



**DUNKIN'**

**26963 Lorain Rd | North Olmsted, OH 44070**





# DUNKIN' DONUTS

26963 Lorain Rd | North Olmsted, OH 44070

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## EXCLUSIVELY LISTED BY

### JONAH YULISH

Senior Associate

Direct (216) 503-3610

Mobile (216) 973-1882

[jonah.yulish@matthews.com](mailto:jonah.yulish@matthews.com)

License No. 2018004451 (OH)



### BROKER OF RECORD

Kyle Matthews

License No. REC.2022007141 (OH)



## INVESTMENT HIGHLIGHTS



**\$900,000**  
LIST PRICE



**49,300**  
NOI



**±1,922 SF**  
GLA



**±0.27 AC**  
LOT SIZE



### INVESTMENT HIGHLIGHTS

- **Below Market Rent** - Dunkin' is currently operating at a below market rent, providing an investor an opportunity to increase rents if tenant ever left.
- **Corporate Tenant + Corporate Guaranty** - one of the only Corporate Dunkin Locations in this market.
- **Long Term Tenancy** - Tenant has been at this location since 1980s
- **Short Term Lease** - Tenant has ±2.5 years of term remaining, allowing an investor the opportunity to re lease the property at an increased rent if the tenant left.
- **Free and Clear of Existing Financing**

## FINANCIAL OVERVIEW



### TENANT SUMMARY

Tenant Trade Name	Dunkin Donuts
Type of Ownership	Fee Simple
Lease Guarantor	D.B. Real Estate Assets, LLC
Lease Type	NNN
Landlords Responsibilities	Roof/Structure
Original Lease Term	20 Years
Lease Commencement Date	10/15/2015
Lease Expiration Date	10/15/2025
Term Remaining on Lease	±2.46 Years
Increases	10% in option periods
Options	3, 5-Year Options

# FINANCIAL OVERVIEW

## ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	RENT PSF	INCREASE %
Current- 10/15/2025	\$4,108	\$49,300	\$28.80	-
Options 1	\$4,433	\$53,200	\$31.07	7.91 %
Options 2	\$4,792	\$57,500	\$33.59	8.08 %
Options 3	\$5,175	\$62,100	\$36.27	8.08 %

## REPORTED SALES - 3% OF SALES OVER \$450,000

YEAR	YEARLY EARNINGS
2016	\$28,262
2017	\$24,925
2018	\$22,971
2019	\$26,850
2020	\$14,647
2021	\$19,487
2022	\$18,665
<b>AVERAGE</b>	<b>\$22,258</b>

## FINANCING INQUIRIES

*For financing options reach out to:*

**JACK QUIGLEY**  
 +1 (440) 708-4503  
[jack.quigley@matthews.com](mailto:jack.quigley@matthews.com)



# TENANT PROFILE



Dunkin' is the world's leading baked goods and coffee chain, serving more than 3 million customers each and every day. True to our name, we offer 50+ varieties of donuts, but you can also enjoy dozens of premium beverages, bagels, breakfast sandwiches and other baked goods. In 1950, Bill Rosenberg opened the first Dunkin' shop in Quincy, MA. Just five years later, a franchise legacy was born.

Everything they do is for their customers. From chefs who create exciting new flavors, to crew members who know exactly how each customer likes their drink—they prioritize what customers need to get them on their way.

Dunkin' is a market leader in sales of hot, decaffeinated and flavored coffee, iced coffee, bagels, donuts and muffins. In addition, their customers love them. They stick with Dunkin' at the highest rate in the Quick Service Restaurant (QSR) industry.

