



FranklinStreet

OFFERING **MEMORANDUM**

Franklin Street Real Estate Services, LLC

KAHWA | COFFEE
ROASTERS

3502 Tampa Rd, Oldsmar, FL 34677

CONTACT US

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Managing Director

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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

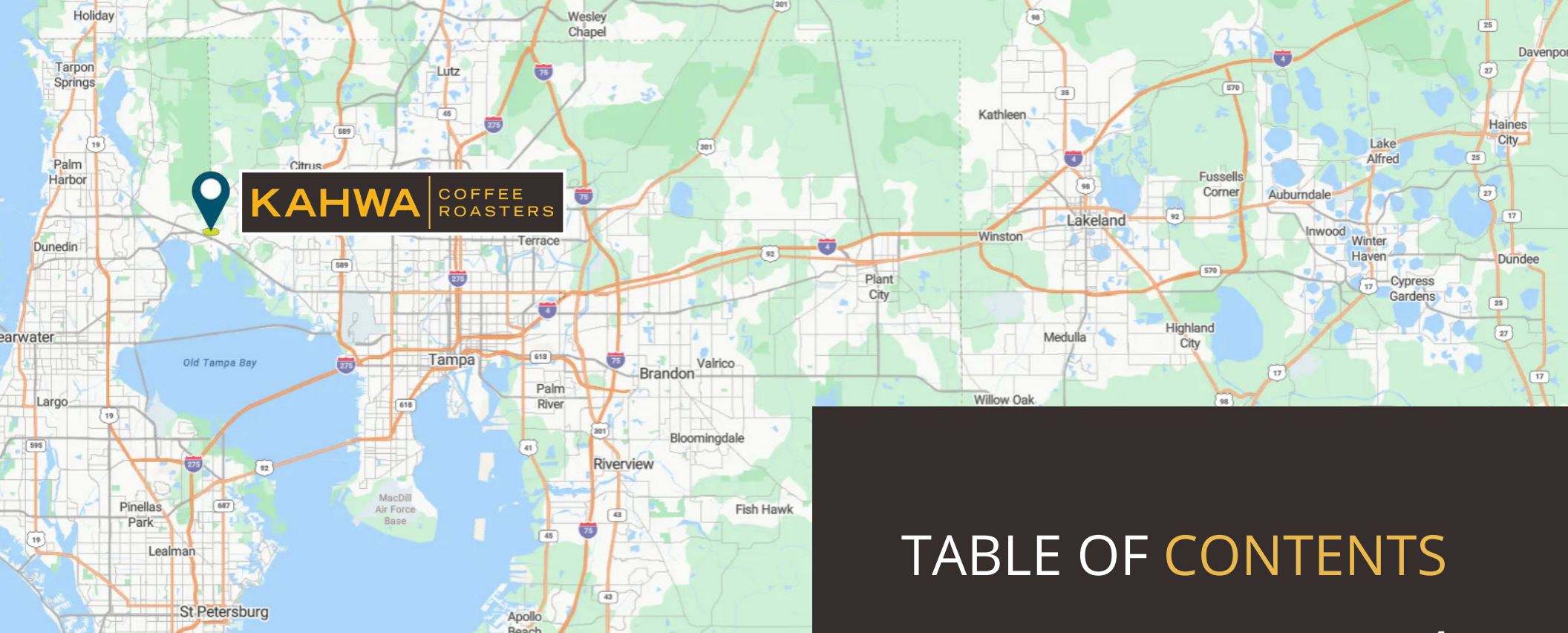
The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.



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EXECUTIVE SUMMARY

KAHWA | COFFEE
ROASTERS

3502 Tampa Rd, Oldsmar, FL 34677

PRICE: \$1,575,000

INVESTMENT SUMMARY

THE OFFERING

Franklin Street is pleased to offer for sale a 440 square foot, freestanding, NNN Kahwa. Kahwa is a wholesale and retail coffee company based in St. Petersburg, FL. This offering represents the unique opportunity to acquire Fee Simple ownership of a freestanding building, leased on a long-term basis to the largest independent coffee retailer in the state of Florida. This offering is a corporate store and guaranteed by corporate. The Property is located in a high-density trade area (64,940+ residents: 3-Mile Radius).

