SECURE
NET LEASE



File Photo

Dunkin’

w/ Rare 30-Year Lease & 10% Rent Increases Every 5 Years

$2,056,000 | 5.35% CAP

1215 State Rte 55, Lagrangeville, NY 12540 (Poughkeepsie)

- **Rare Brand New 30-Year Lease** With 10% Increases Every 5 Years
- **Relocation Store** in a Proven Market With New Drive-Thru
- **Affluent Trade Area** With $164,000+ Average HH Income Within 3 Miles
- **Operated by One of the Largest** Dunkin' Franchisees in the Nation
- **Route 55 Frontage** Near the Taconic State Parkway With 25,613+ VPD

File Photo

Dunkin' is the **largest coffee** and donuts brand in the U.S., operating more than **14,200 restaurants** in nearly **40 global markets.** Founded in 1950 and part of Inspire Brands since 2020, Dunkin' generated **$14.5 billion in 2025** global system sales and opened its **10,000th U.S. location in 2025.**

INVESTMENT OVERVIEW

DUNKIN' LAGRANGEVILLE, NY



File Photo

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Bang Realty-New York Inc
bor@bangrealty.com
513-898-1551

$2,056,000

5.35% CAP

NOI
$110,000

Building Area
±3,000 SF

Land Area
±0.87 AC

Year Built
2024

Lease Type
NN (Roof and Structure)

Occupancy
100%

- **Rent Commencement:** May 2024
- **Brand New 30-Year NN Lease** with 10% Rental Increases Every 5 Years in both the Primary Term and Renewal Options, and (2) 10-Year Options.
- **Relocation Store with Drive-Thru** in a larger, upgraded building that replaced the operator's prior location at 1151 Route 55 next to Arlington High School. Drive-thru approvals are difficult to obtain in this submarket, and the site offers 186 feet of frontage on Route 55 (25,623+ VPD) with a new dedicated left-turn lane.
- **Affluent and Growing Trade Area** with an average household income of $164,463 within 3 miles and 38,000+ residents and 11,000 employees in the surrounding trade area. The planned LaGrange Town Center along Route 55 proposes 249 multifamily units and 118,000 SF of commercial space in its northern phase.
- **Established Route 55 Retail and School Corridor** one mile from Arlington High School (2,500+ students) and near Hannaford Supermarket, McDonald's, Planet Fitness, and Walgreens. The site is within one mile of the Taconic State Parkway and 7 miles east of Poughkeepsie.
- **Operated by One of the Largest Dunkin' Franchisees in the Nation** Southpaw (formerly ABDD Capital) owns and operates 150+ Dunkin' and Taco Bell restaurants across six states. Dunkin' operates 14,200+ restaurants in nearly 40 global markets with $14.5 billion in 2025 global system sales.
- **Located in Dutchess County within the Kiryas Joel-Poughkeepsie-Newburgh MSA** which is home to 718,000+ residents (2025). IBM recently secured approvals for a $2.5 billion quantum computing facility at its Poughkeepsie campus, adding to a county employment base anchored by Nuvance Health, IBM, and Amazon.

* Landlord Responsible for Roof and Structure

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE NET LEASE

TENANT OVERVIEW

DUNKIN' LAGRANGEVILLE, NY

Dunkin'

Lessee: ABDD VI, LLC

REVENUE
$14.5 B(2025 Global System Sales)

LOCATIONS
10,000+ U.S. / 14,200+ Global

dunkindonuts.com

Founded in 1950 by William Rosenberg in Quincy, Massachusetts, Dunkin' has grown from a single donut shop into America's largest coffee and donuts brand. Headquartered in Canton, Massachusetts, the brand has spent more than seven decades keeping America running with freshly brewed coffee, espresso, cold brew, and its signature donuts and breakfast sandwiches.

Dunkin' operates a nearly **100% franchised model**, partnering with experienced multi-unit operators who develop and run its restaurants. The brand serves everyday customers looking for fast, affordable coffee and food on the go, supported by drive-thru formats, the Dunkin' Rewards loyalty program, and mobile ordering that make each visit quick and convenient.

