

SINGLE TENANT NN W/DRIVE-THRU

Investment Opportunity



STARBUCKS

(NASDAQ: SBUX | S&P: BBB+)

**8+ Years Remaining | Fronting SW Archer Rd (51,500 VPD) | 1.8 Miles to UF (62,000 Students) |
Near Butler Plaza (10.5M+ Visitors)**


**WATCH DRONE
VIDEO**

4344 SW. Archer Road

GAINESVILLE FLORIDA

ACTUAL SITE



SRS

CAPITAL
MARKETS

EXCLUSIVELY MARKETING BY



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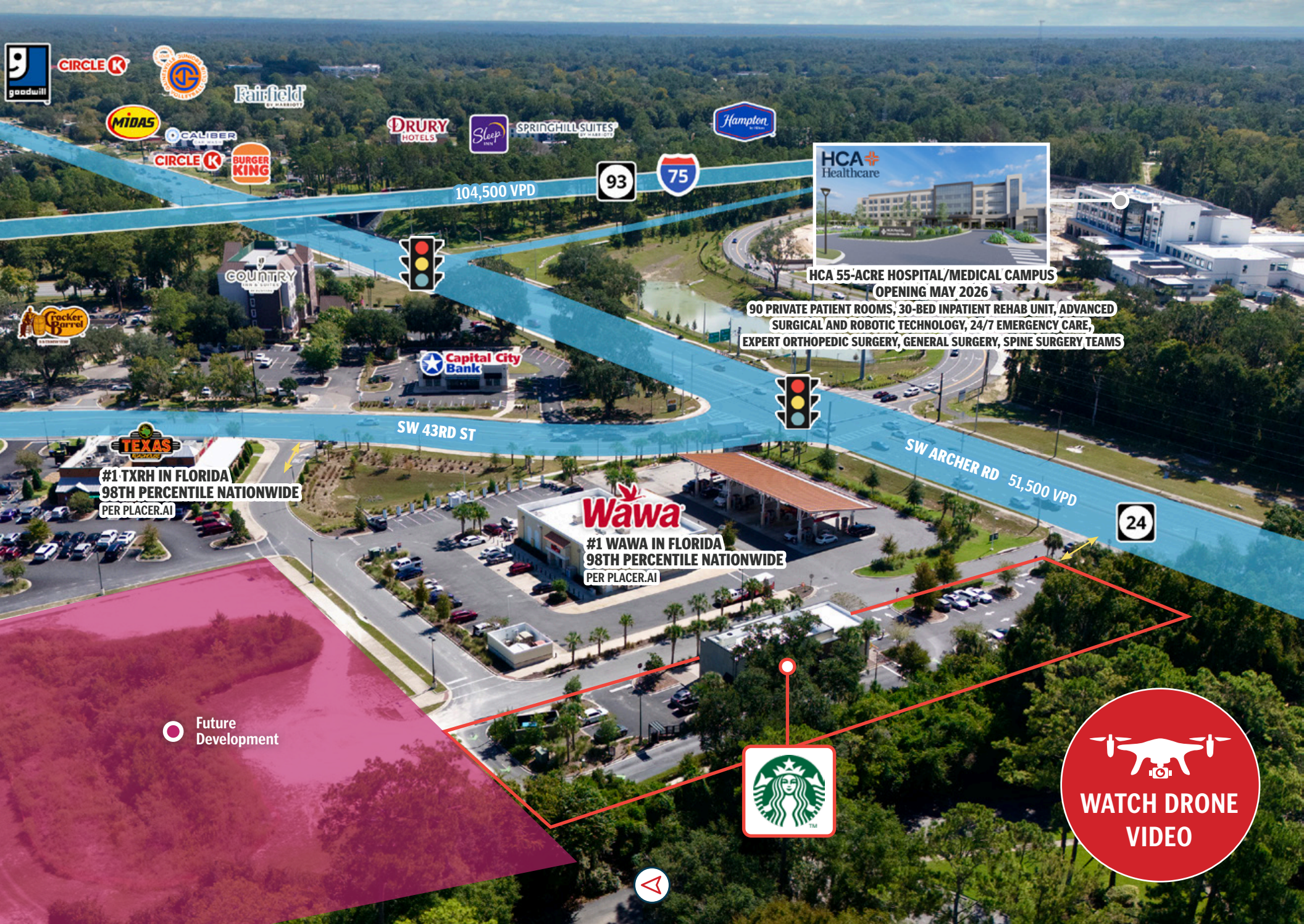


