1304 BYPASS 72 NE | GREENWOOD, SC

OFFERED FOR SALE $2,190,000 5.25% CAP

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale a brand new Dunkin' located at 1304 Bypass 72 NE in Greenwood, South Carolina. The Property consists of a newly constructed 2,525-square-foot restaurant completed in 2026 and is strategically positioned along Bypass 72 NE, one of Greenwood's primary commercial corridors. The asset is secured by a new 15-year Absolute NNN lease with zero landlord responsibilities, providing investors with a truly passive ownership structure. The lease features attractive rental growth through 10% rent increases every five years throughout the initial term and each of the three 5-year renewal options, offering long-term income growth and inflation protection.

Greenwood serves as the economic, retail, and healthcare hub of South Carolina's Lakelands region, drawing consumers from across a multi-county trade area. The Property benefits from excellent visibility and accessibility along Bypass 72 NE, a heavily traveled retail corridor lined with national retailers, restaurants, and service providers. As one of the most recognized quick-service restaurant brands in the country, Dunkin' continues to benefit from strong consumer demand driven by its leading position in the coffee, breakfast, and beverage categories. Combined with the Property's new construction, long-term lease structure, contractual rent escalations, and passive investment profile, this offering presents investors with the opportunity to acquire a high-quality net leased asset backed by a nationally recognized tenant.

RENT SCHEDULE	TERM	RENT
Current Term	1-5	$115,000
Rental Increase	6-10	$126,500
Rental Increase	11-15	$139,150
1st Option	16-20	$153,065
2nd Option	21-25	$168,372
3rd Option	26-30	$185,209

NOI	$115,000
CAP	5.25%
PRICE	$2,190,000

ASSET SNAPSHOT

Tenant Name	Dunkin'
Address	1304 Bypass 72 NE, Greenwood, SC 29649
Building Size (GLA)	2,525 SF
Land Size	1.03 Acres
Year Built	2026
Signatory/Guarantor	Bluemont Group, LLC (100+ locations)
Rent Type	ABS. NNN
Landlord Responsibilities	None
Commencement Date	September 15, 2026
Lease Expiration Date	September 15, 2041
Remaining Term	15 Years
Rental Increases	10% Increases Every 5 Years and in Option Periods
NOI	$115,000

Rendering

46,423 PEOPLE IN 5 MILE RADIUS

$79,760 AHHI IN 5 MILE RADIUS

24,000 VPD ON BYPASS 72 NE

INVESTMENT HIGHLIGHTS

NEW 15-YEAR ABSOLUTE NNN LEASE

Brand-new 2026 construction featuring a 15-year Absolute NNN lease with zero landlord responsibilities, three 5-year renewal options, and long-term passive income.

REGIONAL RETAIL HUB OF THE UPSTATE

Greenwood serves as the commercial, healthcare, and employment center for South Carolina's Lakelands region, drawing consumers from a broad multi-county trade area and supporting sustained retail demand.

NEW CONSTRUCTION DUNKIN'

Purpose-built 2,525-square-foot restaurant featuring Dunkin's modern prototype design and drive-thru format, optimized for convenience and high-volume customer traffic.

NATIONALLY RECOGNIZED QSR BRAND

Dunkin' is one of the largest quick-service restaurant brands in the United States, serving millions of customers annually through thousands of locations nationwide.

