

Dunkin' Ground Lease

Norton, OH (Cleveland-Akron-Canton CSA)



BRAND NEW 2026 CONSTRUCTION WITH DRIVE-THRU & PATIO





PUTNAM DAILY
Managing Partner
(510) 289-1166
putnam@fisherjamescapital.com
CA RE License #01750064

VAHE NOKHOUDIAN
Partner
(626)484-4034
vahe@fisherjamescapital.com
CA RE License #01963342

SCOTT REID
Broker / ParaSell, Inc.
(949) 942-6585
scott@parasellinc.com
OH RE License #BRKP.2020001224

In Association with ParaSell,
Inc. | A Licensed Ohio Broker
#REC.2020005946

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Property Highlights

Overview & Pricing

Tenant Information

Site Plan & Photos

Aerials

About the Area

Demographics

Fisher James Corp. and ParaSell, Inc. ("Broker") have 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.

- New 15-Year Absolute NNN Corporate Ground Lease to Dunkin'
 - Scheduled 10% Rental Escalations Throughout Primary Term & Options
 - Zero Landlord Maintenance Responsibilities
- Corporate Guaranty from Parent Company – Dunkin' Holding Company
- Highly Functional 2026 Construction with a Drive Thru Component and Outdoor Patio
- Strategically Located Along S Cleveland Massillon Road (15,612 ADT) with Minimal Competition Nearby
 - Half a Mile from Interstate 76 (68,843 ADT)
- Ideally Situated Adjacent to Norton High School (750 Students), Driving Consistent Daily Traffic from Students, Families, and Staff
 - Less than 1 Mile from Norton Middle, Elementary, and Primary Schools (1,350+ Students)
- Half a Mile from Plaza at Norton Shopping Center, Anchored by Acme Fresh Market
 - With Pet Supplies Plus, Ace Hardware, Wingstop, Jersey Mike's, Verizon, Advance Auto Parts, Wendy's, USPS, Huntington Bank, & More
 - Additional Surrounding Retailers include McDonald's, Taco Bell, Arby's, Subway, Chipotle, O'Reilly Auto, Pizza Hut, Circle K, BP, & More
- Proximate to Major Regional Employers including Copart, Howmet Aerospace, BWXT, and Amazon
- Significant Residential Growth within 2 Miles
 - Brookside Greens Ranches: 308 Homes & 180 Apartments
 - Redwood Norton Apartments: 174 Units
 - Cider Ridge Ranches: 100+ Homes



Brand New 2026 Construction

Featuring a Drive-Thru & Outdoor Patio



Backed by a Corporate Guaranty



Strategic Location Adjacent to Norton High School

750 Students



Immediate Access to I-76 (68,843 ADT)

Access & Visibility Along Cleveland Massillon Rd (15,612 ADT)



10 Miles from University of Akron & 22 Miles from Kent State

49,000+ Students



Less than 10 Miles from Downtown Akron

& 35 Miles from Downtown Cleveland





\$2,242,000

5.75% CAP RATE

View on Map ↗

ANNUAL RENT			
Year		Annual Rent	Return
Years 1-5		\$128,906	5.75%
Years 6-10		\$141,797	6.33%
Years 11-15		\$155,976	6.96%
Years 16-20	(Option 1)	\$171,574	7.65%
Years 21-25	(Option 2)	\$188,731	8.42%
Years 26-30	(Option 3)	\$207,604	9.26%

📍	LOCATION	3888 S Cleveland Massillon Rd, Norton, OH 44203
📏	LOT SIZE	±1.91 acres or ±83,237 square feet
📈	IMPROVEMENTS	±1,682 square foot retail building for Dunkin' with a drive-thru component <i>The improvements are built and owned by the Tenant. The improvements are not for sale.</i>
🔨	YEAR BUILT	2026
P	PARKING	±26 parking spaces
🏠	TENANT	DB Operating Company
	GUARANTOR	Dunkin' Holding Company
	LEASE TERM	15 years
	RENT COMMENCEMENT	June 15, 2026
	GROUND LEASE EXPIRATION	June 30, 2041
	INITIAL ANNUAL RENT	\$128,906
	RENT INCREASES	10% every five years
	OPTIONS	Three (3) five-year options
	TAXES	Tenant is responsible
	INSURANCE	Tenant is responsible
	MAINTENANCE	Tenant is responsible
	LANDLORD RESPONSIBILITIES	None
	RIGHT OF FIRST REFUSAL	Tenant shall have the right of first refusal to purchase the property on the same terms and conditions as any bona fide offer within thirty-five (35) days of receiving Landlord's notice of said offer to purchase the property.
💰	FINANCING	Delivered free and clear of permanent financing

