

OFFERING MEMORANDUM



1484 Mineral
Spring Ave

North Providence, RI

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CBRE

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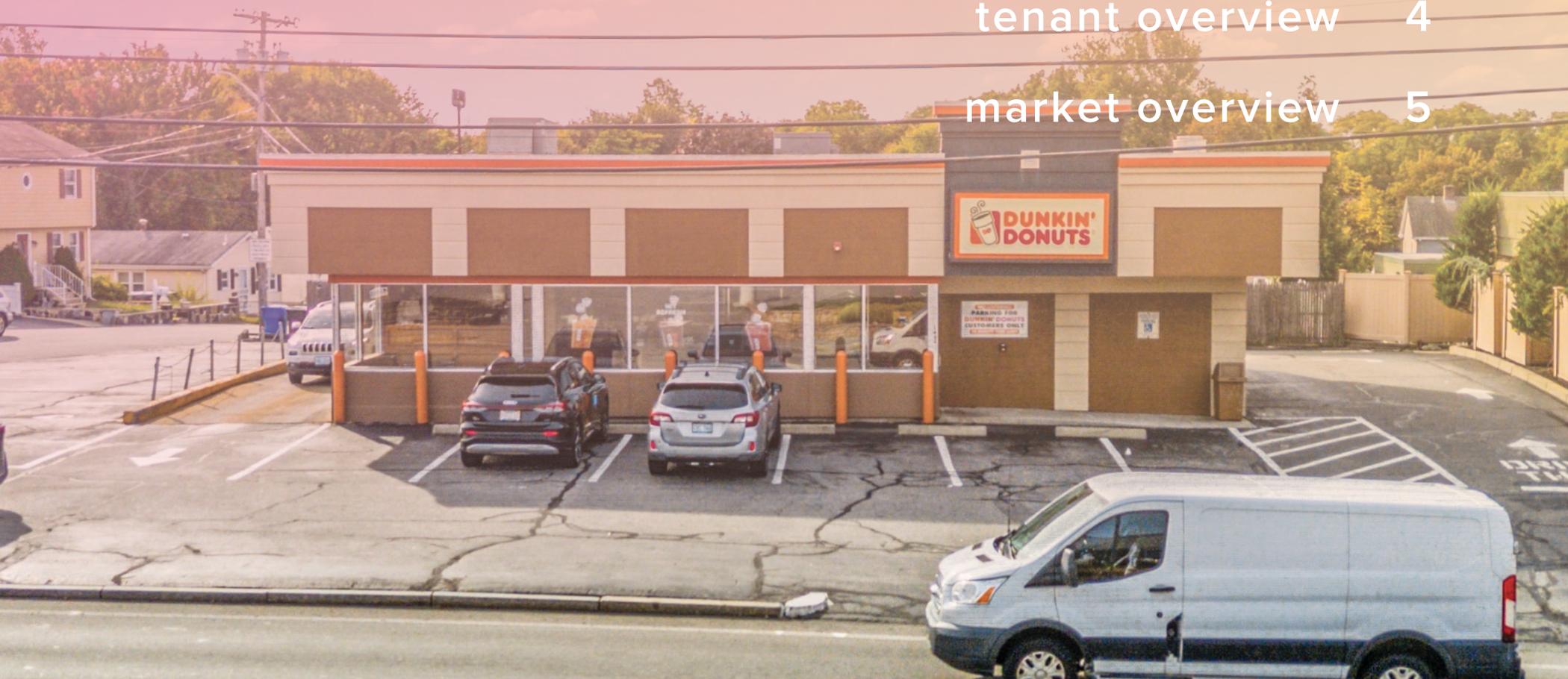
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executive summary

THE OFFERING

CBRE is pleased to present a Dunkin' for sale located at 1484 Mineral Spring Ave in North Providence, RI. The property includes a 2,410 SF single tenant drive-thru building on a 0.29 ACRE street frontage parcel. The property benefits from being uniquely situated on Mineral Spring Ave, which sees 22,000+ vehicles per day.

