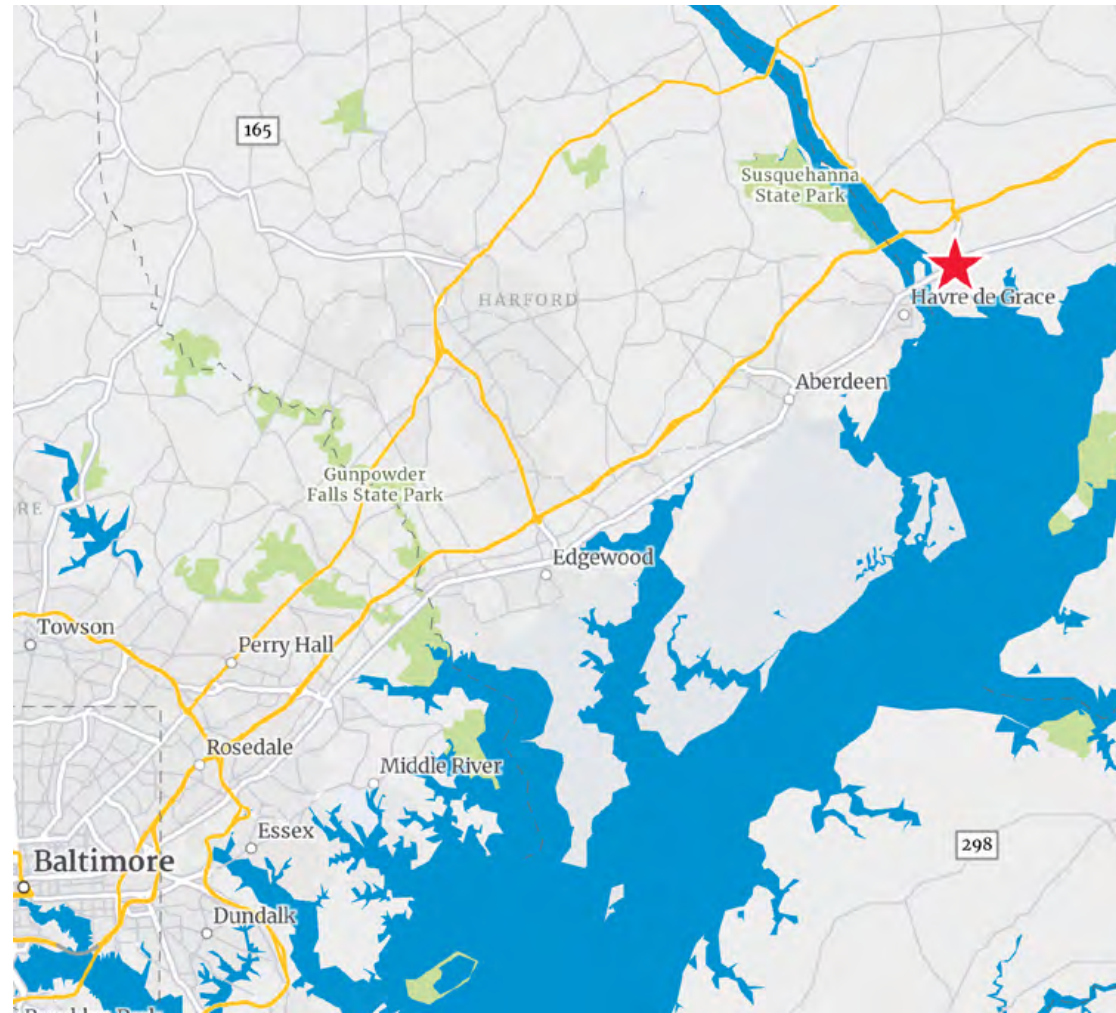


About Perryville

Perryville is a town in Cecil County, Maryland, United States. The town is located near an access for Interstate 95, on the north side of the outlet of the Susquehanna River. Perryville is the northern terminus of the MARC Penn Line commuter rail service, which runs south to Washington, D.C. via Baltimore. The 1905-built station also serves as a railroad museum and an Amtrak maintenance facility.

Cecil County is at the northeastern corner of the state, bordering both Pennsylvania and Delaware and is part of the Philadelphia-Camden-Wilmington, PA-NJ-DE-MD Metropolitan Statistical area.

The Town offers a variety of services to its citizenry. The Perryville Community Park is open and available for public use. Perryville is the second largest municipality in Cecil County and continues to expand and grow, anchoring the southwest corner of Cecil County. Perryville is also the home of the Perry Point Veterans Hospital, the Perryville Travel Plaza, and the Hollywood Casino-Perryville.



