

DUNKIN'

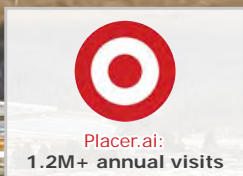
2048 MOUNT HOLLY RD | WESTAMPTON TWP, NJ



DICK'S
Clothing & Sporting Goods
Placer.ai:
240K+ annual visits



ASHLEY
Placer.ai:
23K+ annual visits



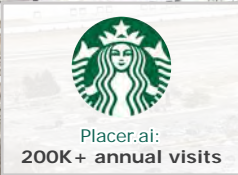
Target
Placer.ai:
1.2M+ annual visits



KOHL'S
Placer.ai Ranking:
Top 46% in the Nation
405K+ annual visits



THE HOME DEPOT
Placer.ai Ranking:
Top 40% in the Nation
870K+ annual visits



Starbucks
Placer.ai:
200K+ annual visits



IHOP
Placer.ai:
114K+ annual visits



Mount Holly Rd (30,854 VPD)



RARE 20 YEAR NNN GROUND LEASE | 2024 CONSTRUCTION | NEW DOUBLE DRIVE-THRU DESIGN

Marcus & Millichap
THE DOUGHERTY TEAM



MULTI-TENANT INVESTMENTS | SINGLE TENANT NET LEASE | REDEVELOPMENT | 1031 EXCHANGE

LEAD AGENT CONTACT



DERRICK DOUGHERTY

SENIOR VICE PRESIDENT INVESTMENTS

(215) 531-7026
derrick.dougherty@marcusmillichap.com
License No. RS305854 (PA)



MARK KRANTZ

FIRST VICE PRESIDENT INVESTMENTS

(215) 531-7056
mark.krantz@marcusmillichap.com
License No. PA: RS336064, NJ: 1863254

FINANCING CONTACT



STEPHEN FILIPPO

MANAGING DIRECTOR - CAPITAL MARKETS

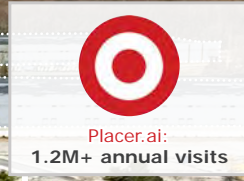
(212) 430-5288
stephen.filippo@marcusmillichap.com
License No. 10401269437 (NY)



Industrial Campus
The Crossings
3 Buildings | 1.9M SF



ASHLEY
Placer.ai:
23K+ annual visits



Target
Placer.ai:
1.2M+ annual visits



Cane's
Placer.ai Ranking:
Top 25% in the Nation
780K+ annual visits



DICK'S
Clothing & Sporting Goods
Placer.ai:
240K+ annual visits



KOHL'S
Placer.ai Ranking:
Top 46% in the Nation
405K+ annual visits



THE HOME DEPOT
Placer.ai Ranking:
Top 40% in the Nation
870K+ annual visits



DUNKIN'


Mount Holly Rd (30,854 VPD)



Walmart




GREYHOUND
Commuter Station:
Pick Up & Drop Off

 Burlington County Institute of Technology
2,000+ Total Enrolled Students


Placer.ai Ranking:
Top 24% in the Nation
210K+ annual visits


85 Rooms


88 Rooms


113 Rooms


99 Rooms


OLD COUNTRY STORE


43 Rooms

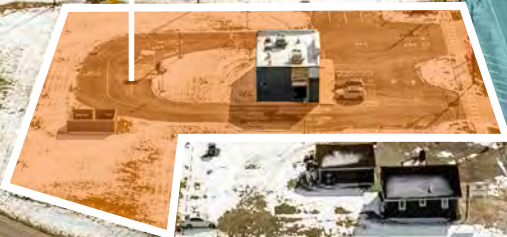




Commuter Station:
Pick Up & Drop Off

Proposed New Construction:
20K+ SF of Retail
500K+ SF Industrial


PROPOSED SITE
CLICK TO LEARN MORE



Mount Holly Rd (30,854 VPD)



\$1,233,644
LIST PRICE



5.35%
CAP RATE



\$66,000
NET OPERATING INCOME

2048 MOUNT HOLLY RD, WESTAMPTON TOWNSHIP, NJ

PROPERTY OVERVIEW

Gross Leasable Area	1,500 SF
Lot Size	1.03 Acres
Year Built	2024
Parking Spaces	7
Zoning	C

