

SINGLE TENANT DRIVE-THRU EQUIPPED

Absolute NNN Investment Opportunity



New 15-Year Lease | 2% Annual Rental Increases | 127K+ Average Household Income



9395 Lanham Severn Road | Lanham, Maryland

WASHINGTON-ARLINGTON-ALEXANDRIA MSA



ACTUAL SITE

EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Reciprocal Broker: Andrew Fallon, SRS Real Estate Partners, LLC | MD License No. #5002882



Eastgate Centre



Seabrook Station Shopping Center



LANHAM STATE CENTER



CK ROADSIDE

ExxonMobil



Dominos Pizza



LifeSafer



enterprise

94TH AVE



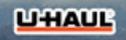
FLOR BLANCA BAKERY & CAFE

SUBWAY



LANHAM SEVERN RD 17,500 VPD





94TH AVE

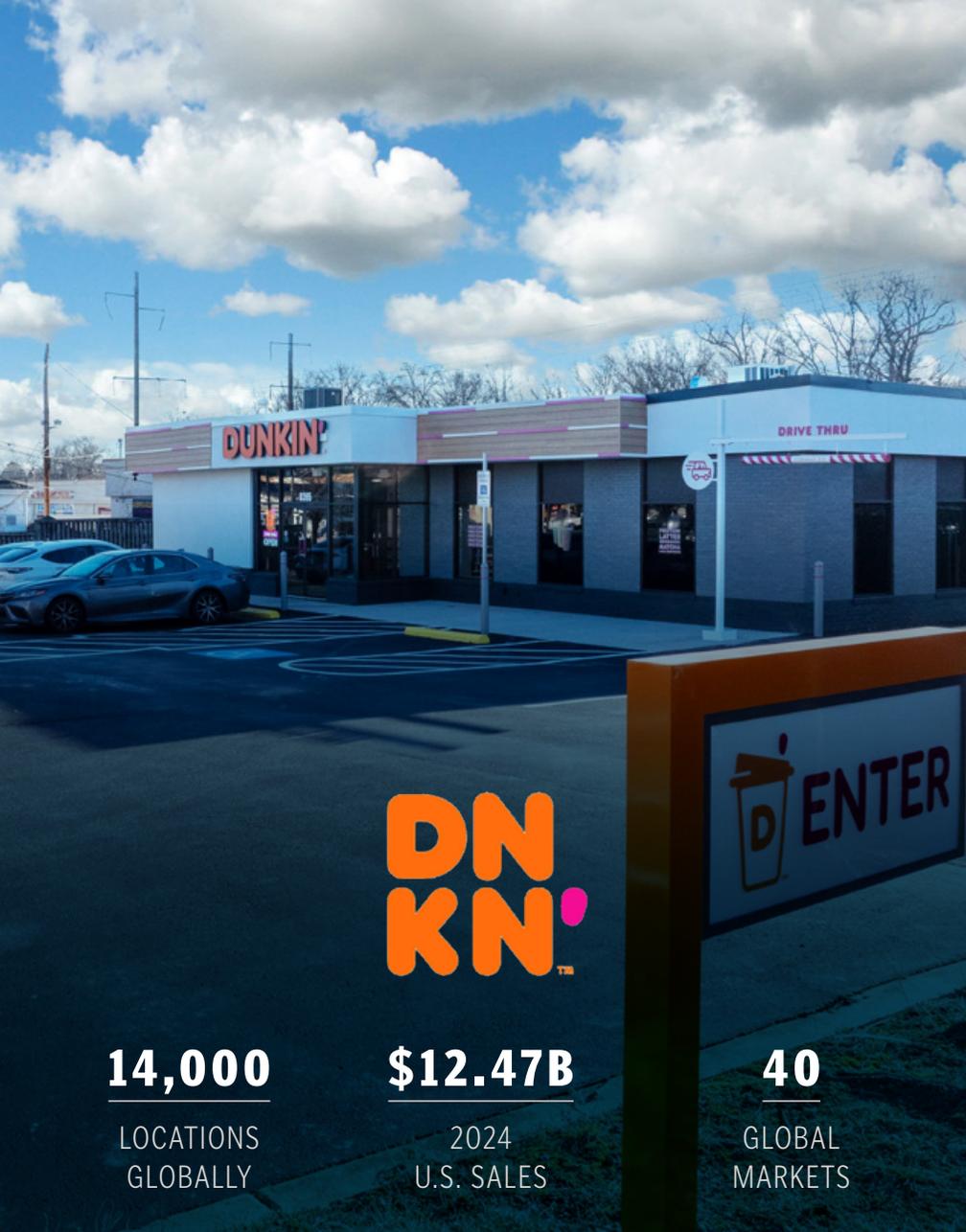
17,500 VPD



LANHAM SEVERN RD



OFFERING SUMMARY



14,000

LOCATIONS
GLOBALLY

\$12.47B

2024
U.S. SALES

40

GLOBAL
MARKETS

OFFERING

Pricing	\$1,619,000
Net Operating Income	\$85,000
Cap Rate	5.25%

PROPERTY SPECIFICATIONS

Property Address	9395 Lanham Severn Rd, Lanham, MD 20706
Rentable Area	2,428 SF
Land Area	0.61 AC
Year Built / Remodeled	1976 / 2025
Tenant	GN Seabrook, LLC (50+ unit operator)
Guaranty	Personal
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	15 Years
Increases	2% Annual
Options	2 (5-Year)
Rent Commencement	2/25/2026
Lease Expiration	2/28/2041

[CLICK HERE FOR A FINANCING QUOTE](#)

JORDAN YAROSH

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RENT ROLL



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES					
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Cap Rate	Options
GN Seabrook, LLC (dba Dunkin')	2,428	2/25/2026	2/28/2041	Current	-	\$7,083	\$85,000	5.25%	2 (5-Year)
				3/1/2027	2%	\$7,225	\$86,700	5.36%	
				3/1/2028	2%	\$7,370	\$88,434	5.46%	
