

FOR SALE

Dunkin' Donuts

3317 West Division Street, St. Cloud, MN 56301

Presented by:

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SECTION 1

PROPERTY INFORMATION

Dunkin' Donuts

3317 West Division St, St. Cloud, MN 56301



LEE & ASSOCIATES



Property Summary



PROPERTY DESCRIPTION

This is a newly constructed Dunkin' Donuts Restaurant with a lease commencing Summer of 2023, a 10-year initial term with 2-5 year extension options with quoted rent. Triple net rent is \$104,000 per year for the first five years and then rent escalates 2% per year, for each of the next five years, including each year of the extension options.

PROPERTY HIGHLIGHTS

- Priced at \$1,890,000
- 5.5% capitalization rate
- Little to no landlord responsibilities
- Over 12,900 locations in 42 countries
- Located on one of the busiest intersections in Central Minnesota
- Over 43,000 vehicles per day total
- Classified as a quick service restaurant
- Breakfast options include baked foods, bagels, and sandwiches
- Assorted flavored coffees and 52 styles of donuts, hot, cold, and iced or frozen beverages.

OFFERING SUMMARY

Sale Price:	\$1,890,000
Lot Size:	0.45 Acres
Building Size:	1,984 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	208	874	3,766
Total Population	473	2,030	8,453
Average HH Income	\$66,022	\$59,587	\$54,768

Property Description



LOCATION

Property is located on a pad site in front of Midtown Square, a 220,000+ SF retail and office mall with approximately 75 tenants. The pad is at the intersection of Division Street (State Highway 23) and 33rd Street. Both are major collector routes. Daily traffic on Division Street is approximately 31,300 vehicles, and 33rd Street adds another 12,000+ per day.

SITE

Located at the corner of Division Street (Minnesota trunk Hwy 23) and 33rd Street, perhaps the busiest commercial and retail corridor in Central Minnesota.

EXTERIOR

James Hardie mineral fiber cement siding, EFIS, rubber membrane roof, aluminum storefront commercial doors, bollards.

INTERIOR

Gypsum wallboard, cementitious panels where required, hollow metal doors and frames, drive-through window.

PARKING

Surface parking with drive-through.

UTILITIES

Typical

CONSTRUCTION

Trash enclosure, irrigation

POWER

Adequate - new construction

GAS

Adequate - new construction

PLUMBING

Copper, 2 ADA restrooms

Additional Photos



SECTION 2

LOCATION INFORMATION

Dunkin' Donuts

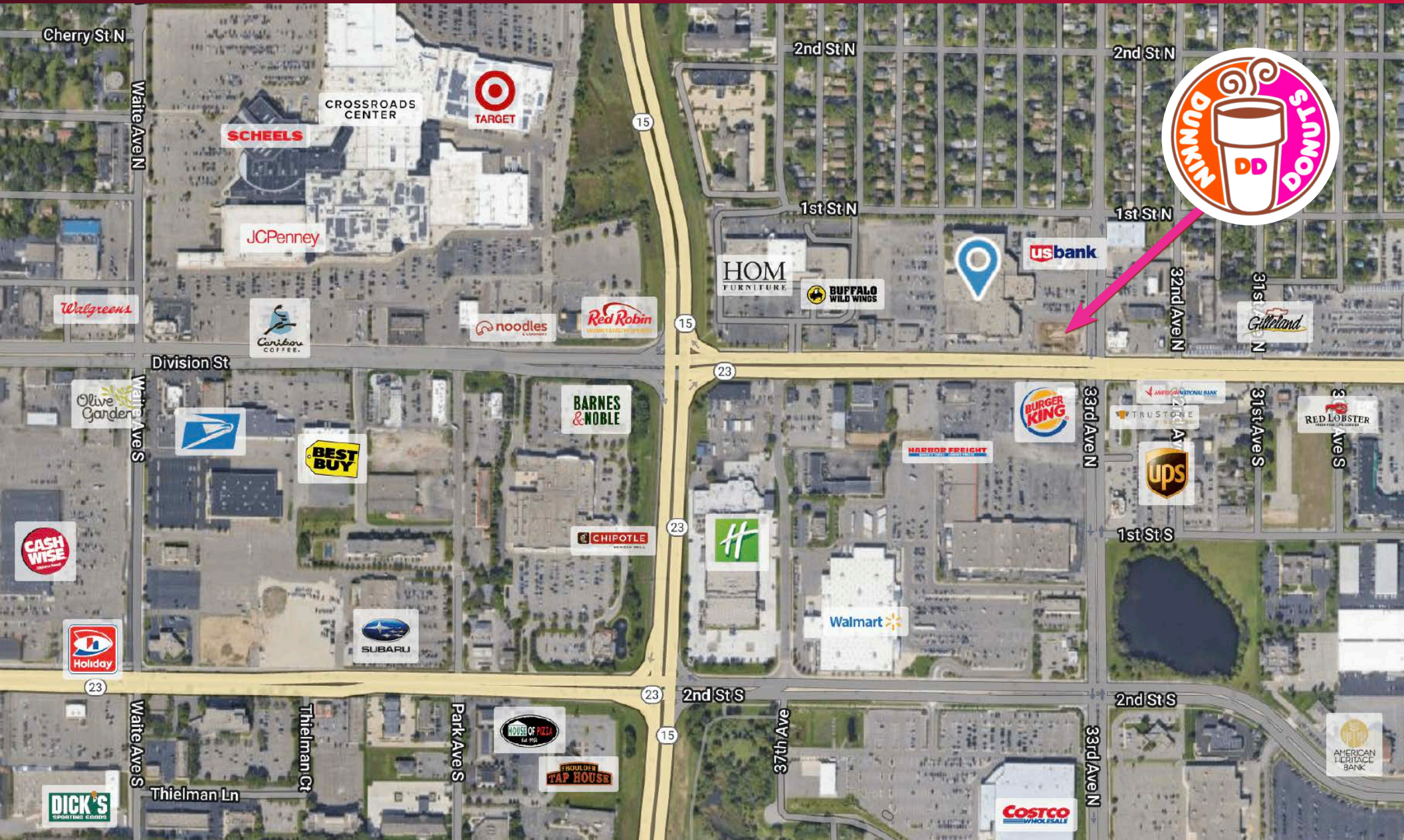
3317 West Division St, St. Cloud, MN 56301



