

SINGLE TENANT NNN

Investment Opportunity

The Dunkin' logo is displayed in its signature orange color with a pink dot on the letter 'i'.

New Construction w/ 15-Year Lease | Below Market Rents | Outparcel to 330 Acre Mixed Use Development

A red circular callout with white text.

30,000+
NEW HOMES IN
IMMEDIATE
AREA

A 3D architectural rendering of a new Dunkin' store. The building is a modern, single-story structure with a grey and white facade. The upper portion features horizontal wood slat siding with pink and white decorative lines. Large orange 'DUNKIN'' signs are mounted on the upper walls. The ground floor has large glass windows and doors, with an orange awning over the entrance. A drive-thru window is visible on the right side. The sky is blue with scattered white clouds.

30788 County Road 52 | San Antonio, Florida

TAMPA MSA

REPRESENTATIVE PHOTO



SRS

CAPITAL
MARKETS

EXCLUSIVELY MARKETED BY



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MIRADA LAGOON - The Nation's Largest Lagoon

Mirada Lagoon is the centerpiece of the award-winning Mirada master-planned community in San Antonio, Florida, offering a one-of-a-kind resort lifestyle just north of Tampa. Spanning nearly 15 acres with crystal-clear turquoise water, the Crystal Lagoons®-powered lagoon is one of the largest of its kind in the United States and features sandy beaches, swimming, kayaking, paddleboarding, water slides, a floating obstacle course, private cabanas, and a swim-up bar. Combined with walking trails, parks, golf cart-friendly streets, and nearby shopping and dining, Mirada Lagoon has become a major attraction for both residents and visitors, creating a true year-round waterfront experience without living on the coast.

[Visit MetroLagoons site for more details](#)



DOUBLE BRANCH Retail District Takes Shape at I-75 and State Road 52, Reshaping the Corridor North of Wesley Chapel

A nearly 1,000-acre mixed-use development at the southeast corner of Interstate 75 and State Road 52 is becoming one of Pasco County's most closely watched retail projects, with leasing now active for two distinct shopping and dining districts that will sit just north of Wesley Chapel.

Double Branch, the master-planned project that broke ground in 2023 under developer Columnar, is moving deeper into its retail phase as ACRE Commercial Real Estate markets space at The Shops at Double Branch and The Boardwalk at Double Branch. Together, the two components will form the public-facing heart of a development that has been quietly reshaping the I-75 corridor north of Wesley Chapel for more than two years.

[Read Full Article Here](#)

Metro Lagoons

Mirada Lagoon is the centerpiece of the award-winning Mirada master-planned community in San Antonio, Florida, offering a one-of-a-kind resort lifestyle just north of Tampa. Spanning nearly 15 acres with crystal-clear turquoise water, the Crystal Lagoons®-powered lagoon is one of the largest of its kind in the United States and features sandy beaches, swimming, kayaking, paddleboarding, water slides, a floating obstacle course, private cabanas, and a swim-up bar. Combined with walking trails, parks, golf cart-friendly streets, and nearby shopping and dining, Mirada Lagoon has become a major attraction for both residents and visitors, creating a true year-round waterfront experience without living on the coast.

DUNKIN'

Abbey Crossings
Logistics/Distributing
630,000 SF/85 AC



TARGET

1.1 Million SF
Distribution Facility
121-Acre Site
Expected to
create 2,400 Jobs



Panera
BREAD



MONTERRAT WAY

Walmart Fuel

Walmart

LOWE'S



52

35,000 VPD

Wawa



ABBEY CROSSINGS
1,000 multi-family units;
400,000 SF office/mixed-use
400,000 SF commercial;
1.2MM SF industrial

Chipotle & Panera Bread Parcels Also Available for Sale. Contact Brokers for More Information



DOUBLE BRANCH
 30 Acre Health Campus
 2 Hotels
 4.5 Million SF of Industrial
 1,440 Townhomes
 1,600 Multifamily Units
 650,000 SF of Restaurant
 & Office
 Under Construction

ABBEY CROSSINGS

1,000 multi-family units;
 400,000 SF office/mixed-use
 400,000 SF commercial;
 1.2MM SF industrial