LEASE OVERVIEW

Guarantor	Franchisee (9 Units)
Lease Type	NNN Ground
Lease Commencement	4/20/2024
Lease Expiration	4/30/2044
Base Term	20 Years
Term Remaining	19.2 Years
Taxes	Tenant
Insurance	Tenant
CAM	Tenant
Roof & Structure	Tenant
Parking Lot	Tenant
HVAC	Tenant
Utilities	Tenant

RENT SCHEDULE

YEARS	Start	End	Annual	Monthly	PSF	Increase
Years 1-5 (Current)	4/20/2024	4/30/2029	\$66,000	\$5,500	\$44.00	-
Years 6-10	5/1/2029	4/30/2034	\$72,600	\$6,050	\$48.40	10.0%
Years 11-15	5/1/2034	4/30/2039	\$79,860	\$6,655	\$53.24	10.0%
Years 16-20	5/1/2039	4/30/2044	\$87,846	\$7,321	\$58.56	10.0%

OPTIONS

Years 21-25 (Option 1)	5/1/2044	4/30/2049	\$96,697	\$8,058	\$64.46	10.1%
Years 26-30 (Option 2)	5/1/2049	4/30/2054	\$106,366	\$8,864	\$70.91	10.0%
Years 31-35 (Option 3)	5/1/2054	4/30/2059	\$117,003	\$9,750	\$78.00	10.0%

FINANCING INFORMATION:

CONTACT:

STEPHEN FILIPPO
MANAGING DIRECTOR
(212) 430-5288
stephen.filippo@marcusmillichap.com
License No. 10401269437 (NY)

DETAILS:

LTV	50%*
Amortization	30 Years
Interest Rate (Swap)	5.95% - 6.25%
Interest Rate (Conventional)	6.4% - 6.7%

*Loan amount constrained by DSCR

INVESTMENT HIGHLIGHTS

DUNKIN' // WESTAMPTON TOWNSHIP, NJ

DUNKIN'



RARE 20-YEAR NNN GROUND LEASE | 1.03 ACRE SITE

Tenant paid to construct the improvements demonstrating their strong commitment to the site & submarket

2024 CONSTRUCTION | NEW DOUBLE DRIVE-THRU DESIGN

Dedicated mobile order lane, a feature that increases operational efficiency and customer convenience

DUNKIN' BRAND RECOGNITION | SERVES OVER 5M CUSTOMERS PER DAY

13,200 restaurants in nearly 40 global markets with 13.3B in revenue

ATTRACTIVE PRICE POINT | REPLACEABLE RENT

\$66K in annual rent with 10% increases every 5 years

COFFEE CONSUMPTION IS AT A 20 YEAR HIGH

67% of adults have consumed coffee within the last 24 Hours

OPTIMAL SUBMARKET POSITIONING IN FRONT OF TARGET & HOME DEPOT

"Location – Location – Location"

SURROUNDING TENANT PERFORMANCE | PLACER AI

Walmart, Home Depot, Raising Canes, Wawa, and Chick Fil A are all in the Top 50% Nationally

MOUNT HOLLY ROAD | GROWING & THRIVING RETAIL CORRIDOR

30,000+ VPD ensuring excellent visibility and steady customer traffic

MATURE & AFFLUENT SUBMARKET | POPULATION GROWTH (1-3-5 MILE)

AHHI in the \$110K to \$150K range & Population is increasing in the 1.2% to 1.9% range

