

# MILLER'S ALE-HOUSE

907 TAYLOR RD, PORT ORANGE (DAYTONA MSA), FL 32127

CONFIDENTIAL OFFERING MEMORANDUM



# Executive Summary

**Colliers**, as exclusive broker, is pleased to present the opportunity to acquire a brand-new Miller's Ale House in Port Orange, Florida, an affluent and rapidly growing coastal community within the Daytona Beach MSA. The property is secured by a 15-year corporate ground lease featuring absolute NNN terms with 2% annual rent increases throughout the initial term and each renewal option, providing investors with hands-off ownership and durable, long-term cash flow. Miller's Ale House is the #1 Sports Bar in America (USA Today, 2025) and a Florida-headquartered brand with more than 115 locations nationwide, underscoring strong unit-level performance and corporate commitment to the market.

The site is strategically positioned within the regionally dominant Port Orange retail corridor, one of the most heavily trafficked retail nodes in the market, and benefits from prime frontage and signalized access along Dunlawton Avenue (54,000 VPD), with immediate proximity to Interstate 95 (85,000 VPD), Florida's primary north-south highway. The Property is located within Altamira Village, a BJ's Wholesale & LA Fitness-anchored center ranking among the top 10% visited shopping centers in Florida, and is surrounded by national retailers including Target, Walmart Supercenter, Lowe's, and Home Depot. The trade area is further supported by strong household incomes, sustained residential growth, and a significant daily shadow population driven by nearby education and healthcare campuses. Collectively, these fundamentals position the offering as a secure, high-quality net lease investment backed by a leading experiential dining brand in a high-growth Florida market.

Demographics	1-Mile	3-Mile	5-Mile	Daytona Beach MSA
<b>Population</b>				
2030 Projection	7,579	62,278	110,266	779,367
2025 Estimate	7,352	58,358	104,265	725,273
% Growth	3.1%	6.7%	5.8%	7.5%
<b>Household Income</b>				
Average	\$101,343	\$90,179	\$88,361	\$96,515
Median	\$89,533	\$73,018	\$67,241	\$71,020

## Property Details



### Property Address

907 Taylor Rd  
Port Orange (Daytona MSA), FL 32127



### Purchase Price | Price PSF

\$7,027,000 | \$1,098 PSF



### Cap Rate

5.70%



### Annual Rent | Rent PSF

\$400,554 | \$62.59 PSF



### Rent Increases

2% Annually



### Lease Type

NNN Ground Lease



### Lease Term

15 Years



### Renewal Options

Four (4), 5 Year Options



### Building Size | Lot Size

6,400 SF | 2.32 Acres



### Year Built

2023



### Traffic Counts

Dunlawton Ave -> 54,000 VPD



PAPA JOHN'S  
PIZZA  
OLD FASHIONED  
HOT DELI

Wawa

Calver's  
TACO BELL

goodwill

BJ's

LAIFITNESS

BJ's Gas Station

SportClips  
HAIRCUTS

Mister

SCCU+

Aspen Dental  
MOE'S  
SOUTHWEST GRILL

CVS

MILLER'S  
ALE HOUSE

DUNLAWTON AVE (54,000 VPD)

TAYLOR RD (14,100 VPD)

Close-In View

Interstate 95 Access  
<1,000 Feet

# Investment Highlights

## NEW CONSTRUCTION, LONG-TERM CORPORATE GROUND LEASE WITH ZERO LANDLORD RESPONSIBILITIES

- New construction 15-year corporate ground lease with 2% annual rent increases continuing through primary term and each option.
- Absolute NNN Lease: Tenant pays taxes, insurance, maintenance and utilities directly with no Landlord management or maintenance required.
- Corporate tenant provides ideal security of cash flow and operational success.

## STRATEGIC LOCATION FOR THE #1 SPORTS BAR IN AMERICA

- Miller's Ale House was voted the #1 Sports Bar in America (USA Today 2025).
- Miller's Ale House is headquartered in nearby Orlando and has grown to more than 115 locations across 10 states since 1988.
- Florida represents Miller's Ale House's largest and longest-tenured operating market.
- With the nearest Miller's Ale House locations 9 miles north in Daytona and nearly 30 miles southwest in Sanford (Orlando), Port Orange represents a strategic location necessary to fully serve Florida's growing east coast.





