



3727 E. Silver Spring Blvd, Ocala, FL 34470

\$2,500,000

Starbucks

NNN Lease



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Listing Added: 06/18/2025

Listing Updated: Today

 Brokerage logo



Details

Asking Price	\$2,500,000	Property Type	Retail
Sub Type	QSR/Fast Food	Lease Type	NNN
Tenancy	Single	Brand/Tenant	Starbucks
Lease Term	10 years	Lease Commencement	05/08/2024
Lease Expiration	05/08/2034	Remaining Term	9 years
Square Footage	2,500	Net Rentable (SqFt)	2,500
Cap Rate	5.50%	Occupancy	100%
NOI	\$137,500		

Marketing Description

Starbucks | NNN Ground Lease | Ocala, FL

Exceptional opportunity to acquire a high-quality NNN investment leased to global coffee leader Starbucks, strategically located on Silver Springs Boulevard—Ocala's premier commercial corridor. This high-visibility, high-traffic location benefits from strong surrounding retail, residential, and commuter density. The property operates under a NNN lease structure, with the tenant responsible for taxes, insurance, and CAM, and landlord obligations limited to structural items, offering a reliable and largely passive income stream. Located in a no-state-income-tax state and positioned for long-term appreciation, this asset is ideal for 1031 exchange buyers or investors seeking stable returns backed by a world-class tenant.

Investment Highlights

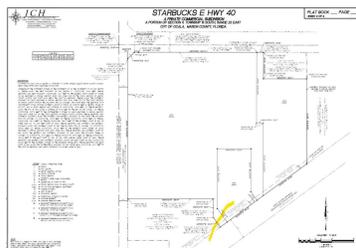
1. **NNN Starbucks Lease** – Passive income structure with tenant paying taxes, insurance, and CAM; landlord responsibilities limited to structural items.
2. **Premier Location – Silver Springs Blvd, Ocala, FL**
High-visibility retail corridor with exceptional traffic counts and strong surrounding demographics.
3. **Credit Tenant – Starbucks Corporation (NASDAQ: SBUX)**
One of the most recognizable and financially secure tenants in the world.
4. **Long-Term Lease with Rental Increases**
Secure income stream with built-in rent escalations for inflation protection.
5. **High-Traffic, Signalized Intersection**
Prime frontage with excellent ingress/egress in a heavily traveled retail district.
6. **1031 Exchange Opportunity**
Ideal replacement property for investors seeking tax-deferred reinvestment.
7. **No State Income Tax**
Located in Florida, enhancing net investment returns.
8. **Growing Ocala Market**
Ocala is experiencing significant population and commercial growth, supporting long-term asset value.



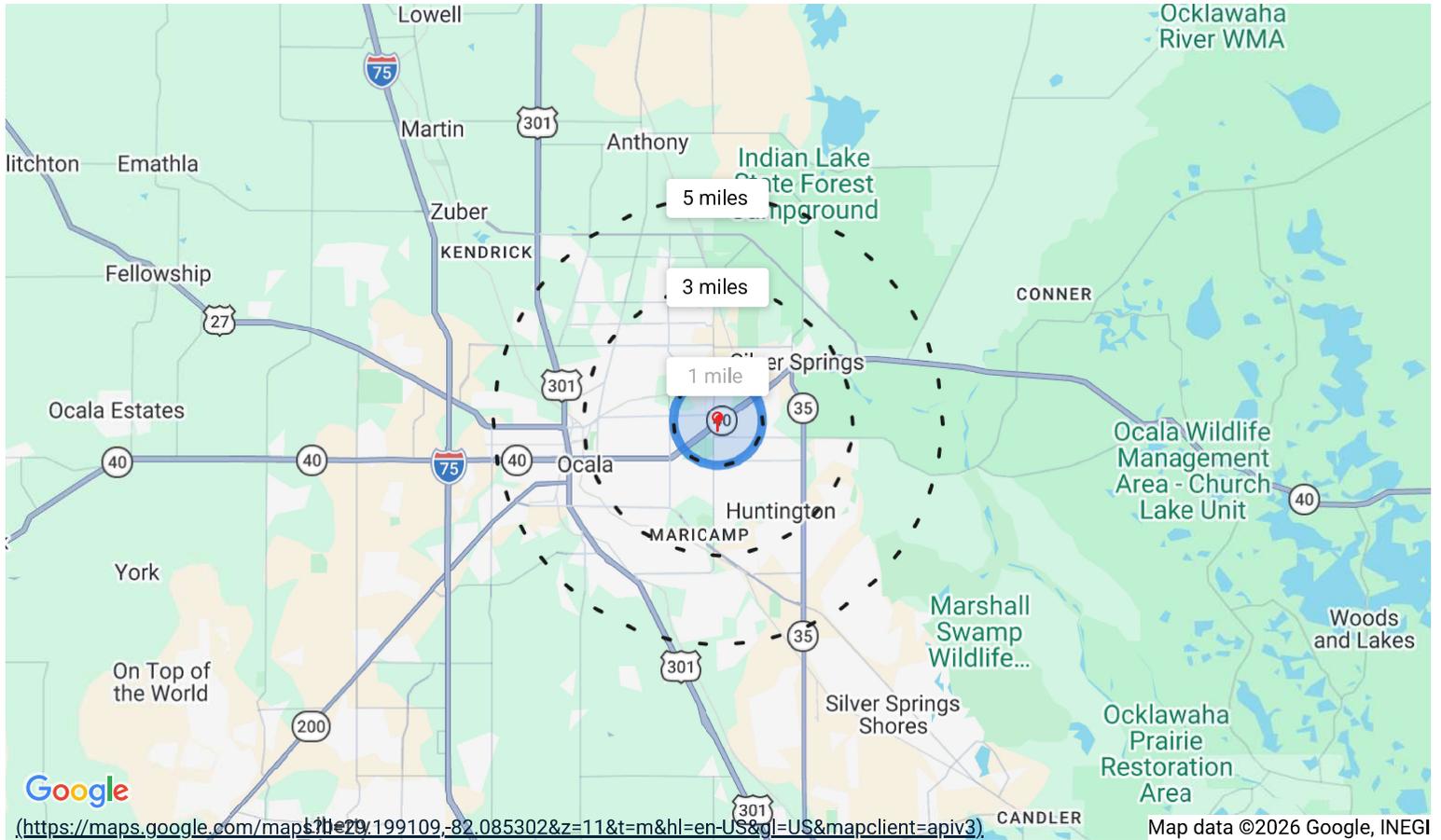
Location (1 Location)



