

DUNKIN'

ELKINS PARK | PA

**HORVATH
& TREMBLAY**



SINGLE TENANT NET LEASE OPPORTUNITY

LEAD AGENTS



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DISCLAIMER

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**ALSO AVAILABLE
FOR PURCHASE**

**4-6 TOWNSHIP
LINE ROAD**

**The adjacent Properties can be
purchased separately or together.**

**Contact the listing agent
for more information.**

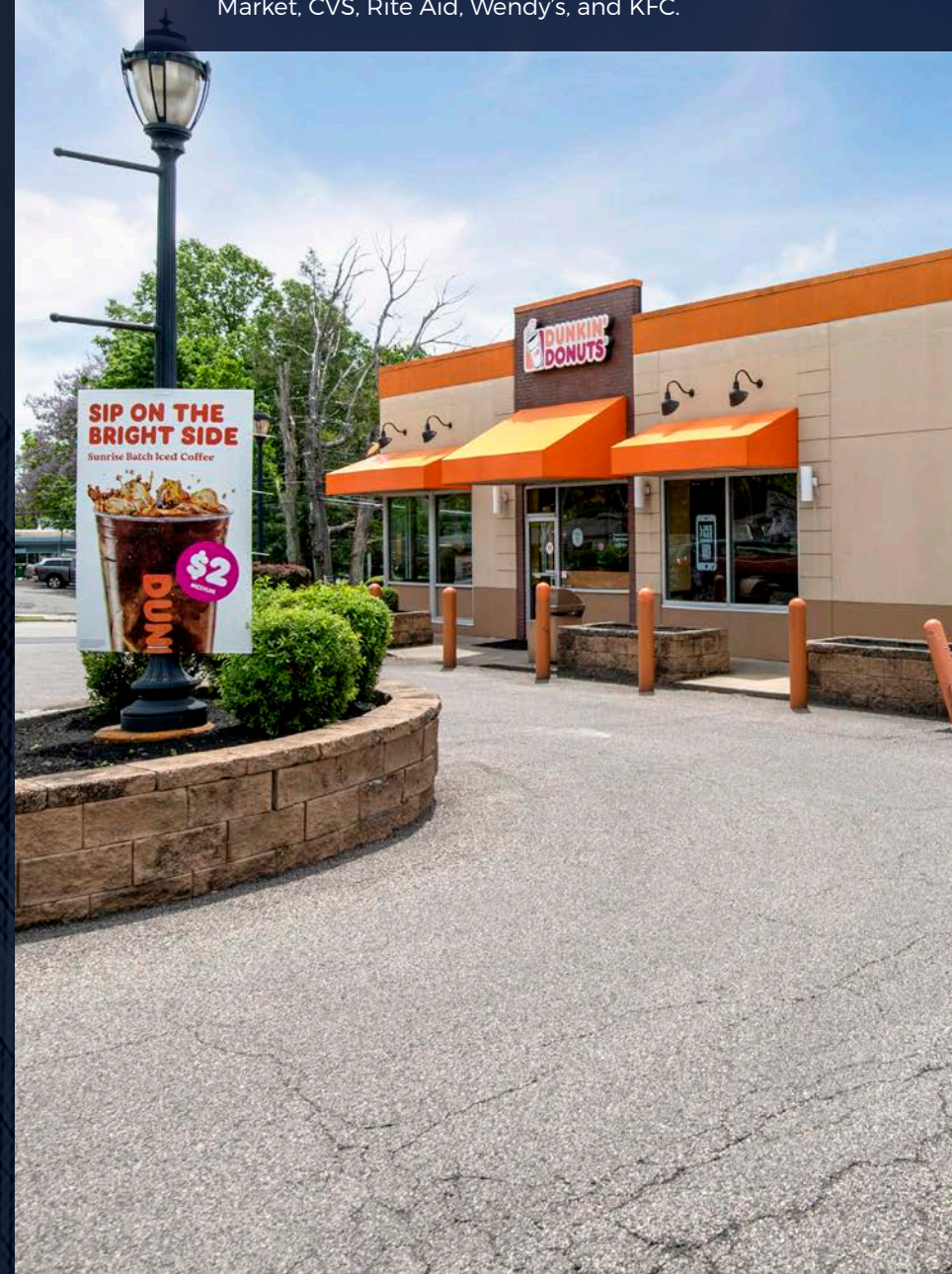
INVESTMENT HIGHLIGHTS

Horvath & Tremblay is pleased to present the exclusive opportunity to purchase the stand-alone Dunkin' investment property located at 2 Township Line Road in Elkins Park, Pennsylvania ("the Property"). Dunkin' has been at this location for more than 21 years (since 2000) and has 3+ years of term remaining on their Absolute NNN Lease with one (1), 5-year renewal option. The 5-year renewal option features an attractive 15% rent increase.