PROPERTY STRENGTHS (5 MILES)

- Absolute net lease - no financial obligations
- Prime located in Oldsmar with access to major arteries including U.S 19 and U.S 580
- Strong demographics within a 5-mile radius 183,560 residents; average HH income of \$120,161
- Centrally located in the Tampa Bay at the top of Old Tampa Bay
- Excellent site line visibility on Tampa Rd (58,000 VPD)
- Florida has no state income tax
- Trade area includes Dollar Tree, Bealls, AMC, Circle K, and Walmart
- Located in the 3rd highest grossing Tidal Wave car wash parking lot

3 MILE RADIUS

3 Mile Radius

Walgreens

Walmart

crumbl cookies

PAPA JOHN'S

Publix

TARGET

FIVE GUYS

BURGERS and FRIES

CVS

McDonald's

Firehouse SUBS

FOUND BY FIREMEN

Walmart

ACE Hardware

Walgreens

Chick-fil-A

DUNKIN' DONUTS

First Watch

Beef O'BRADY'S

TJ MAXX

ROSS

ALDI

visanto

goodwill

youfit HEALTH CLUBS

LOWE'S

STARBUCKS COFFEE

publix

AMC THEATRES

Panera BREAD

ULTA BEAUTY

PETSMART

DOLLAR TREE

Marshalls

Enterprise

REGIONS

FIVE BELOW

BEALLS

KOHL'S

Panera BREAD

Holiday Inn Express & Suites

Residence INN BY MARRIOTT

COURTYARD BY MARRIOTT

Hilton Garden Inn

F45

BUFFALO WILD WINGS

Hampton by HILTON

Mo's southwest grill

McDonald's

FranklinStreet

KAHWA COFFEE ROASTERS | OLDSMAR, FL 34677

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PROPERTY OVERVIEW

KAHWA | COFFEE
ROASTERS

3502 Tampa Rd, Oldsmar, FL 34677

TENANT OVERVIEW

Bayou Grande Coffee Roasting Company is a wholesale and retail coffee company based in St. Petersburg, Florida doing business as Kahwa Coffee. Founded in 2006 by Sarah and Raphael Perrier, Kahwa has become the largest independent coffee roaster in the state of Florida. Kahwa's reputation is built on quality and consistency of the product. 100% premium quality Arabic beans are selected from different origins around the world, these beans are then blended and skillfully roasted to produce a complex flavor that allows each origin to yield its most distinct palate. Each blend is roasted and packaged on demand to guarantee quality and freshness.

Kahwa's wholesale customers skyrocketed in 2008 after receiving the stamp of approval from world-renowned French chef, Paul Bocuse, who selected Kahwa coffee for his highly esteemed restaurant in Epcot, Chefs de France. That same year, Kahwa's first retail cafe opened in downtown St. Pete with the goal to create an environment with personalized customer service and a community meeting place where all walks of life can come to socialize.

Today, with 21 retail locations and over 800 wholesale customers, Kahwa is dedicated to expanding its customer base while still maintaining the greatest quality of the product and an exceptional customer service experience.

PROPERTY OVERVIEW

IMPROVEMENTS

New 2025 construction, opened on May 28, 2025. The 440 square foot single-story, freestanding building, has five on-site parking spaces.

LEASE & RENT COMMENCEMENT

All NNN charges including taxes, insurance, repairs & maintenance and utilities are the responsibility of the tenant. The initial term is 15 years with renewal options. First full month of rent is June, 2025.

LEASE YEAR	ANNUAL RENT	CAP RATE
1	92,000	5.85%
2	94,300	5.99%
3	96,657.5	6.14%
4	99,073.94	6.3%
5	101,550.79	6.46%
6	104,089.56	6.63%
7	106,691.79	6.81%
8	109,359.09	7%
9	112,093.07	7.2%
10	114,895.39	7.41%
11	117,767.78	7.63%
12	120,711.97	7.86%
13	123,729.77	8.1%
14	126,823.02	8.35%
15	129,883.59	8.61%

SITE PLAN



SITE OVERVIEW



KAHWA COFFEE ROASTERS



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LOCATION OVERVIEW

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ROASTERS

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LOCATION OVERVIEW

DEMOGRAPHICS: 1-3-5-MILE RADIUS OF THE PROPERTY

TOTAL POPULATION (2024)



1 MILE	3 MILES	5 MILES
11,485	64,940	183,560

PROJECTED POPULATION GROWTH (2024 - 2029)



1 MILE	3 MILES	5 MILES
1.2%	1.1%	1.7%

AVERAGE HOUSEHOLD INCOME (2024)



1 MILE	3 MILES	5 MILES
\$75,525	\$87,072	\$120,161

MEDIAN AGE



1 MILE	3 MILES	5 MILES
48.2	50.6	50.8

TOTAL HOUSEHOLDS (2024)