STRATEGIC LOCATION | NJ TURNPIKE & I-295

Excellent drive by access near both on / off ramps

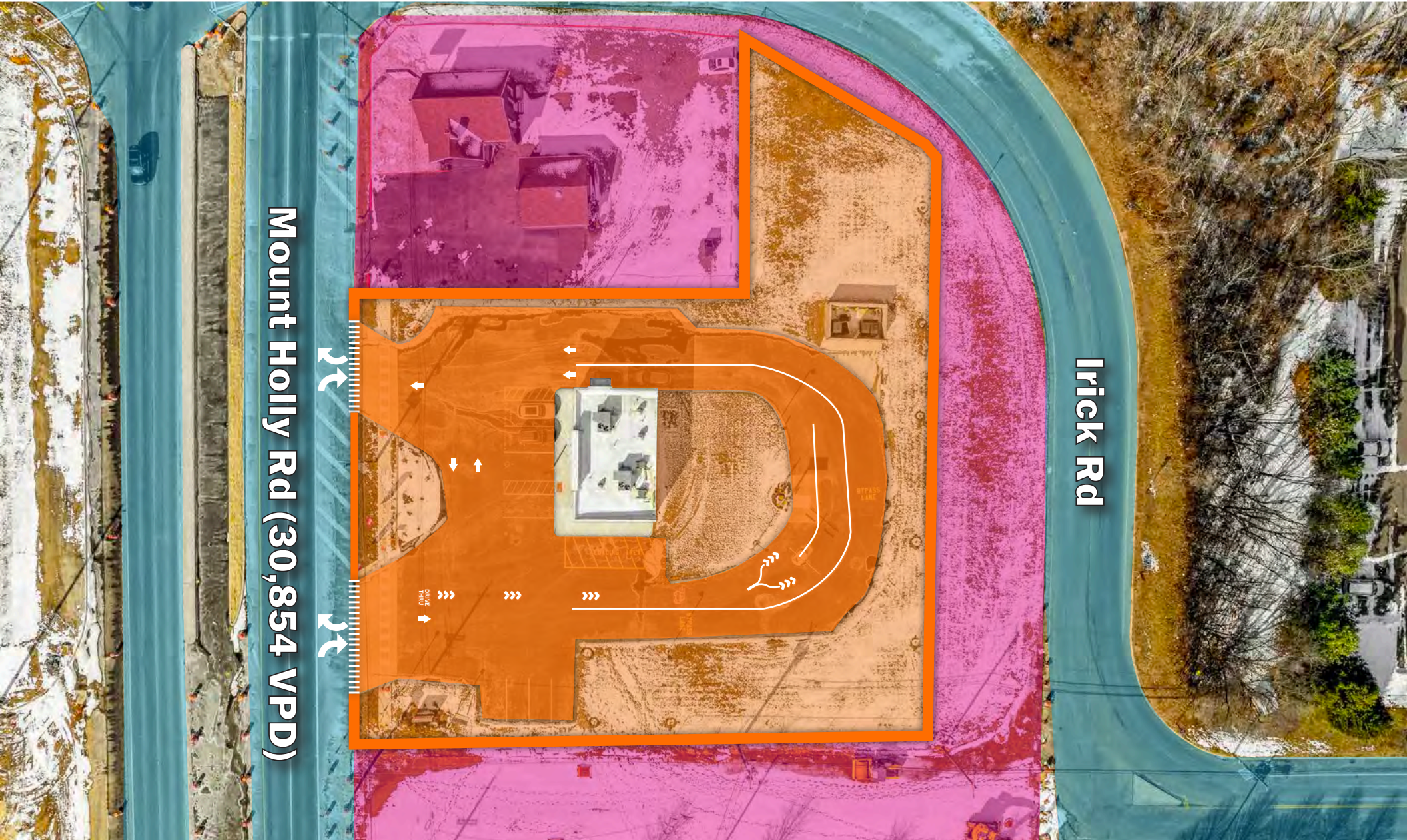
HIGH STUDENT PRESENCE | WITHIN 5 MILES OF THE SITE

Rancocas Valley Regional High School (2,069 Students)
Cherokee High School (2,178 Students)
Lenape High School (2,000 Students)
Shawnee High School (1,576 Students)

**NEW 2024 BUILD WITH
DOUBLE DRIVE-THRU
DESIGN**

**POSITIONED IN FRONT OF:
TARGET | HOME DEPOT**
(1.2M+ Annual Visits) | (870K+ Annual Visits)

**MOUNT HOLLY ROAD:
GROWING & THRIVING
RETAIL CORRIDOR**





TENANT OVERVIEW

DUNKIN', established in 1950, has continually broadened its horizons, now standing as the largest coffee and donuts brand in the United States with over 13,200 outlets. Its journey of growth and innovation is far from over. The brand's growth trajectory took a significant leap with its acquisition by Inspire Brands in a deal valued at approximately \$11.3 billion, as announced on December 15, 2020. This acquisition not only bolstered Dunkin's market presence but brought it under the umbrella of Roark Capital, the parent entity of Inspire Brands.