Since 2020, Dunkin' has been part of Inspire Brands, a multi-brand restaurant company with **33,000+ restaurants and $33.4 billion in 2025** global system sales. Dunkin' operates more than **14,200 restaurants in nearly 40 global markets, generated $14.5 billion in 2025 global system** sales, and opened its 10,000th U.S. location in 2025, with 406 gross franchised openings projected for 2026.



File Photo

IN THE NEWS

DUNKIN' LAGRANGEVILLE, NY

Dunkin' Owner Inspire Brands Files Documents for an IPO

JONATHAN MAZE, MAY 9, 2026 (NRN)

The restaurant chain operator, which also owns Arby's, Buffalo Wild Wings, Sonic and Jimmy John's, confidentially filed documents with the SEC to go public

The world's worst kept secret is no longer a secret. Inspire Brands, which has been speculated as a likely **restaurant industry IPO** almost from the day it was created nearly a decade ago, on Friday said it has **confidentially filed** documents to do just that.

Details Dunkin's $15.5 billion in 2025 global system sales from more than 14,000 locations and 5.1% U.S. system sales growth as parent Inspire Brands files to go public.

In the process, the Atlanta-based company will potentially give investors another shot at Dunkin', the **fifth largest restaurant** chain in the U.S., along with several other well-established restaurant chains, including Sonic, Arby's, Buffalo Wild Wings, Jimmy John's and Baskin-Robbins.

It also potentially sets up another big industry IPO, as the sandwich chain Jersey Mike's has also confidentially filed for an offering.

The Roark Capital-owned Inspire was founded in 2018 when Arby's acquired the chicken wing chain Buffalo Wild Wings. The company then went on a big acquisition spree, acquiring Sonic for **$2.3 billion** and folding in another Roark-owned concept in Jimmy Johns.

It made one of the **restaurant industry's largest deals** in history with the $11.3 billion acquisition of Dunkin'.

Today, Inspire's concepts generate **$33 billion** in system sales from more than **33,000 global locations,** according to the company.

Overall, Inspire's concepts had a mixed record in 2025. Sonic, the drive-in chain, saw system sales decline 2.6%. Arby's declined 2%.

EXPLORE ARTICLE

10,000 Stores In, Dunkin' is Still Shaping Trends and Setting the Pace

DANNY KLEIN, OCTOBER 10, 2025 (QSRMAGAZINE)

Scott Murphy, who had spent nine-plus years at management consulting firm A.T. Kearney, Inc., joined Dunkin' in 2004, the same year it relocated HQ to Canton, Massachusetts.

He isn't sure how many stores the brand had back then, recalling it was **"probably only a couple of thousand."** Whatever the figure was, it's hardly hyperbole to say Dunkin' grew up over the **next 21 years.**

Covers Dunkin's 10,000th U.S. store opening and leadership's view that the brand could double its U.S. footprint to 20,000 locations, led by beverages that appear in nearly 90% of transactions.

In early October, franchisees Bud and Raj Patel of The Hari Group opened **U.S. store No. 10,000** in the Chicago suburb of Darien, Illinois. Only four restaurant chains in America appreciate this 10,000 - Club air—Subway (19,502 stores year-end 2024), Starbucks (16,395), McDonald's (13,559), and now, Dunkin'.

Murphy was named COO in 2018, promoted to president a year later, and today, following Dunkin's December 2020 **$11.3 billion** sale to Inspire Brands, serves as the chain's president and Chief Brand Officer for all of Inspire's concepts (more than **32,600 Baskin-Robbins, Dunkin's,** Sonic Drive-In, Arby's, Buffalo Wild Wings, and Jimmy John's locations).

He says, in succinct terms, "it's really cool" to recount Dunkin's journey from a cult-favorite to a national, beverage-led powerhouse that's spread to 15,000 units globally across **40 countries** and unaided awareness "off the charts." "Billions of transactions," Murphy says.