**US FOODS**  
400,000 SF Distribution Hub  
550 Employees

**LOWE'S**

**CHIPOTLE**  
MEXICAN GRILL

**STARBUCKS**  
COFFEE

**PAPA JOHN'S**  
PIZZA  
OUTBACK STEAK HOUSE  
CHOICE

**TACO BELL**

**Wawa**

**TARGET**

**Chick-fil-A**

**Calver's**

**Interstate 95**  
(85,050 VPD)

**DUNLAWTON AVE**  
(54,000 VPD)

**Mister**

**BJ's**

**LAQUINTA**  
INNS & SUITES

**tropical SMOOTHIE CAFE**  
**Pizza Hut**

**Aspen Dental**  
**MOE's**  
SOUTHWEST GOLF

**CVS**

The Pavilion at Port Orange  
**Marshalls** **Michaels**  
**HomeGoods** **ULTA**  
**five BELOW** **petco**  
**belk** **REGAL**

**MILLER'S**  
ALE HOUSE

**SportClips**  
HAIRCUTS  
**Domino's**  
PIZZA

**TAYLOR RD**  
(14,100 VPD)

**LA FITNESS**

**BJ's Gas Station**

**TOP PERFORMING ROBUST, REGIONALLY DOMINANT RETAIL NODE**

- Located in the regionally dominant Port Orange retail node, generating a staggering 14 million annual visits and featuring leading big box tenants such as BJ's Wholesale, Target, Walmart Supercenter, Lowe's and Home Depot.
- Located at Altamira Village, a BJ's Wholesale and LA Fitness anchored center that attracts over 2.6 million annual visits, ranking it in the top 10% of most visited shopping centers in Florida.

# Investment Highlights

## STRATEGIC SIGNALIZED LOCATION OFFERING KEY CONNECTIVITY

- Prime frontage, visibility, and signalized access along Dunlawton Avenue, which carries 54,000 cars per day.
- Irreplaceable location with direct access to Interstate 95 (85,000 VPD) – Florida's primary north-south highway, less than 1,000 feet away.

## NEARBY SHADOW POPULATION DRIVEN BY EDUCATION & HEALTHCARE CLUSTER

- 3,600 students within 1 mile of the Property including:
  - Spruce Creek High School (2,600 students) – the #1 ranked public school in Volusia County (U.S. News & World Report 2026)
  - Palmer College of Chiropractic (1,000 students) – the largest chiropractic college in the nation.
- Nearby medical campuses within 1.5 miles generate over 380,000 annual visits
  - 7-acre AdventHealth Port Orange is located 0.3 miles south and includes a 19,000 SF Emergency Room and two-story, 36,000 SF health park.
  - 11.5-acre Halifax Health Medical Center of Port Orange is located 1.5 miles northwest includes 80 beds and operates as a local hub for a network of over 500 physicians.



# Investment Highlights

## PORT ORANGE – AFFLUENT, HIGH-GROWTH FLORIDA COASTAL COMMUNITY

- Surrounding average household incomes exceed \$100,000; outpacing the Daytona MSA by more than 5%.
- Dense surrounding population base with nearly 60,000 residents within 3-miles, which is expected to grow another 6.7% over the next 5 years.
- Sustained, continued population growth, with more than 2,100 housing units planned within 3 miles of the Property, including: Walkers Green, a master-planned community projected to add 600 single-family homes and townhomes; and Woodhaven Homes, a large-scale master-planned community featuring 1,100+ housing units.
- Over 36% of the surrounding population holds at least a Bachelor's degree – well above the Daytona MSA average of 30%.