INSPIRE BRANDS, a multi-brand restaurant company, manages a diverse portfolio including Dunkin', Baskin-Robbins, Arby's, and others, totaling over 32,000 global outlets. Following a franchise model, it fosters brand autonomy while sharing strategic resources. In 2021, it surpassed \$30 billion in sales, reflecting a growing market presence. Part of the Roark Capital family, Inspire Brands is poised for further growth, leveraging shared industry expertise. With a strong backing and a collaborative framework among its brands, Inspire Brands aims to continue its expansion in the quick-service restaurant sector.

DUNKIN'

Founded	1950
Locations	13,200+
Type	Public (NASDAQ: DNKN)
Credit Rating	B+ (S&P)
Headquarters	Canton, MA
Revenue	\$1.4B



PURPOSE:

IGNITE & NOURISH
flavorful EXPERIENCES

WE ARE:

MAVERICKS

Doing what has never been done before

ALLIES

Collaborating to win

VISIONARIES

Having foresight and imagination

ACHIEVERS

Getting it done, and having fun doing it

GOOD CITIZENS

Elevating each other and the communities we serve

THE COMBINATION OF
ICONIC BRANDS
 & *TIGHTLY INTEGRATED*

CAPABILITIES MAKES INSPIRE

A RESTAURANT COMPANY

unlike ANY OTHER,

DELIVERING **OUTSIZED** GROWTH AND RETURNS

FACTS

\$32.5B+
 in Global System Sales

\$9B
 in Global Digital Sales

32,600+
 Restaurants

2,900+
 Franchisees

675,000
 Company & Franchise Team Members



3,600+
 Restaurants

9
 Global Markets

\$4.8B
 System Sales

Largest Sandwich Drive-Thru Chain in the U.S.
 Arby's satisfies your craving for bona fide goodness



7,700+
 Restaurants

33
 Global Markets

\$2.2B
 System Sales

Largest Ice Cream Specialty Shop Chain in the World

Baskin-Robbins helps you discover your next smile



1,300+
 Restaurants

9
 Global Markets

\$4.0B
 System Sales

Largest Sports Bar Chain in the U.S.
 Buffalo Wild Wings turns game-time into stories worth telling



13,700+
 Restaurants

38
 Global Markets

\$13.3B
 System Sales

Largest Coffee & Donuts Brand in the U.S.
 Dunkin' gets America ready to get it done



2,600+
 Restaurants

44
 States

\$2.5B
 System Sales

Largest Owned Delivery Sandwich Brand in the U.S.

Jimmy John's fuels your life by serving kick-ass sandwiches on your terms



3,500+
 Restaurants

47
 States

\$5.5B
 System Sales

Largest Drive-In Chain in the U.S.
 SONIC sparks moments of delightful possibility

Unit Count and Global Market/State Count as of Q4 2023, System Sales as of F



DICK'S
Clothing & Sporting Goods
Placer.ai:
240K+ annual visits

ASHLEY
Placer.ai:
23K+ annual visits

Target
Placer.ai:
1.2M+ annual visits

KOHL'S
Placer.ai Ranking:
Top 46% in the Nation
405K+ annual visits

THE HOME DEPOT
Placer.ai Ranking:
Top 40% in the Nation
870K+ annual visits

Residential Development
J Centra At Burlington
500 Apartment Units

Industrial Campus
The Crossings
3 Buildings | 1.9M SF

Starbucks
Placer.ai:
200K+ annual visits

IHOP
Placer.ai:
114K+ annual visits



Mount Holly Rd (30,854 VPD)

