

DUNKIN'

1533 E 17th Ave | Hutchinson, KS 67501

\$1,905,000 | 5.95% CAP



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803

☎ (516) 864.8000

🌐 www.SilberProperties.com

📍 875 Prospect St, Suite 222
La Jolla, CA 92037

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Financial Info

Lease Expiration:	2042
Annual Rent:	\$113,400
Options:	3 @ 5 Years
Increases:	7.5% every 5 Years
Building Size:	2,169 SF
Lot Size:	0.63 Acres
Lease Type:	Absolute NNN
Guarantee:	Newsday LLC (9 Locations)
Price:	\$1,905,000 5.95% CAP



Highlights

- New Construction: Property was built in 2022 with a 20 year lease.
- Property is located in a dense retail corridor surrounded by many national tenants.
- Absolute NNN Lease - Zero Landlord Responsibilities: The tenant is responsible for all property expenses including taxes, insurance, and maintenance - including roof and structure. The investor receives 100% passive income with no management obligations.
- Desirable Location: Hutchinson, KS is positioned within the broader Midwest MSA, providing investors with a stable, slow-growth retail market and pricing inside the long-term-lease band.
- Purpose - Built Single - Tenant Retail: This purpose - built property was constructed specically for Dunkin' and reflects their highest site selection standards. Purpose - built nature creates deep tenant alignment and strong commitment to the location.





KOHL'S



HUTCHINSON
REGIONAL MEDICAL CENTER



HUTCHINSONKS
REGIONAL AIRPORT

E 17th Ave - 12,178 VPD



WAL*MART
SUPERCENTER

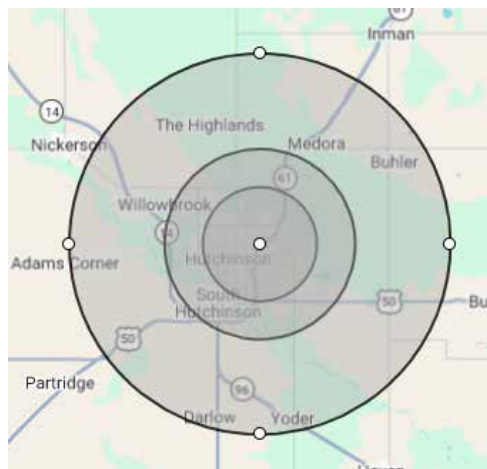


HUTCHINSON
COMMUNITY COLLEGE

Ken Kennedy Fwy - 10,000 VPD



UPTOWN
Hutch
Mall



POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	6,001	36,592	45,939
2025 POPULATION	5,827	36,117	45,222
2030 POPULATION PROJECTION	5,789	36,022	45,073
WHITE	4,700	29,611	37,705
BLACK	237	1,258	1,459
AMERICAN INDIAN/ALASKAN NATIVE	49	330	411
ASIAN	69	254	288
HAWAIIAN & PACIFIC ISLANDER	6	26	35
TWO OR MORE RACES	766	4,638	5,324
HISPANIC ORIGIN	752	4,673	5,303
2020 HOUSEHOLDS	2,653	15,557	19,441
2025 HOUSEHOLDS	2,564	15,356	19,126
2030 HOUSEHOLD PROJECTION	2,545	15,316	19,061
OWNER OCCUPIED HOUSEHOLDS	1,354	9,248	12,025
RENTER OCCUPIED HOUSEHOLDS	1,191	6,068	7,036
AVG HOUSEHOLD INCOME	\$61,047	\$71,111	\$73,159
MEDIAN HOUSEHOLD INCOME	\$48,704	\$56,817	\$58,214



DUNKIN'



Dunkin' is an American multinational coffee and doughnut company, as well as a quick service restaurant. It was founded by Bill Rosenberg in Quincy, Massachusetts, in 1950. The chain was acquired by Baskin-Robbins's holding company Allied Lyons in 1990. 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" in January 2019.



TENANT INFORMATION



Credit Rating
B+ (S&P)

Locations
10,000+

Revenue
\$16.9 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

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Hutchinson is the largest city in and the county seat of Reno County, Kansas, located along the Arkansas River. As of the 2020 census, the population of the city was 40,006. It has been home to salt mines since 1887, thus its nickname of "Salt City". It is the home of the Hutchinson Community College, the Cosmosphere aerospace museum, and Strataca underground salt museum.

According to the United States Census Bureau, the city has a total area of 22.75 square miles, of which 22.69 square miles is land and 0.06 square miles is water.



Hutchinson, KS



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