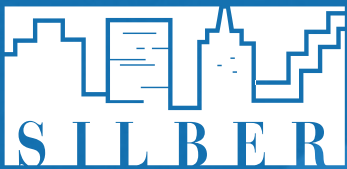


# DUNKIN'

333 Jericho Turnpike | Syosset, NY 11791

\$3,090,000 | 4.75% CAP

**Exclusive Offering**



📍 125 Newtown Rd, Suite 300

Plainview, NY 11803

☎ (516) 864.8000

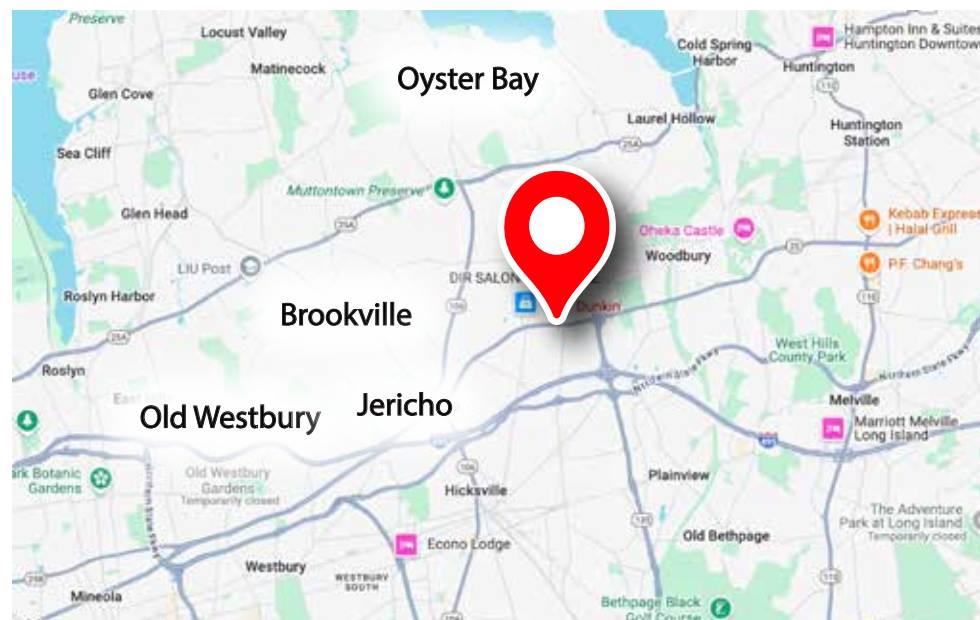
🌐 [www.SilberProperties.com](http://www.SilberProperties.com)

### Financial Info

Lease Expiration:	May 31, 2037
Annual Rent:	\$146,892
Increases:	*See Rent Schedule* After 2028 Rent Increases 3.85% Annually
Options:	None
Building Size:	2,092 SF
Lot Size:	0.44 Acres
Lease Type:	NNN - No Landlord Responsibilities
Franchisee:	Metro Franchising (105 Locations)
Price:	\$3,090,000   4.75% CAP

### Rent Schedule

- June 2025 through and including May 2026-\$146,892 (4.75% Cap)
- June 2026 through and including May 2027-\$153,348 (5% Cap)
- June 2027 through and including May 2028-\$160,056 (5.2% Cap)



### Highlights

- Incredible opportunity to own an Absolute NNN lease on Jericho Tpke (36,000+ VPD) in an affluent Long Island Suburb with an average household income over \$170,000
- Property features large annual increases which help hedge inflation and increase rate of return
- Over 12 years remaining on the lease
- Metro Franchising is the largest Dunkin' franchisee in the New York City metro region (Prnewswire.com)
- Property has been leased to Dunkin' Donuts since 2006