TARGET & HOME DEPOT OUTPARCEL ON HIGHLY TRAFFICKED CORRIDOR
Situated on Mount Holly Rd with 30K+ VPD, ensuring excellent visibility and steady customer traffic



3 MILES AWAY

BURLINGTON TOWNSHIP HIGH SCHOOL
1,100+ STUDENTS ENROLLED

CHIPOTLE
TOP 25% NATIONALLY

WING-STOP
TOP 28% NATIONALLY

AspenDental
TOP 23% NATIONALLY

Wawa
TOP 49% NATIONALLY


WISHING WELL PLAZA

Chick-fil-A
TOP 30% IN NEW JERSEY

ShopRite
TOP 28% NATIONALLY

Burlington
TOP 39% NATIONALLY

THE CROSSINGS
CLASS A CORE INDUSTRIAL CAMPUS
3 BUILDINGS | 1.9M SF



LIBERTY SQUARE CENTER

DOLLAR TREE
TOP 46% NATIONALLY

planet fitness
TOP 27% NATIONALLY

five BELOW
hot stuff. cool prices.
TOP 47% NATIONALLY

Auto Zone
TOP 18% NATIONALLY

Walmart **McDONALD'S** **Michaels**

J CENTRA AT BURLINGTON
500 APARTMENT UNITS (1,2,3 BEDS)

Panera

TOWNE CROSSING

THE HOME DEPOT
TOP 40% NATIONALLY

KOHL'S
TOP 46% NATIONALLY

FRIDAYS
TOP 27% IN NEW JERSEY

Target **Starbucks** **IHOP** **DICK'S** **ASHLEY**

Freddy's
STEAKBURGERS

Cane's
TOP 25% NATIONALLY

I-295 (95,084 VPD)

Mount Holly Rd (30,854 VPD)

NJ Tpke (83,502 VPD)

DUNKIN'