NATIONAL NET LEASE

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







HCA 55-ACRE HOSPITAL/MEDICAL CAMPUS
OPENING MAY 2026

90 PRIVATE PATIENT ROOMS, 30-BED INPATIENT REHAB UNIT, ADVANCED
SURGICAL AND ROBOTIC TECHNOLOGY, 24/7 EMERGENCY CARE,
EXPERT ORTHOPEDIC SURGERY, GENERAL SURGERY, SPINE SURGERY TEAMS

#1 TXRH IN FLORIDA
98TH PERCENTILE NATIONWIDE
PER PLACER.AI

Wawa
#1 WAWA IN FLORIDA
98TH PERCENTILE NATIONWIDE
PER PLACER.AI

 **Future
Development**



OFFERING SUMMARY



OFFERING

Pricing	\$3,322,000
Net Operating Income	\$166,100
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	4344 SW. Archer Road, Gainesville, Florida 32608
Rentable Area	2,500 SF
Land Area	0.86 AC
Year Built	2019
Tenant	Starbucks
Guaranty	Corporate (Nasdaq: SBUX) (S&P: BBB+)
Lease Type	NN
Landlord Responsibilities	Roof, Foundation, Exterior Walls & Structure
Lease Term Remaining	8+ Years
Increases	10% at Beginning of Each Option
Options	3 (5-Year)
Rent Commencement	February 2019
Lease Expiration	February 28, 2034

[CLICK HERE FOR A FINANCING QUOTE](#)

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RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End*	Begin	Increase	Monthly	Annually	Options
Starbucks	2,500	Feb. 2019	Feb. 2034	Current	-	\$13,842	\$166,100	3 (5-Year)
(Corporate Signature)				March 2029	10%	\$15,226	\$182,710	
				Option 1	10%	\$16,748	\$200,981	
				Option 2	10%	\$18,423	\$221,079	
				Option 3	10%	\$20,266	\$243,187	

*In May 2024, Starbucks extended their lease term through February 28, 2034.

8+ Years Remaining | Options To Extend | Corporate Signed | Scheduled Rental Increases

- Starbucks has 8+ years remaining on their initial lease with 3 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease is corporate signed by Starbucks, an investment grade (S&P: BBB+), nationally recognized, and established firm with over 40,200 stores
- The lease features 10% rental increases at the beginning of each option

NN Leased | Fee Simple Ownership | No State Income Tax | Limited Landlord Responsibilities

- Tenant pays for taxes, insurance and maintains most aspects of the premises
- Limited landlord responsibilities
- Ideal, low-management 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., offering an alternative to cities like Orlando and Miami with development in tourism, health, education, and infrastructure
- More than 151,000 residents and 93,000 employees support the trade area
- \$91,788 average household income

Signalized, Four-Way Intersection | Off I-75 (104,500 VPD) | Next to #1 Wawa and Texas Roadhouse Locations in FL | UF (62,000 Students)

- Located at the signalized, four-way corner intersection of SW 43rd Street & SW Archer Road
- Wawa next door ranks in the 98th percentile (18 out of 1,041) of all nationwide locations and 100th percentile (1 out of 283) in FL via Placer.ai
- Adjacent to Texas Roadhouse which ranks in the 98th percentile (14 out of 663) of all nationwide locations and 100th percentile (1 in 45) in FL via Placer.ai
- Just West off the I-75 exit (104,500 VPD), allowing users to benefit from direct on/off ramp access to the site and surrounding trade areas
- Across from the newly constructed HCA Florida Gainesville - 55 acre Hospital and Medical Campus providing steady traffic throughout the day**
- Half a mile West of Butler Plaza Central, Butler Town Center, Butler Plaza West, etc., which boasts 10.5M+ visitors annually and ranks in the 96th - 98th percentile for nationwide community shopping centers via Placer.ai**
- 1.8 miles away 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.



