

# Dunkin' Ground Lease

Cuyahoga Falls, OH (Cleveland–Akron–Canton CSA)

**BRAND NEW 2025 CONSTRUCTION WITH DRIVE-THRU & PATIO**



FILE PHOTO



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Property Highlights

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Overview & Pricing

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Tenant Information

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Site Plan

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Aerials

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About the Area

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Demographics

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Fisher James Corp. & ParaSell ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.





**Brand New Construction**  
Featuring a Drive-Thru & Outdoor Patio



**Backed by Corporate Guaranty**



**Prominent, Signalized Hard Corner Location**

Easy Access for Nearby Schools & Businesses



**9 Miles from Downtown Akron**

via State Route 8  
(65,009 AADT)



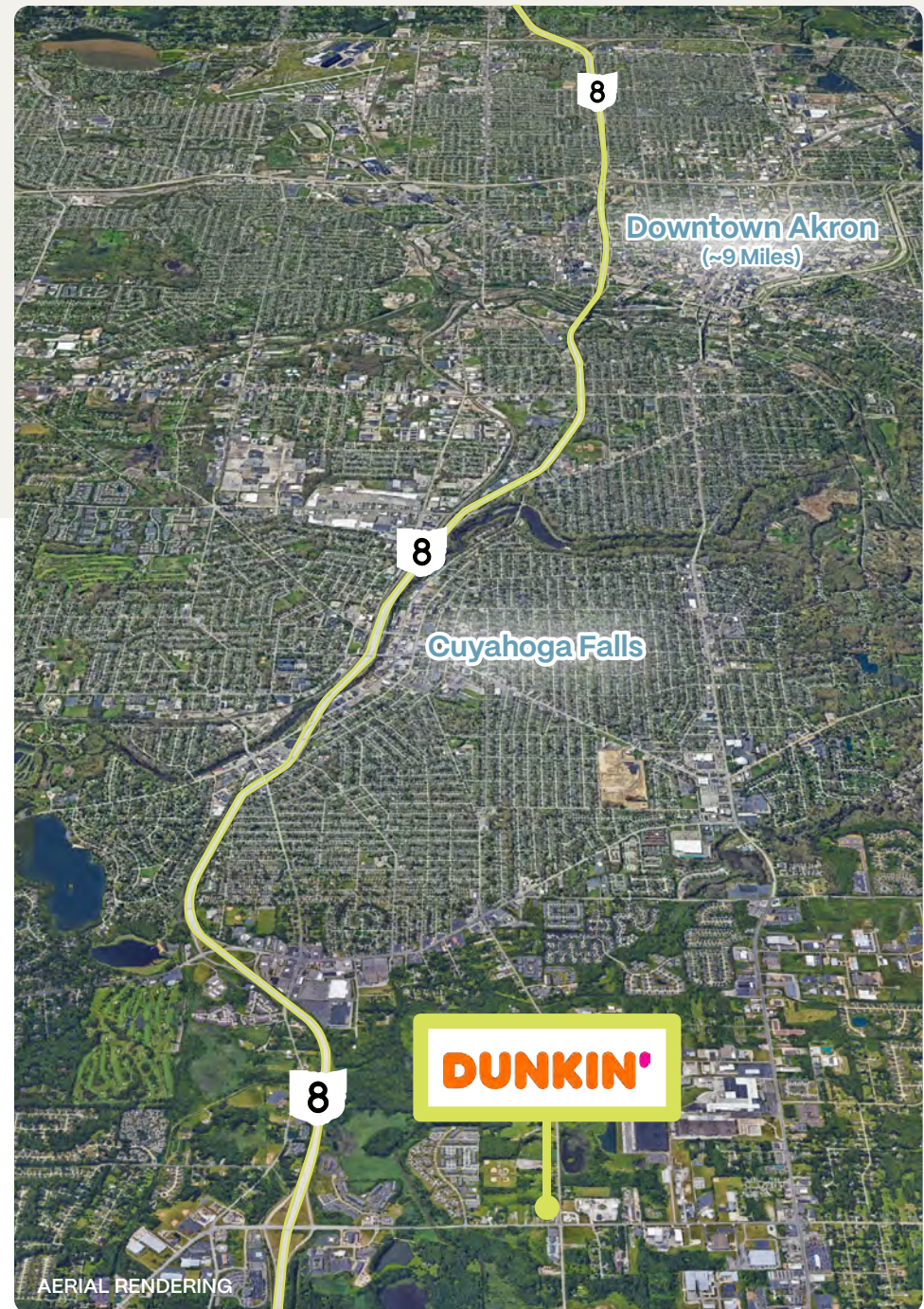
**3,700+ Students**  
within 1.5 Miles



**9.5 Miles from University of Akron & Kent State**

49,000+ Students

- New 15-Year Absolute NNN Corporate Ground Lease to Dunkin'
  - Scheduled 10% Rental Escalations Throughout Primary Term
  - No Landlord Maintenance Responsibilities
- Corporate Guaranty from Parent Company – Dunkin Holding Company
- Highly-Functional 2025 Construction with Drive-Thru Component and Outdoor Patio
- Prominent, Signalized Hard Corner Location at the Intersection of E Steels Corners Rd and Wyoga Lake Rd (19,446 AADT)
  - Less than 1 Mile from State Route 8 (65,009 AADT)
- Convenient Access for Nearby Schools and Businesses, Driving Consistent Local Traffic
  - 3,700+ Students within 1.5 Miles
- 9 Miles from Downtown Akron and 32 Miles from Downtown Cleveland
- 9.5 Miles from University of Akron & Kent State University
  - Total Enrollment of 49,000+





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📍	LOCATION	4113 Wyoga Lake Rd, Cuyahoga Falls, OH 44224
📏	LOT SIZE	±1.63 acres or ±71,003 square feet
P	PARKING	There are approximately 20 parking spaces available on site.
🔧	IMPROVEMENTS	<p>1,682 square foot retail building for <b>Dunkin'</b> with a drive-thru component and outdoor patio.</p> <p><i>The improvements are being built and will be owned by the tenant; only the land is for sale.</i></p>
