



NEW DUTCH BROS COFFEE DRIVE-THRU

US HIGHWAY 280, PHENIX CITY, AL 36867

PROPERTY RENDERING

30445 Northwestern Highway, Suite 275

Farmington Hills, MI 48334

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fortisnetlease.com

BRYAN BENDER

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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

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INVESTMENT SUMMARY

List Price:	\$2,655,172
Current NOI:	\$154,000.00
Initial Cap Rate:	5.80%
Land Acreage:	+/- 0.78
Year Built	2026
Building Size:	986 SF
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.40%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this **brand new** drive-thru Dutch Bros. Coffee located in Phenix City, Alabama - part of the **Phenix Corners shopping center!** This 15 year Absolute NNN Lease provides a **10% rent increase every 5 years** including at each of the 3 (5 year) options. The store is currently under construction with opening & rent start tracked for January 2026.

This Dutch Bros is located in a **retail hub** on a main highway **seeing 38,449 cars per day**. It is an outlet in the Phenix Corners shopping center featuring Slim Chicken's, Taco Bell, Firehouse Subs, Shoe Show, FreeUp Storage and many others. Directly across the street sits a Tractor Supply Company/Dollar Tree anchored shopping center. The **5 mile population from the site is 103,887**. The 1 mile household income is \$59,445. The **5 mile consumer spending is \$1 Billion!** This investment will offer a new owner continued success due to the strength and proven profitability of the tenant. List price reflects a 5.80% cap rate based on NOI of \$154,000.



PRICE \$2,655,172



CAP RATE 5.80%



LEASE TYPE Absolute NNN



RENT INCREASES 10% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- 15 Absolute NNN Lease | Zero Landlord Responsibility
- Part of Phenix Corners Shopping Center
- **Excellent Visibility Seeing 38,449 Cars Per Day**
- **10% Rental Rate Increases Every 5 Years**
- Three (5 Year) Options to Renew with 10% Increase at Each
- **5 Mile Population 103,887**
- 1 Mile Average Household Income \$59,445
- **5 Mile Consumer Spending is \$1 Billion!**
- **Corporate Guaranty**
- Located in a Retail Hub with Major Tenants Surrounding



FINANCIAL SUMMARY

INCOME	PER SF
Rent	\$154,000.00
Gross Income	\$154,000.00
	\$156.19
EXPENSE	PER SF
Expenses	\$0
Gross Expenses	\$0
	\$0.00
NET OPERATING INCOME	\$154,000.00
	\$156.19

PROPERTY SUMMARY

Year Built:	2026
Lot Size:	+/- 0.78 Acres
Building Size:	986 SF
Traffic Count 1:	38,449 on Highway 280
Roof Type:	Flat
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	5
Warranties	Construction
HVAC	Roof Mounted



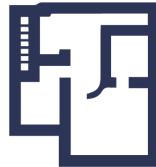
LEASE SUMMARY

Tenant:	Dutch Bros
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$154,000.00
Rent PSF:	\$156.19
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	1/15/2026
Lease Expiration Date:	1/31/2041
Lease Term Remaining:	15 Years
Rent Bumps:	10% Every 5 Years
Renewal Options:	Three (5 Years)
Lease Guarantor:	Boersma Bros. LLC
Tenant Website:	DutchBros.com





TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dutch Bros	986	1/15/2026	1/31/2041	\$154,000.00 \$169,400.00 \$186,340.00	100.0	2/1/2031 2/1/2036	\$156.19 \$171.81 \$188.99
			Option 1 Option 2 Option 3	\$204,974.00 \$225,471.40 \$248,019.00		2/1/2041 2/1/2046 2/1/2051	\$207.88 \$228.67 \$251.54
Averages	986			\$169,913.33			\$172.33



TOTAL SF
986



TOTAL ANNUAL RENT
\$154,000.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$172.33