Dunkin' is strategically located at the signalized intersection of Church Road and Township Line Road (PA Route 73), the area's primary commercial and commuter corridor. The Property benefits from outstanding visibility and frontage from both roadways and ample parking. The Property is situated between the area's two large medical centers, the Einstein Medical Center and Emergency Room and the Jeanes Campus - Temple University Hospital, and is also close to two train stations, Ryers with service on the Fox Chase Line (0.8-miles) and Elkins Park with service on the Warminster & West Trenton Lines (1.8-miles). The Property is also within 3-miles of three colleges/universities and several public schools. Elkins Park is a suburb of Philadelphia and is approximately 13-miles north of the city.

- **LONG-TERM OCCUPANCY:** Dunkin' has been at this location for more than 21 years (since 2000). Dunkin' has 3+ years remaining on their Absolute NNN Lease with one (1), 5-year renewal option remaining.
- **ATTRACTIVE RENT INCREASE:** The lease calls for an attractive 15% rent increase at the start of the remaining renewal option, providing the investor with an attractive hedge against inflation.
- **INDUSTRY LEADING TENANT:** Dunkin' is part of the Inspire Brands family of restaurants (32,000+ total locations and system sales of \$30+ billion in 2021). Dunkin' is one of the largest coffee shop and donut shop chains in the world with more than 12,700 restaurants worldwide; Dunkin' saw a 15.5% increase in year over year sales for 2021.
- **STRONG OPERATOR:** This location is operated by Rao Group, Inc, a long-time, experienced Dunkin' Franchisee with more than 30 locations throughout Pennsylvania.
- **ZERO LANDLORD RESPONSIBILITIES:** The Dunkin' lease is Absolute NNN and requires zero landlord responsibilities. The tenant is solely responsible for all service, maintenance, repairs, and replacements, making it an attractive investment for the passive real estate investor.
- **STRATEGIC LOCATION:** Dunkin' is strategically located at the signalized intersection of Church Road and Township Line Road (PA Route 73), the area's primary commercial and commuter corridor. The Property benefits from outstanding visibility and frontage from both roadways and ample parking. The Property is situated between the area's two large medical centers, the Einstein Medical Center and Emergency Room and the Jeanes Campus - Temple University Hospital, and is also close to two train stations, Ryers with service on the Fox Chase Line (0.8-miles) and Elkins Park with service on the Warminster & West Trenton Lines (1.8-miles). The Property is also within 3-miles of three colleges/universities and several public schools.
- **EXCELLENT TRAFFIC COUNTS:** Approximately 30,000 vehicles pass the Property each day at the intersection of Township Line Road (PA Route 73) and Church Road.
- **STRONG DEMOGRAPHICS:** Approximately 15,200 people live within 1-mile of the Property with an average household income of \$109,712. More than 259,800 people live within 3-miles of the Property with an additional 56,800 employees within the same area.

- **TRADE AREA:** Additional businesses and institutions driving traffic to the area include Einstein Medical Center & Emergency Room, Jeanes Campus - Temple University Hospital, Several Train Stations (Ryers, Cheltenham, Fox Chase, and Elkins Park), Gratz College, Salus University, Penn State Abington, Manor College, Several Public Schools, Acme Market, CVS, Rite Aid, Wendy's, and KFC.





\$1,335,000
LIST PRICE



5.50%
CAP RATE



\$73,458
NET OPERATING INCOME

2 TOWNSHIP LINE ROAD | ELKINS PARK, PA 19027

OWNERSHIP:	Fee Simple
BUILDING AREA:	1,736 SF
YEAR BUILT:	1920
LAND AREA:	0.35 Acres
GUARANTOR:	Franchisee
LEASE TYPE:	Absolute NNN
ROOF & STRUCTURE:	Tenant Responsible
RENT COMMENCEMENT DATE:	10/01/2000
LEASE EXPIRATION DATE:	09/30/2025
LEASE TERM REMAINING:	3+ Years
RENEWAL OPTIONS:	1, 5-Year Option



ANNUALIZED OPERATING DATA					
YEAR	START	END	TERM	RENT	% INC
21 - 25	10/01/2020 - 09/30/2025		CURRENT	\$73,458.24	
26 - 30	10/01/2025 - 09/30/2030		OPTION 1	\$84,477.00	15.0%

TENANT OVERVIEW



ABOUT THE TENANT

DUNKIN'

LOCATIONS:	11,700+ 8,500+ in the U.S. & 3,200 International
HEADQUARTERS:	Canton, Massachusetts
YEAR FOUNDED:	1950
OWNERSHIP:	Inspire Brands (Private)

Dunkin' Donuts is one of the largest coffee and baked goods chains in the world and services more than 3 million customers every day. The franchise has over 11,700 locations globally, with 8,500+ restaurants across 41 states and 3,200 international locations across 36 countries.