## HEADQUARTERS

Canton, MA

## WEBSITE

[dunkindonuts.com](http://dunkindonuts.com)

## # OF LOCATIONS

11,300

## YEAR FOUNDED

1950



# AREA OVERVIEW



## NORTH OLMSTED, OH

North Olmsted is a suburban city located in Cuyahoga County, Ohio. It is situated approximately  $\pm 16.5$  miles southwest of Cleveland. The city is known for its abundance of shopping and dining options, with several large shopping centers and numerous restaurants and cafes scattered throughout the area. The North Olmsted City School District serves the community, which includes five elementary schools, one middle school, and one high school. Additionally, the city offers several parks and recreational facilities, including the 25-acre Springvale Golf Course and the 58-acre Bradley Woods Reservation, which features hiking trails, picnic areas, and fishing ponds. North Olmsted offers a comfortable suburban lifestyle with easy access to nearby urban amenities.

### DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	5,336	48,124	119,638
Current Year Estimate	5,283	47,644	118,070
2020 Census	5,284	47,632	117,383
Growth Current Year-Five-Year	1.01%	1.01%	1.33%
Growth 2020-Current Year	-0.02%	0.02%	0.58%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,063	18,298	46,223
Current Year Estimate	2,056	18,165	45,485
2020 Census	2,045	18,051	44,967
Growth Current Year-Five-Year	0.31%	0.73%	1.62%
Growth 2020-Current Year	0.54%	0.63%	1.15%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$138,106	\$150,474	\$143,863



## CLEVELAND, OH

Dubbed as the largest city on Lake Erie, Cleveland has an estimated population of 373,000 due to a substantial portion of the metropolitan population living outside of the central city. Serving as a port city, Cleveland grew as a major manufacturing center due to its seaway connection as well as numerous canal and railroad lines.

A blend of several cultures, the city is proud to have a public park system in which is the Cleveland Cultural Gardens. It is composed of 33 gardens, each representing a different ethnic group who has contributed to Cleveland's beauty. Today, each garden is regulated by people of its own ethnic group and aims to foster understanding between all people. The goal is to celebrate the multicultural diversity that makes Cleveland the world what it is today.