DAYTONA BEACH | THE WORLD'S MOST FAMOUS BEACH | ±6 MILES



**Walkers Green**  
388-Acre Future Master-Planned Development  
600 SF Homes and Townhouses

**US FOODS**  
400,000 SF Distribution Hub  
550 Employees

**TARGET** **LOWE'S**  
CUPOLLA STARBUCKS COFFEE PIZZA HUT  
**Bob Evans** **verizon** **Chick-fil-ly** **FIRST WATCH**

**Palmer College of Chiropractic**  
1,000 Students

**Park Place Plaza**  
**ROSS** DRESS FOR LESS  
**A Bealls**  
**ANY TIME FITNESS**

**HALIFAX HEALTH**  
7.4-Acre Health Park  
80 Beds Servicing 500 Physicians

**Dunlawton Square**  
**Publix**  
**bealls Pet** Super market  
**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES

**Walmart**

**Countryside Shopping Center**  
**KeyFood** **TSC** **TRACTOR SUPPLY CO**

**Riverwood**  
**ALDI**  
**F&W**

**The Pavilion at Port Orange**  
**Marshalls** **Michaels**  
**HomeGoods** **ULTA**  
**five BEL'W** **petco** **AT&T** **JD**  
**belk** **Orangetheory** FITNESS  
**REGAL** **Olive Garden**  
**SALLY BEAUTY** ITALIAN KITCHEN

**Spruce Creek High School**  
2,600 Students

**Westport Plaza**  
**KOHL'S**  
**McDonald's** **Wendy's**  
**POPEYES**

**MILLER'S ALE HOUSE**

**Westport Square**  
**Publix**

**TAYLOR RD (14,100 VPD)**

**King's Landing**  
71 SF Homes  
Under Construction

**Legend**  
■ Subject Property  
■ Residential  
■ Medical / Education  
■ Commercial

**Advent Health**  
7-Acre Health Park including  
19,000 SF ER & 36,000 Medical Office

**Altamira Village**  
**BJs** **LAIFITNESS** **Aspen Dental** **Batteries + Bulbs**  
**goodwill** **Wawa** **CVS** **Mister**  
**Calver's** **MOE'S** **PAPA JOHN'S** **PIZZA HUT** **Domino's**

# Lease Summary



**Tenant**  
Miller's Ale House, Inc.



**Rent Commencement**  
December 18, 2023



**Lease Expiration**  
December 31, 2038



**Remaining Term**  
12.8 Years



**Renewal Options**  
Four (4), 5-Year



**Annual Rent | Rent PSF**  
\$400,554 | \$62.59 PSF



**Rent Increases**  
2% Annually



**Lease Type**  
NNN Ground Lease

# Rent Schedule

	Years	Dates	Annual Base Rent	Increases
Current Term	1-15	Dec-2023 - Dec-2038	\$400,554*	2% Annually
Option 1	16-20	Jan-2039 - Dec-2043	\$518,159	2% Annually
Option 2	21-25	Jan-2044 - Dec-2048	\$572,090	2% Annually
Option 3	26-30	Jan-2049 - Dec-2053	\$631,633	2% Annually
Option 4	31-35	Jan-2054 - Dec-2058	\$697,374	2% Annually

\*Reflects current annual base rent as of January 2026. Next 2% base rent increase is scheduled for January 2027, with 2% annual increases occurring every January thereafter.

# Tenant Responsibility

CAM Assessments	Tenant pays fee of \$1,500 per acre direct to shopping center owner, increasing 15% every 5 years. Next increase occurs on 7/1/2030.
Real Estate Taxes	Tenant pays direct to taxing authority.
Maintenance & Repairs	Tenant responsible.
Insurance	Tenant shall maintain commercial general liability, property and liquor liability insurance, naming Landlord as additional insured.
Utilities & Trash	Tenant responsible and pays direct.

# Landlord Responsibility

None
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# Shopping Center Owner Responsibility

Common Areas	Shopping center owner is responsible for maintaining the common areas of the shopping center.
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# Tenant Overview

Miller's Ale House is a prominent American restaurant chain renowned for its casual dining experience, sports-themed ambiance, and diverse menu offerings. Since its inception in 1988 in Jupiter, Florida, Miller's Ale House has steadily expanded its presence across the United States, with numerous locations primarily concentrated in the southeastern and eastern regions. The brand's growth is driven by its commitment to providing high-quality food, friendly service, and a lively atmosphere that keeps customers coming back for more.