In December of 2020 Inspire Brands, Inc. ("Inspire") announced the completion of its \$11.3 billion acquisition of Dunkin' Brands Group, Inc. ("Dunkin' Brands").

With the addition of Dunkin' and Baskin-Robbins, Inspire now encompasses nearly 32,000 restaurants across more than 60 countries generating \$30+ billion in annual system sales, making it the second-largest restaurant company in the U.S. by both system sales and locations. Inspire's family of brands includes Arby's®, Baskin-Robbins®, Buffalo Wild Wings®, Dunkin'®, Jimmy John's®, Rusty Taco®, and SONIC® Drive-In.





OVERVIEW

Elkins Park is an unincorporated community in Montgomery County, Pennsylvania, United States. It is split between Cheltenham and Abington Townships in the northern suburbs of Philadelphia, which it borders along Cheltenham Avenue roughly 6 miles (9.7 km) from downtown. It is four station stops from Center City Philadelphia on Septa Regional Rail.

Historically Elkins Park was home to Philadelphia's early 20th century business elite, among them John B. Stetson, John Wanamaker, Henry W. Breyer, Jay Cooke, William Lukens Elkins and Peter A.B. Widener. In the later 20th century it was home to Ralph J. Roberts, co-founder of Comcast, as well as to the Cimbels family, founders of the department store chain.

Today it remains home to many gilded age mansions such as Lynnewood Hall, a 110-room, neoclassical estate, the Elkins Estate presently being restored, and the Henry West Breyer Sr. House, the former residence of the ice cream magnate which now serves as the Cheltenham Township Municipal building.

Elkins Park is served by SEPTA Regional Rail trains on the Glenside Line, Warminster Line, West Trenton Line and Lansdale/Doylestown Line at the Elkins Park station. The Jenkintown and Melrose Park stations are also found near the neighborhood of Elkins Park, and are served by the same regional rail lines. SEPTA bus routes 28, 55, 70 and 77 also provide service to Elkins Park. Toward the western end of Elkins Park is Pennsylvania Route 611 (Old York Road). In Elkins Park, Pennsylvania Route 73 runs along Township Line Road, mostly marking the border between Cheltenham and Abington townships.

	1 MILE	2 MILES	3 MILES
POPULATION			
2021 Estimate	15,260	94,292	259,838
2026 Projection	15,575	95,640	262,861
2020 Census	15,286	94,269	258,999
BUSINESS			
2021 Est. Total Businesses	589	2,730	7,317
2021 Est. Total Employees	7,768	25,315	56,803
HOUSEHOLDS			
2021 Estimate	6,193	37,281	99,355
2026 Projection	6,167	36,865	98,097
2020 Census	6,181	37,168	98,903
INCOME			
Average Household Income	\$109,712	\$90,223	\$76,924
Median Household Income	\$88,616	\$72,475	\$61,522