				3/1/2029	2%	\$7,517	\$90,203	5.57%	
				3/1/2030	2%	\$7,667	\$92,007	5.68%	
				3/1/2031	2%	\$7,821	\$93,847	5.80%	
				3/1/2032	2%	\$7,977	\$95,724	5.91%	
				3/1/2033	2%	\$8,137	\$97,638	6.03%	
				3/1/2034	2%	\$8,299	\$99,591	6.15%	
				3/1/2035	2%	\$8,465	\$101,583	6.27%	
				3/1/2036	2%	\$8,635	\$103,615	6.40%	
				3/1/2037	2%	\$8,807	\$105,687	6.53%	
				3/1/2038	2%	\$8,983	\$107,801	6.66%	
				3/1/2039	2%	\$9,163	\$109,957	6.79%	
3/1/2040	2%	\$9,346	\$112,156	6.93%					
2% annual rental increases continue through the option periods									

New 15-Year Lease | Options to Extend | 2% Annual Rental Increases | Strong Franchisee & Personal Guaranty

- The tenant recently executed a brand new 15-year lease with two (2) 5-year renewal options, demonstrating long-term commitment to the site
- The lease features 2% annual rental increases throughout both the primary term and all option periods, providing predictable NOI growth and a built-in hedge against inflation
- This Dunkin' location is operated by a strong 50+ unit franchisee and offers an additional personal guaranty on the lease

Absolute NNN | Zero Landlord Responsibilities

- Tenant pays for utilities, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

Strong Frontage On Lanham Severn Rd | Proximity To I-495 | Drive-Thru Equipped

- The site benefits from strong frontage on Lanham Severn Road (17,500 VPD) with multiple ingress/egress points, ensuring high visibility and accessibility
- Located just minutes from Interstate 495 (206,200 VPD), a major regional artery providing connectivity to the broader metro
- The site is equipped with a drive-thru, enhancing operational efficiency, throughput, and overall productivity at the location