113,000 VPD

Colina Ranch Hill



PHILLIPS

MCKENDREE RD



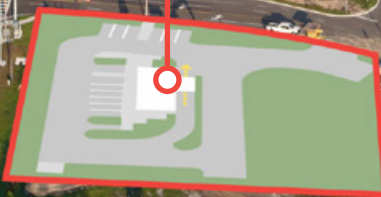
Walmart Fuel



35,000 VPD



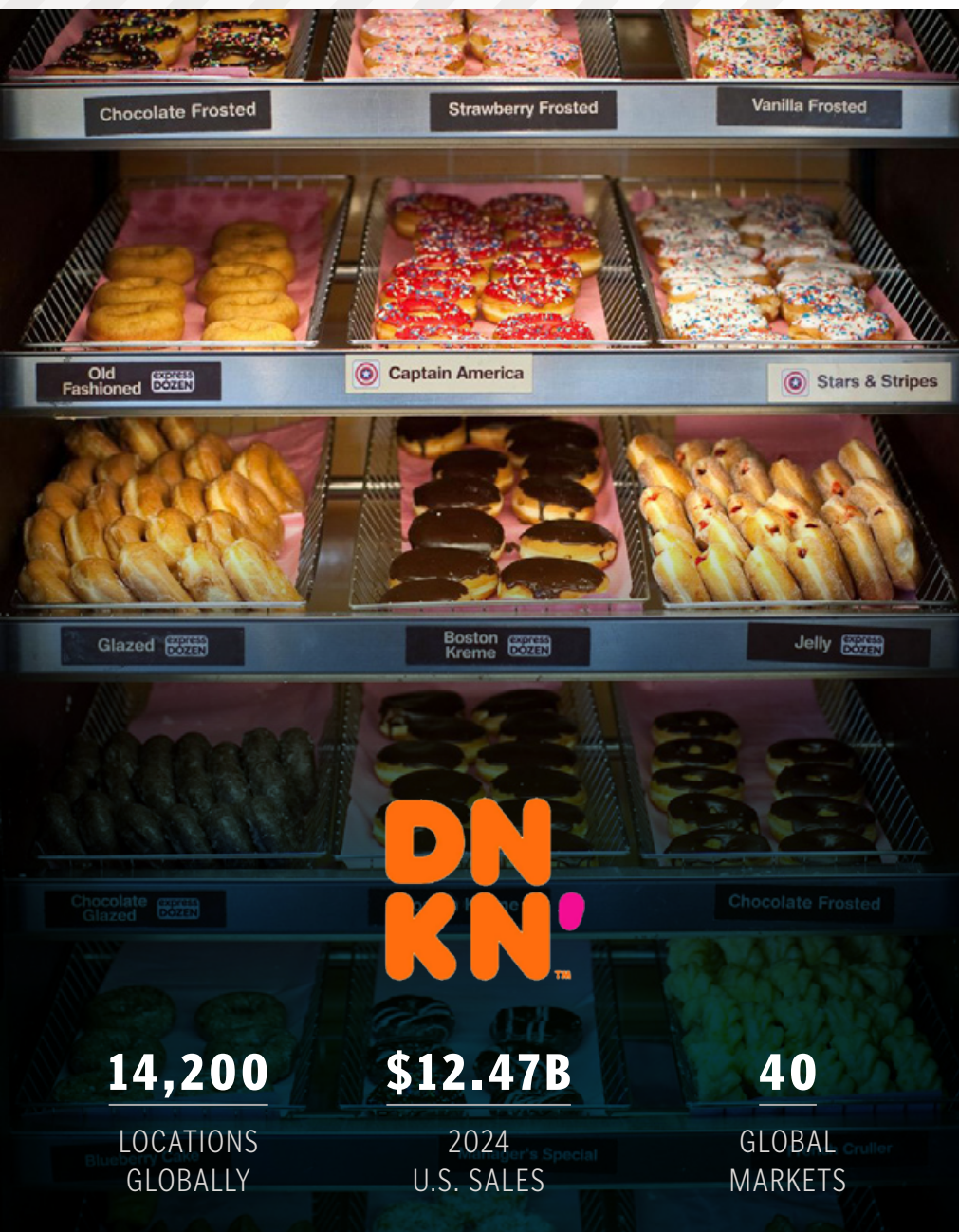
MONTERRAT WAY



Abbey Crossings
 Logistics/Distributing
 630,000 SF/85 AC



OFFERING SUMMARY



OFFERING

Pricing	\$2,158,000
Net Operating Income	\$107,900
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	30788 County Road 52 , San Antonio, Florida 33576
Rentable Area	1,660 SF
Land Area	0.75 AC
Year Built	2026
Tenant	Dunkin'
Lease Signature	Franchisee (Who's Brewing, LLC)
Lease Type	NNN
Landlord Responsibilities	Roof & Structure: 10-Year Warranty
Lease Term	15 Years
Increases	2% Annually
Options	2 (5-Year)
Rent Commencement	November 2026
Lease Expiration	November 2041

*Landlord expense responsibilities related to the roof & structure apply to the first 10 years of the lease only at which point those expense responsibilities turn over to the tenant

[CLICK HERE FOR A FINANCING QUOTE](#)

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New 15-Year Lease | Options to Extend | 2% Annual Rental Increases Drive-Thru Equipped | Brand New Construction | Below Market Rent

- The tenant recently executed a brand new 15-year lease with 2 (5-year) renewal options, demonstrating long-term commitment to the site
- The lease features 2% annual rental increases throughout both the primary term and all option periods, providing predictable NOI growth and a built-in hedge against inflation
- Dunkin' is the largest coffee and donuts brand in the United States, with more than 14,200 restaurants in over 40 global markets
- Dunkin' opened its 10,000th U.S. restaurant in 2025, becoming only the fourth quick-service restaurant brand to reach this milestone and demonstrating its strength as a nationally recognized and established operator ([Article Link](#))
- Below-market rent provides an attractive basis and supports favorable long-term occupancy costs

NNN Lease | Minimal Landlord Responsibilities

- Tenant pays for utilities, taxes, insurance and maintains most aspects of the premises
- Minimal Landlord Responsibilities — Limited to the First 10 Years of the Lease, with Little to No Expected Associated Expense
- Ideal, management-free investment for an out-of-state, passive investor

Strong Demographics In 5-mile Trade Area | 146K+ AHHI

- More than 46,000 residents and 5,000 employees support the trade area
- An affluent average household income of \$146,985 in 5-mile trade area

Major Nearby Developments | Residential Growth | Abbey Crossing | Strong Co-Tenant Synergy | Nearby National/Credit Tenants