🏠	YEAR BUILT	2025
💰	GROUND LEASE	<p>Leased to <b>DB Operating Company</b>, and guaranteed by <b>Dunkin Holding Company</b>, for fifteen (15) years at an initial annual rent of \$114,221. Rent is expected to commence in October 2025. There are three (3) five-year options to renew the lease. Rent is to increase by 10% every 5 years and at the start of each option period.</p> <p>The lease is net with the tenant responsible for all taxes, insurance, and maintenance.</p>
💵	FINANCING	The property will be delivered free and clear of permanent financing.

\$2,004,000

5.70% CAP RATE

[View on Map](#) ↗

ANNUAL RENT			
Year		Annual Rent	Return
Years 1–5		\$114,221	5.70%
Years 6–10		\$125,643	6.27%
Years 11–15		\$138,207	6.90%
Years 16–20	(Option 1)	\$152,028	7.59%
Years 21–25	(Option 2)	\$167,231	8.35%
Years 26–30	(Option 3)	\$183,954	9.18%



# Dunkin'



A part of Inspire Brands, which includes Arby's, Buffalo Wild Wings, Baskin-Robbins, Sonic, and Jimmy John's

Ranked #3 in Entrepreneur's Franchise 500 and #6 in QSR Magazine's Top 50 (by Sales)

**Dunkin'**, founded in 1950 and headquartered in Canton, MA, is a leading quick-service restaurant brand known for its coffee and baked goods, operating over 13,700 locations across nearly 40 countries. The company serves around 2 billion cups of coffee annually and offers a wide range of products including donuts, bagels, breakfast sandwiches, and a variety of hot and iced beverages. The Dunkin' Rewards program has also seen significant growth, boasting over 13.6 million members.

**DB Operating Company** and **Dunkin Holding Company**, the lease guarantor, are wholly owned subsidiaries of **Inspire Brands, Inc.**, which has acquired multiple major quick-service and casual dining restaurant brands in recent years: the company acquired Buffalo Wild Wings and Rusty Taco for \$2.9 billion in 2017, Sonic for \$2.3 billion in 2018, and acquired Jimmy Johns in 2019. Inspire Brands on October 25, 2020, announced that it was buying Dunkin' Brands for \$11.3 billion. The acquisition was completed on December 15, 2020. Overall, Inspire Brands is the 2nd largest restaurant company in the U.S., with more than 33,000 restaurants and 2,900 franchisees across 60 countries, with total system-wide sales of \$32.6 billion. Inspire Brands is a subsidiary of Roark Capital Group, an Atlanta-based private equity firm with more than \$38 billion AUM.