LEE & ASSOCIATES



Retail Map



Site Plans



SECTION 3

FINANCIAL ANALYSIS

Dunkin' Donuts

3317 West Division St, St. Cloud, MN 56301



LEE & ASSOCIATES



Financial Summary

INVESTMENT OVERVIEW

Price	\$1,890,000
Price per SF	\$953

OPERATING DATA

FINANCING DATA

	Net Rent/PSF	Annual Net Rent	Monthly Net Rent
Initial Term			
1	\$52.00	\$104,000.00	\$8,666.67
2	\$52.00	\$104,000.00	\$8,666.67
3	\$52.00	\$104,000.00	\$8,666.67
4	\$52.00	\$104,000.00	\$8,666.67
5	\$52.00	\$104,000.00	\$8,666.67
6	\$53.04	\$106,080.00	\$8,840.00
7	\$54.10	\$108,201.60	\$9,016.80
8	\$55.18	\$110,365.63	\$9,197.14
9	\$56.29	\$112,572.94	\$9,381.08
10	\$57.41	\$114,824.40	\$9,568.70
First Extended Term			
11	\$58.56	\$117,120.89	\$9,760.07
12	\$59.73	\$119,463.31	\$9,955.28
13	\$60.93	\$121,852.58	\$10,154.38
14	\$62.14	\$124,289.63	\$10,357.47
15	\$63.39	\$126,775.42	\$10,564.62
Second Extended Term			
16	\$64.66	\$129,310.93	\$10,775.91
17	\$65.95	\$131,897.15	\$10,991.43
18	\$67.27	\$134,535.09	\$11,211.26
19	\$68.61	\$137,225.79	\$11,435.48
20	\$69.99	\$139,970.31	\$11,664.19

SECTION 5

DEMOGRAPHICS

Dunkin' Donuts

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LEE & ASSOCIATES



Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	473	2,030	8,453
Average Age	38.3	34.9	39.2
Average Age (Male)	36.2	34.6	37.6
Average Age (Female)	40.4	34.0	38.5