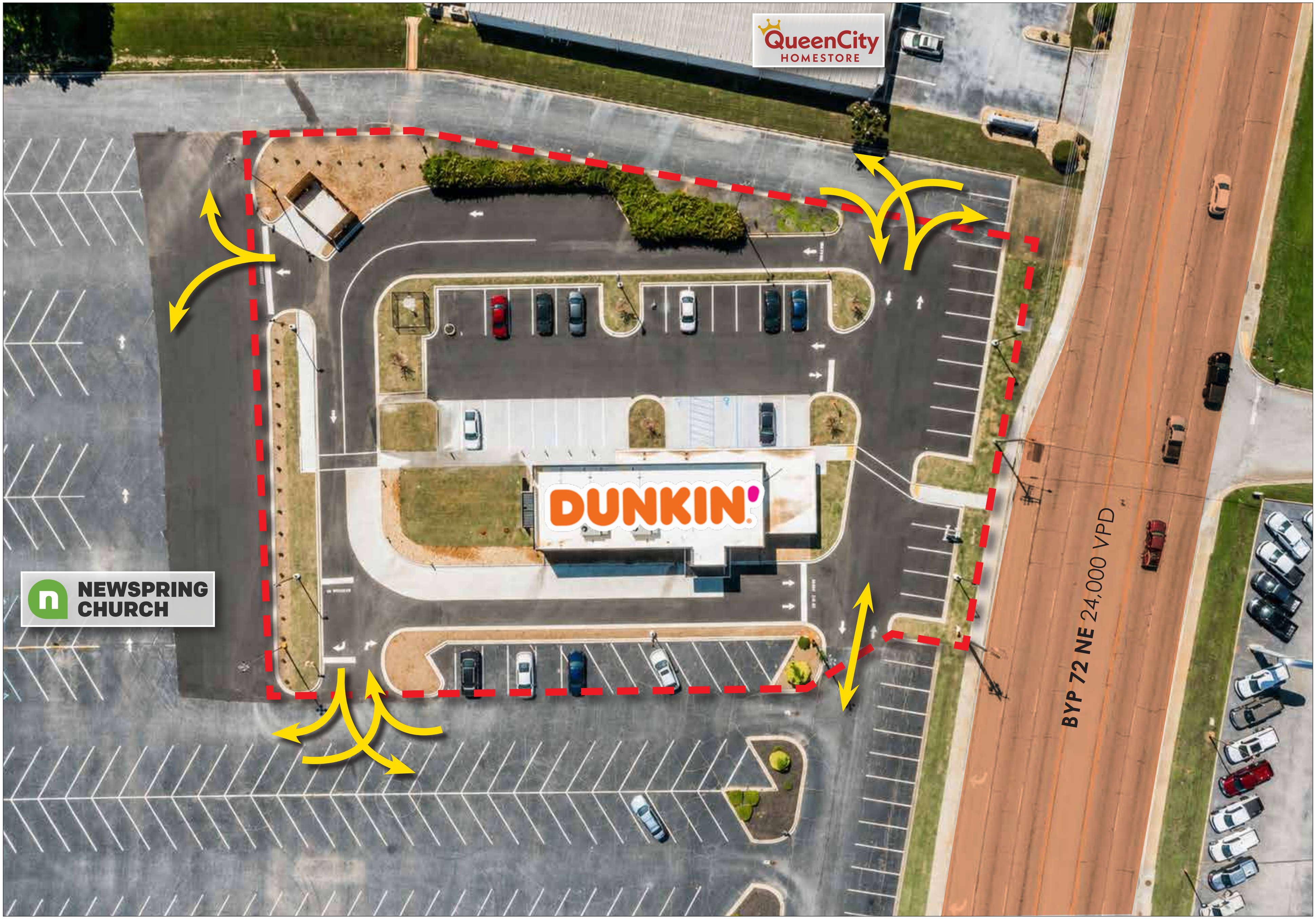
AFFLUENT & GROWING TRADE AREA

The Property is positioned within a strong retail corridor serving approximately 46,000 residents with average household incomes of $80,000 within a 5-mile radius.

HIGH-TRAFFIC RETAIL CORRIDOR

Located along Bypass 72 NE, one of Greenwood's primary commercial thoroughfares, with traffic counts exceeding 24,000 vehicles per day and surrounded by national retailers.

SITE PLAN


QueenCity
HOMESTORE
DUNKIN'
NEWSPRING CHURCH
BYP 72 NE 24,000 VPD

NORTHWEST AERIAL

SOUTHEAST AERIAL

LOCATION OVERVIEW

AREA FAST FACTS

Greenwood Trade Area Population: 250,000+

Distance to Greenville, SC: 55 miles

Major Employers & Regional Drivers: Self Regional Healthcare, Lander University, Fujifilm, ES Foundry, Eaton, and Ascend Performance Materials

1 MILE
5,803 PEOPLE
$58,075 AHHI
2,954 TOTAL EMPLOYEES

3 MILES
29,758 PEOPLE
$73,543 AHHI
21,551 TOTAL EMPLOYEES

5 MILES
46,423 PEOPLE
$79,760 AHHI
26,181 TOTAL EMPLOYEES

Greenwood, South Carolina serves as the commercial, healthcare, and educational hub of the Lakelands region, drawing consumers from a broad multi-county trade area across western South Carolina. Bypass 72 NE is one of the city's primary retail corridors, providing strong visibility and access within Greenwood's dominant concentration of national retailers and restaurants.

The market is anchored by major economic drivers including Self Regional Healthcare, Lander University, and a diverse manufacturing base that supports a stable employment environment and consistent consumer demand.

Located approximately 55 miles south of Greenville, Greenwood benefits from South Carolina's continued population growth, business investment, and economic expansion, supporting long-term retail demand throughout the region.

TENANT SUMMARY

Dunkin' Donuts is the world's leading baked goods and coffee chain, serving more than 3 million customers everyday. Since its founding in 1950, Dunkin' Donuts has earned the #1 ranking for customer loyalty in the coffee category for a consecutive nine years. Dunkin' is a market leader in the distribution of hot, decaffeinated and flavored coffee, iced coffee, bagels, donuts and muffins. It is a subsidiary of Dunkin' Brands, Inc., one of the world's leading franchisors of quick-service restaurants that also operates the Baskin-Robins chain.

Through extensive marketing efforts, Dunkin' Brands has a 94% global brand awareness, including markets where the company has yet to establish physical stores. To broaden reach and recognition, Dunkin' Donuts partners with other prominent and respected brands, including Coca Cola, Jet Blue, Smucker's, and Keurig. With over 8,500 locations in 41 states across the U.S. and 3,200 international locations, Dunkin' Donuts is constantly looking to penetrate new markets and broaden their customer base.

Bluemont Group is one of the largest Dunkin' franchise operators in the Southeast and lower Midwest, with a rapidly expanding portfolio of more than 100 locations across seven states. Founded in 2008 and led by President Dave Baumgartner, the company has grown from a handful of stores in Knoxville and Chattanooga into a multi-state platform spanning Tennessee, Georgia, South Carolina, North Carolina, Alabama, Kansas, and Missouri. In early 2026, Bluemont celebrated the opening of its 100th Dunkin' location in Chatsworth, Georgia, marking a significant milestone in the company's continued expansion. With its strongest presence concentrated throughout the Tennessee markets of Nashville, Chattanooga, and Knoxville, Bluemont has established itself as a proven, well-capitalized operator with a long-term commitment to the Dunkin' brand and continued growth throughout its operating footprint.

DUNKIN' QUICK FACTS	
Founded:	1950
Ownership:	Private
# of Locations:	14,000+
Headquarters:	Canton, MA

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DUNKIN'

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5.25% CAP

Exclusively Offered By

Atlantic CAPITAL PARTNERS™

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