- The site benefits from its location directly adjacent to Double Branch, a major 965-acre master-planned development that will introduce a dynamic mix of residential, retail, dining, entertainment, office, industrial, healthcare and recreational uses, driving significant new consumer and employment activity near the property ([Article Link](#))
- Double Branch is expected to create approximately 2,700 new jobs, establishing the I-75 and SR 52 interchange as a major economic gateway
- Situated within a dense node of major new residential developments and surrounded by nearly **30,000 existing and planned units** within three miles, creating a rapidly expanding customer base and supporting long-term demand at the site
- Located across from Abbey Crossings, a 330-acre master-planned mixed-use development featuring planned industrial, retail, multifamily, office, and commercial uses([Project Overview](#))
- Surrounded by a strong lineup of national retailers and shadow-anchored by Walmart and Lowe's
- Adjacent to brand-new Chipotle and Panera Bread locations, with **both parcels also available for sale; contact the listing agents for additional details**

Close Proximity to I-75 | Excellent Frontage and Visibility

- Located with convenient access to Interstate 75, a major regional thoroughfare that sees approximately 113,000 vehicles per day
- The site benefits from excellent frontage and visibility along State Road 52, which sees approximately 35,000 vehicles per day

RENT ROLL



LEASE TERM				RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Cap Rate	Monthly	Annually	Options
Dunkin'	1,660	November 2026	November 2041	Year 1	-	5.00%	\$8,991	\$107,900	2 (5-Year)
				Year 2	2%	5.10%	\$9,171	\$110,058	
				Year 3	2%	5.20%	\$9,355	\$112,259S	
				Year 4	2%	5.31%	\$9,542	\$114,504	
				Year 5	2%	5.41%	\$9,733	\$116,794	
				Year 6	2%	5.52%	\$9,928	\$119,130	
				Year 7	2%	5.63%	\$10,126	\$121,513	
				Year 8	2%	5.74%	\$10,329	\$123,943	
				Year 9	2%	5.86%	\$10,535	\$126,422	
				Year 10	2%	5.98%	\$10,746	\$128,950	
				Year 11	2%	6.09%	\$10,961	\$131,529	
				Year 12	2%	6.22%	\$11,180	\$134,160	
				Year 13	2%	6.34%	\$11,404	\$136,843	
				Year 14	2%	6.47%	\$11,632	\$139,580	
				Year 15	2%	6.60%	\$11,864	\$142,372	
Weighted Average Cap Rate: 5.76%									



DUNKIN'

dunkindonuts.com

Company Type: Private Subsidiary

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

Parent Company: Inspire Brands

U.S. System-wide Sales: \$12.47 Billion (up 4.6% YoY)

Dunkin' (formerly Dunkin' Donuts) is a cornerstone of American coffee culture, famous for its “beverage-led” strategy and the iconic slogan, “America Runs on Dunkin’.” Established in 1950, the brand has evolved into a global powerhouse, currently operating over 14,200 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.

In 2025, Dunkin' maintained its cultural relevance through high-profile marketing and community impact, notably receiving widespread acclaim for its “Dunkin' 2” Super Bowl LIX campaign featuring Ben Affleck, Matt Damon, and Tom Brady. The brand's loyalty program, Dunkin' Rewards, was also recognized for its innovative use of gamification to boost customer retention, a strategy that helped the program grow to over 47 million members. Additionally, the Dunkin' Joy in Childhood Foundation received significant regional recognition for awarding more than \$1.6 million in grants in 2025 to support children facing food insecurity and illness, solidifying the brand's reputation for philanthropic leadership alongside its commercial success.

Source: news.dunkindonuts.com

PROPERTY OVERVIEW

LOCATION



San Antonio, Florida
Pasco County

ACCESS



State Highway 52: 1 Access Point
McKendree Road: 1 Access Point

TRAFFIC COUNTS



Interstate 75/State Highway 93: 113,000 VPD
State Highway 52: 35,000 VPD
County Road 577: 19,700 VPD

IMPROVEMENTS



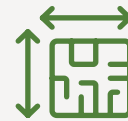
There is approximately 1,660 SF of existing building area with drive-thru

PARKING



There are approximately 16 parking spaces on the owned parcel.
The parking ratio is approximately 9.6 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: TBD
Acres: 0.75
Square Feet: 32,670