259,500+
PEOPLE WITHIN 3 MILES

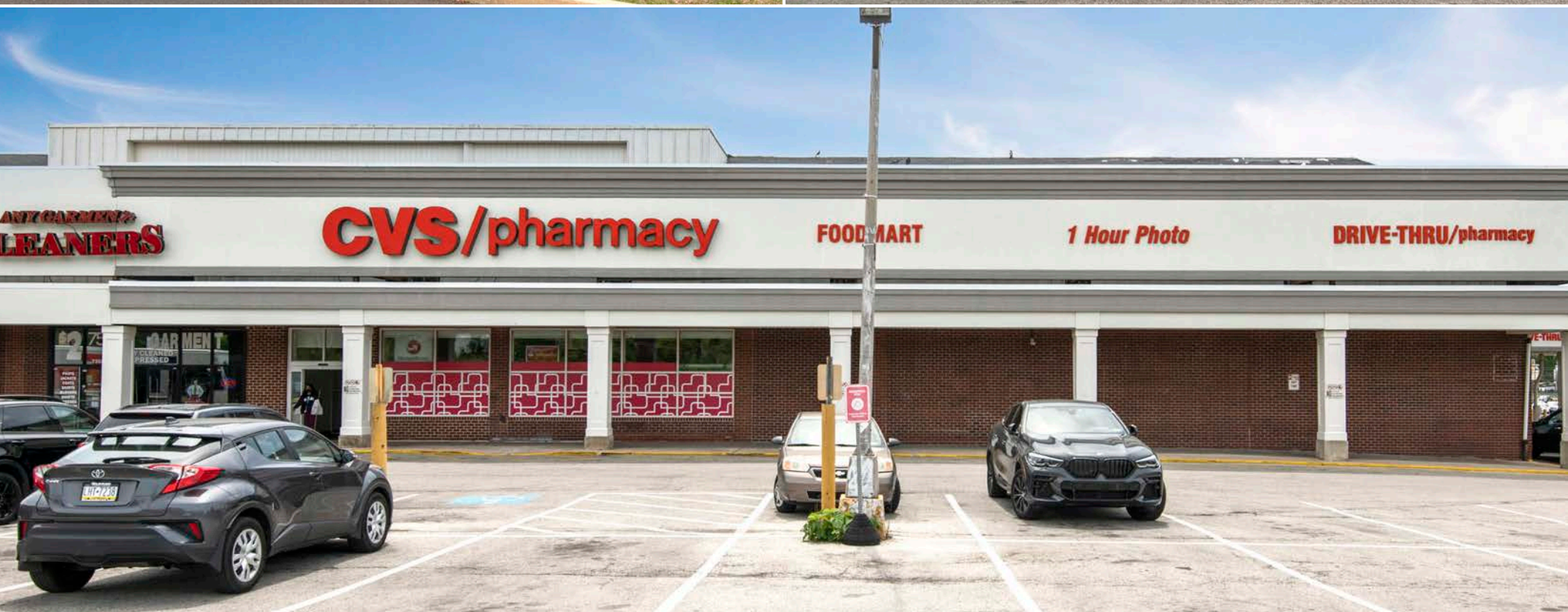


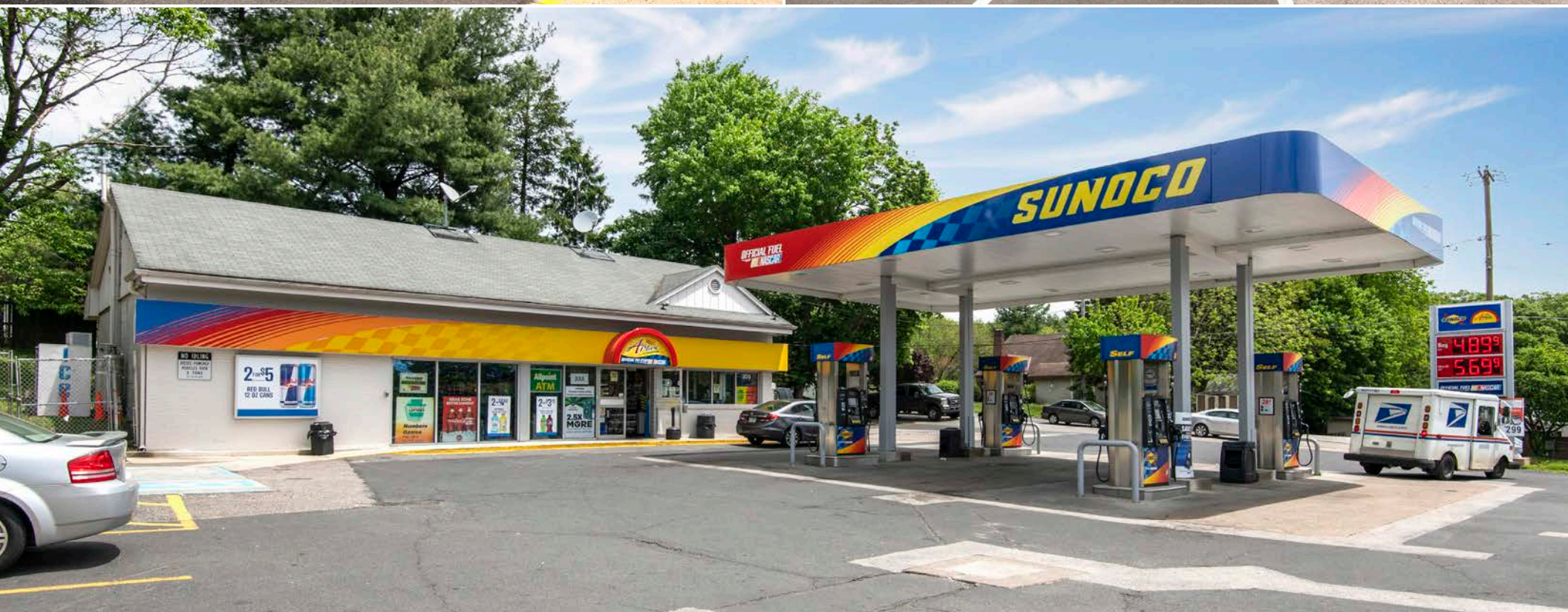
30,000+
VEHICLES PER DAY
Township Line Rd (PA Route 73) & Church Rd



\$76,500+
AVERAGE HOUSEHOLD INCOME







AREA LOCATION MAP



HUNTINGDON VALLEY

Citizens Bank KUMON
verizon
KeyBank
CRUNCH
Starbucks
Hallmark
Davita Kidney Care
Giant
Wendy's
SUNOCO
Domino's



REGIONAL MAP

Collegeville

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DUNKIN'
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