

SINGLE TENANT QSR WITH DRIVE-THRU

Absolute NNN Investment Opportunity



New 15-Year Lease with Scheduled Increases | Adjacent to Top-Performing Walmart Market - 879K+ Visits



612 College Road

GREENSBORO NORTH CAROLINA

ACTUAL SITE



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NATIONAL NET LEASE

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NTB

Speedway

B M W

P&G

Coilplus

GREENSBORO NORTH CAROLINA

KINDER MORGAN

Public Storage

WESTERN GUILFORD HIGH SCHOOL

WESTERN GUILFORD MIDDLE SCHOOL

Rollins

Sweet Pflanz

LITTLE SEED COUNSELING

Bouvier Kelly

17,000 VEHICLES PER DAY

GOODYEAR

SHERWIN-WILLIAMS

Coco Bis PLAYHOUSE

H&R BLOCK

Home Slice PIZZA & SUBS

AMOROSO'S BAKERY

Harris Teeter

Pizza Hut

TRUIST

CVS pharmacy

DUNKIN'

HUNT CLUB RD.

Hardee's

ONE LOOK

BIG DADDY'S

TACO BROS



BANK OF AMERICA





FRIENDLY CENTER
macy's REI co op
lululemon Harris Teeter
WHOLE FOODS OLD NAVY
five BEL'W BARNES & NOBLE chico's

THE FABRIC OUTLET

QUAKER VILLAGE

Walmart Neighborhood Market
CHIPOTE
JJ
Starbucks
ups
ANYTIME FITNESS
ARCHIE SUPPLY

HOUSE DIVIDED

AAA

NEXT STEP

SCHOOL PHOTOGRAPHERS OF AMERICA

LEGACY AT FRIENDLY MANOR APARTMENTS

maidpro

ALZHEIMER'S ASSOCIATION

DSN

31,500 VEHICLES PER DAY

W. FRIENDLY AVE.

JAMS DELI

ANIMAL HOSPITAL

JORDAN HOUSE

DUNKIN'

BIG DADDY'S

TACO BROS

17,000 VEHICLES PER DAY

COLLEGE RD.

HUNT CLUB RD.

BANK OF AMERICA

TRUIST

CVS pharmacy



OFFERING

Pricing	\$2,381,000
Net Operating Income	\$125,000
Cap Rate	5.25%

PROPERTY SPECIFICATIONS

Property Address	612 College Road Greensboro, North Carolina 27410
Rentable Area	3,520 SF
Land Area	0.93 AC
Year Built / Remodeled	1970 / 2024
Tenant	Coastal Triad Investments, LLC (dba Dunkin')
Lease Signature	Franchisee (100+ unit operator)*
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Every 5 Years
Options	3 (5-Year)
Rent Commencement	10/7/2024
Lease Expiration	15 Years

*See page 7 for additional operator info.

RENT ROLL



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Coastal Triad Investments, LLC (dba Dunkin') (Franchisee Signature)	3,520	10/7/2024	15 Years	Year 1	-	\$10,417	\$125,000	3 (5-Year)
				Year 6	10%	\$11,458	\$137,500	
				Year 11	10%	\$12,604	\$151,250	
				Option 1	10%	\$13,865	\$166,375	
				Option 2	10%	\$15,251	\$183,012	
				Option 3	10%	\$16,776	\$201,314	



New 15-Year Lease | Scheduled Rental Increases | Strong Operator | Well-Known & Established Brand

- The tenant recently signed a brand new 15-year lease with 3 (5-year) option periods to extend, demonstrating their long-term commitment to the site
- The lease features 10% rental increases every 5 years throughout the initial term and options, growing NOI and hedging against inflation
- The lease is signed by Coastal Trial Investments, LLC, one of the largest Dunkin' franchisees in the Southeast and top 15 in the nation
- The franchisee operates 100 stores with another 30 in development with top line revenue totaling \$130M
- All stores are owned as single LLC entities. Coastal will provide two entities that each contain four LLCs to guarantee their financial obligations. These mature stores produce **over \$1.5M of EBITDA** a year
- Founded in 1950, Dunkin' is among America's favorite coffee and baked goods chain with over 13,700 operating stores