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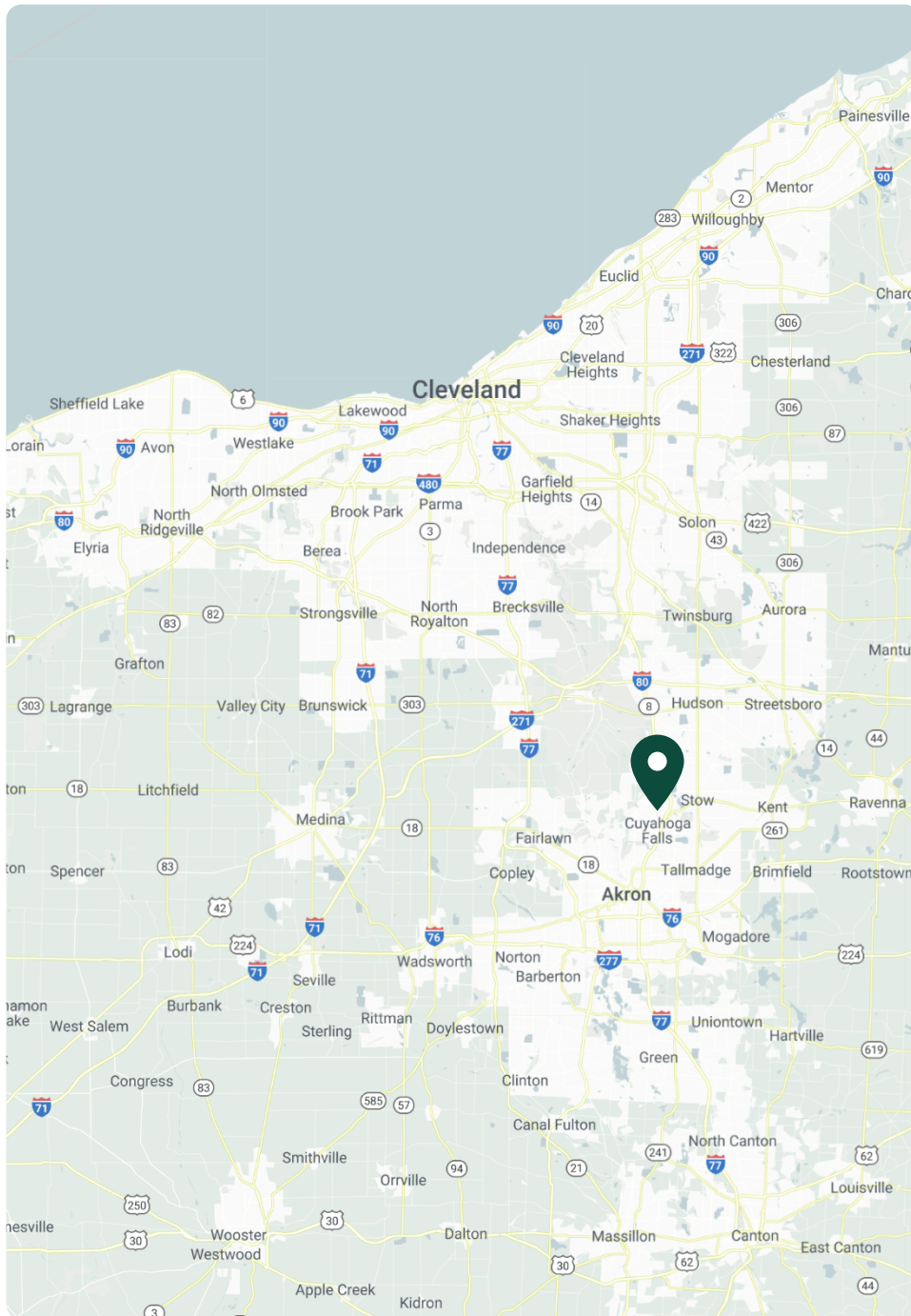