Property Photos (6 photos)



Demographic Insights



1 mile

3 miles

5 miles

Population

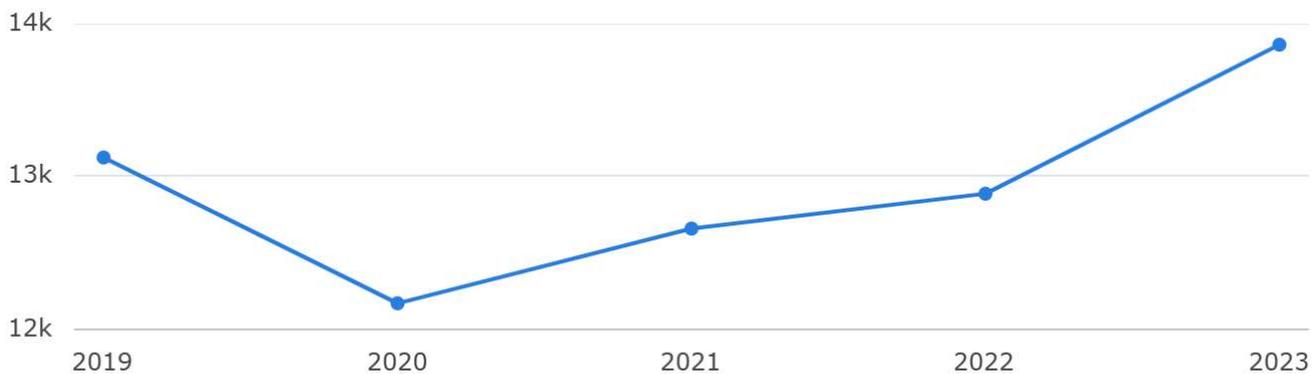
13.9k

↑ 7%

Compared to 12.9k in 2022

↑ 5%

Compared to 13.1k in 2019



Household Income

\$56.1k

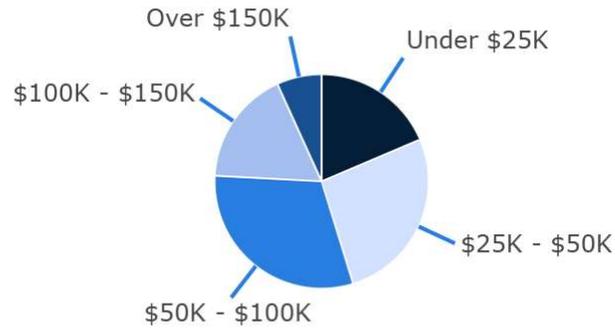
Median Income

\$62.6k

2028 Estimate

↑ 12%

Growth Rate