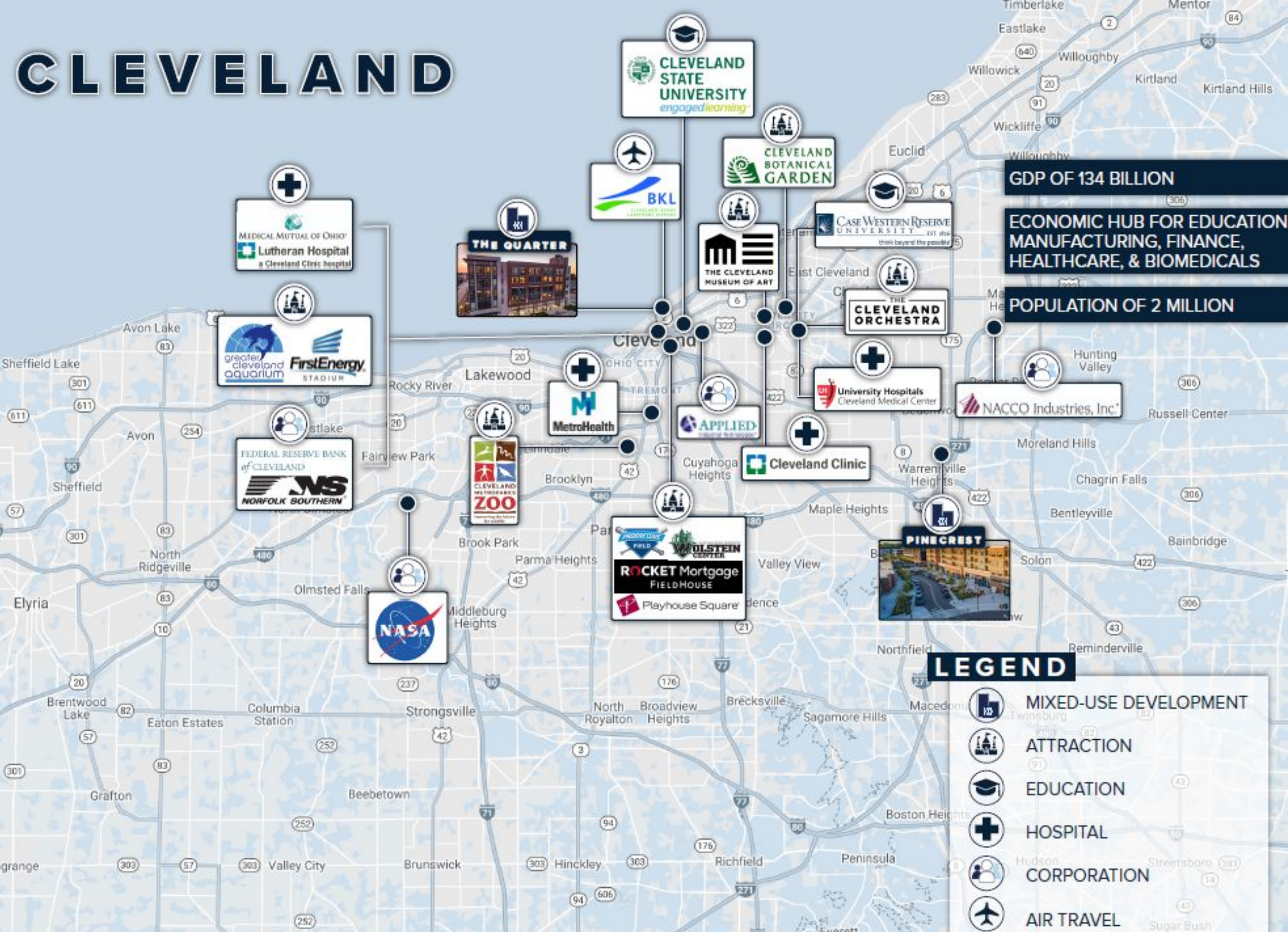
## ECONOMY

Cleveland's economy heavily relies on healthcare, biomedical, manufacturing, and higher education. The Cleveland Clinic is the biggest private employer in the state of Ohio and its medical sector was declared as one of America's best hospitals according to U.S. News & World Report.

Additionally, the city is one of the top recipients of investments for biotechnology research, which is led by the Cleveland Clinic, University Hospitals of Cleveland, and the Case Western Reserve University. Cleveland is also proud to be home to major corporate headquarters like Progressive, Nordstrom, Sherwin-Williams Company, and NACCO industries. Furthermore, the city seems to be transitioning towards a more health-tech based economy with technology becoming a growing sector.



# CLEVELAND







### CLEVELAND STATE UNIVERSITY

Seeing a 56% increase in the number of students in the last decade and located in the heart of Cleveland, established in 1964, Cleveland State University is home to a growing student population of more than 17,000 students and is one of the nation's emerging institutions. Once considered to be a strictly commuter campus, Cleveland State now contains 40+ buildings spanning over 85 acres and growing, the school continues to grow as a best-in-class university. The school features over 200 programs across nine colleges with internship programs with major corporations such as Sherwin Williams, University Hospitals, and Parker Hannifin granting access to Cleveland's major professional institutions regardless of the focus of study.

Cleveland State University has a major presence in downtown Cleveland as it spans throughout the Campus District into the Theater District, home to Playhouse Square, the second-largest theater district in the United States where Cleveland State's new College of Arts can be found the epicenter of Cleveland culture. With this new partnership, Arts students are now able to study and perform at Playhouse Square regularly. Over the years, the campus has been reinvigorated through donations and endowments from the school's deep alumni network. This has resulted in several developments including the school's three-story state of the art student union, serving as the main feature of campus that includes a large ballroom, constantly updated food court, and recently renovated student lounge.