Dunkin'



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

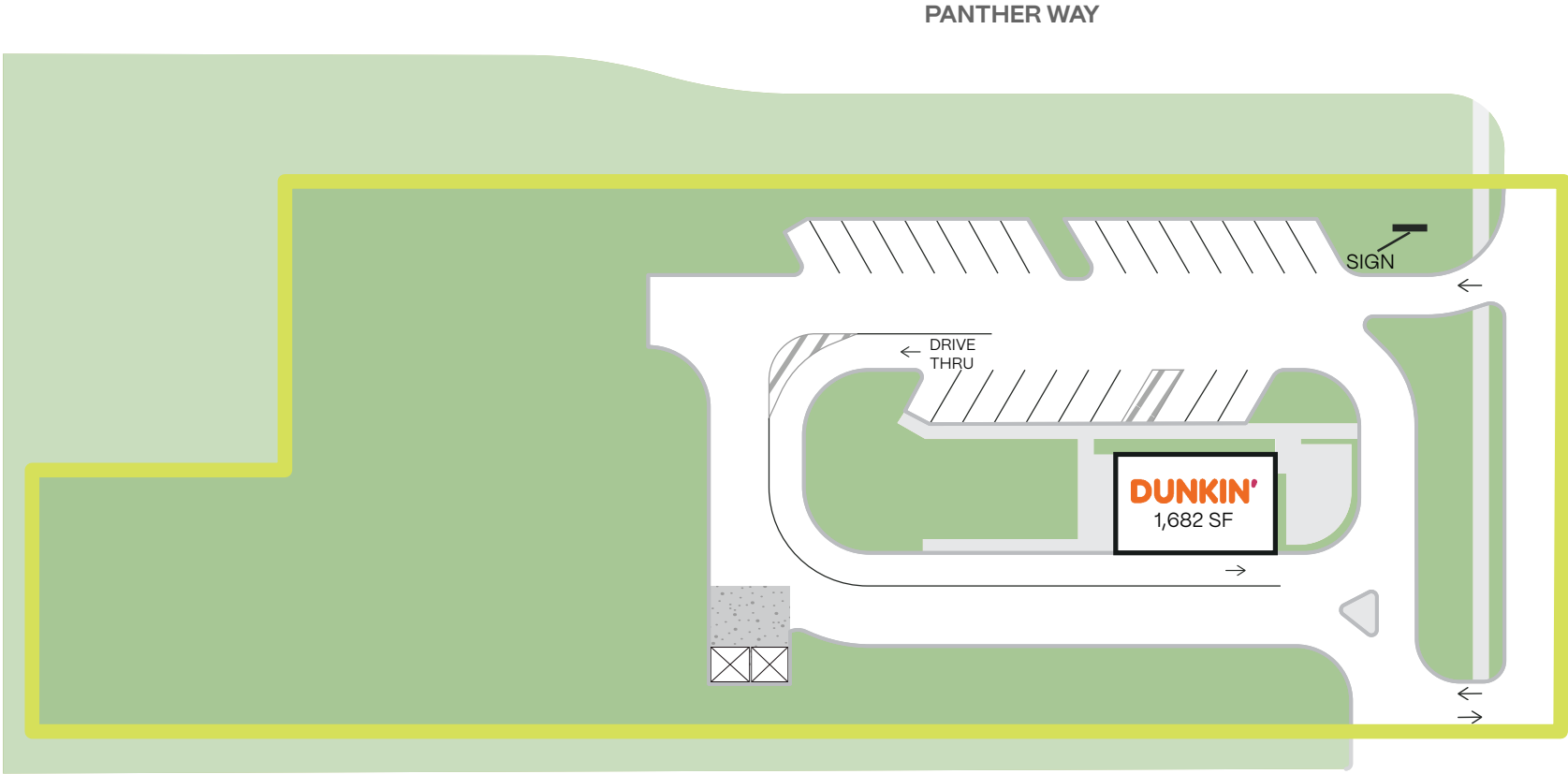
Ranked #3 in Entrepreneur's Franchise 500 and #6 in QSR Magazine's Top 50 (by Sales)