EXPLORE ARTICLE

LEASE OVERVIEW

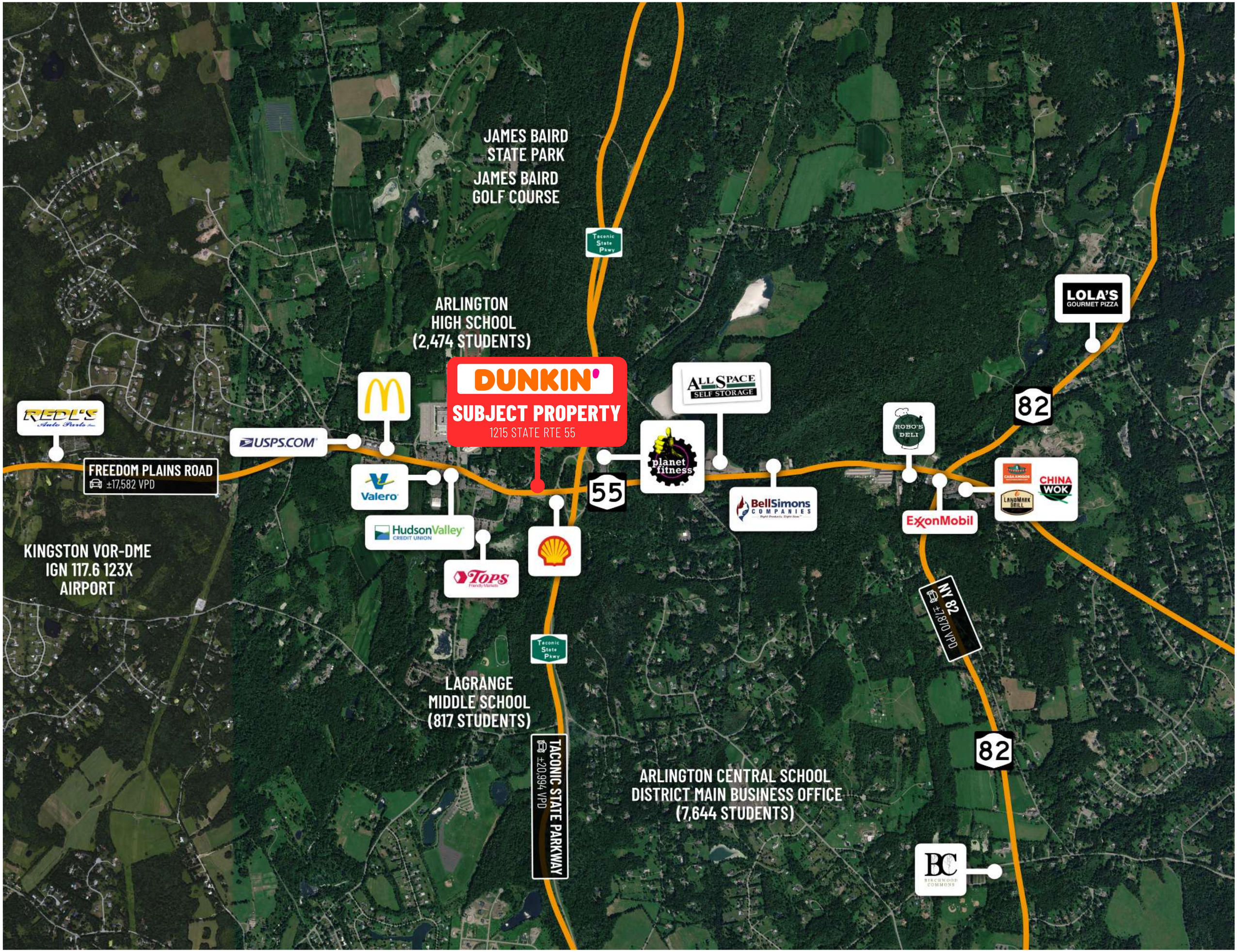
DUNKIN' LAGRANGEVILLE, NY

Initial Lease Term	30-Years
Projected Rent Commencement	May 2024
Projected Rent Expiration	May 2054
Lease Type	NNN
Rent Increases	10% Every 5 years
Annual Rent Years 1-5	$110,000
Annual Rent Years 6-10	$121,000
Annual Rent Years 11-15	$133,100
Annual Rent Years 16-20	$146,410
Annual Rent Years 21-25	$161,051
Annual Rent Years 26-30	$177,156
Option 1	$194,872
Option 2	$214,359



File Photo

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.