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Direct Residential Consumer Base | Demographics in 5-Mile Trade Area

- The property is near numerous single-family communities and multi-family complexes, providing a direct residential consumer base
- The nearby multi-family complexes include Madison Woods (180 units), Legacy at Friendly Manor (308 units), The Avenue (501 units), and others
- The 5-mile area is supported by over 167,100 residents and 118,400 employees
- Residents within 1-, 3-, and 5-miles boast a healthy average household income of \$74,296, \$92,779, and \$96,356, respectively

Adjacent to Top-Performing Walmart Neighborhood Market | Strong Tenant Presence | Direct Access to Surrounding Schools

- The property lies directly adjacent to Walmart Neighborhood Market, which ranks among the most visited grocery stores in the nation, state, and 15 miles
- The shadowing Walmart ranks **top 10 of 106** grocery stores within 15 miles with **879K+ annual visits** (Oct. 2023 - Sep. 2024, per Placer.ai)
- The additional surrounding tenants include Harris Teeter, Chick-fil-A, Sherwin-Williams, Homeslice Pizza, CVS Pharmacy, Bank of America, and others
- The neighboring Chick-fil-A and Harris Teeter are also top performing stores:
 - Chick-fil-A ranks in the **top 96-97th percentile** for all comparable fast food and QSR stores nationwide, in the state, and within 15 miles
 - Chick-fil-A Ranks 2,945 of 138,517 nationwide QSR stores, and 149 of 5,080 within the entire state of North Carolina with **792.3K visits**
 - Harris Teeter is also a top store with **607.7K annual visits**, ranking well above average in the nation, state, and 15 miles for comparable groceries
 - Harris Teeter ranks 490 of 1,704 comparable groceries in the state, and 34 of 106 comparable grocery stores in a 15-mile radius
- Dunkin' is half a mile from Western Guilford Middle School and Guilford College, making this a convenient breakfast/lunch and coffee option
- Guilford College is a private liberal arts college with a student population of 1,100+ as of Fall 2023

Located Along College Road | Centralized Location | Drive-Thru Equipped | 2024 Renovation | Excellent Visibility

- The property is located along College Road with clear visibility and access to an average of 17,000 vehicles passing by daily
- Dunkin' benefits from nearby access onto Interstate 840 (70,700 VPD), making it a centralized location with easy commutes
- The freestanding building is equipped with a drive-thru, providing ease and convenience for customers
- The property experienced extensive renovations to satisfy Dunkin's franchising requirements, ensuring a state-of-the-art design using high quality materials
- The property is set to have a **grand opening in October 2024**
- The property benefits from excellent visibility via significant street frontage



DUNKIN'

dunkinonuts.com

Company Type: Subsidiary

Locations: 13,700+

Parent: Inspire Brand

Founded in 1950, Dunkin' is America's favorite all-day, everyday stop for coffee and baked goods. Dunkin' is a market leader in the hot regular/decaf/flavored coffee, iced regular/decaf/flavored coffee, donut, bagel and muffin categories. Dunkin' has earned a No. 1 ranking for customer loyalty in the coffee category by Brand Keys for 15 years running. The company has more than 13,700 restaurants in 41 countries worldwide. Dunkin' is part of the Inspire Brands family of restaurants.

Source: news.dunkinonuts.com

PROPERTY OVERVIEW



LOCATION



Greensboro, North Carolina
Guilford County

PARKING



There are approximately 34 parking spaces on the owned parcel.
The parking ratio is approximately 9.65 stalls per 1,000 SF of leasable area.