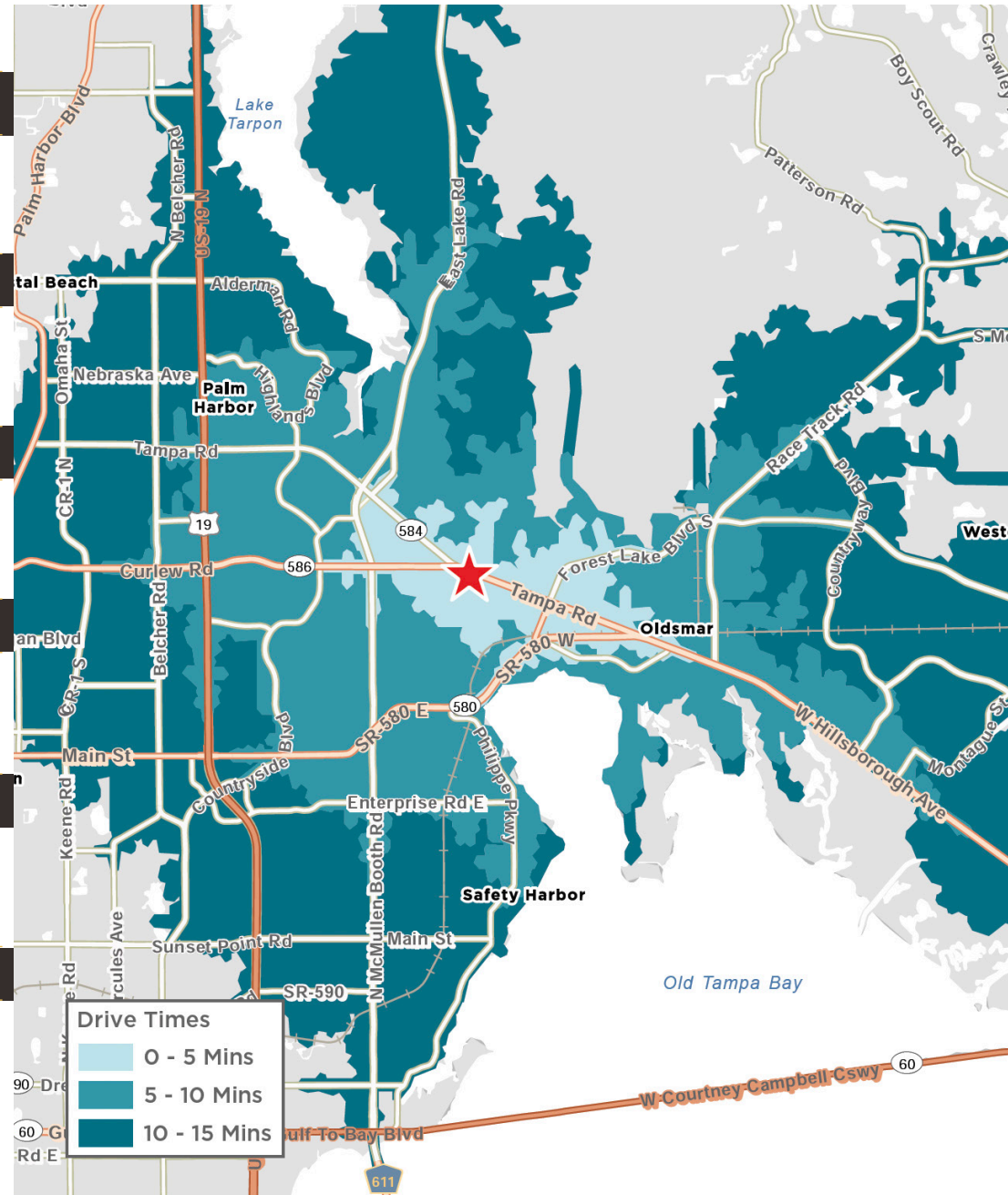


1 MILE	3 MILES	5 MILES
5,215	29,329	83,296

EMPLOYEES

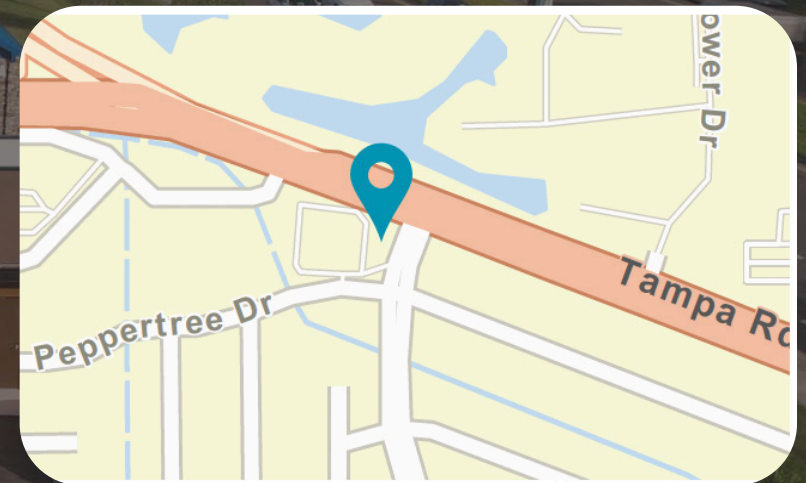


1 MILE	3 MILES	5 MILES
4,399	32,305	86,296