JAMES BAIRD
STATE PARK
JAMES BAIRD
GOLF COURSE
Taconic
State
Pkwy
ARLINGTON
HIGH SCHOOL
(2,474 STUDENTS)
DUNKIN'
SUBJECT PROPERTY
1215 STATE RTE 55
ALL SPACE
SELF STORAGE
LOLA'S
GOURMET PIZZA
REDL'S
Auto Parts
USPS.COM
FREEDOM PLAINS ROAD
±17,582 VPD
Valero
planet
fitness
55
ROBO'S
DELI
82
BellSimons
COMPANIES
ExxonMobil
CASA AMIGOS
LANDMARK
GRILL
CHINA
WOK
HudsonValley
CREDIT UNION
TOPS
Friendly Markets
KINGSTON VOR-DME
IGN 117.6 123X
AIRPORT
NY 82
±7,870 VPD
Taconic
State
Pkwy
LAGRANGE
MIDDLE SCHOOL
(817 STUDENTS)
TACONIC STATE PARKWAY
±20,994 VPD
ARLINGTON CENTRAL SCHOOL
DISTRICT MAIN BUSINESS OFFICE
(7,644 STUDENTS)
82
BC
BIRCHWOOD
COMMONS

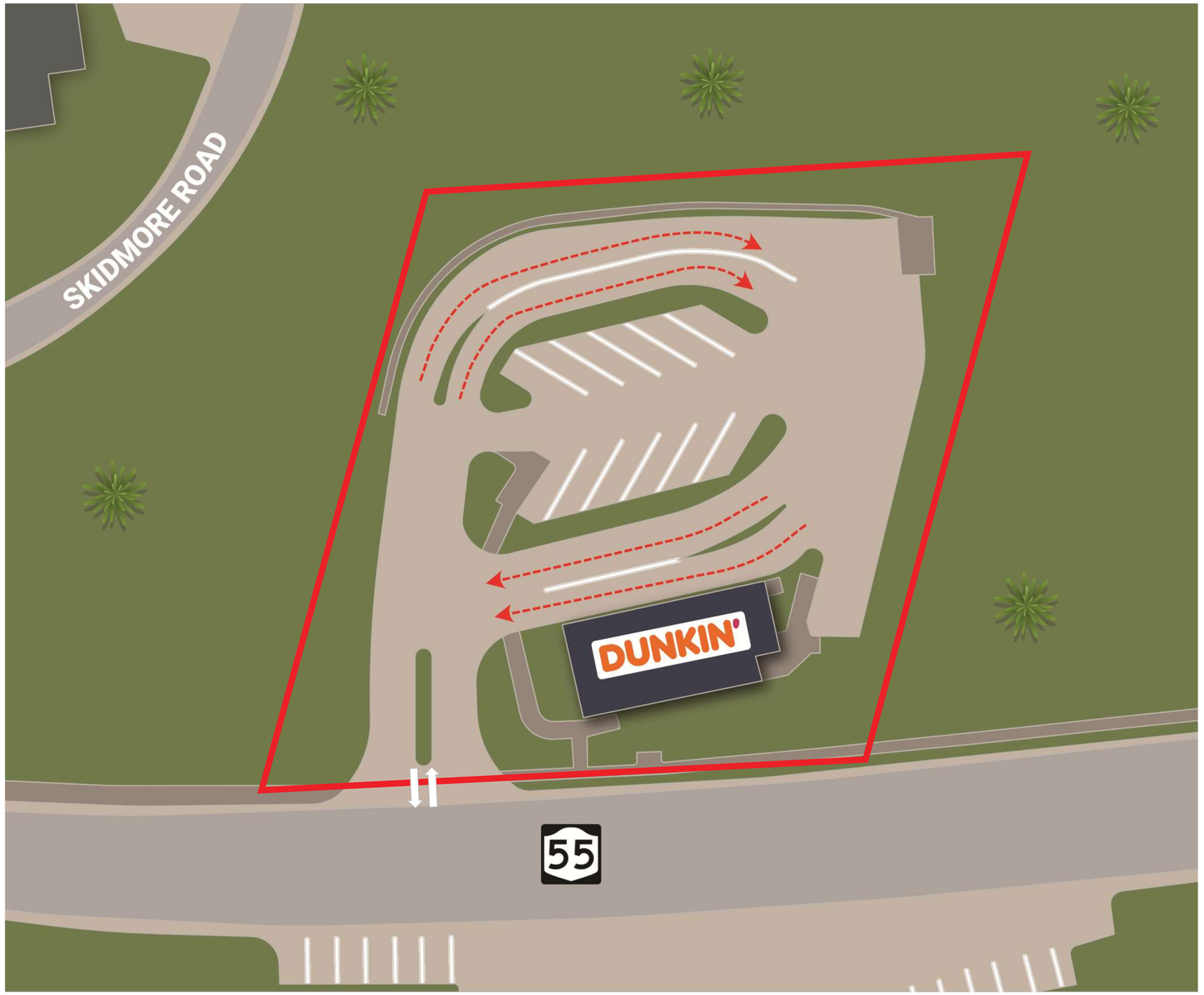
SITE OVERVIEW

DUNKIN' LAGRANGEVILLE, NY

Year Built	2024
Building Area	±3,000 SF
Land Area	±0.87 AC

NEIGHBORING RETAILERS

- Tops Friendly Markets
- Planet Fitness
- McDonald's
- M&T Bank
- United States Postal Service
- Shell
- State Farm Insurance
- Hudson Valley Credit Union
- ExxonMobil
- Valero