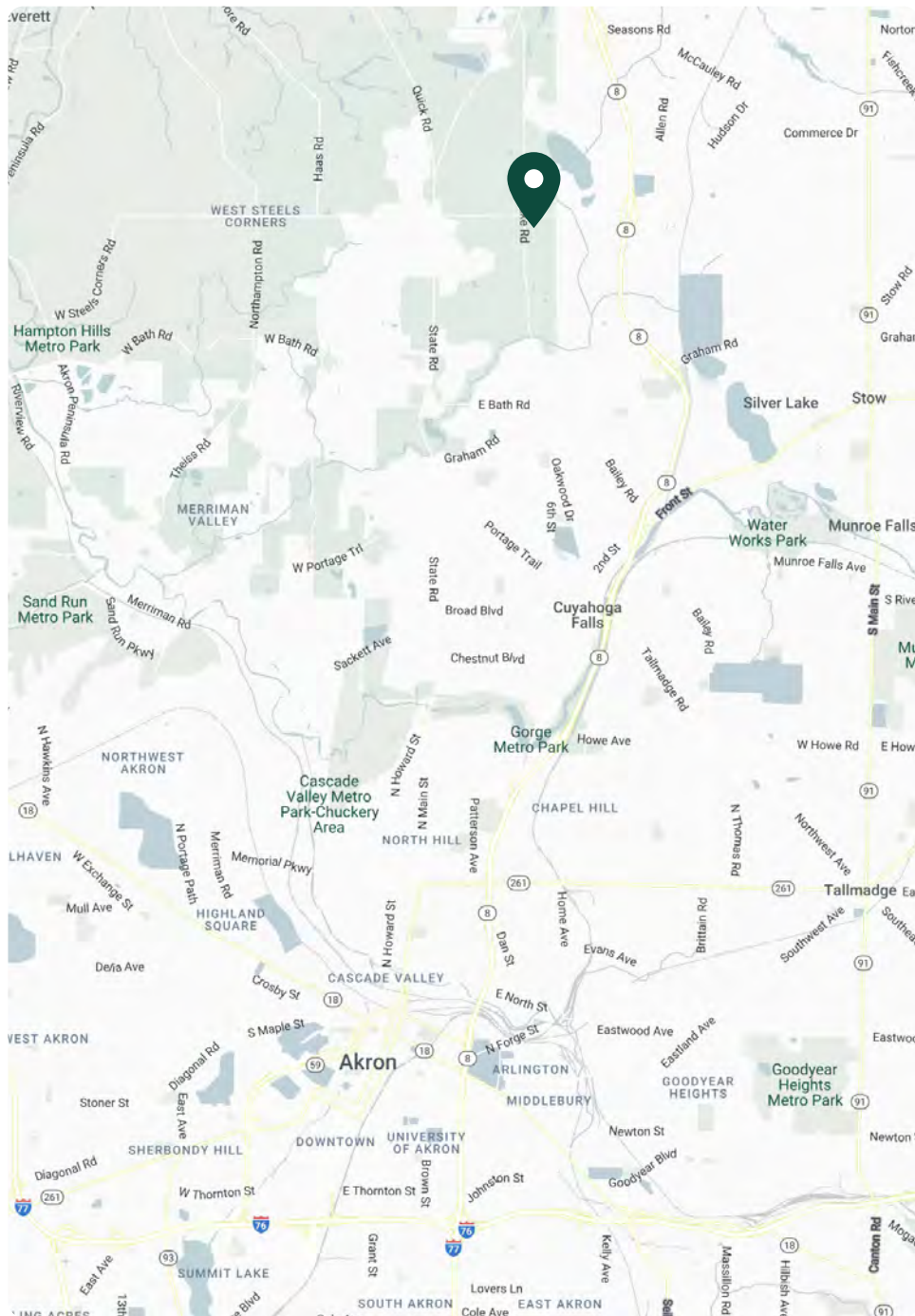
Cuyahoga Falls is the second-largest city in Summit County, Ohio (population 535,733), located just 9 miles north of Akron and 32 miles south of Cleveland. The city is strategically positioned along State Route 8, which offers direct access to downtown Akron and extends north from Front Street in Cuyahoga Falls to Public Square in downtown Cleveland, providing strong regional connectivity.