**Among Forbes' America's  
Top Colleges Report**



**One of America's Best  
Colleges and Universities**



**#1 in the Nation for Increases  
in Research Expenditures**

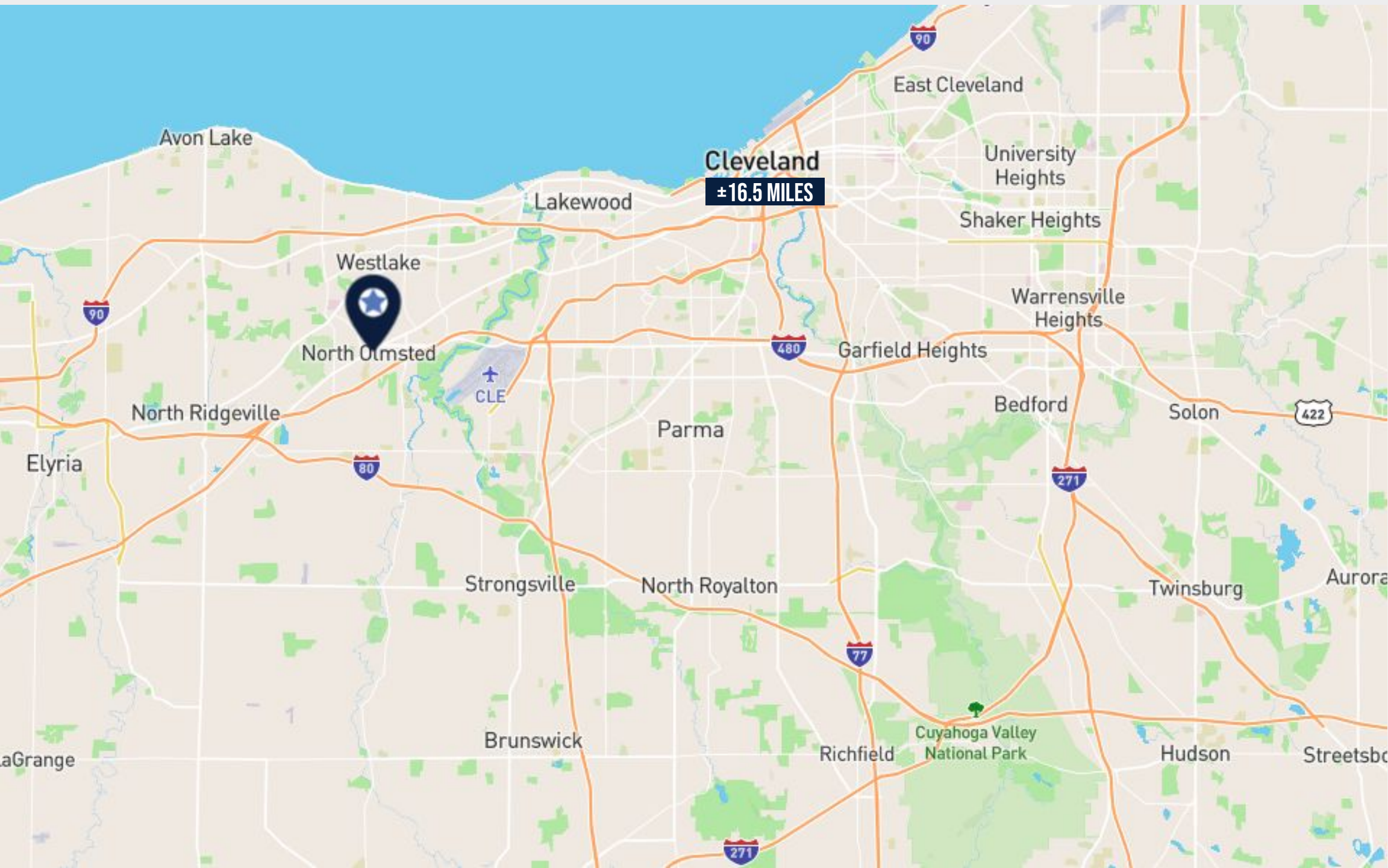


# AREA TENANT MAP





## AREA MAP





# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **26963 Lorain Rd, North Olmsted, OH, 44070** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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