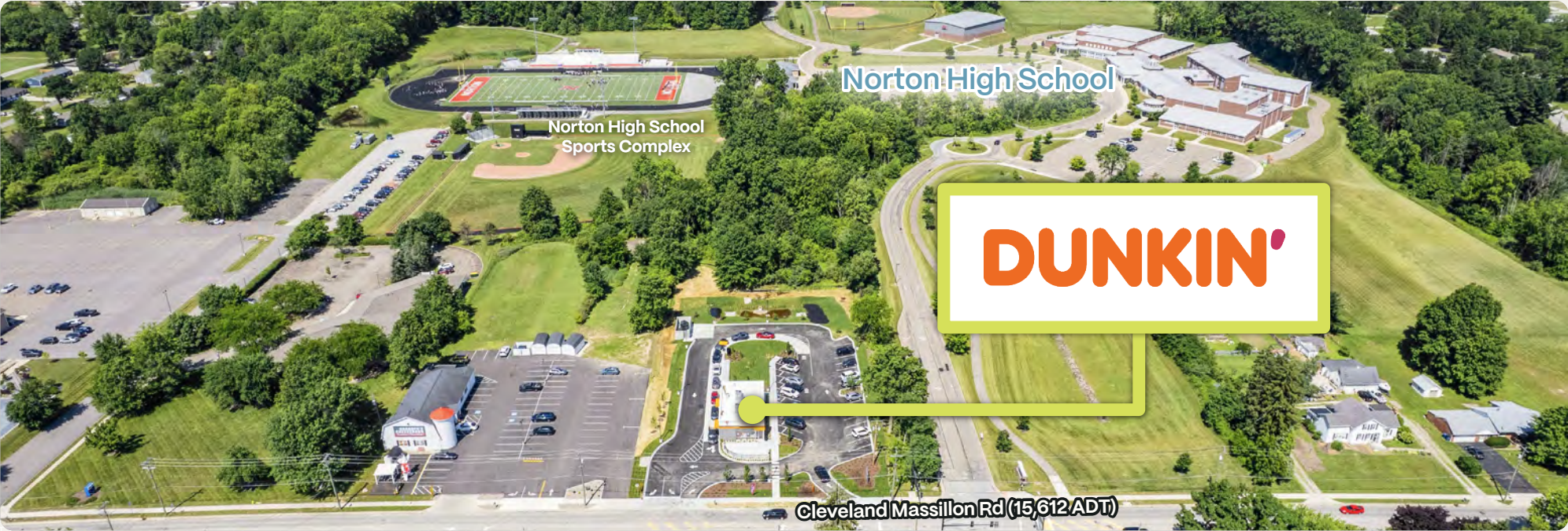
Dunkin' founded in 1950 and headquartered in Canton, MA, is a leading quick-service restaurant brand known for its coffee and baked goods, operating over 14,000 locations across nearly 40 countries. The company serves around 2 billion cups of coffee annually and offers a wide range of products including 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 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 \$41 billion AUM.

For more information, visit www.dunkindonuts.com.





