



INTERACTIVE
OFFERING MEMORANDUM



CIRCLE K & DUNKIN'

22 BELMONT AVE, BELFAST, ME 04915



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INVESTMENT HIGHLIGHTS

- **Dual-Tenant Concept:** This larger gas station model benefits from expanded service offerings, which attracts a broader customer base and increases revenue streams.
- **Extremely Limited Competition:** No other major-tenant or large gas station properties in over 2 square miles.
- **Strong Guarantees:** Circle K lease is backed by Alimentation Couche-Tard. Dunkin' Donuts is guaranteed by DMCP Group, who operates 75+ Dunkin' locations in Maine & Pennsylvania.
- **Circle K is a Top Retailer in the Industry:** 14,300+ locations in 24 countries, earning \$71.86 billion in fiscal year 2023.
- **Dominant Retail Corridor:** Belmont Ave, also known as Acadia Highway (and Main St in downtown Belfast), is the main road connecting the coastal city to inland Maine. The roadway is a dense retail corridor with dozens of credit tenants including Family Dollar, Verizon, Dollar General, Walgreens, McDonald's, AutoZone, Dairy Queen, and Tractor Supply Co.
- **Belfast, ME:** Resting at the mouth of the Passagassawakeag River estuary, Belfast is a popular tourist destination for those looking to escape the heat and witness the beauty of coastal Maine. Thriving fishing industries combined with stunning outdoor attractions make Belfast a popular destination for all ages.





Passagassakeag River



ACADIA FWY ± 25,000 VPD



BELMONT AVE ± 13,000 VPD



VALUATION OVERVIEW



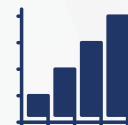
\$2,000,000

LIST PRICE



\$120,000

NOI



6.00%

CAP RATE



±5,026 SF

GLA

CIRCLE K - TENANT SUMMARY

Tenant Trade Name	Circle K
Type of Ownership	Fee Simple
Lease Guarantor	Alimentation Couche-Tard, Inc.
Lease Type	NN
Roof and Structure	Landlord Responsibility
Original Lease Term	10 Years
Lease Expiration Date	1/30/2029
Term Remaining on Lease	± 5.5 Years
Increase	CPI % Increase

DUNKIN' DONUTS - TENANT SUMMARY

Tenant Trade Name	Dunkin' Donuts
Type of Ownership	Fee Simple
Lease Guarantor	DCMP Group, LLC
Lease Type	NN
CAM	Landlord Responsible
Original Lease Term	10 Years
Lease Expiration Date	3/31/2031
Term Remaining on Lease	± 8.5 Years
Increase	10% Every 5 Years

RENT ROLL

TENANT	SQUARE FOOTAGE	LEASE START	LEASE END	ANNUAL RENT	RENTAL INCREASES	OPTIONS
Circle K	2,074	1/30/2004	1/30/2029	\$92,000	FMV or CPI % Increase Every 5 Years	4, 5-Year Options
Dunkin' Donuts	1,200	3/31/2021	3/31/2031	\$28,000	10% Every 5 Years	3, 5-Year Options

FINANCING INQUIRIES

For financing options reach out to:

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EXTERIOR PHOTOS





CIRCLE K

Circle K is a well-known international convenience store chain that has established a global presence in the retail industry. Founded in 1951 in El Paso, Texas, Circle K has grown to become one of the largest and most recognizable convenience store brands in the world. With thousands of locations across North America, Europe, Asia, and beyond, Circle K has become a go-to destination for customers seeking a wide range of products and services, including snacks, beverages, gasoline, and everyday essentials. What sets Circle K apart is its commitment to customer convenience, offering 24/7 operation at many of its stores and a user-friendly mobile app that makes it easy for customers to pay, earn rewards, and find nearby locations.

HEADQUARTERS

Laval, Canada

YEAR FOUNDED

1951

PARENT COMPANY TRADE NAME

Circle K Stores Inc.

LOCATIONS

6,700+



DUNKIN' DONUTS

Dunkin' Donuts, often referred to simply as Dunkin', is an iconic American chain of coffee shops and doughnut stores that has captured the hearts and taste buds of people nationwide. Founded in 1950 in Quincy, Massachusetts, Dunkin' Donuts has since become a beloved household name. The chain is renowned for its wide variety of delicious doughnuts, fresh-brewed coffee, and other delectable baked goods. Over the years, Dunkin' has expanded its menu to include a range of beverages, breakfast sandwiches, and snacks, catering to the diverse tastes of its loyal customer base. With thousands of locations across the United States and around the world, Dunkin' continues to provide a warm, inviting atmosphere where people can start their day with a smile and a cup of their favorite coffee.

HEADQUARTERS

Canton, MA

YEAR FOUNDED

1950

PARENT COMPANY TRADE NAME

Dunkin' Brands Group, Inc.

LOCATIONS

13,000+



AREA OVERVIEW



BELFAST, ME

Belfast, located in the picturesque state of Maine, is a charming coastal town that beckons visitors with its rich history and natural beauty. Nestled on the shores of Penobscot Bay, Belfast is renowned for its maritime heritage and stunning waterfront views. The town's historic downtown area boasts a vibrant arts scene, with galleries, boutiques, and restaurants that showcase the talents of local artisans and chefs. Visitors can take a leisurely stroll along the Harbor Walk, where they can watch fishing boats bobbing in the harbor and enjoy the fresh sea breeze. Belfast is also known for its warm and welcoming community, hosting various events and festivals throughout the year that celebrate its cultural diversity and strong sense of community spirit. Whether you're exploring its historic landmarks, indulging in delicious seafood, or simply enjoying the tranquility of the Maine coastline, Belfast offers a delightful and authentic New England experience.

The economy of Belfast, Maine, is characterized by a diverse mix of industries that have evolved over the years. Historically, Belfast was a prominent shipbuilding and seafaring town, but today, it has transitioned into a multifaceted economic landscape. The town's economy is heavily influenced by its scenic coastal location, making tourism and hospitality important contributors. Visitors flock to Belfast for its picturesque harbor, cultural attractions, and outdoor activities, injecting income into the local economy through accommodations, restaurants, and shops.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2023 Estimate	6,408	9,646	20,253
2028 Census	6,466	9,752	20,467
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2023 Estimate	2,952	4,353	8,902
2028 Census	2,978	4,401	8,995
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$77,332	\$74,881	\$72,650

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **22 Belmont Ave, Belfast, ME 04915** ("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:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Retail Group Inc.

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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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