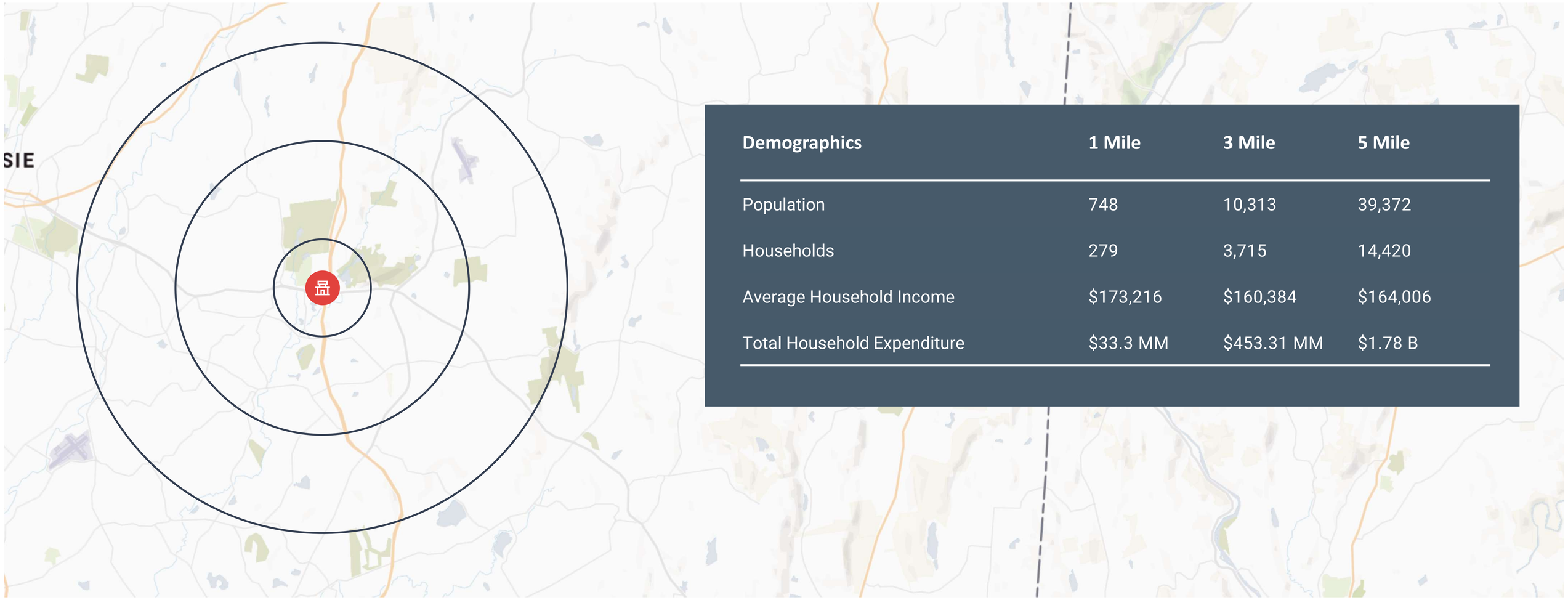




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LOCATION OVERVIEW

DUNKIN' LAGRANGEVILLE, NY



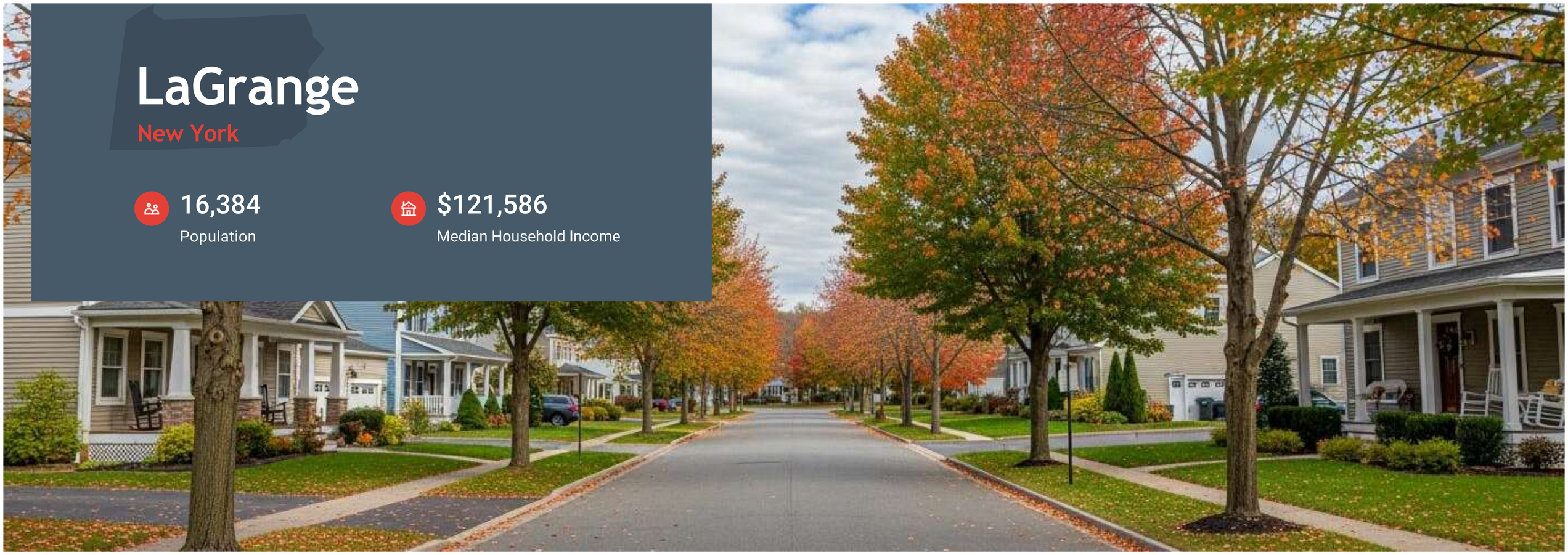
Demographics	1 Mile	3 Mile	5 Mile
Population	748	10,313	39,372
Households	279	3,715	14,420
Average Household Income	$173,216	$160,384	$164,006
Total Household Expenditure	$33.3 MM	$453.31 MM	$1.78 B

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Nuvance Health / Northwell Health *(5,000)*
2. IBM *(4,100)*
3. Amazon *(4,000)*
4. Gap Inc. *(2,000)*
5. MidHudson Regional Hospital *(1,500)*
6. Culinary Institute of America *(1,500)*
7. Bard College *(1,442)*
8. Vassar College *(1,358)*
9. Marist University *(1,311)*
10. onsemi *(1,200)*
11. Central Hudson Gas & Electric *(1,000)*

LOCATION OVERVIEW

DUNKIN' LAGRANGEVILLE, NY



IBM Quantum Facility Investment

$2.5 Billion

MSA Population

718,000+

LaGrange, New York is a town of more than 16,000 residents in central Dutchess County, located about 7 miles east of Poughkeepsie along Route 55.

Lagrangeville and the Freedom Plains hamlet form the town's commercial center, served by the Taconic State Parkway and the Arlington Central School District, which enrolls more than 7,500 students.