Dense Retail Node | Strong Tenant Synergy

- Situated within a dense node corridor alongside national brands including 7-Eleven, Exxon, and Domino's Pizza
- Within steps of Seabrook Station, a CVS-anchored shopping center with co-tenants including Metro by T-Mobile and AutoZone
- Strong retail presence and tenant synergy attract consistent consumer traffic and promote cross-shopping activity

Strong Demographics In 5-mile Trade Area | 127K+ AHHI

- More than 260,500 residents and 127,500 employees support the trade area
- An affluent average household income of \$127,969 in 5-mile trade area

Washington-Arlington-Alexandria MSA

- Located within one of the nation's most economically diverse and resilient MSAs, anchored by the federal government and major defense, tech, and professional services employers
- Home to a large, affluent population with strong income levels and sustained workforce growth, supporting long-term retail demand and investment fundamentals

PROPERTY PHOTOS



PROPERTY PHOTOS





DUNKIN'

dunkinonuts.com

Company Type: Private Subsidiary

Total Locations: 14,000+ Global / 10,000+ U.S. (2025 Milestone)

Parent Company: Inspire Brands

U.S. System-wide Sales: \$12.47 Billion (up 4.6% YoY)

Dunkin' (formerly Dunkin' Donuts) is a cornerstone of American coffee culture, famous for its “beverage-led” strategy and the iconic slogan, “America Runs on Dunkin’.” Established in 1950, the brand has evolved into a global powerhouse, currently operating over 14,000 locations across nearly 40 countries. In October 2025, the chain hit a historic milestone by surpassing 10,000 locations in the United States alone, joining an elite group of restaurant brands with such a massive domestic footprint. Now a key subsidiary of Inspire Brands—the second-largest restaurant company in the U.S.—Dunkin' continues to dominate the morning “daypart,” serving over 5 million customers daily who rely on its high-speed service for coffee, donuts, and breakfast sandwiches.

In 2025, Dunkin' maintained its cultural relevance through high-profile marketing and community impact, notably receiving widespread acclaim for its “Dunkings 2” Super Bowl LIX campaign featuring Ben Affleck, Matt Damon, and Tom Brady. The brand's loyalty program, Dunkin' Rewards, was also recognized for its innovative use of gamification to boost customer retention, a strategy that helped the program grow to over 47 million members. Additionally, the Dunkin' Joy in Childhood Foundation received significant regional recognition for awarding more than \$1.6 million in grants in 2025 to support children facing food insecurity and illness, solidifying the brand's reputation for philanthropic leadership alongside its commercial success.

Source: news.dunkinonuts.com

PROPERTY OVERVIEW



LOCATION



Lanham, Maryland
Prince George's County
Washington-Arlington-Alexandria MSA

PARKING



There are approximately 16 parking spaces on the owned parcel.
The parking ratio is approximately 6.6 stalls per 1,000 SF of leasable area.

ACCESS



Lanham Severn Road/State Highway 564: 2 Access Points

PARCEL



Parcel Number: 20-2208528
Acres: 0.61
Square Feet: 26,737

TRAFFIC COUNTS



Lanham Severn Road/State Highway 564: 17,500 VPD
Capital Beltway Outler Lp/Interstate 495: 206,200 VPD