ACCESS



College Road: 1 Access Point
Hunt Club Road: 1 Access Point

PARCEL



Parcel Number: 55554
Acres: 0.93
Square Feet: 40,511

TRAFFIC COUNTS



College Road: 17,000 VPD
W. Friendly Avenue: 31,500 VPD
Greensboro Urban Loop/Interstate 840: 70,700 VPD

CONSTRUCTION



Year Built: 1970
Year Renovated: 1990 / 2024

IMPROVEMENTS



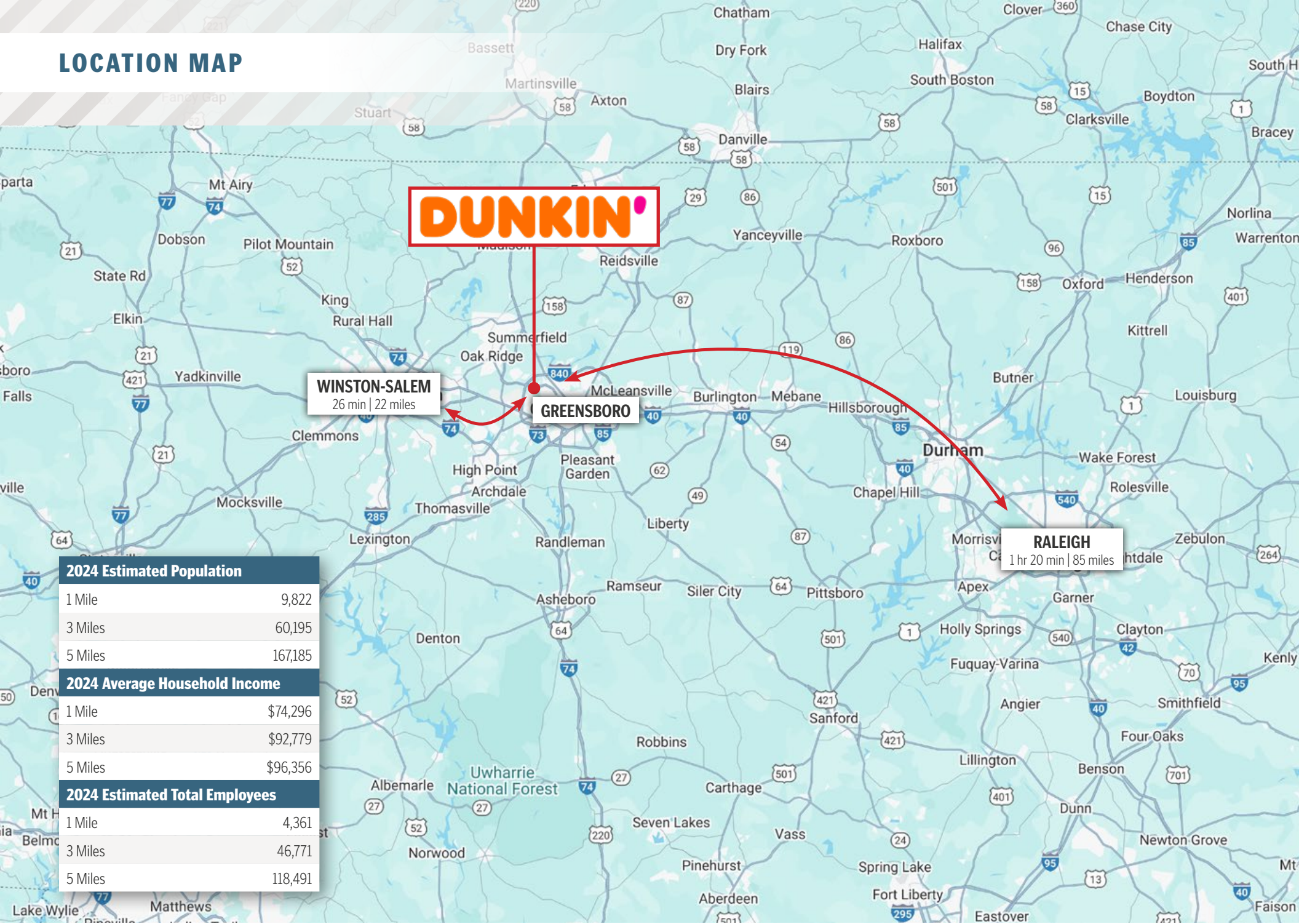
There is approximately 3,520 SF of existing building area

ZONING



C-M - Commercial-Medium

LOCATION MAP



WINSTON-SALEM
26 min | 22 miles

GREENSBORO

RALEIGH
1 hr 20 min | 85 miles

2024 Estimated Population

1 Mile	9,822
3 Miles	60,195
5 Miles	167,185

2024 Average Household Income

1 Mile	\$74,296
3 Miles	\$92,779
5 Miles	\$96,356

2024 Estimated Total Employees

1 Mile	4,361
3 Miles	46,771
5 Miles	118,491







HUNT CLUB RD.