CONSTRUCTION



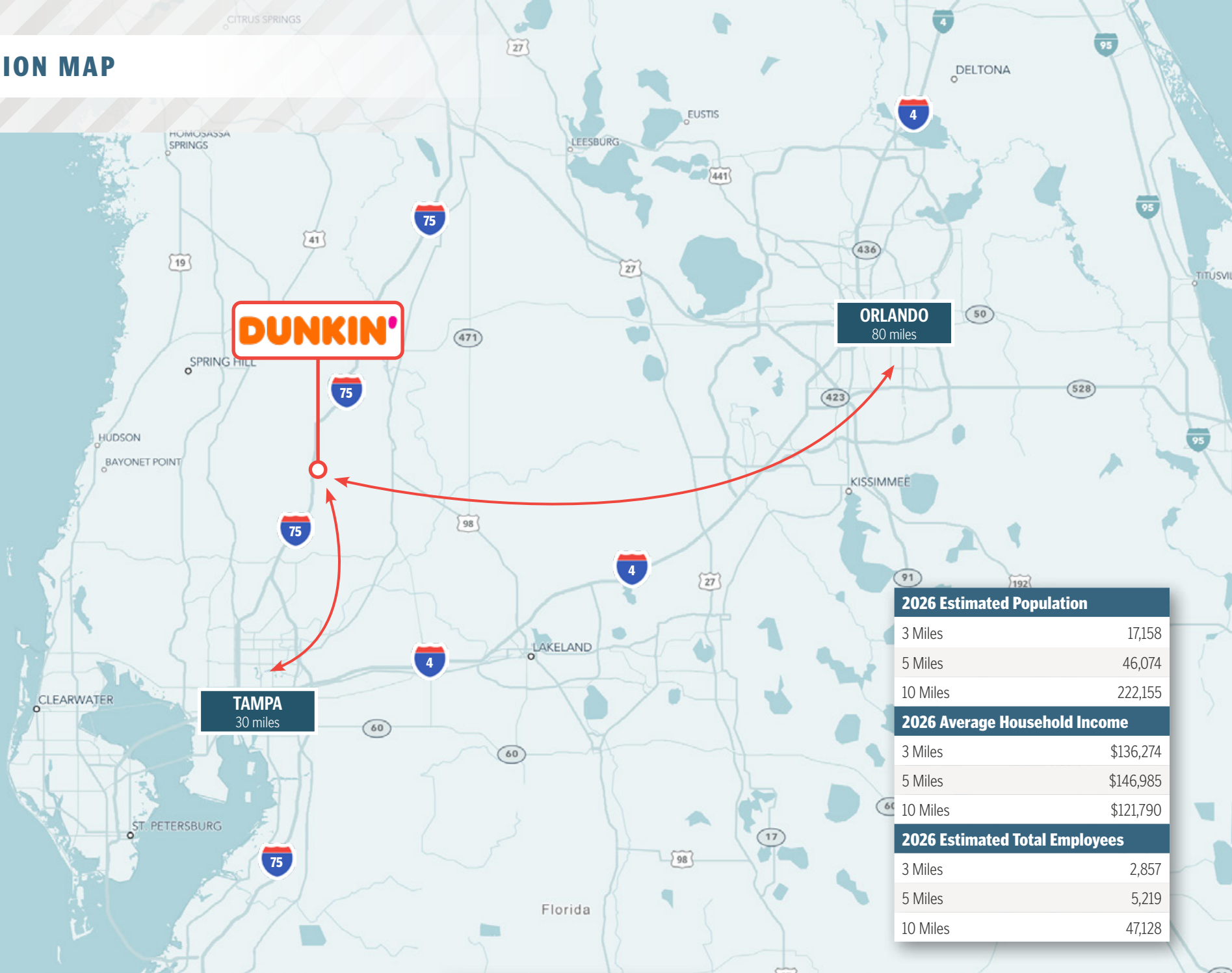
Year Built: 2026

ZONING



MPUD - Master Planned Unit Development

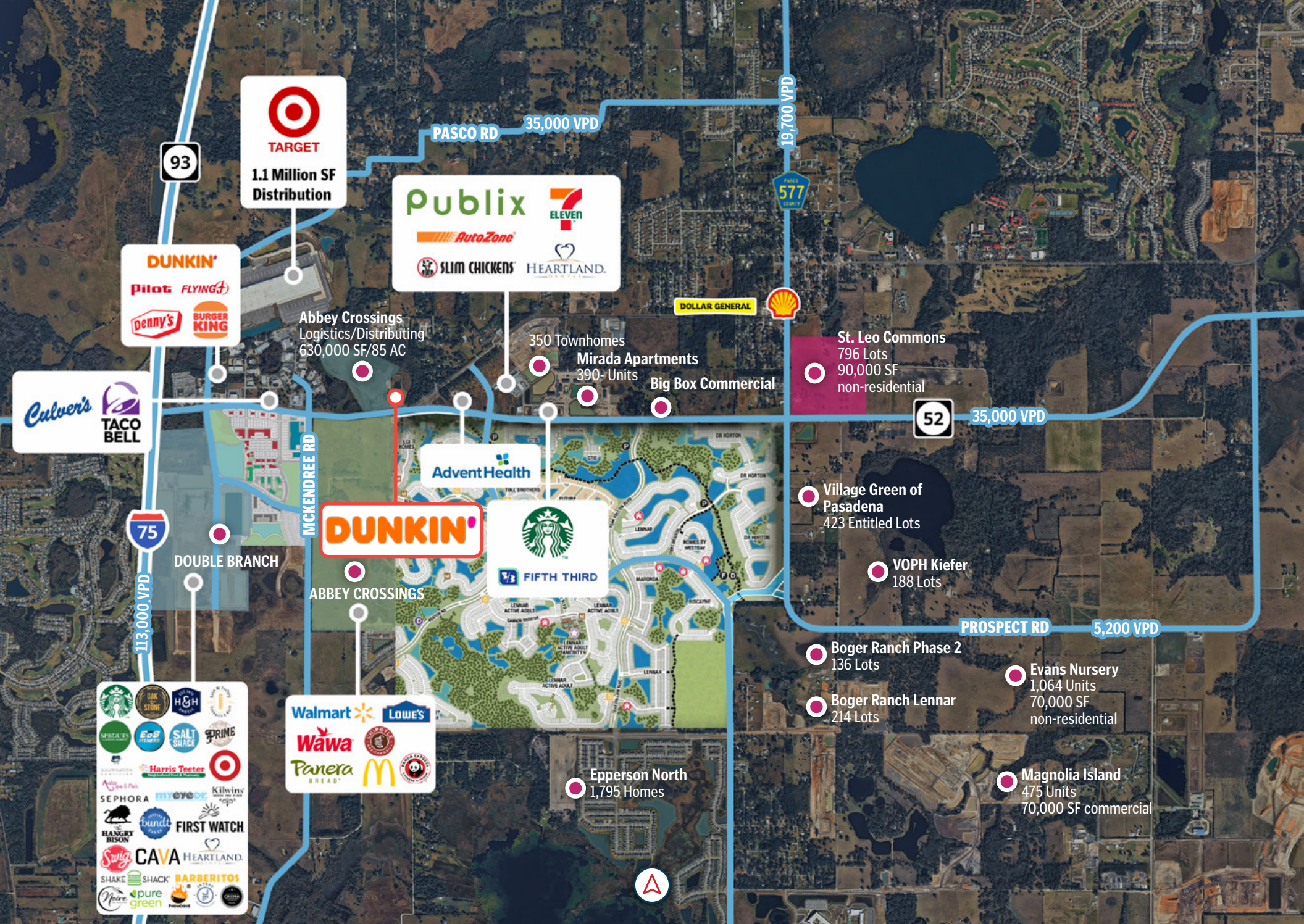
LOCATION MAP



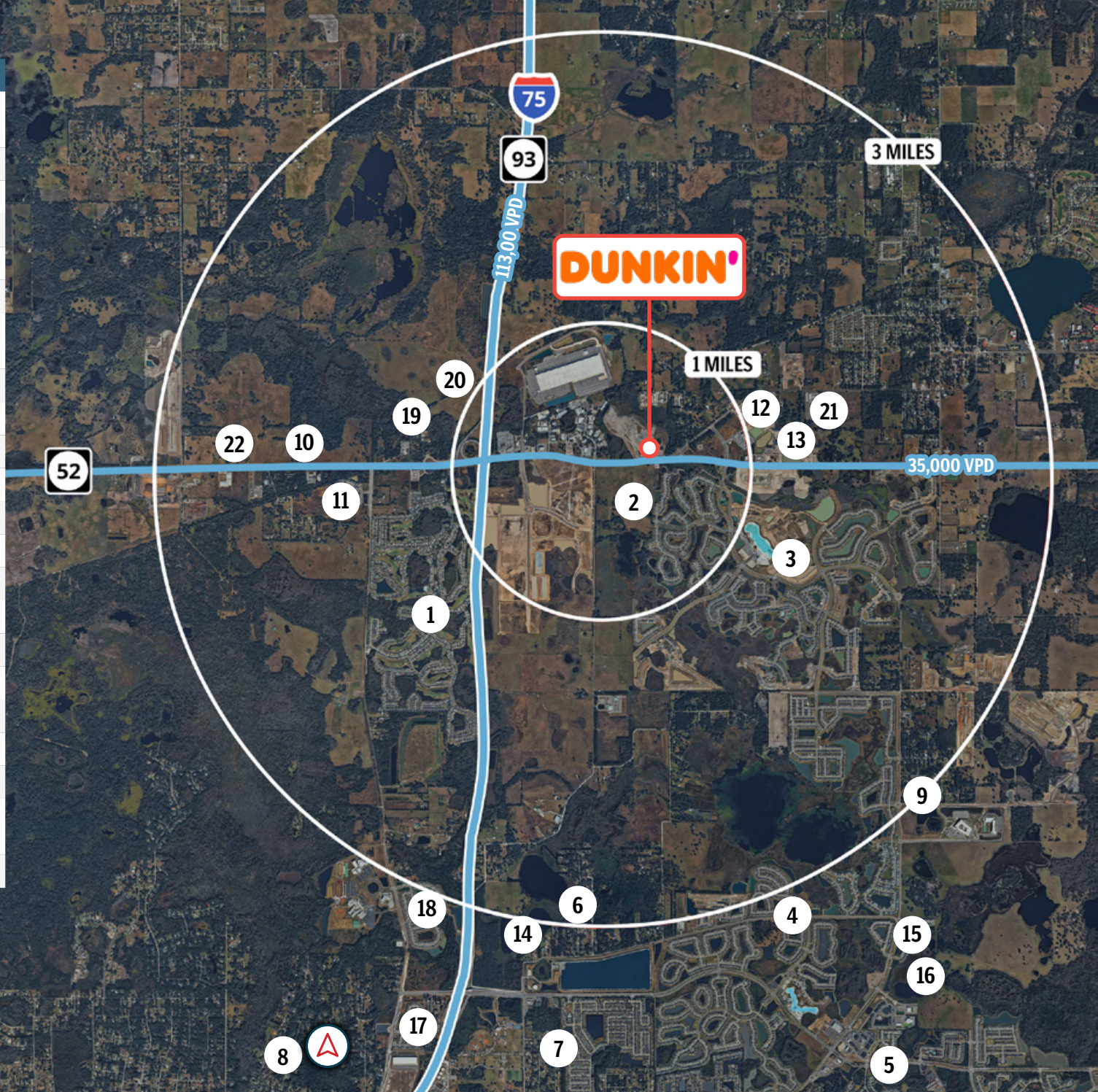
2026 Estimated Population	
3 Miles	17,158
5 Miles	46,074
10 Miles	222,155
2026 Average Household Income	
3 Miles	\$136,274
5 Miles	\$146,985
10 Miles	\$121,790
2026 Estimated Total Employees	
3 Miles	2,857
5 Miles	5,219
10 Miles	47,128