Age Demographics

40

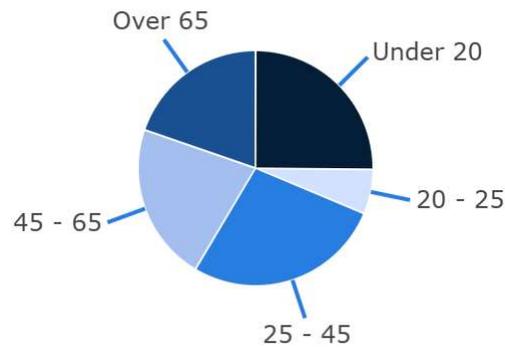
Median Age

47

2028 Estimate

↑ 17%

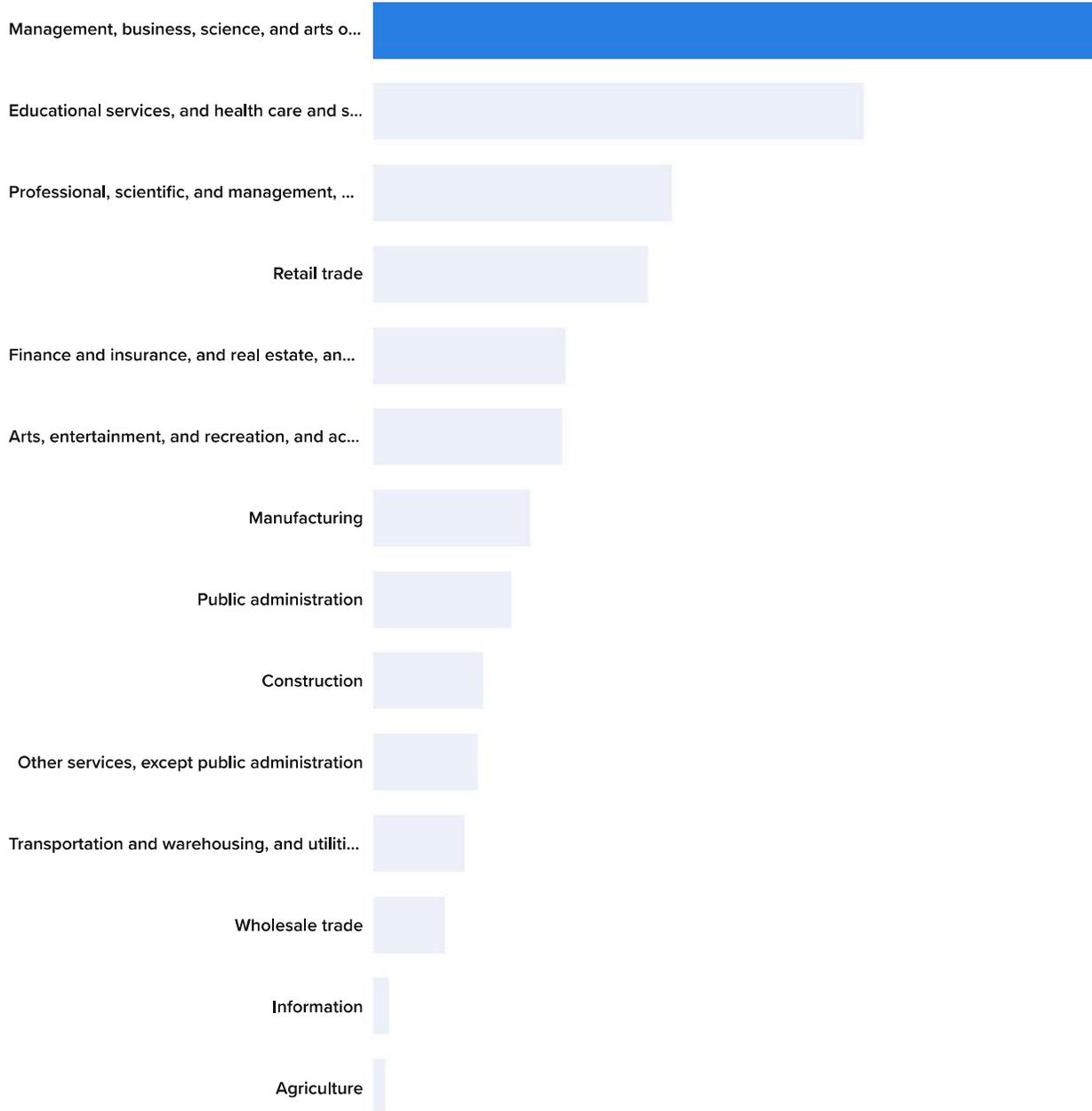
Growth Rate



Number of Employees

11.2k

Top Employment Categories



Housing Occupancy Ratio

8:1

12:1 predicted by 2028



Renter to Homeowner Ratio

1:2

1:2 predicted by 2028

