

# SINGLE TENANT ABSOLUTE NNN W/ DRIVE THRU

Investment Opportunity

# DUNKIN'

11+ YEARS REMAINING | FRONTING W NEWBERRY RD (49,000 VPD) | | AHHI OF MORE THAN \$108,000 | UNIVERSITY OF FLORIDA (62,000 STUDENTS)



7605 W. Newberry Road

# GAINESVILLE FLORIDA

ACTUAL SITE



# SRS

CAPITAL  
MARKETS

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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739

## OFFERING

<b>Pricing</b>	\$1,320,000
<b>Net Operating Income</b>	\$66,000
<b>Cap Rate</b>	5.00%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	7605 W. Newberry Road Gainesville, Florida 32606
<b>Rentable Area</b>	2,692 SF
<b>Land Area</b>	0.46 AC
<b>Year Built / Remodeled</b>	2000 / 2005
<b>Tenant</b>	Dunkin'
<b>Guaranty</b>	Personal
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	20 Years
<b>Increases</b>	10% Every 5 Years
<b>Options</b>	4 (5-Year)
<b>Rent Commencement</b>	July 1, 2017
<b>Lease Expiration</b>	July 30, 2037
<b>ROFO/ROFR</b>	None



[CLICK HERE FOR A FINANCING QUOTE](#)

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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2025 Population</b>	9,612	59,782	158,381
<b>2025 Households</b>	3,918	25,057	65,393
<b>2025 Average Household Income</b>	\$72,486	\$108,992	\$107,101
<b>2025 Median Age</b>	33	34	31
<b>2025 Total Businesses</b>	735	2,356	5,385
<b>2025 Total Employees</b>	8,865	27,610	76,977

Tenant Name	Square Feet	LEASE TERM				RENTAL RATES		
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Dunkin'	2,692	July 1, 2017	July 30, 2037	Current	-	\$5,500	\$66,000	4 (5-Year)
(Personal Guaranty)					10%	\$6,050	\$72,600	
					10%	\$6,655	\$79,860	
10% Increase Beg. of Each Option								

### 11+ Years Remaining | Options To Extend | Personal Guaranty | Scheduled Rental Increases

- Dunkin has 11+ years remaining on their initial lease with 4 (5-year) options to extend, demonstrating their long-term commitment to the site
- Dunkin' is the largest coffee and donuts brand in the U.S., with over 10,000 domestic locations and more than 14,000 restaurants across nearly 40 global markets
- The lease is personally guaranteed by Timothy E. Cloe, an experienced Dunkin' franchise owner and operator
- The lease features 10% rental increases every five years and at the beginning of each option

### Absolute NNN | Fee Simple Ownership | No State Income Tax | Zero Landlord Responsibilities

- Tenant pays for taxes, insurance and maintains all aspects of the premises
- Zero landlord responsibilities
- Ideal, management free investment for a passive investor in a state with no state income tax

### Gainesville, FL | Strong Demographics In 5-Mile Trade Area

- Gainesville is recognized as one of the fastest-growing cities in the U.S., supported by continued investment in healthcare, education, tourism, and infrastructure development (Article [Link](#))
- More than 158,000 residents and 76,000 employees support the trade area
- \$107,101 average household income

### Excellent Frontage Visibility | Off I-75 (57,000 VPD) | University Of Florida (62,000 Students) | The Oaks Mall (4M+ Visits)

- Located along W Newberry Rd with 49,000 Vehicles Per Day
- Just West off the I-75 exit (57,000 VPD), allowing users to benefit from direct on/off ramp access to the site and surrounding trade areas
- **Across from Newberry Square, a Publix-anchored shopping center featuring a strong lineup of national and credit retailers, including TJ Maxx, HomeGoods, Floor & Decor, Cato, Dollar Tree, and more**
- **Located approximately one-half mile west of The Oaks Mall and Oaks Square, which collectively attract more than 4 million annual visitors according to Placer.ai. These premier retail destinations feature a strong roster of national and credit tenants, including Petco, Ulta Beauty, Dillard's, Belk, H&M, JCPenney, Bath & Body Works, and many others**
- Less than 4 miles from the University of Florida, the fifth largest public university campus in the United States, with over 62,000 students and 20,000 employees. A single home football game in Gainesville generates between \$15 million and \$20 million in local economic impact for Alachua County. During the 2025 season, hotel occupancy in Gainesville reached nearly 100% for home games, with average daily rates (ADR) surging by 200-300% on game weekends. Florida's sports tourism, bolstered significantly by UF's athletic presence, is part of a statewide industry projected to deliver over \$3 billion in economic impact in 2026.





**DUNKIN'**

Newberry Square  
**Publix**  
**FLOOR DECOR**  
**DOLLAR TREE**  
CAFO  
MOES

Rep. Toys

Waffle House

CIRCLE K

AMERICAS  
BEST VALUE INN & SUITES

bp

Jiffy Lube

TACO BELL

ZAXBY'S

Quality  
INN & SUITES

W

26

75

93

97,500 VPD

W NEWBERRY RD 49,000 VPD

[Click Here](#) for the Comprehensive Plan of Gainesville



**UF** UNIVERSITY OF FLORIDA  
 10 Minutes away from University of Florida



**2025 Estimated Population**

1 Mile	9,612
3 Miles	59,782
5 Miles	158,381

**2025 Average Household Income**

1 Mile	\$72,486
3 Miles	\$108,992
5 Miles	\$107,101

**2025 Estimated Total Employees**

1 Mile	8,865
3 Miles	27,610
5 Miles	76,977



W NEWBERRY ROAD 49,000 VPD

NW 76TH BOULEVARD

WAFLE HOUSE

Pylon Sign

DUNKIN'

jiffylube





## DUNKIN DONUT

**DunkinDonuts.com**

**Company Type:** Private Subsidiary

**Locations:** 14,200+ Global / 10,000+ U.S. (2025 Milestone)

**Parent Company:** Inspire Brands

Dunkin' is a cornerstone of American coffee culture, famous for its “beverage-led” strategy.” Established in 1950, the brand has evolved into a global powerhouse, currently operating over 14200 locations across nearly 40 countries. In October 2025, the chain hit a historic milestone by surpassing 10,000 locations in the United States alone, joining an elite group of restaurant brands with such a massive domestic footprint. Now a key subsidiary of Inspire Brands—the second-largest restaurant company in the U.S.—Dunkin' continues to dominate the morning “daypart,” serving over 5 million customers daily who rely on its high-speed service for coffee, donuts, and breakfast sandwiches.

Source: businesswire.com





## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE  
company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2025



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