STARBUCKS

starbucks.com

Company Type: Public (NASDAQ: SBUX)

Locations: 40,200

2025 Employees: 381,000

2025 Revenue: \$36.18 Billion

2025 Net Income: \$3.76 Billion

2025 Assets: \$31.34 Billion

Credit Rating: S&P: BBB+

Since 1971, Starbucks Coffee Company has been committed to ethically sourcing and roasting high-quality arabica coffee. Today, with nearly 40,200 stores worldwide, the company is the premier roaster and retailer of specialty coffee in the world. Through our unwavering commitment to excellence and our guiding principles, we bring the unique Starbucks Experience to life for every customer through every cup. Starbucks Corporation was founded in 1971 and is based in Seattle, Washington.



Source: stories.starbucks.com, finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



Gainesville, Florida
Alachua County

ACCESS



SW. Archer Road/State Highway 24: 1 Access Point
SW. 43rd Street: 1 Access Point

TRAFFIC COUNTS



SW. Archer Road/State Highway 24: 51,500 VPD
State Highway 93/Interstate 75: 104,500 VPD

IMPROVEMENTS



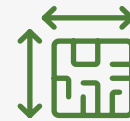
There is approximately 2,500 SF of existing building area

PARKING



There are approximately 31 parking spaces on the owned parcel.
The parking ratio is approximately 12.4 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 06818-001-000
Acres: 0.86
Square Feet: 37,462