COLLEGE RD.

DUNKIN'

AQUA SALON AND SPA

PAMPERED
FACE AND BODY

LOOKS SALON

XADDYS

17,000
VEHICLES PER DAY



	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	9,822	60,195	167,185
2029 Projected Population	9,671	60,673	168,351
2024 Median Age	39.8	39.2	36.7
Households & Growth			
2024 Estimated Households	4,494	28,180	72,685
2029 Projected Households	4,471	28,722	73,962
Income			
2024 Estimated Average Household Income	\$74,296	\$92,779	\$96,356
2024 Estimated Median Household Income	\$58,023	\$66,489	\$68,990
Businesses & Employees			
2024 Estimated Total Businesses	473	3,508	9,116
2024 Estimated Total Employees	4,361	46,771	118,491



GREENSBORO, NORTH CAROLINA

Greensboro is a city in and the county seat of Guilford County. Greensboro is located in central North Carolina, approximately 40 minutes east of Winston-Salem. The city of Greensboro is the 3rd largest city in North Carolina with a population of 305,047 as of July 1, 2024. Greensboro-Winston-Salem-High Point is ranked as the 40th “Most Fun U.S. City” in a survey conducted in 2003 by Cranium Inc. Factors taken into account in the ranking include: the number of sports teams, restaurants, dance performances, toy stores, the amount of a city’s budget that is spent on recreation, and other factors. Greensboro is also a past winner of the coveted “All-America City Award” from the National Civic League.

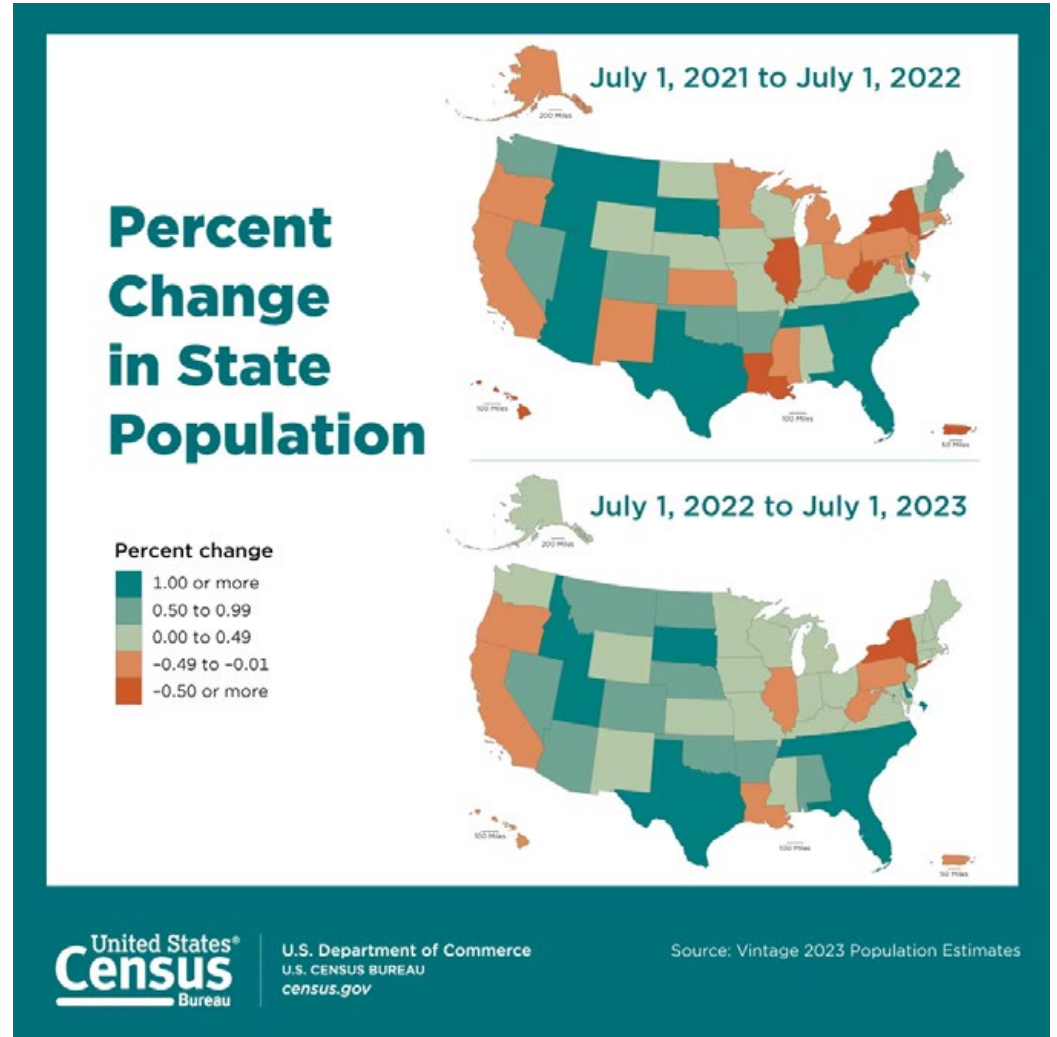
Greensboro is home to two Fortune 1000 company headquarters, and nearby Winston-Salem is home to a couple more. The city is a large wholesale distribution point, an agricultural market, and an important insurance centre. Textiles dominate its diversified industries. Greensboro’s economy and the Piedmont Triad areas have traditionally centered around textiles, tobacco, and furniture. Greensboro’s central location in the state has made it a popular place for families and businesses, as well as more of a logistics hub, with FedEx having regional operations based in the city. In December 2021, it was announced that Toyota Motor North America, a subsidiary of Japanese automaker Toyota, would operate a \$1.3 billion battery plant in Greensboro.