OVER 30,000+ HOMES PLANNED IN IMMEDIATE TRADE AREA





Suite	Development	Units	Status
1	Tampa Bay Golf & Country Club	1,500	Existing
2	Abbey Crossings	900 MF	Future
3	Mirada	6,700	Existing
4	Epperson	3,000+	Existing
5	Watergrass	5,200	Existing
6	Wildcat Bailes	1,275 MF	Future
7	Palm Cove/ Bridgewater	955	Existing
8	Williams Acres	226	Existing
9	Knollwood Acres	345	Existing
10	Hillcrest Preserve	1,200	Future
11	Colina Ranch Hill	322	Existing
12	Leo at Cypress Creek	350	UC
13	Ascend Mirada	390	Existing
14	Wildcat Bailes	1,275 MF	Future
15	Sentosa	288	Existing
16	Madison Wiregrass	288	Existing
17	Sanctuary Ridge	122	Existing
18	Park Meadows	269	Existing
19	Hines	2,300	Future
20	KB Homes	225	Future
21	Villas at Connected City	169	Future
22	Palmetto Ridge	2,500	Future



Double Branch at a Glance

965
Acres of
Master Planned
Development

3,500
Multifamily and
Lifestyle Units

250+
Acres of Healthcare,
Wellness, and Life
Sciences

2
Rejuvenating
Hotels

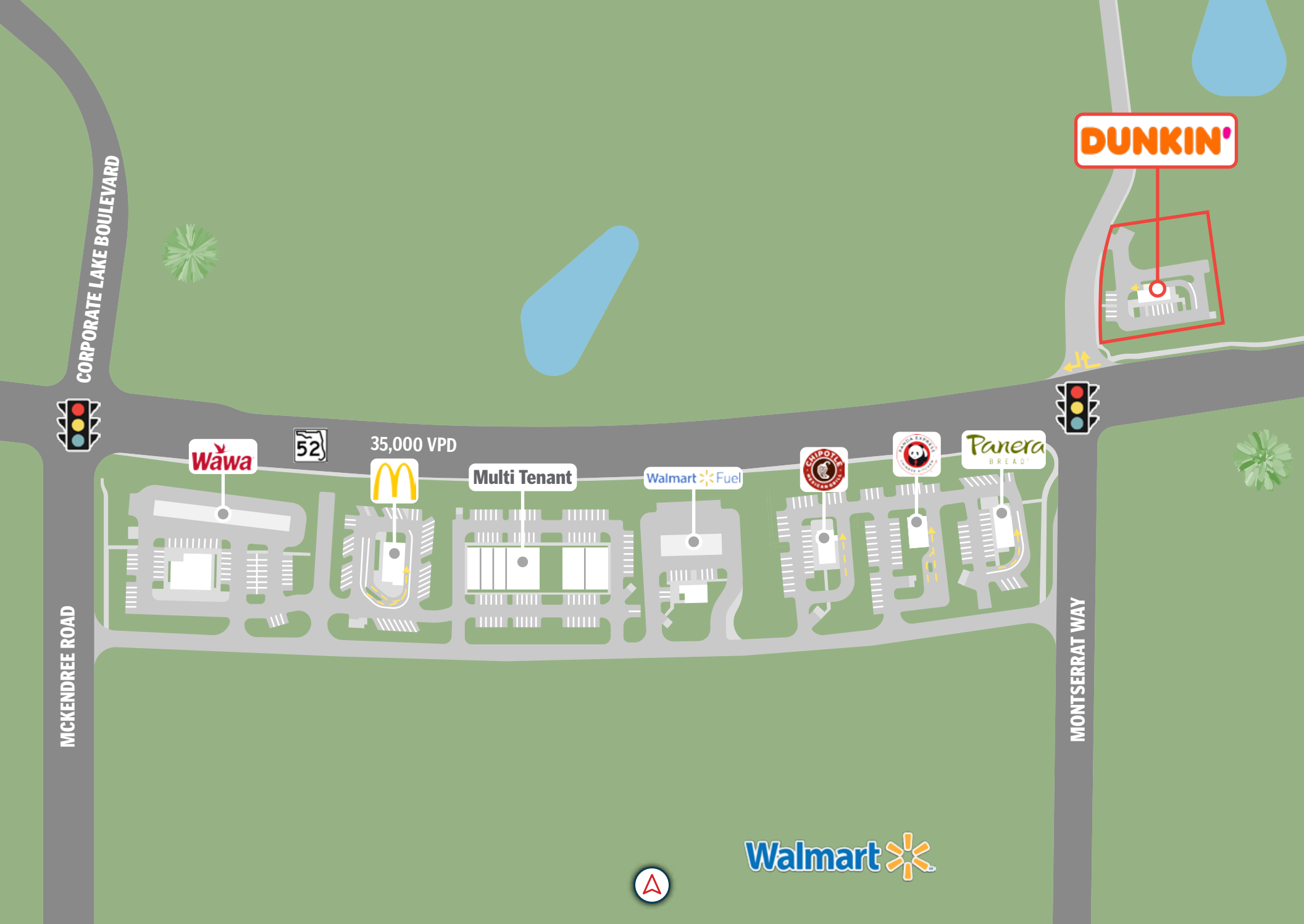
5.5M
Square Feet
of Industrial

500K
Square Feet of
Dining, Retail, and
Entertainment

1 M
Square Feet of
Office Spaces

200+
Acres of Parks &
Trails







	3 Miles	5 Miles	10 Miles
Population			
2026 Estimated Population	17,158	46,074	222,155
2031 Projected Population	20,932	52,803	249,943
2026 Median Age	50.8	41.8	42.5
Households & Growth			
2026 Estimated Households	6,613	16,361	83,658
2031 Projected Households	8,072	18,975	94,437
Income			
2026 Estimated Average Household Income	\$136,274	\$146,985	\$121,790
2026 Estimated Median Household Income	\$103,790	\$118,828	\$97,259
Businesses & Employees			
2026 Estimated Total Businesses	254	559	4,949
2026 Estimated Total Employees	2,852	5,219	47,128



SAN ANTONIO, FLORIDA

San Antonio, or unofficially “San Ann” or “San An” as the locals call it, is a city in Pasco County, Florida, United States. It is a suburban city included in the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area, much more commonly known as the Tampa Bay Area. San Antonio is best known for its history, education, and stunning natural beauty.

The economy of San Antonio is shaped by agriculture, healthcare, education, and small local businesses. Historically known for its citrus groves and farming activities, agriculture continues to play a role in the area’s economic base. The presence of Saint Leo University just north of the city also contributes to the local economy by providing jobs and supporting nearby businesses. There are many local businesses in San Antonio that offer unique services or products. Examples include the Blackwater Bicycle Company, Nature Types Plant Nursery and Unique Brews Coffee House. These locally owned companies add charm and character to the community while providing locals with quality goods and services. San Antonio’s small-town charm combined with the benefits of easy access to major urban centers make it an ideal choice for those with families, or those commuting to a larger city close by.