NUMBER OF TENANTS
1





\$35.26 MILLION
NET INCOME



160 NEW STORES
BY END OF 2025



29% INCREASE
IN Q1 REVENUE YOY



33 YEARS
IN BUSINESS

Dutch Bros Inc. (NYSE: BROS) is a high growth operator and franchisor of drive-thru shops that focus on serving high **QUALITY**, hand-crafted beverages with unparalleled **SPEED** and superior **SERVICE**. Founded in 1992 by brothers Dane and Travis Boersma, Dutch Bros began with a double-head espresso machine and a pushcart in Grants Pass, Oregon. While espresso-based beverages are still at the core of what they do, Dutch Bros now offers a wide variety of unique, customizable cold and hot beverages that delight a broad array of customers. They believe Dutch Bros is more than just the products they serve—they are dedicated to making a massive difference in the lives of their employees, customers and communities. This combination of hand-crafted and high-quality beverages, their unique drive-thru experience and their community-driven, people-first culture has allowed them to successfully open new shops and continue to share the “Dutch Luv” at 982 locations across 18 states as of December 31, 2024.



DUTCH BROS
Coffee®



SHOE SHOW

**FREE UP
STORAGE**
Make Space for Life

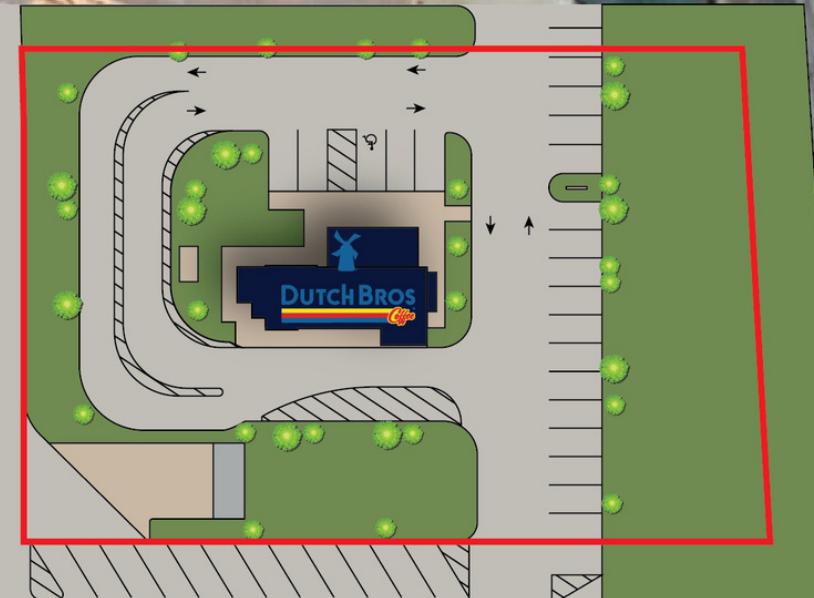


280

8

U.S. HWY 280/431
38,449 VPD

E 280 BYP



** Property comes with Perpetual Easement for egress on to the adjacent alley**





PROXIMITY KEY



8 Miles
Columbus
Airport



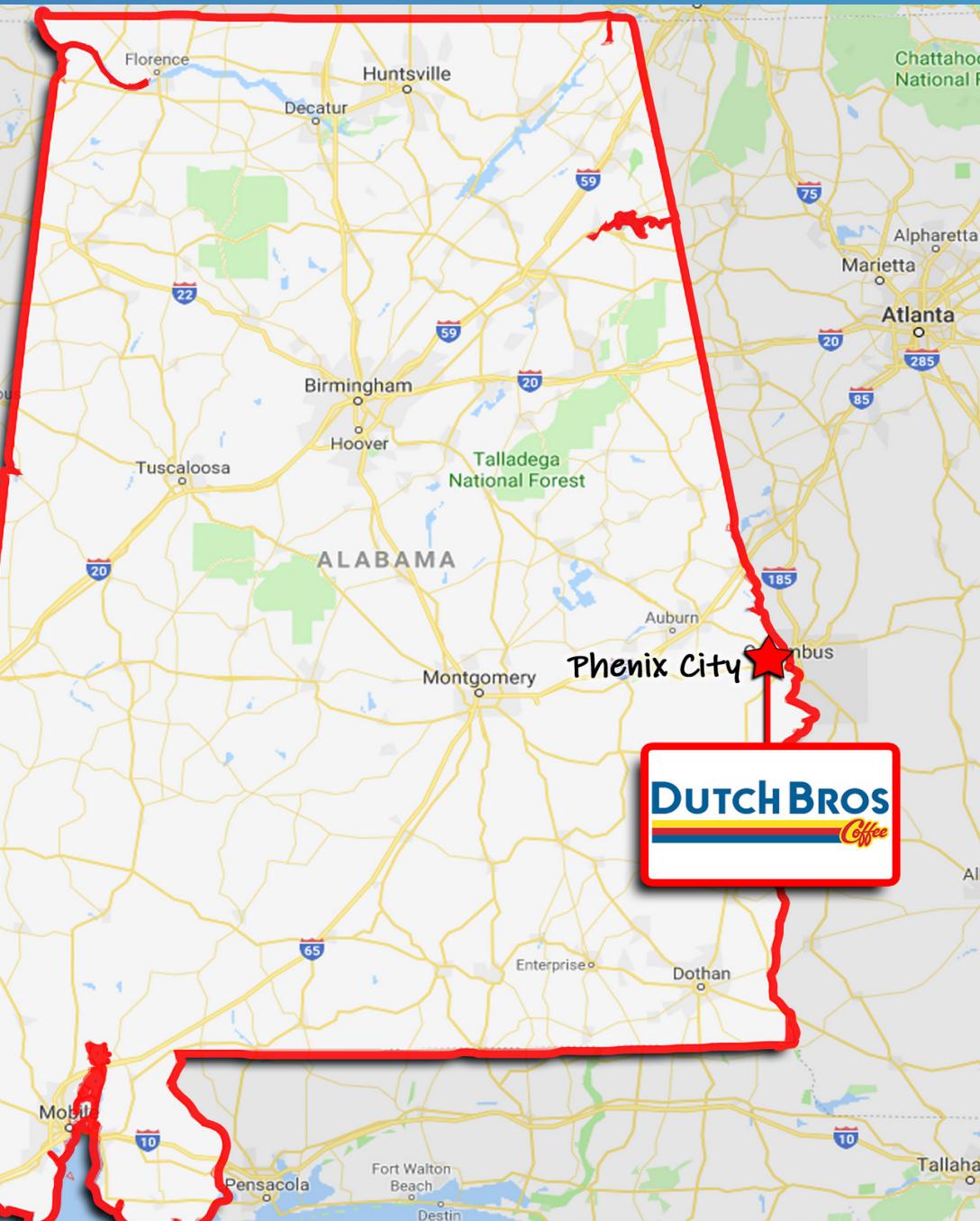
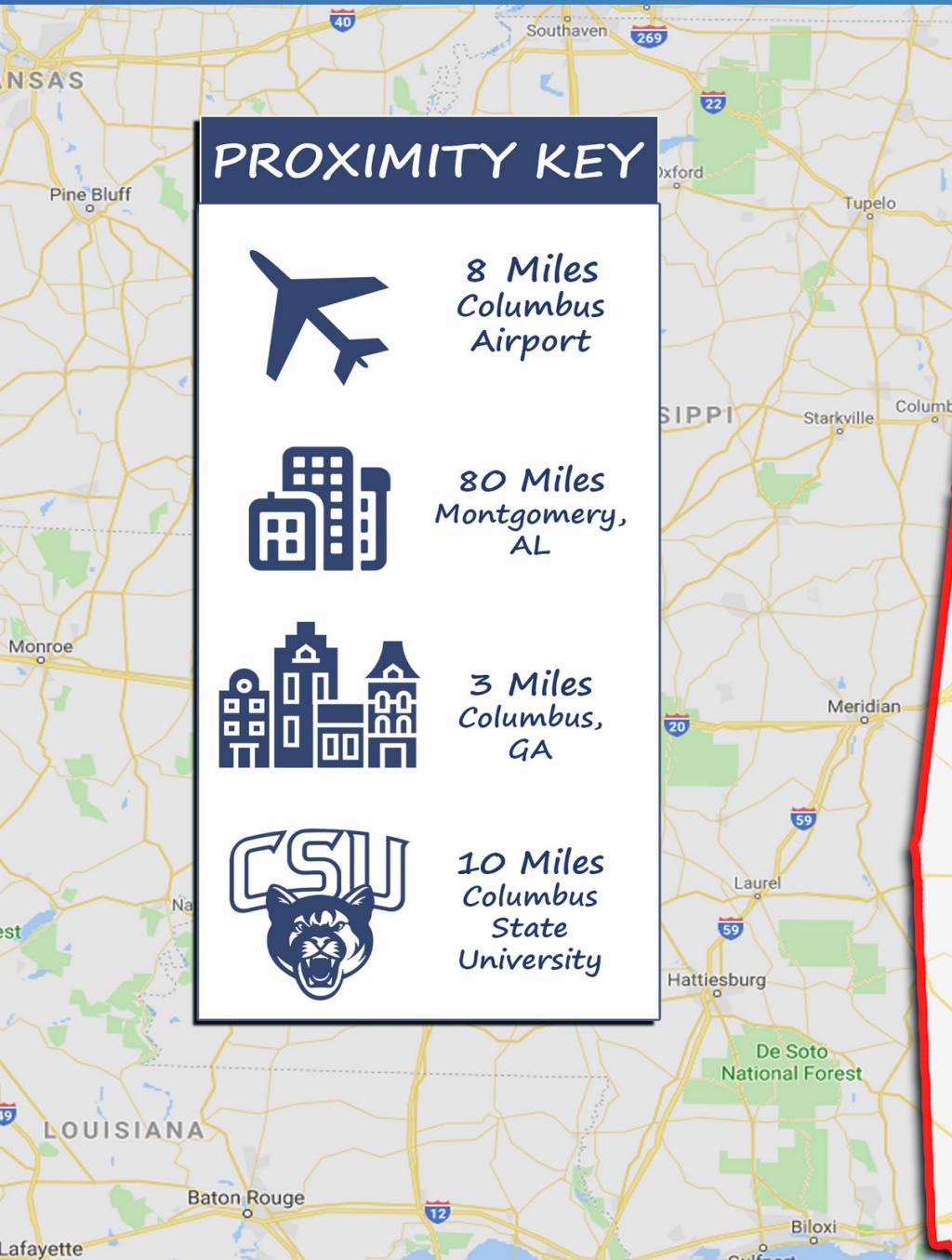
80 Miles
Montgomery,
AL