LaGrange is home to more than 16,000 residents with a median household income of $121,586, about 25% above the Dutchess County median.

The town's median household income of $121,586 is about 25% above the Dutchess County median.

LaGrange is part of the Kiryas Joel-Poughkeepsie-Newburgh MSA, a two-county metro of more than 718,000 residents (2025) anchored by healthcare, higher education, technology, and distribution. Major employers include Nuvance Health, IBM, Amazon, Vassar College, Marist University, and the Culinary Institute of America. IBM recently secured approvals for a $2.5 billion quantum computing facility at its Poughkeepsie campus, while the proposed LaGrange Town Center plans new housing and commercial space along Route 55.

FEATURE

IN THE NEWS

DUNKIN' LAGRANGEVILLE, NY

IBM to Build Quantum-Computing Facility at Poughkeepsie Campus

ELIAS GUERRA, SEPT 29, 2026 (WAMC)

Tech company IBM was approved Tuesday morning for a 30-year agreement to build its next-generation quantum-computing facility at its Poughkeepsie campus.

Dutchess County Legislator Kristofer Munn said IBM's $2.5 billion project will have a positive economic impact on the Hudson Valley. Under the deal, IBM will pay almost $1 million per year in taxes until 2032, then about $1.3 million a year. The facility at 2455 South Road will combine chips made in Albany with components manufactured in Poughkeepsie.

EXPLORE ARTICLE

IBM Passes Initial Hurdle in Securing IDA Financial Benefits for Poughkeepsie Quantum Computing Facility

HANK GROSS, SEPT 17, 2026 (MID-HUDSON NEWS)

If all goes according to plan, IBM could have its new $2.5 billion quantum computing facility up and running at its Town of Poughkeepsie campus by 2031.

The Dutchess County Industrial Development Agency approved a preliminary resolution for the project's tax incentives. IBM currently has about 2,300 employees on the campus and could add another 200 to 300, with technician starting salaries of $68,000 to $83,000. A company consultant said the project would position Poughkeepsie as the center of quantum computer manufacturing in the U.S.

EXPLORE ARTICLE

LaGrange Town Center Project Unveiled by Developer

JULY 10, 2025 (WKIP)

The developer of the LaGrange Town Center project presented his plans to the Dutchess County Industrial Development Agency as he seeks financial incentives.

The plan calls for a walkable town center in LaGrange, beginning with a mixed-use building on Route 55 with four commercial spaces and 14 apartments. At full buildout, the project is expected to include 600 single- and multi-family homes, more than 180,000 square feet of retail, office, and municipal space, and a four-story hotel, while preserving 97 acres of open space.

EXPLORE ARTICLE

Public Shares Thoughts on Proposed LaGrange Town Center Development

DEC 12, 2025 (POUGHKEEPSIE JOURNAL)

A development project in the Town of LaGrange, now more than two decades in the works, sought public comment on Dec. 10.

The planning board hearing covered site plan approval for the northern portion of the 194-acre LaGrange Town Center, including 63 acres from Route 55 toward Lauer and Todd Hill Roads. The plan includes 249 multifamily units and 118,000 square feet of commercial space, including restaurants, retail, office space, a bank, and a pharmacy, centered on a half-acre town green.

EXPLORE ARTICLE

Single-Family Homes Drive Dutchess County Real Estate Spike in June

SEPT 15, 2026 (POUGHKEEPSIE JOURNAL)

Newly released data from Realtor.com for June shows that buyers and sellers in Dutchess County saw higher home sale prices than the previous month's median of $500,000.

The median home sold for $535,000 in June, up 24.4% from $430,000 in June 2025. Single-family homes sold at a median of $550,000, up 25% year over year. Recorded sales in Dutchess County rose 148.9% from June 2025, from 45 to 112, with residential sales totaling $58.1 million.

EXPLORE ARTICLE

Partnership Breaks Ground on $147M Affordable Housing Redevelopment in Poughkeepsie, New York

TAYLOR WILLIAMS, JUNE 1, 2026 (REBUSINESSONLINE)

A partnership has broken ground on Wallace Campus, a $147 million affordable housing redevelopment project in Poughkeepsie.