Popular nearby destinations include Mirada Lagoon, a large man-made lagoon with beaches and water activities, and the Pioneer Florida Museum & Village, which showcases the region’s pioneer history through historic buildings and exhibits. The city is surrounded by incredible landscapes and public parks, offering ample opportunities for hiking, cycling, and outdoor sports. Lake Jovita, a centerpiece of the community, provides a great place for fishing, boating, and picnics. The local golf courses and sports facilities cater to active lifestyles, while annual community events like festivals and markets foster camaraderie amongst those who attend.

#4 TAMPA-ST. PETERSBURG

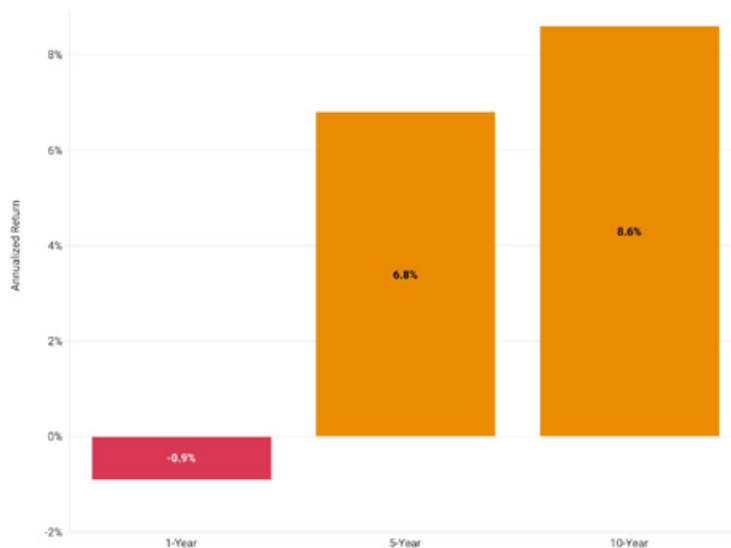
Though Tampa-St. Petersburg might fly under the radar compared to its neighbors—the colorful Miami and heavily touristed Orlando—the metro area is no slouch amid Florida’s formidable peers. Tampa’s sunny climate, year-round sports, no state income tax, and booming economy have created a longtime draw for workers and retirees alike, leading Money magazine to name Tampa the ninth best place to live in the United States in 2022. The metro area has proven a good place for real estate investment capital to live as well, with 10-year annualized total returns of 8.6 percent in NCREIF’s NPI. Tampa moved up 14 spots in Emerging Trends’ U.S. Markets to Watch over the past year, the most improved ranking among Florida’s major metro areas (and tied for highest upward movement in the state with Deltona/Daytona Beach and Gainesville); Tampa is also the first U.S. Market to Watch for homebuilding prospects.



Tampa moved up 14 spots in *Emerging Trends’* U.S. Markets to Watch over the past year.

TAMPA-ST. PETERSBURG TRAILING TOTAL RETURNS ANNUALIZED AS OF 2025 Q2

Source: NCREIF NPI Database, accessed 2025 Q3



Tampa models an enviable economy with strong growth, high-paying job drivers, and economic diversity. The MSA’s population grew 1.5 percent per year from 2013 to 2023, approximately 2.5 times the national pace. Similarly, Tampa’s job growth has nearly doubled the national pace over the 10 years ending August 2025. The metro area is driven by white-collar jobs, particularly in the financial services sector. The share of private office-using jobs is 39 percent higher in Tampa than in the United States overall, while financial services jobs’ share is 59 percent higher here. There are four noteworthy finance and insurance companies with over 5,000 jobs in the metro area. But despite this notably outsized industry cluster, Moody’s Analytics gives the area an industrial diversity score of 0.83 (U.S. = 1.0), which ranks fourth most diverse among the 390 ranked MSAs.