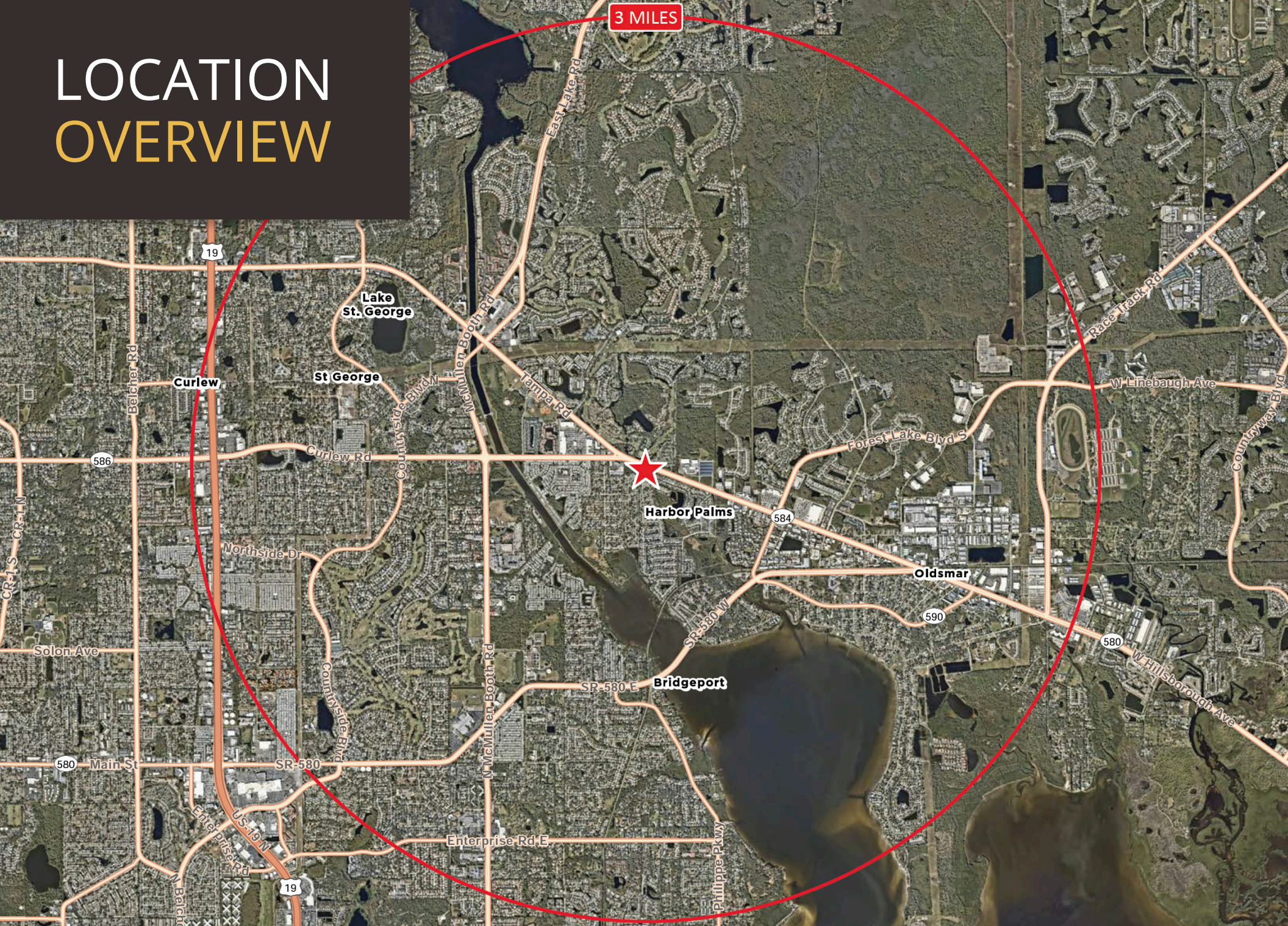


TRAFFIC COUNT MAP

1 MILE RADIUS



LOCATION OVERVIEW



LOCATION OVERVIEW PHOTOS



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