Dunkin' has shown a longstanding commitment to this location and has been operating here for over 20 years. The lease calls for 5% rental increases every five years, offering a nice hedge against inflation. The asset offers ideal retail demographics with a population over 159,000, and household income over \$86,000 in a 3-mile radius. This property is down the street from Taco Bell, Subway, Wendy's, Verizon, and many more retailers. Providence, the State Capital, is within a five-minute drive from the Property. Mineral Spring Avenue is the main retail corridor as well as east/west connector in the Town of North Providence, providing the Dunkin' with a strong customer base. Mineral Spring is also often used by motorists to access RI Routes 7 and 146, which are both North/South arteries.

The Lease is guaranteed by Cafua Management Company LLC, the largest private Dunkin' franchisee in the U.S., with over 200 stores across six states. CMC is driven by a commitment to integrity, respect, and teamwork—values that shape both its operations and customer relationships.





INVESTMENT HIGHLIGHTS



Strong Operator | Cafua Management Company operates over 200 locations



Ideal Retail Demographics | 159,000+ population and \$86,000 Household Income in a 3-Mile Radius



Fee Simple Ownership (Land and Building) | Depreciable asset



Absolute NNN Lease | Zero landlord responsibilities



Longstanding Commitment to Location | Tenant has occupied the site since 2005



High Traffic Location | Property benefits from being situated on Mineral Springs Ave. which sees 22,000+ VPD



Property Equipped with a Drive-Thru

property description

OFFERING

Price	\$1,800,000
Net Operating Income	\$94,500
Cap Rate	5.25%
Tenant	Dunkin'
Lease Type	Absolute NNN
Lease Guarantor	Cafua Management Company LLC
Landlord Responsibilities	None

PROPERTY SPECIFICATIONS

Address	1484 Mineral Spring Ave
Building Size	2,410 SF
Lot Size	0.29 AC
Year Built / Renovated	1990 / 2005
Occupancy	100%
Ownership	Fee Simple



DOWNTOWN PROVIDENCE



22,000+
Vehicles Per Day

Mineral Spring Ave



property photos



tenant profile



Dunkin' Brands Inc. is one of the world's leading franchisors of quick service restaurants (QSR) serving hot and cold coffee and baked goods, as well as hard-serve ice cream. Dunkin' Brands Group, Inc. is headquartered in Canton, Massachusetts. Over the last ten fiscal years, Dunkin' U.S. systemwide sales have grown at a 5.4% compound annual growth rate and total Dunkin' U.S. points of distribution grew from 6,412 to 9,419.

The brand serves over 3 million customers daily, and consistently ranks among the top 10 QSRs for customer satisfaction, with an 87% approval rating. Since its acquisition by Inspire Brands in 2020 for \$11.3 billion, Dunkin' has benefited from shared resources and operational scale alongside sister brands like Arby's, Baskin-Robbins, Buffalo Wild Wings, Jimmy John's, and SONIC Drive-In. Inspire Brands now oversees over 32,000 restaurants in more than 60 countries, generating more than \$31 billion in annual system sales. Dunkin's franchise-driven real estate model, typically structured around long-term triple net leases, makes it a highly attractive tenant for retail investors. With continued innovation in mobile ordering, AI-powered drive-thru systems, and loyalty programs, Dunkin' remains a resilient and forward-looking brand in the competitive QSR landscape.

COMPANY FAST FACTS

Company Type	Private
Website	www.dunkindonuts.com
U.S. Headquarters	Canton, MA
2023 Revenue	\$1.4 Billion
Number of Employees	270,000
Locations	28,000+

RENT TABLE

Lease Year	Annual Rent	Monthly Rent	Rent Escalation (%)
6/25/2018 – 7/18/2023	\$90,000	\$7,500	–
7/19/2023 – 7/18/2028	\$94,500	\$7,875	5.00%
7/19/2028 – 7/18/2033	\$99,225	\$8,269	5.00%