Nestled along the scenic Cuyahoga River, Cuyahoga Falls is a highly desirable community offering a vibrant blend of natural beauty, historic character, and modern amenities. The newly revitalized Front Street serves as the city's cultural and commercial heart, featuring an array of boutiques, restaurants, museums, and year-round events and festivals. The riverfront location also offers abundant outdoor recreation opportunities, including kayaking, fishing, golf courses, and extensive walking trails.

Originally developed as an industrial hub powered by the Cuyahoga River's dams, the city has evolved into a thriving residential and commercial center, driven by significant investment in recent years. In February 2022, Akron and Cuyahoga Falls jointly adopted a comprehensive master plan for the Merriman Valley and Schumacher areas. This forward-looking plan focuses on urban design, transportation, zoning, environmental stewardship, and economic and recreational development. The goal is to create a more walkable, equitable, and connected community, reinforcing the region's commitment to long-term growth and livability.

The area is also home to the 32,572-acre Cuyahoga Valley National Park—one of the most visited national parks in the United States—with 2.8 million visitors in 2023. The region offers strong higher education options as well, including the University of Akron, a STEM-focused public research institution located near downtown Akron. The university serves over 16,000 students across 218 acres and offers more than 200 undergraduate and 100+ graduate programs. Kent State University, located in nearby Kent, enrolls over 33,000 students. Both universities compete in NCAA Division I athletics as members of the Mid-American Conference.

Transportation access is excellent, with the region served by three international airports: Cleveland Hopkins International Airport, Akron-Canton Regional Airport, and Akron Fulton International Airport. Public mass transit is available through the METRO Regional Transit Authority, which provides reliable service throughout the broader metropolitan area.



The subject property is strategically positioned at the signalized hard corner of E Steels Corners Road and Wyoga Lake Road (19,446 AADT), less than one mile from State Route 8 (65,009 AADT), which provides direct access to downtown Akron, approximately 9 miles south. The surrounding area includes approximately 43,000 residents within a 3-mile radius with an average household income of \$106,745. Nearby tenants include Wing Warehouse Sports Bar, Doodle Drive-In, McDonald's, Circle K, Sheetz, Texas Roadhouse, and BP. The site also benefits from proximity to several national hotel brands including Fairfield Inn & Suites, Home2 Suites, Courtyard by Marriott, Staybridge Suites, Hampton Inn, and more.

Multiple schools are located within a 1.5-mile radius, including Walsh Jesuit High School, Cuyahoga Valley Christian Academy, and Woolridge High School, Middle School, and Elementary School—serving a combined enrollment of over 3,700 students. The property also draws consistent daily traffic from nearby employers such as Cleveland Clinic Akron General Health & Wellness Center & Medical Office Building, Gojo Industries, Associated Materials, Struktol Company, Kong Company, Spirol Shims, Akrochem Corporation, and Stow Municipal Court. Residential density in the immediate area is growing, with 45 townhomes located directly across the street. Additional nearby developments include Princetop Place (150 units), Maplewood Gardens (60 units), The Peaks at Waters Edge (504 units), Wyndham Ridge Apartments, Edgebrook Condominiums, The Landings at Waters Edge, Bridgewater Park Apartments, and more.



121,182



2024 Total Population

\$353,068



Average Home Value

\$111,830



Average Household Income

📍 4113 Wyoga Lake Rd, Cuyahoga Falls, OH 44224



Population Summary	1 Mile	3 Miles	5 Miles
2024 Total Population	3,562	43,143	121,182
2029 Total Population	3,608	42,672	120,234
2024 Total Daytime Population	4,737	42,154	111,558
Average Household Income			
2024	\$111,830	\$106,745	\$100,221
2029	\$131,661	\$124,865	\$117,207
Average Home Value			
2024	\$353,068	\$272,399	\$267,623
2029	\$385,541	\$335,596	\$327,810

Major Employers in Summit County	# of Employees
Summa Health	7,940
Akron Children’s Hospital	6,500
Amazon	4,500
Cleveland Clinic Akron General	4,200
Akron Public Schools	\$3,758
Summit County	\$3,086
Goodyear Tire & Rubber Co.	2,905
University of Akron	\$2,500
Signet	\$1,980
City of Akron	1,828



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