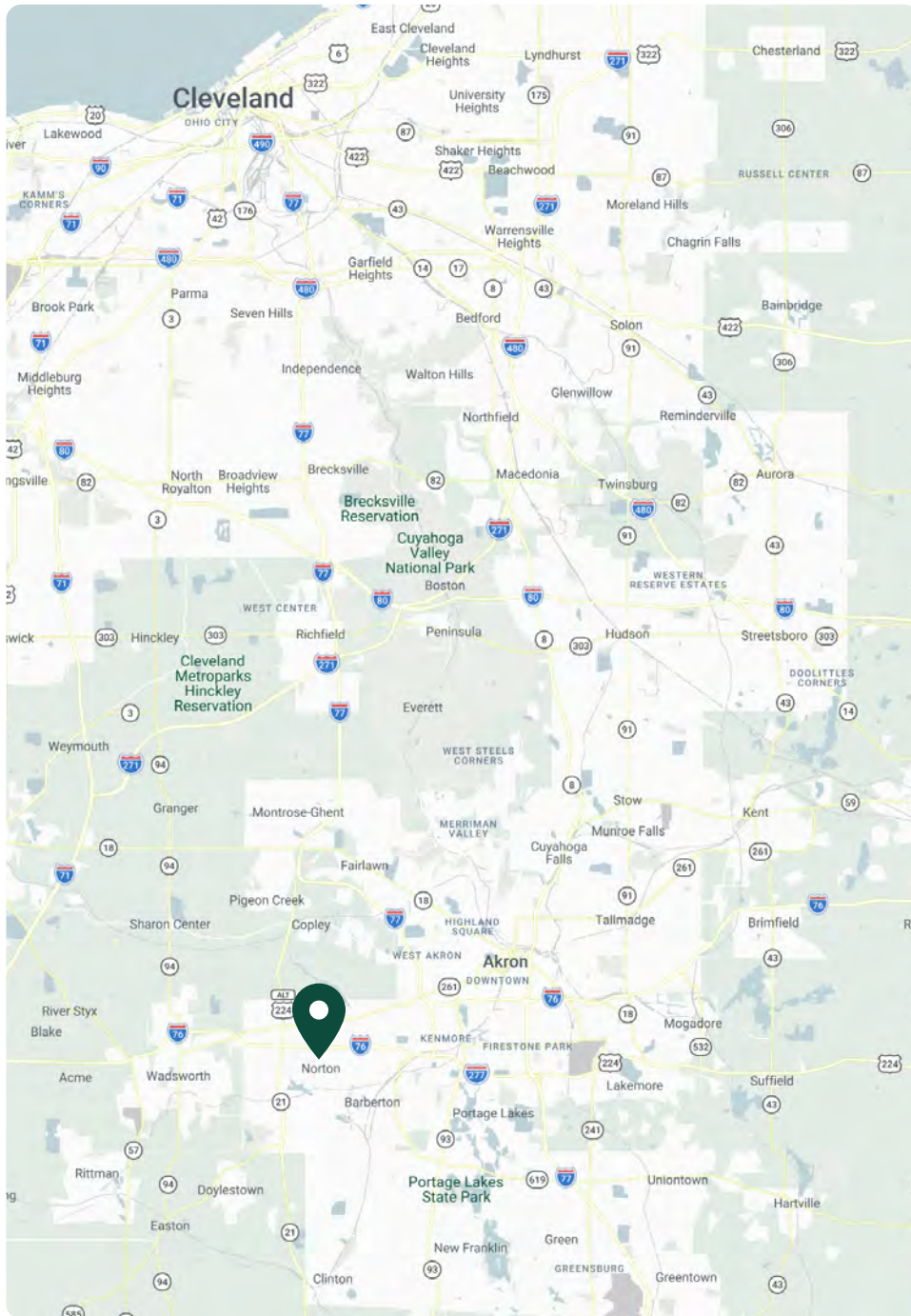












Norton, Ohio is a well-located suburban community in southwestern Summit County, positioned between Akron and the growing western suburbs of Northeast Ohio. With a population of approximately 12,500 residents, the city has maintained steady, controlled growth and a stable residential base characterized by high owner occupancy and household incomes that trend above state averages.

Norton's primary advantage is its location within the regional transportation network. The city offers immediate access to Interstate 76, Interstate 77, and State Route 21, placing it within 15 minutes of downtown Akron and roughly 30–40 minutes from downtown Cleveland. This connectivity allows Norton to draw from multiple employment and consumer bases across Summit, Medina, and Stark Counties. Within Summit County, Norton benefits from proximity to a diverse and resilient economic environment anchored by healthcare, education, professional services, and advanced manufacturing.

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 more than 33,000 students. Both universities compete in NCAA Division I athletics as members of the Mid-American Conference, reinforcing regional visibility and workforce development.