The adaptive reuse of the former Wallace Department Store site will offer 187 units in studio, one-, two-, and three-bedroom floor plans, along with 30 supportive housing units and 22,000 square feet of commercial space. The plan houses 69 apartments in the original building and 118 new units across two new buildings.

EXPLORE ARTICLE

Chain Store Plans New Location at Hudson Heritage in Poughkeepsie

ANDREW BORIS, OCT 13, 2026 (WPDH)

Another national chain is looking to open a new location in the Hudson Valley, with plans to construct a building at one of Poughkeepsie's largest redevelopment projects.

The Town of Poughkeepsie Planning Board is reviewing a proposal for a new Mavis Discount Tire at the Hudson Heritage development along Route 9. The project would add another business to the growing development on the former Hudson River Psychiatric Center property, which has already attracted major retailers, restaurants, and residential development.

EXPLORE ARTICLE

Hudson Valley Job Market Continues to Outperform New York State

JULY 29, 2026 (HGAR REAL ESTATE IN-DEPTH)

The Hudson Valley's labor market remained one of the strongest in New York during June 2026, with steady job growth and low unemployment.

The region added 14,300 nonfarm jobs over the past year, an increase of 1.4%, outpacing the statewide rate. Total nonfarm employment reached 1,035,500 in June, and the regional unemployment rate held at 3.6%, below the state and national averages of 4.4%. Growth was led by private education and health services, leisure and hospitality, and construction.

EXPLORE ARTICLE

METRO AREA

DUNKIN' LAGRANGEVILLE, NY

KINGSTON

MARIST UNIVERSITY
- 6,382 Students
- Ranked #6 in Regional Universities North

POUGHKEEPSIE

SKY ACRES AIRPORT
- Covers an Area of 205 Acres
- It is privately owned by Sky Acres Enterprises, Inc

NEW YORK STEWART INTERNATIONAL AIRPORT
- Covers an Area of 1,552 Acres
- 54 Based Aircraft in 2023

NEWBURGH

DUNKIN'
SUBJECT PROPERTY
1215 STATE RTE 55

UNITED HEALTHCARE
- Ranked 8th on the 2024 Fortune Global 500
- Market Capitalization of $460.3 Billion as of December 20, 2024

UNIVERSITY OF CONNECTICUT
- 27,364 Students
- Ranked #70 in National Universities

DUNKIN' DONUTS PARK
- 6,121 Seating Capacity
- Home Field of the Hartford Yard Goats of the Eastern League

BRADLEY INTERNATIONAL AIRPORT
- 6,656,380 Passengers in 2024
- It is the state of Connecticut's Busiest Commercial Airport and the 2nd-Busiest Airport in New England

Trinity Health Of New England
- 617 Beds
- Awarded Best Regional Hospital by U.S. News & World Report in 2023 – 2024

TORRINGTON

HARTFORD

CENTRAL CONNECTICUT STATE UNIVERSITY
- 9,712 Students
- Ranked #66 in Regional Universities North

BRISTOL

NEW BRITAIN

THE HARTFORD
- The Hartford is a Fortune 500 company Headquartered with US$24.5 billion Revenue
- It is 13th-Largest Property and Casualty Insurance Company in U.S

HARTFORD–BRAINARD AIRPORT
- It is owned by the Connecticut Airport Authority
- Covers an Area of 201 Acres

WATERBURY

MIDDLETOWN

MERIDEN

aetna®
- The company has been a subsidiary of CVS Health
- 47,950 Employees

PRATT & WHITNEY STADIUM AT RENTSCHLER FIELD
- 36,000 Seating Capacity
- Home Field of UConn Huskies

Hartford HealthCare
Hartford Hospital
- 867 Beds
- Awarded U.S. News & World Report Best Hospital in 2024-2025

DANBURY MUNICIPAL AIRPORT
- It is categorized as a Regional Reliever Airport Facility

DANBURY

TOTAL MORTGAGE ARENA
- 10,000 Seat Multi-Purpose Arena
- Home to Bridgeport Islanders (AHL)

NEW HAVEN

Sacred Heart UNIVERSITY
- 6,857 Students
- Ranked #242 in National Universities

MILFORD

BRIDGEPORT

SIKORSKY MEMORIAL AIRPORT
- The airport covers 800 acres
- It has Three Fixed-base Operators

SECURE
NET LEASE

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