Northwell Health  
Center for Emergency  
Medical Services

Brendel's  
BAGELS & EATERY

LIDL

Phil's  
Pizzeria & Restaurant

Humphrey Dr

Kashi  
T Mobile

Mobil

Burke Ln

MAVIS  
DISCOUNT  
TIRE

25

25

25

25

Jericho Tpke  
36,089 VPD

MARIO'S  
PIZZERIA

INFINITI

NISSAN

Neptune Diner Syosset  
American Restaurant

verizon

Jersey Mike's  
SUBS

JR  
NORTH RITZ CLUB

Bruce St

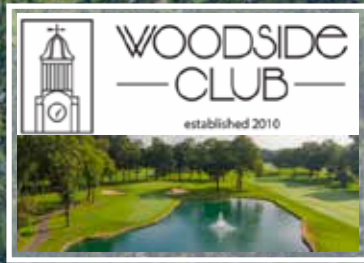
Southwood Cir

Locust Ln



# DUNKIN'

## NEIGHBORHOOD AERIAL



Village Elementary School



Optum Pediatrics



Jericho Tpke  
36,089 VPD



Jericho High School



Robbins Lane Elementary School



South Grove Elementary School

Harry B. Thompson Middle School

A. P. Willits Elementary School



G Jackson Elementary School

I-495 - 160,525 VPD



Northern State Pkwy - 76,738 VPD

Baylis Elementary School

135



125 Newtown Rd, Suite 300  
Plainview, NY 11803  
(516) 864.8000  
www.SilberProperties.com





POPULATION:	1 MILE	3 MILE	5 MILE
2010 POPULATION	12,752	81,116	195,779
2023 POPULATION	13,081	82,474	195,042
2028 POPULATION PROJECTION	12,942	81,454	191,993
ANNUAL GROWTH 2010-2023	0.60%	0.40%	-0.10%
ANNUAL GROWTH 2023-2028	-0.20%	-0.20%	-0.30%

### 2020 POPULATION BY RACE:

WHITE	6,875	47,646	111,237
BLACK	160	1,112	9,581
AMERICAN INDIAN/ALASKAN NATIVE	7	87	482
ASIAN	5,072	26,548	46,365
HAWAIIAN & PACIFIC ISLANDER	2	19	57
TWO OR MORE RACES	965	7,062	27,321
HISPANIC ORIGIN	686	5,673	25,534

### HOUSEHOLDS:

2010 HOUSEHOLDS	4,144	26,017	62,211
2023 HOUSEHOLDS	4,233	26,361	61,847
2028 HOUSEHOLD PROJECTION	4,184	26,007	60,836
ANNUAL GROWTH 2010-2023	0.80%	0.80%	0.30%
ANNUAL GROWTH 2023-2028	-0.20%	-0.30%	-0.30%
OWNER OCCUPIED HOUSEHOLDS	3,514	22,607	51,426
RENTER OCCUPIED HOUSEHOLDS	670	3,400	9,410
AVG HOUSEHOLD INCOME	\$173,599	\$179,916	\$169,325
MEDIAN HOUSEHOLD INCOME	\$148,296	\$157,489	\$144,566

Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice

# DUNKIN'

## PROPERTY PHOTOS





# DUNKIN'



Dunkin' Donuts LLC, doing business as Dunkin' since 2019, is an American multinational coffee and doughnut company, as well as a quick service restaurant. It was founded by Bill Rosenberg (1916–2002) in Quincy, Massachusetts, in 1950. The chain was acquired by Baskin-Robbins's holding company Allied Lyons in 1990; its acquisition of the Mister Donut chain and the conversion of that chain to Dunkin' Donuts facilitated the brand's growth in North America that year. Dunkin' and Baskin-Robbins eventually became subsidiaries of Dunkin' Brands, headquartered in Canton, Massachusetts, in 2004, until being purchased by Inspire Brands on December 15, 2020. The chain began rebranding as a "beverage-led company", and was renamed Dunkin', in January 2019; while stores in the U.S. began using the new name, the company intends to roll out the rebranding to all of its international stores eventually.



## TENANT INFORMATION



**Credit Rating**  
**B+ (S&P)**

**Locations**  
**13,200+**

**Revenue**  
**\$1.37 Billion**

Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice



# DUNKIN'

333 Jericho Turnpike | Syosset, NY 11791

\$3,090,000 | 4.75% CAP

**FOR MORE INFORMATION**

**125 Newtown Rd, Suite 300**

**Plainview, NY 11803**

**Main | (516) 864.8000**

**[www.SilberProperties.com](http://www.SilberProperties.com)**