The extensive menu at Miller's Ale House offers something for everyone, featuring a variety of appetizers, salads, sandwiches, burgers, steaks, seafood, and pasta dishes. Alongside the food, a wide selection of beers, cocktails, and other beverages complement the dining experience, making it a favorite destination for sports enthusiasts and food lovers alike. Most dinner menu entrée prices range from \$10 to \$22.

Miller's Ale House operates as an independent restaurant chain owned by Roark Capital Group, a private equity firm headquartered in Atlanta, GA. The brand's consistent growth and expansion across the United States signifies its adaptability and appeal to diverse markets, solidifying its position as a prominent player in the casual dining industry.

# Corporate Overview



**Ownership**  
Private



**Year Founded**  
1988



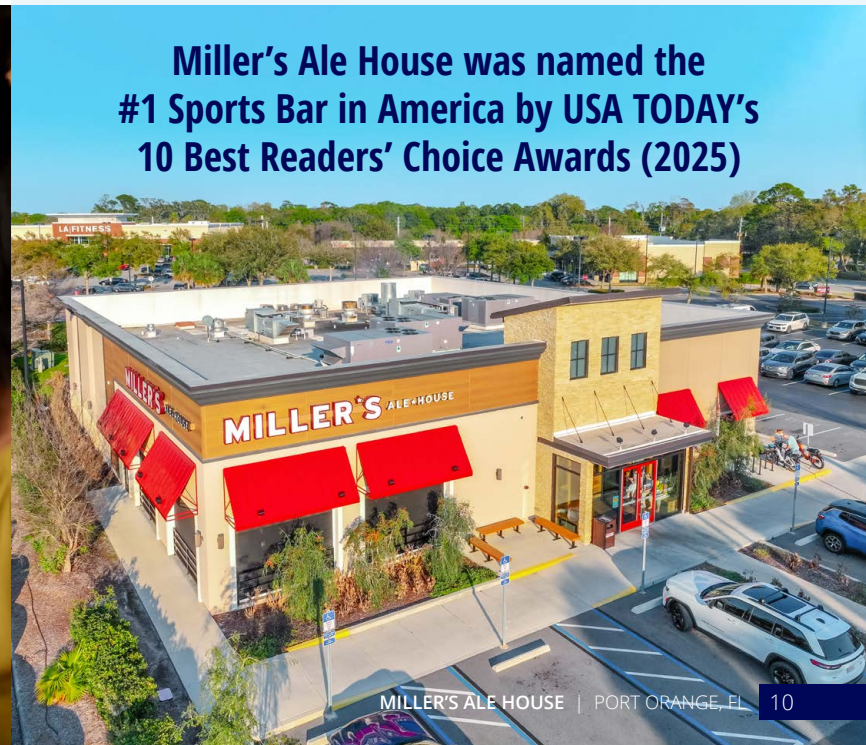
**Headquarters**  
Orlando, Florida



**Locations**  
116



**Employees**  
9,000



**Miller's Ale House was named the #1 Sports Bar in America by USA TODAY's 10 Best Readers' Choice Awards (2025)**



**DOMINANT MSA**

# DAYTONA BEACH

Daytona Beach, often referred to as the “The World’s Most Famous Beach” is the most prominent tourism hub in Volusia County, Florida, sitting a short distance northeast of Orlando and abutting the Atlantic Ocean. This seaside community is famous for its beaches and motorsports, but the area also offers an abundance of shopping, nightlife, cultural and business events, and sporting activities, making it a year-round destination for leisure and business travelers.

Beyond just a favorite destination for tourists, Daytona Beach also has a thriving business community. Benefiting from its central location, pleasant year-round climate, highly skilled workforce and low cost of living, Daytona Beach has been a preferred location for several corporate businesses in such industries as aerospace and defense products, healthcare, educational services, automotive, insurance, manufacturing, and land development.

