



# DUNKIN' Soddy Daisy, TN

## NNN Investment Opportunity



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# INVESTMENT HIGHLIGHTS

- DBA: Dunkin'
- Location: 9342 Dayton Pike, Soddy-Daisy, TN 37379
- Price: \$1,818,182
- Cap Rate: 5.50%
- Building Size: 1,267 SF
- Date Constructed: 2023
- Lot Size: 0.75 Acres
- Lease Expiration: 15 Years from Closing Date



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# INVESTMENT SUMMARY

Offering Price:	\$1,818,182	Tenant:	Bluemont Group, LLC
Net Operating Income:	\$100,000	Lease Type:	Absolute NNN Lease
Year 1 Cap Rate:	5.50%	Primary Lease Term:	15 Years
Year Built:	2023	Annual Rent:	\$100,000
Building Size:	1,267 SF	Lease Expiration:	15 Years from Closing Date
Lot Size:	0.75 Acres	Renewal Options:	Three 5-Yr Terms
Property Address:	9342 Dayton Pike	Rent Increases:	8% every 5 Yrs
City, State, Zip:	Soddy-Daisy, TN 37379		

Tenant Responsibilities: Absolute triple net.

## LOCATION DESCRIPTION

Located on Dayton Pike (TN State Route 29) in Soddy-Daisy, TN, this fee simple property benefits from strong visibility along a well-traveled commuter and commercial corridor. Situated just 20 minutes north of downtown Chattanooga, Soddy-Daisy is part of the growing Chattanooga metropolitan area, attracting both residential and commercial development. Dayton Pike serves as the main artery through the city, with nearby traffic counts exceeding 13,471 vehicles per day. The property is positioned on an outparcel of a Walmart that averages 1.7 million visits per year. Notably, this Dunkin' location ranks in the top 20% of the operator's portfolio, underscoring its strong performance and strategic placement.





# PROPERTY LOCATION



Walmart



13,471 VEHICLES PER DAY DAYTON PIKE



# SITE AERIAL



# SITE AERIAL





# AERIAL RETAIL MAP



Soddy-Daisy  
Veterans  
Park



Soddy Daisy  
High School





# BRAND OVERVIEW

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Bluemont Group, LLC has been under the direction and guidance of Dave Baumgartner, the operating partner, since November 2008. Currently, Bluemont Group is one of the largest Dunkin' franchisee groups in the United States. Over the past 14 years, they have grown from a few stores in Knoxville, TN and Chattanooga, TN to owning and operating 95 stores in seven states. With over \$110 million revenue in 2024 and a projected revenue of \$130 million in 2025, they are a proven operator within the Dunkin' portfolio.

Dunkin' is a worldwide recognized brand with a successfully proven business concept. Dunkin' ([NASDAQ:DNKN](#)) has more than 13,500 restaurants in 36 countries around the world. In 2023, Dunkin' generated \$11.9 billion in domestic sales. Dunkin' remains a go-to destination for coffee, breakfast, and baked goods and has been ranked #6 on the 2024 Technomic Top 500, which highlights the leading restaurants in the US based on annual system sales.



**95 Bluemont Franchise Locations**  
**13,200 Locations Worldwide**

**Bluemont Group Revenue**  
\$110 million in Revenue in 2024  
Projected \$130 million Revenue for 2025



**DUNKIN'**

# DEMOGRAPHICS

## POPULATION

	3 MILES	5 MILES	10 MILES
2020	16,941	40,433	125,416
2024	16,957	40,545	127,782
2029 Projected	17,990	43,029	136,141
Median Age	43	43.6	43.4

## HOUSEHOLD CHARACTERISTICS

	3 MILES	5 MILES	10 MILES
2020	6,732	15,789	50,193
2024	6,728	15,793	51,059
2029 Projected	7,147	16,780	54,472

## INCOME CHARACTERISTICS

	3 MILES	5 MILES	10 MILES
2024 Average Household	\$86,702	\$99,781	\$98,656
2029 Projected Household	\$88,879	\$101,569	\$100,083

# MARKET OVERVIEW

- Soddy-Daisy, TN is located about 15 miles north of Chattanooga, TN and has experienced steady residential growth as the Chattanooga metropolitan area expands northward. The city's location along US Highway 27 and near the Tennessee River has made it an attractive destination for families, commuters, and investors seeking more affordable alternatives to Chattanooga's urban core. Soddy-Daisy is part of Hamilton County and functions as a northern suburban extension of the Chattanooga metro area.
- Hamilton County stretches from Lookout Mountain on the TN/GA border northward to the communities of Sale Creek and Soddy-Daisy. As land availability in central Chattanooga has become limited and increasingly expensive, population growth has extended into Soddy-Daisy and other surrounding communities, boosting demand for residential housing and local services.
- Since 2011, Chattanooga and Hamilton County have celebrated 60 business expansions, resulting in 11,686 new jobs and more than \$2 billion in capital investment. This economic growth has had a direct impact on surrounding communities like Soddy-Daisy, which has seen increased interest from homebuyers, retailers, and developers.







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