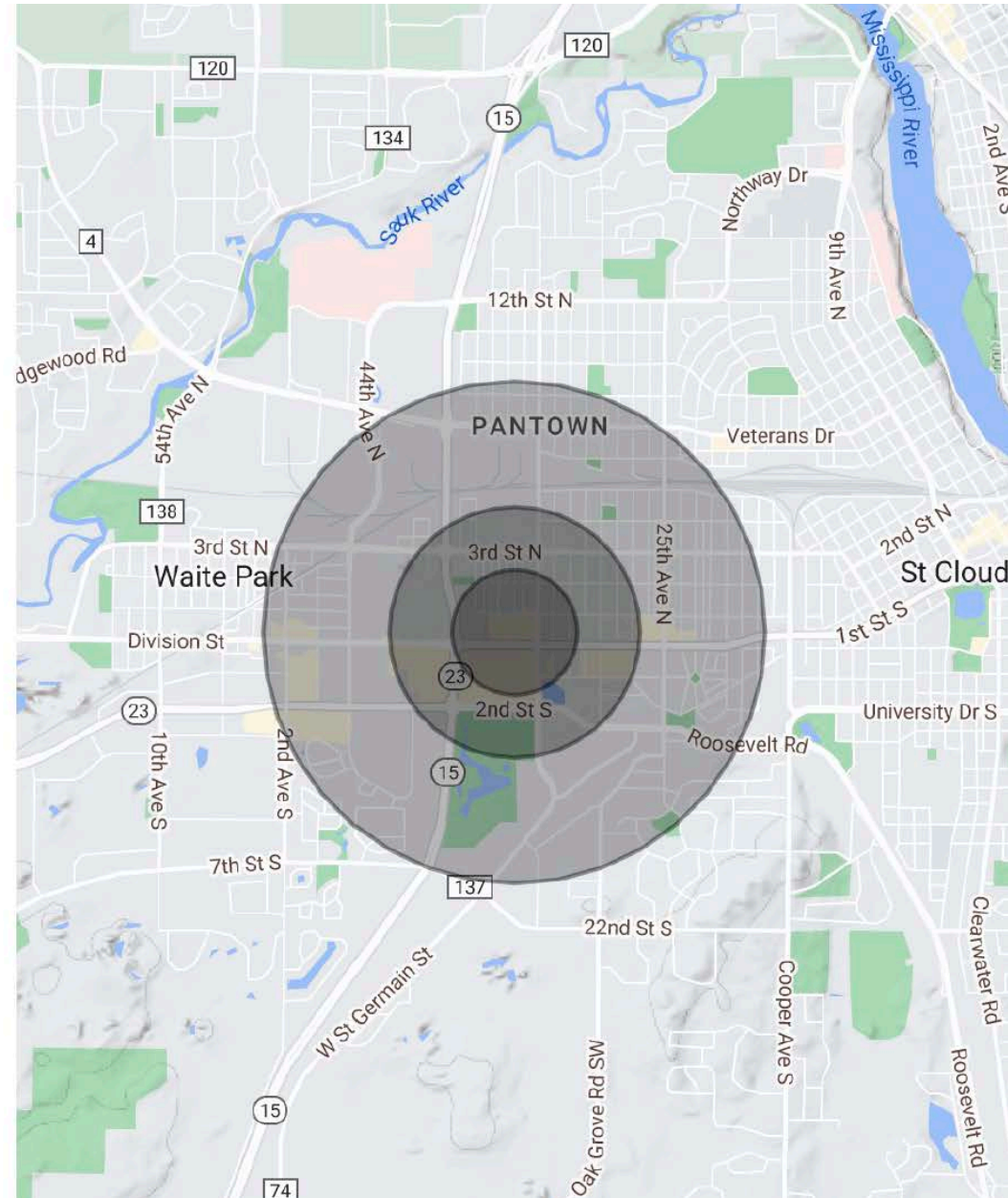
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	208	874	3,766
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$66,022	\$59,587	\$54,768
Average House Value	\$106,992	\$143,161	\$167,098

ETHNICITY (%)	0.25 MILES	0.5 MILES	1 MILE
Hispanic	1.7%	2.0%	2.8%

RACE	0.25 MILES	0.5 MILES	1 MILE
% White	74.8%	65.1%	68.7%
% Black	1.5%	18.9%	21.0%
% Asian	7.6%	4.9%	2.8%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.0%	0.0%	0.1%
% Other	0.8%	1.3%	1.4%

TRAFFIC COUNTS	
West division and 33rd St.	31,310/day

* Demographic data derived from 2020 ACS - US Census



Demographic and Economic Profile



THE NUMBERS ARE IN YOUR FAVOR: St. Cloud, MN Area Demographic and Economic Profile

Our Regional Economy

Annual Job Growth (2010 - 2018)* = 15.6%

GDP Growth (2014 - 2018)** = 13.5%

Cost of Living (2018) = 4% lower than state average

Global Companies Located in Our Region

- Geringhoff
- New Flyer
- Pilgrim's Pride
- Quanex/Woodcraft
- Arctic Cat
- Capital One
- Coldspring
- DeZURIK



Our Workforce

Employment by Sector (2018):

- Healthcare and Social Services - 29,473
- Manufacturing - 25,634
- Education - 15,843

Labor Force Participation Rate (2018)** = 72.8%

Population Growth (2010 - 2019)** = 8.8%

Population Growth (2000 - 2018)** = 31.3%

Projected Workforce Growth (2015 - 2030) = 3.9%

Population (2019 est.)* = 437,579

Number of College Students (2018-2019) = 24,790

SOURCES:

2010 US Census, U.S. Census Bureau.

US. Department of Labor, Bureau of Labor Statistics.

Minnesota Department of Employment and Economic Development. Region Profile, 7W

* St. Cloud MSA ** Region 7W

Logistics

- Roadways: MN Highways 10, 15 and 23; Interstate 94
- Rail: BSNF, CP Rail, Northern Lines Railway, Northstar Commuter Train, Amtrak Train
- Air: St Cloud Regional Airport, MSP International Airport

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