Applebee's
SHILL • BAR
TOP 24% NATIONALLY

Cracker Barrel
OLD COUNTRY STORE

Comfort

6 MILES AWAY

RANCOCAS VALLEY REGIONAL HIGH SCHOOL
2,000+ STUDENTS ENROLLED

Red Roof

Hilton Garden Inn

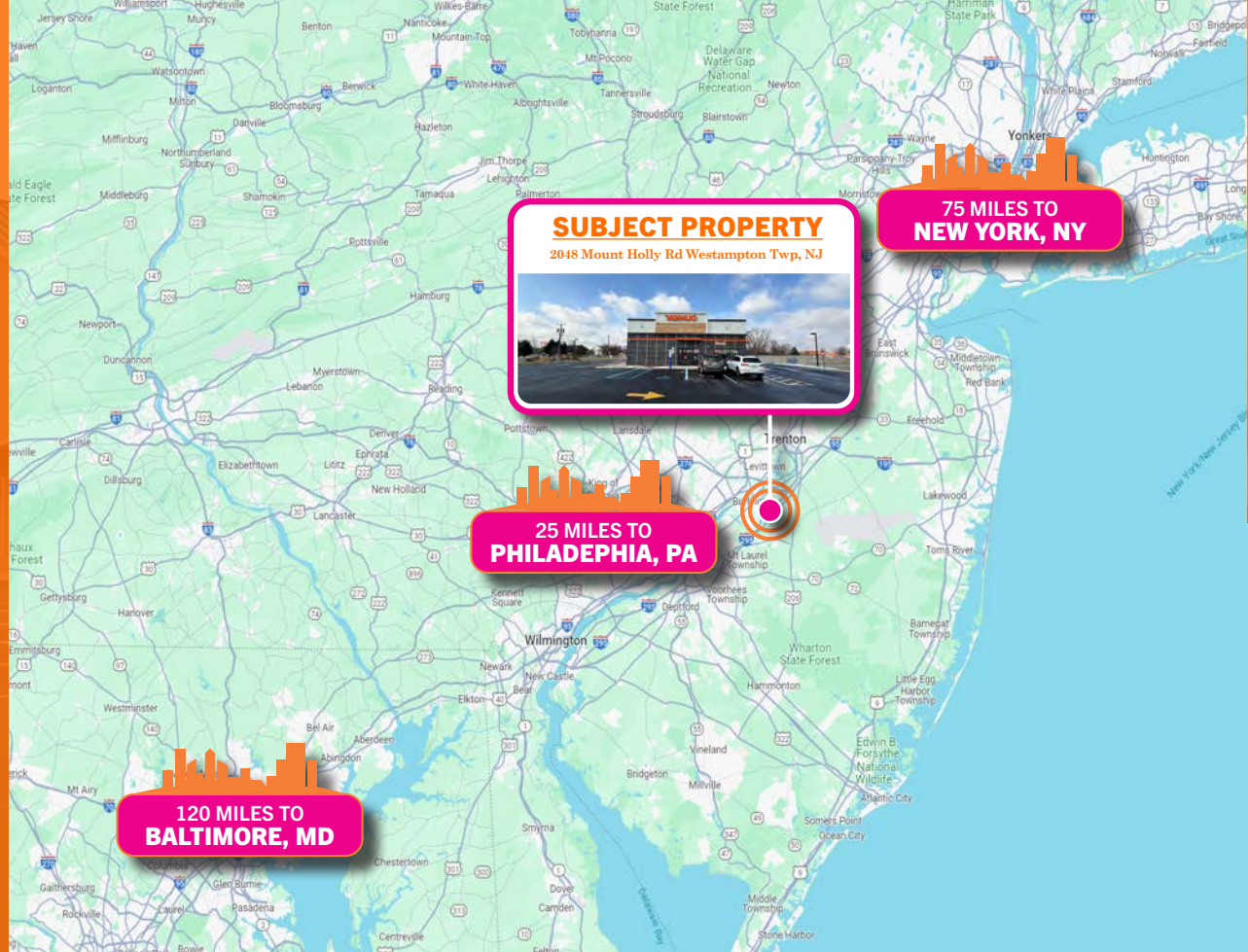
DEMOGRAPHICS

DUNKIN' // WESTAMPTON TWP, NJ

POPULATION	1-MILE	3-MILE	5-MILES
2023 Population	1,735	37,493	130,903
2028 Population Est.	1,755	38,111	133,374
Population Growth (%)	1.2%	1.6%	1.9%

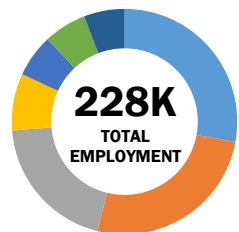
HOUSEHOLDS	1-MILE	3-MILE	5-MILES
2023 Households	608	13,646	49,319
2028 Household Est.	615	13,880	50,280
Household Growth (%)	1.2%	1.7%	1.9%

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILES
2022 Average HH Income	\$150,731	\$116,163	\$109,858
2022 Median HH Income	\$121,271	\$96,726	\$89,692



MARKET PERFORMANCE

BURLINGTON COUNTY // WESTAMPTON TOWNSHIP, NJ

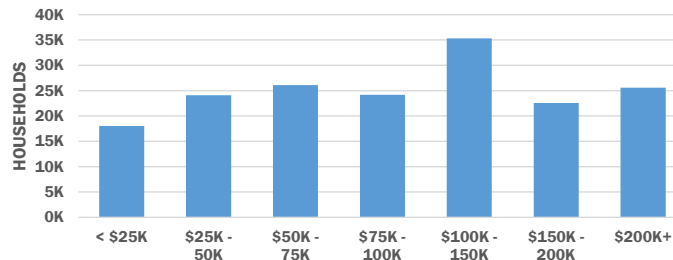


TOP INDUSTRIES

- (28%) TRADE, TRANSPORTATION, & UTILITIES
- (26%) EDUCATION & HEALTHCARE
- (20%) PROFESSIONAL & BUSINESS SERVICES
- (8%) FINANCIAL ACTIVITIES
- (6%) CONSTRUCTION
- (6%) GOVERNMENT
- (6%) LEISURE & HOSPITALITY