CONSTRUCTION



Year Built: 1976
Year Remodeled: 2025

IMPROVEMENTS



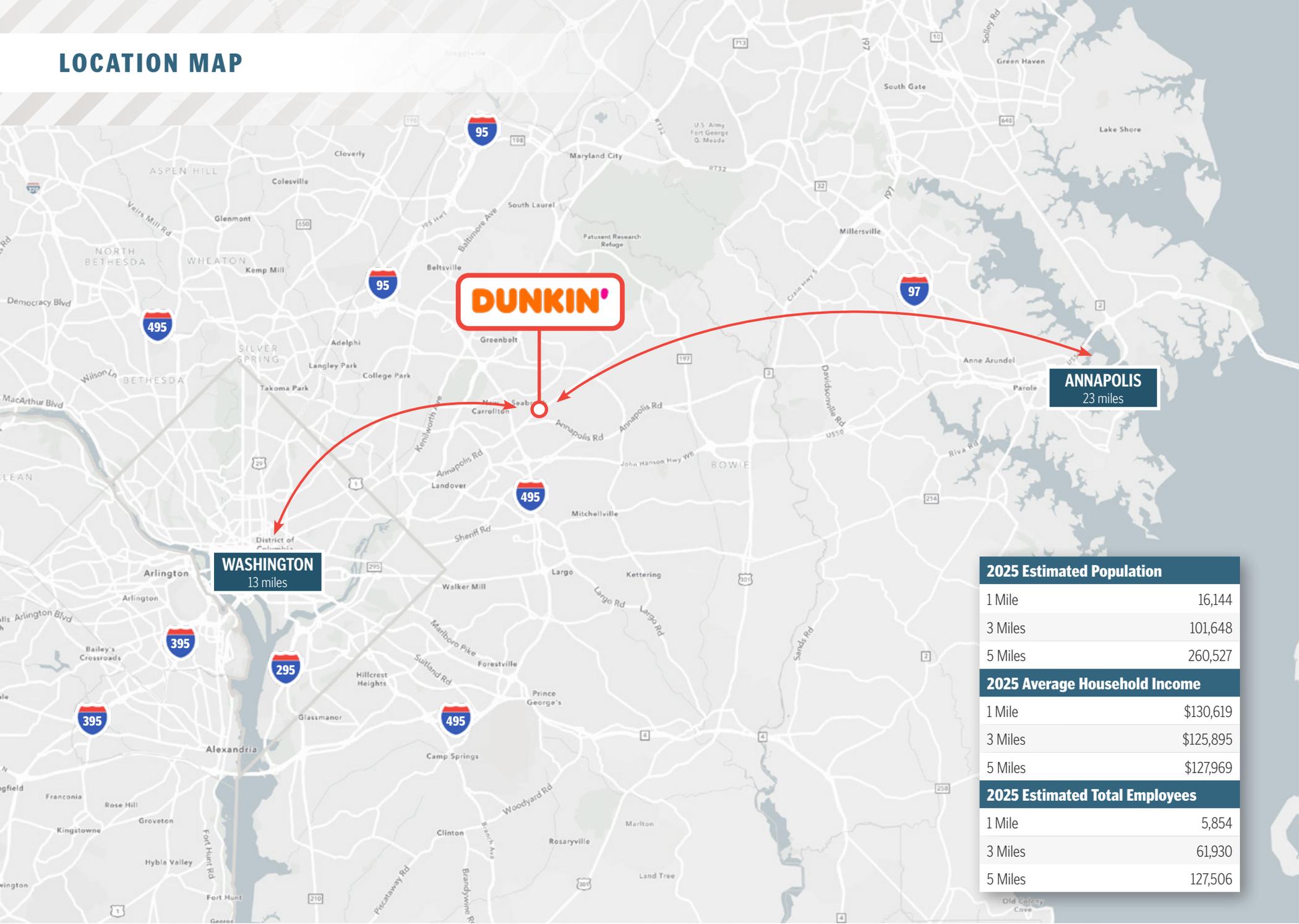
There is approximately 2,428 SF of existing building area with drive-thru lane

ZONING



Neighborhood Activity Center (NAC)

LOCATION MAP



WASHINGTON
13 miles

ANNAPOLIS
23 miles

2025 Estimated Population	
1 Mile	16,144
3 Miles	101,648
5 Miles	260,527
2025 Average Household Income	
1 Mile	\$130,619
3 Miles	\$125,895
5 Miles	\$127,969
2025 Estimated Total Employees	
1 Mile	5,854
3 Miles	61,930
5 Miles	127,506