Greensboro’s most popular attractions are the Greensboro Science Center, the International Civil Rights Museum, The Steven Tanger Center for the Performing Arts, the Weatherspoon Art Museum, the Greensboro Symphony, the Greensboro Ballet, Triad Stage, the Wyndham Golf Championship, and the headquarters of the Atlantic Coast Conference, the Greensboro Coliseum Complex, which hosts various sporting events, concerts, and other events.

PERCENT CHANGE IN STATE POPULATION

Top 10 States by Numeric Growth: 2022 to 2023					
Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Numeric Growth
1	Texas	29,145,459	30,029,848	30,503,301	473,453
2	Florida	21,538,216	22,245,521	22,610,726	365,205
3	North Carolina	10,439,459	10,695,965	10,835,491	139,526
4	Georgia	10,713,771	10,913,150	11,029,227	116,077
5	South Carolina	5,118,422	5,282,955	5,373,555	90,600
6	Tennessee	6,910,786	7,048,976	7,126,489	77,513
7	Arizona	7,157,902	7,365,684	7,431,344	65,660
8	Virginia	8,631,373	8,679,099	8,715,698	36,599
9	Colorado	5,773,707	5,841,039	5,877,610	36,571
10	Utah	3,271,614	3,381,236	3,417,734	36,498

Top 10 States or State Equivalent by Percent Growth: 2022 to 2023					
Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Percent Growth
1	South Carolina	5,118,422	5,282,955	5,373,555	1.7%
2	Florida	21,538,216	22,245,521	22,610,726	1.6%
3	Texas	29,145,459	30,029,848	30,503,301	1.6%
4	Idaho	1,839,117	1,938,996	1,964,726	1.3%
5	North Carolina	10,439,459	10,695,965	10,835,491	1.3%
6	Delaware	989,946	1,019,459	1,031,890	1.2%
7	D.C.	689,548	670,949	678,972	1.2%
8	Tennessee	6,910,786	7,048,976	7,126,489	1.1%
9	Utah	3,271,614	3,381,236	3,417,734	1.1%
10	Georgia	10,713,771	10,913,150	11,029,227	1.1%



Source: United States Census Bureau
Read Full Article [HERE](#)
Posted on December 18, 2023



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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