CONSTRUCTION



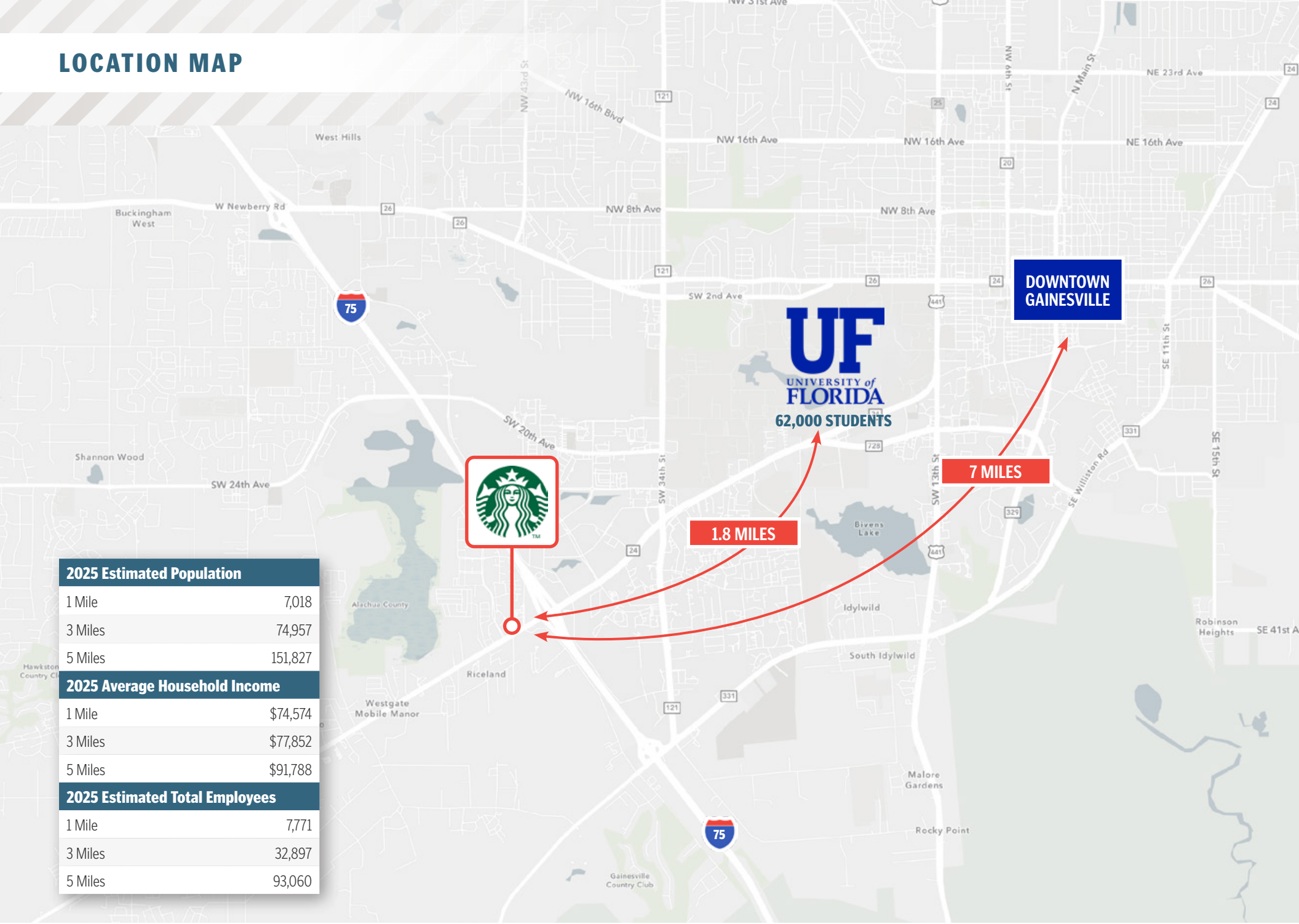
Year Built: 2019

ZONING



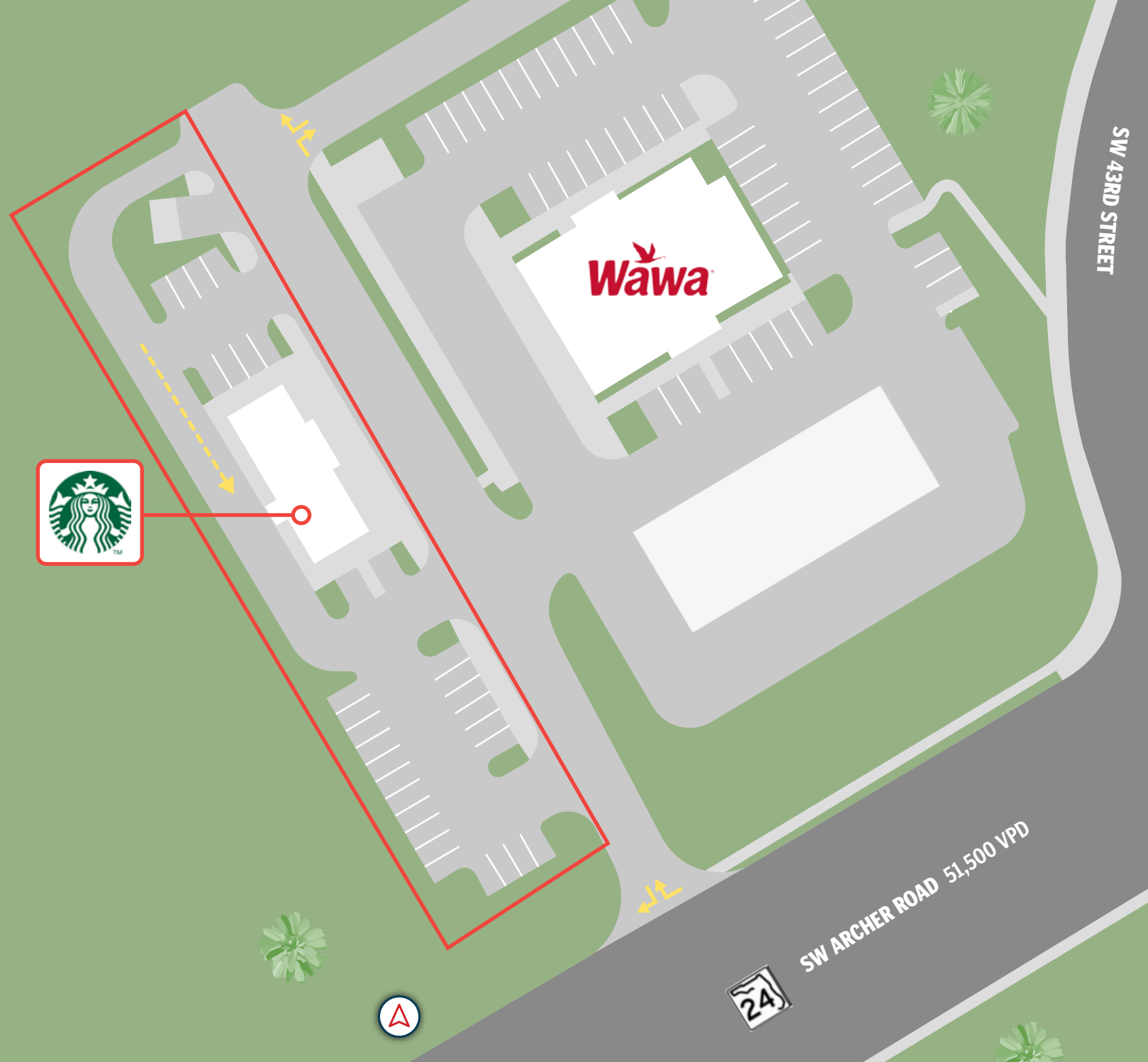
General Commercial

LOCATION MAP









AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	7,018	74,957	151,827
2030 Projected Population	7,467	77,327	155,389
2025 Median Age	27.4	26.3	26.9
Households & Growth			
2025 Estimated Households	2,823	31,782	61,480
2030 Projected Households	3,045	33,166	63,530
Income			
2025 Estimated Average Household Income	\$74,574	\$77,852	\$91,788
2025 Estimated Median Household Income	\$52,076	\$50,640	\$56,354
Businesses & Employees			
2025 Estimated Total Businesses	502	2,035	5,810
2025 Estimated Total Employees	7,771	32,897	93,060



GAINESVILLE, FLORIDA

The City of Gainesville is the most populous city in, and serves as the county seat of, Alachua County. Gainesville is located midway between the Gulf of America and the Atlantic Ocean and halfway between Miami and Pensacola. The City of Gainesville had a population of 149,926 as of July 1, 2025.

The economic landscape in Gainesville continues to be dominated by the government sector. Statistics compiled by the Bureau of Economic and Business Research at the University of Florida indicate that one of every three jobs in Gainesville is provided by the federal, state or local government. Greater Gainesville is home to a growing IT/Software sector with companies ranging from game development to human engagement. Coupled with Florida's status as an in-demand location for hi-tech establishments, Greater Gainesville's tech scene provides the perfect place for tech companies of all sizes. Greater Gainesville's advanced manufacturing sector represents the future of the industry in Florida. Ranging from large-scale medical device manufacturers to life-saving gear for first responders, Greater Gainesville's manufacturing sector—which is comprised of about 200 companies employing 4,000 people—has evolved into a go-to source for in-demand consumer goods.

Gainesville is home to Florida's largest and oldest university, and is one of the state's centers of education, medicine, cultural events and athletics. The University of Florida and Shands Hospital at UF are the leading employers in Gainesville and provide jobs for many residents of surrounding counties.

The closest major airport to Gainesville, Florida is Gainesville Regional Airport.



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



OF GOING THE EXTRA MILE

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