Seabrook Station Shopping Center
CVS pharmacy metro
AutoZone by T-Mobile

Exxon

7-Eleven

Dominos Pizza

SUNOCO

SUBWAY

MARATHON

enterprise

DUNKIN'

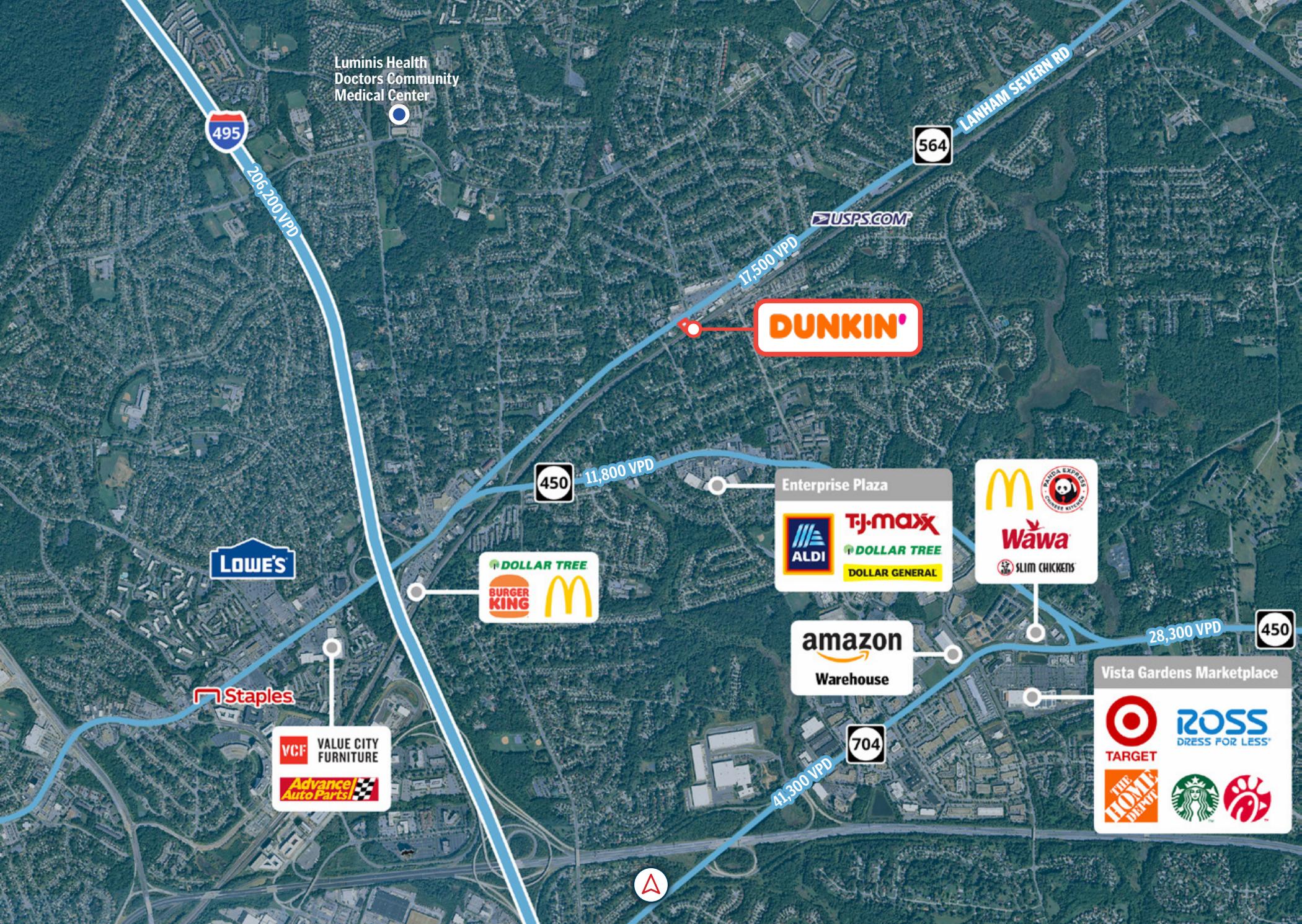
17,500 VPD

564

94TH AVE

LANHAM SEVERN RD







	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	16,144	101,648	260,527
2030 Projected Population	16,441	102,459	262,311
2025 Median Age	36.9	38.2	36.0
Households & Growth			
2025 Estimated Households	4,504	33,561	87,381
2030 Projected Households	4,592	33,974	88,622
Income			
2025 Estimated Average Household Income	\$130,619	\$125,895	\$127,969
2025 Estimated Median Household Income	\$107,670	\$102,475	\$101,852
Businesses & Employees			
2025 Estimated Total Businesses	642	3,804	9,062
2025 Estimated Total Employees	5,854	61,930	127,506



LANHAM, MARYLAND

Lanham is an unincorporated community and census-designated place in Prince George’s County, Maryland, United States. The Lanham CDP had a population of 12,031 as of July 1, 2025.

Lanham is known for its robust presence in the information technology, healthcare, and government contracting sectors. These industries benefit from the city’s proximity to Washington D.C., drawing on a highly skilled workforce and opportunities for federal contracts. EdTech company 2U, Shoppers Food & Pharmacy, reverse logistics company Optoro, software company Vocus, media company Radio One and publisher Rowman & Littlefield are based in Lanham. Lanham offering easy access to major highways such as the Capital Beltway (I-495) and U.S. Route 50. This prime location places Lanham just a short drive away from Washington D.C., making it an attractive spot for businesses.

The city benefits from its proximity to several higher education institutions, including the University of Maryland, College Park, which is just a short drive away. Prince George’s Community College also serves the area, offering a range of programs and continuing education opportunities that support the local workforce’s development and skill enhancement. Doctors Community Hospital is located in Lanham.