Transportation access across the broader metro is a key strength. The area is served by three airports: Cleveland Hopkins International Airport, Akron-Canton Regional Airport, and Akron Fulton International Airport. Public transit is provided by the METRO Regional Transit Authority, which offers service throughout Summit County and connects Norton with Akron and surrounding communities.

From a regional perspective, Norton sits within the Akron-Cleveland metropolitan area, a large and diversified economic region supported by healthcare systems, higher education institutions, logistics infrastructure, and ongoing reinvestment in urban and suburban nodes. Combined with access to regional parks, nearby retail corridors, and a stable residential base, Norton is well positioned within Northeast Ohio's broader growth and connectivity framework.



The subject property is strategically located along S Cleveland Massillon Road (15,612 ADT), approximately half a mile from Interstate 76 (68,843 ADT) and less than 2 miles from SR-21 (31,428 ADT), providing strong regional accessibility and visibility. The site is directly adjacent to Norton High School, which serves approximately 750 students, and is less than 1 mile from Norton Middle School, Norton Elementary School, and Norton Primary School, which collectively serve more than 1,350 students. Barberton High School, serving over 1,400 students, is located within 2 miles. This concentration of nearby schools generates consistent daily traffic from students, parents, and faculty.

The property is surrounded by a strong mix of national retailers while benefiting from limited drive-thru coffee competition. Approximately half a mile from the site is the grocer-anchored Plaza at Norton shopping center, featuring Acme Fresh Market, Pet Supplies Plus, Ace Hardware, Wingstop, Jersey Mike's, Verizon, Advance Auto Parts, Wendy's, USPS, Huntington Bank, and more. Other nearby national retailers include McDonald's, Taco Bell, Arby's, Subway, Chipotle, O'Reilly Auto, Pizza Hut, Dollar General, Circle K, and BP.

Additional traffic drivers in the immediate area include Grace Church Norton Campus, Cleveland Clinic Summit Gastroenterology located directly across the street, Green Ridge Plaza, Norton Professional Center, Columbia Woods Center with medical and health-focused users, Charger Lanes bowling alley, Loyal Oak Golf Course, and the Norton Community Complex, which includes the Norton Fire Department, Norton Police Department, Norton Community Center, and Norton Sports Complex. Major nearby employers include Copart, Howmet Aerospace, BWXT's Barberton Facility, JR Wheel, and an Amazon Fulfillment Center.

The property is supported by strong surrounding demographics, with a population of 346,133 within a 10-mile radius and an average household income of \$93,328. Significant residential growth is underway within 2 miles of the site, including the 140-acre Brookside Greens Ranches development with over 308 single-family homes and 180 apartments, Redwood Norton Apartments with 174 units, and Cider Ridge Ranches with over 100 single-family homes.

Nearby Retailers	Visit Data (per Placer.ai)
Wadsworth Crossings	3.1M annual visits
Target	1M annual visits
Lowe's	494,100 annual visits
Kohl's	368,300 annual visits
Planet Fitness	350,800 annual visits
The Plaza at Norton	1.8M annual visits
Acme Fresh Market	811,200 annual visits
Wendy's	218,600 annual visits
Ace Hardware	191,800 annual visits
McDonald's	670,600 annual visits

346,133



2025 Total Population

\$264,171



Average Home Value

\$93,328



Average Household Income

📍 3888 S Cleveland Massillon Rd, Norton, OH 44203



Population Summary	3 Miles	5 Miles	10 Miles
2025 Total Population	32,026	92,008	346,133
2030 Total Population	31,676	91,216	343,099
Average Household Income			
2025	\$82,895	\$82,813	\$93,328
2030	\$95,011	\$93,565	\$105,130
Average Home Value			
2025	\$226,802	\$233,247	\$264,171
2030	\$320,007	\$310,159	\$335,592

Major Employers in Summit County	# of Employees
Amazon	9,226
Summa Health	6,509
Akron Children's Hospital	5,595
Cleveland Clinic Akron General	4,426
Akron Public Schools	3,655
Summit County	3,138
Goodyear Tire & Rubber Co.	2,747
University of Akron	2,696
Signet	1,980
City of Akron	1,945



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