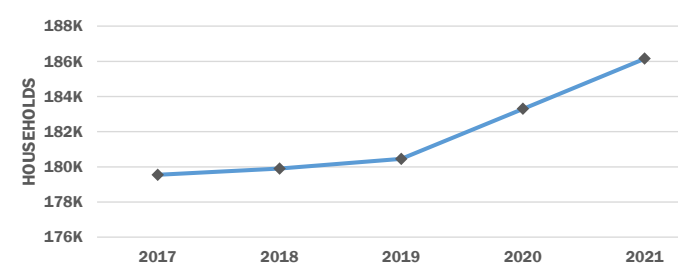
Source: ACS 2021

HOUSEHOLD INCOME



Source: ACS 2021

HOUSEHOLD GROWTH



Source: ACS

BURLINGTON COUNTY, NJ

QUALITY OF LIFE

Ranked as one of the best counties in to live in New Jersey for families and retirees



CULINARY DIVERSITY

Burlington County has a diverse culinary scene with several wineries, breweries, and acclaimed restaurants that offer a range of cuisine, from farm-to-table to international dishes.



RECREATION

#3 Best County for Outdoor Activities in New Jersey



Employment:

EMPLOYER	EMPLOYEES
Virtua Health	8,000 ±
Joint Base McGuire-Dix-Lakehurst	6,800 ±
Burlington County College	3,600 ±
Lockheed Martin	3,300 ±
Virtual Medical Group	3,000 ±



Transportation:

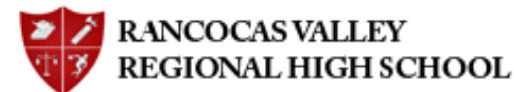
ROADWAY	TRAFFIC COUNTS (NJ)
Interstate 295	152,300 VPD
US Route 130	67,100 VPD
New Jersey Turnpike	64,100 VPD
State Route 73	44,600 VPD
State Route 38	41,700 VPD



NEW JERSEY DEPARTMENT OF TRANSPORTATION

Education:

EMPLOYER	STUDENTS
Burlington County College	8,000 ±
Cherokee High School	2,178 ±
Rancocas Valley Regional High School	2,069 ±
Lenape High School	2,000 ±
Shawnee High School	1,576 ±





EXCLUSIVE OFFERING

INVESTMENT SALES ADVISORS

LEAD AGENT



Derrick Dougherty
Senior Vice President Investments

(215) 531-7026
derrick.dougherty@marcusmillichap.com



Mark Krantz
First Vice President Investments

(215) 531-7056
mark.krantz@marcusmillichap.com



Scott Woodard
First Vice President Investments

(215) 531-7058
scott.woodard@marcusmillichap.com



Nick Geaneotes
Associate

(215) 531-7071
nick.geaneotes@marcusmillichap.com



Colin Reder
Associate

(215) 531-7057
colin.reder@marcusmillichap.com



Jacob Haslach
Associate

(215) 531-7078
jacob.haslach@marcusmillichap.com



NON-ENDORSEMENT AND DISCLAIMER NOTICE

NON-ENDORSEMENTS

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. 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 or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024. All rights reserved. License: RB062197C | Activity ID:

BROKER OF RECORD

John Horowitz

**250 Pehle Ave., Suite 501
Saddle Brook, NJ 07663**

**P: 212-430-5261
Lic #: 2192359**

DUNKIN'

2048 MOUNT HOLLY RD | WESTAMPTON TWP, NJ

DICK'S
Clothing & Sporting Goods
Placer.ai:
240K+ annual visits

ASHLEY
Placer.ai:
23K+ annual visits

Placer.ai:
1.2M+ annual visits

KOHL'S
Placer.ai Ranking:
Top 46% in the Nation
405K+ annual visits

Placer.ai Ranking:
Top 40% in the Nation
870K+ annual visits

Placer.ai:
200K+ annual visits

Placer.ai:
114K+ annual visits



Mount Holly Rd (30,854 VPD)



RARE 20 YEAR NNN GROUND LEASE | 2024 CONSTRUCTION | NEW DOUBLE DRIVE-THRU DESIGN

Marcus & Millichap
THE DOUGHERTY TEAM