The nearest major airport is Ronald Reagan Washington National Airport. This airport is 19 miles from the center of Lanham, MD.



MAJOR EMPLOYERS:

Georgetown University	Georgetown University Hospital
Children's National Medical Center	Booz Allen & Hamilton Inc
Washington Hospital Center	Universal Protection Service LLC
George Washington University	Insperty Peo Services LLC
American University	Howard University
Arby's	Krystal
Hooters	Mercedes-Benz



Cultural Center of the U.S.
 Washington, D.C. is considered a cultural center of the U.S. because of its many National Historic Landmarks, museums and historic places such as the Capitol and White House. Washington, D.C. is home to the National Mall which is a large park within the city.



\$175M GDP
 0.7% of the nation's GDP, which is larger than the GDP of 16 states and is equal to the combined GDPs of Vermont, Wyoming, and Montana

 HOME TO **6.37M** APPROX 1% ANNUAL POPULATION GROWTH

<p>2024 TYPICAL HOME VALUE \$610,742</p> 	<p>2024 TOTAL D.C. HOUSEHOLDS 315,785</p> 	<p>AVERAGE HOUSEHOLD INCOME \$150,292</p> 	<p>AVERAGE TRAVEL TIME TO WORK 28.85 Mins.</p> 
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<p>1ST IN ENTREPRENEURSHIP</p> 	<p>#1 BEST U.S. PARK SYSTEM</p> 	<p>20+ COLLEGES & UNIVERSITIES</p> 
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RANKED AS THE HIGHEST-INCOME METROPOLITAN AREA IN THE NATION



RANKED AS THE HIGHEST-EDUCATED METRO AREA IN THE NATION FOR FOUR DECADES

Job growth in the **Washington metro area** ranked tenth amongst all metro areas in the year ending December 2023 with **38,100 new jobs**



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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