Perryville Economy

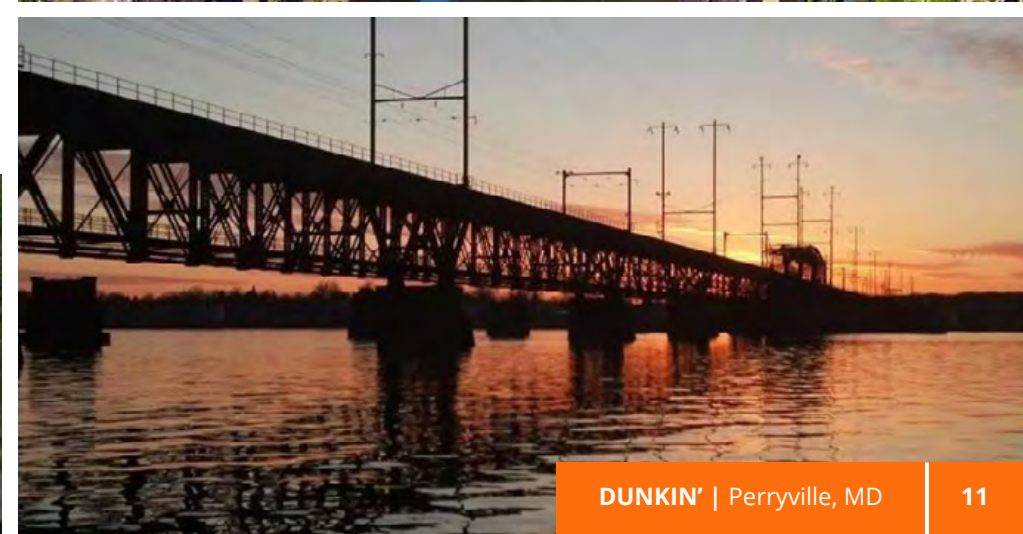
The economy of Perryville, MD employs 2.1k people. The largest industries in Perryville, MD are Public Administration (311 people), Retail Trade (250 people), and Health Care & Social Assistance (240 people), and the highest paying industries are Finance & Insurance (\$79,570), Public Administration (\$78,207), and Manufacturing (\$76,908).

The town is home to one of IKEA's distribution centers, which houses one of the largest rooftop solar arrays in the U.S., and the largest in the state of Maryland. The distribution center's total 4.9-MW solar installation of 25,913 panels generates 6,092,533 kWh of clean electricity yearly.

In 2010 Perryville opened the first legal casino in Maryland (Hollywood Casino Perryville). The casino is near the southbound exit of I-95. It offers slot machines, video gaming, table games, and a poker room area. The revenues from the casino are divided with the Town of Perryville and Cecil County government as well as the state.

Economic Highlights

- Population in 2019: 4,419 (99% urban, 1% rural). Population change since 2000: +20.3%
- Estimated median household income in 2019: \$72,012 (it was \$43,984 in 2000)
- Estimated median house or condo value in 2019: \$242,267 (it was \$110,400 in 2000)





Population

	1-Mile	3-Mile	5-Mile
Estimated Population (2021)	4,027	15,774	30,927
Projected Population (2026)	4,024	15,910	32,185



Households

	1-Mile	3-Mile	5-Mile
Estimated Households (2021)	1,627	6,314	12,189
Projected Households (2026)	1,634	6,384	12,715

POPULATION DENSITY

30,927 Residents
Within a 5-Mile Radius



Income

	1-Mile	3-Mile	5-Mile
Avg. Household Income (2021)	\$90,249	\$91,723	\$106,449
Median Household Income (2021)	\$79,453	\$75,069	\$82,093



Business Facts

	1-Mile	3-Mile	5-Mile
Total # of Businesses (2021)	113	661	949
Total # of Employees (2021)	2,122	7,889	11,516

AVG. HOUSEHOLD INCOME

\$106,449 AHHI
Within a 5-Mile Radius



DUNKIN'

3 Miles

5 Miles

2021 Daytime Pop Density

Persons per Sq. Mile

- Over 5,000
- 2,500 - 5,000
- 1,000 - 2,500
- 100 - 1,000
- Under 100



DUNKIN'

3 Miles

5 Miles

2021 Median Household Income

- Over \$100,000
- \$75,000 - \$100,000
- \$50,000 - \$75,000
- \$25,000 - \$50,000
- Under \$25,000

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