AMENITY MAP



market overview

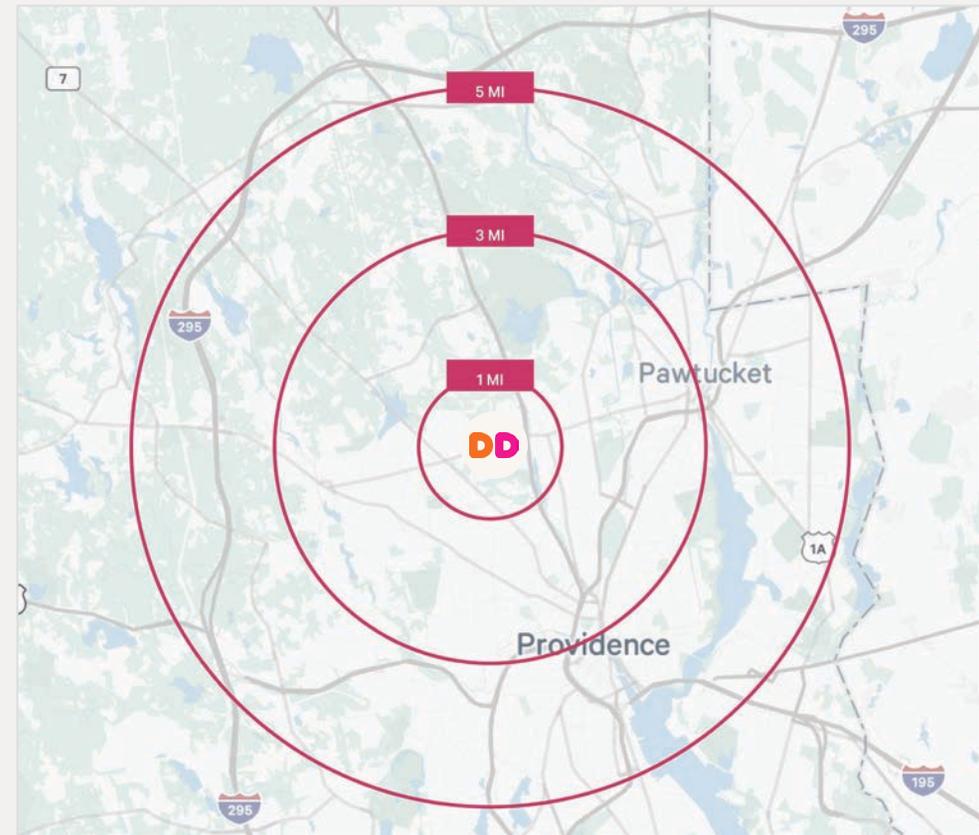
North Providence, Rhode Island is a suburban town located in Providence County, just north of the state capital. With a population of approximately 34,000 residents, North Providence is part of the Greater Providence metropolitan area, which is home to more than 1.6 million people across Rhode Island and southeastern Massachusetts. The town covers 5.8 square miles, making it one of the more densely populated municipalities in the state.

The local economy is closely tied to Providence’s regional strengths in health care, education, finance, and professional services. North Providence itself supports a diverse mix of small businesses, retail centers, and community services. The town’s proximity to major employers—including Lifespan Health System, Brown University, Citizens Bank, and CVS Health (headquartered in nearby Woonsocket)—provides residents with strong access to jobs across multiple industries.

Education and health care remain key economic drivers for the area. Providence College, Rhode Island College, and Brown University are all located within minutes of North Providence, contributing significantly to the local workforce and economy. In addition, the town benefits from access to major medical centers such as Miriam Hospital, Rhode Island Hospital, and Roger Williams Medical Center.

North Providence offers a balance of suburban living with convenient urban access. Retail hubs such as Mineral Spring Avenue provide local shopping and dining, while residents are just a short drive from downtown Providence’s cultural institutions, restaurants, and waterfront. Recreational amenities in town include Governor John A. Notte Jr. Park, Wenscott Reservoir, and a range of community programs that support an active lifestyle.

DEMOGRAPHICS MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Population	16,113	159,229	370,479
Median Age	42.4	37.2	36.7
Average Household Income	\$92,858	\$86,328	\$84,647
Median Household Income	\$73,836	\$66,487	\$62,921
Employees	6,862	66,299	199,846
2024 Households	6,924	64,154	146,532



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