3 Miles
Columbus,
GA



10 Miles
Columbus
State
University



DUTCH BROS
Coffee



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 **FORTIS** NET LEASE™





Phenix City, Alabama is a vibrant community located along the western bank of the Chattahoochee River, directly across from Columbus, Georgia. Serving as the county seat of Russell County, Phenix City combines small-town charm with close proximity to a larger urban center, offering residents and visitors a balance of relaxed southern living and modern convenience.

The city is part of the Columbus metropolitan area, making it an important hub for regional commerce, education, and recreation. Its riverfront area has been revitalized in recent years, with scenic walking trails, parks, and easy access to the Chattahoochee RiverWalk and Whitewater Express, one of the longest urban whitewater courses in the world.

Phenix City's location along major transportation routes—including U.S. Highways 80 and 431—provides quick access to destinations throughout Alabama and Georgia. The city's landscape features rolling hills, tree-lined neighborhoods, and a blend of historic districts and growing residential developments.

Known for its welcoming community, strong sense of local pride, and rich history, Phenix City serves as both a gateway to east Alabama and a key part of the greater Chattahoochee Valley region.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2024	5,129	43,434	103,887
Median Age	35.5	36.0	37.4
# Of Persons Per HH	2.2	2.3	2.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,253	18,290	43,049
Average HH Income	\$59,445	\$58,710	\$62,442
Median House Value	\$133,333	\$153,811	\$156,111
Consumer Spending	\$48.2 M	\$424.8 M	\$1.0 B

Phenix City

AL



TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,750+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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