Housing affordability is perhaps Tampa’s greatest headwind, as Moody’s data on the cost of living puts Tampa’s relative costs at 111 percent of the national average. Homeowner’s insurance expense now ranks among the 10 highest

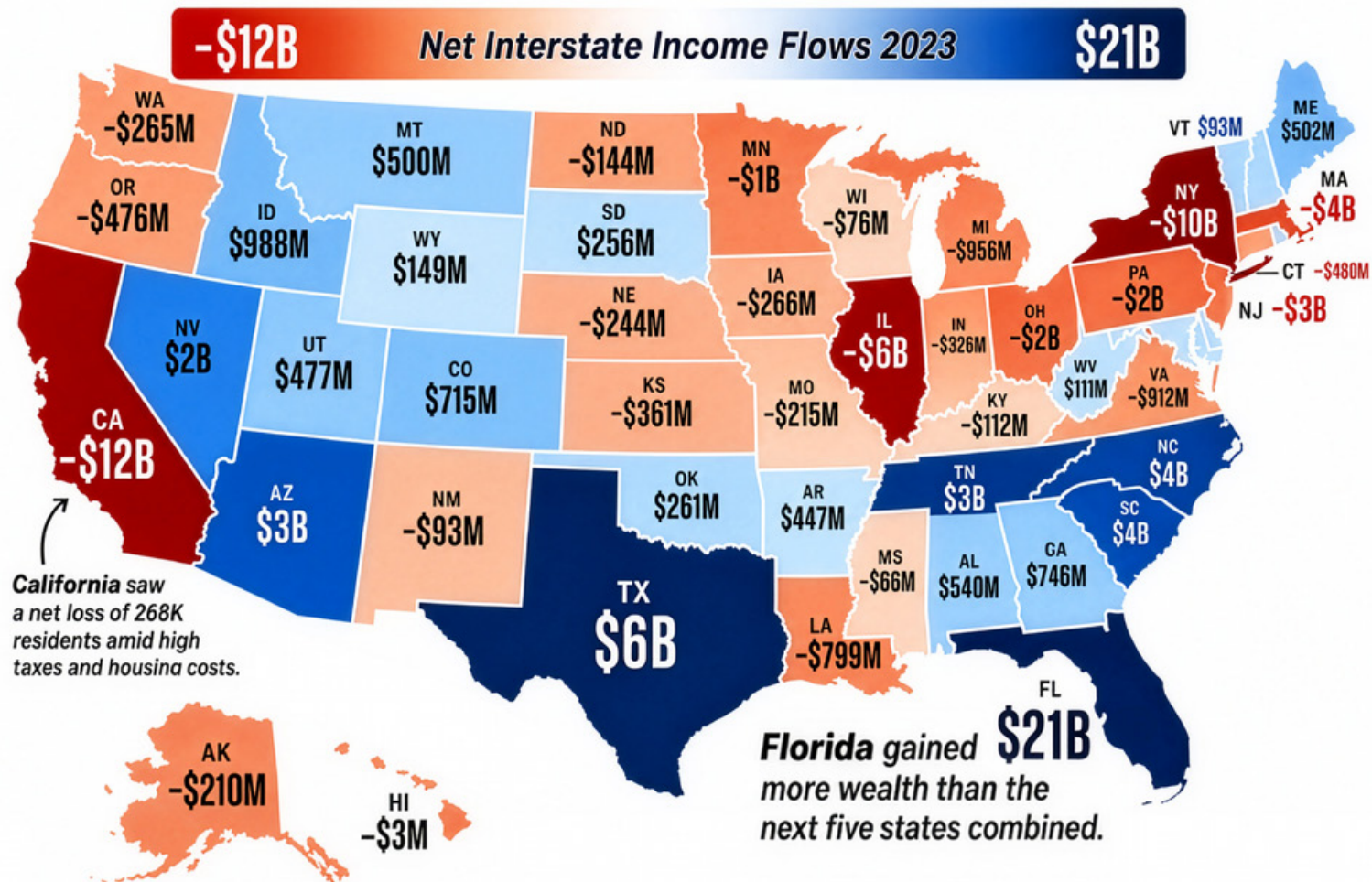
nationally. Rising costs might slow in-migration from the 50,000 to 70,000 the metro area saw each year from 2021 to 2023, which calculated to a top 10 rate per capita for metro areas with more than 1 million residents. Some relief will come from lower interest rates, while Tampa home prices have moderated a bit since their January 2025 peak. But with house prices up 66 percent in the four years ending July 2025, much of Tampa’s previous housing affordability has eroded, with little hope of returning in the near term. On the bright side, costs of doing business remain below national averages (95 percent of the national rate, per Moody’s), with costs considerably lower than U.S. averages for energy, state, and local taxes, and office rent.

Despite these outlined risks, local economic growth is expected to be conducive to outsized real estate returns. Continued in-migration, an attractive business climate, and job growth forecast at 2.3 times the nation’s five-year forecast set the stage for continued demand for Tampa real estate.

[Read Full Article Here](#)

Wealth Migration

By State





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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