# Daytona Beach: "The Worlds Most Famous Beach"

**725** THOUSAND RESIDENTS IN DAYTONA BEACH  
22.9% POPULATION GROWTH FROM 2010 - 2025

**\$96,515** AVERAGE HOUSEHOLD INCOME

**12.6%** PROJECTED INCREASE FROM 2026 - 2030

**#8** BEST PLACE TO RETIRE  
(U.S. NEWS & WORLD REPORT, 2024)

**4.5** MILLION VISITORS  
DAYTONA BEACH VISITORS BUREAU, 2024

**#12** FASTEST-GROWING PLACES IN THE U.S.  
(U.S. NEWS & WORLD REPORT)

**\$5.5B** IN TOTAL VISITORS ECONOMIC IMPACT  
DAYTONA BEACH VISITORS BUREAU, 2024



"The World Center of Racing"  
HOME TO  
"THE GREAT AMERICAN RACE"



Home to the LPGA International Golf Club & Host of Final Stage of LPGA Tour Qualifying School

## Major Employment Hub



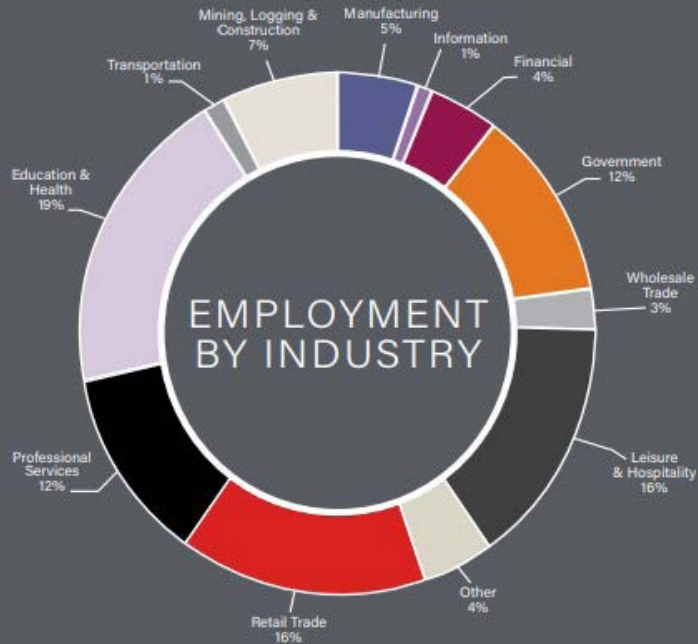
## Major Academic Hub



## Emerging Distribution Hub



## EMPLOYMENT BASE



## LARGEST EMPLOYERS

### ADVENT HEALTH

5,580  
EMPLOYEES

### DAYTONA STATE COLLEGE

1,425  
EMPLOYEES

### HALIFAX HEALTH SYSTEM

4,380  
EMPLOYEES

### EMBRY-RIDDLE AERONAUTICAL UNIVERSITY

1,300  
EMPLOYEES

## BROWN & BROWN INSURANCE



## EMPLOYMENT

- The Daytona Beach metro area is a regional marketplace, giving way to a diverse group of retail businesses, professional services, hospitality, manufacturing plants, and associations.
- Situated along the I-4 high-tech corridor at a critical crossroads with I-95, Daytona Beach features specialized industries in aerospace, automotive, and manufacturing.
- The city is home to the headquarters of NASCAR, the International Speedway Corporation, Costa Del Mar, Brown & Brown Insurance, and the LPGA.
- One of Daytona Beach's major employers that have recently expanded is Brown & Brown Insurance. The company built a 225,000 square-foot headquarters building that cost \$60-70 million and opened in 2021. The new 166-foot tall building is the tallest building in downtown Daytona Beach and is instrumental in bringing white-collar professionals to the city's historic business district.
- The metro's labor force is approximately 326,000 people with an unemployment rate of 4.2% as of May 2024, which has remained steady post-Covid.
- Healthcare and education play a pivotal role in the economy comprising many of the top employers in the county.

# Local Drivers

## Residential Growth:

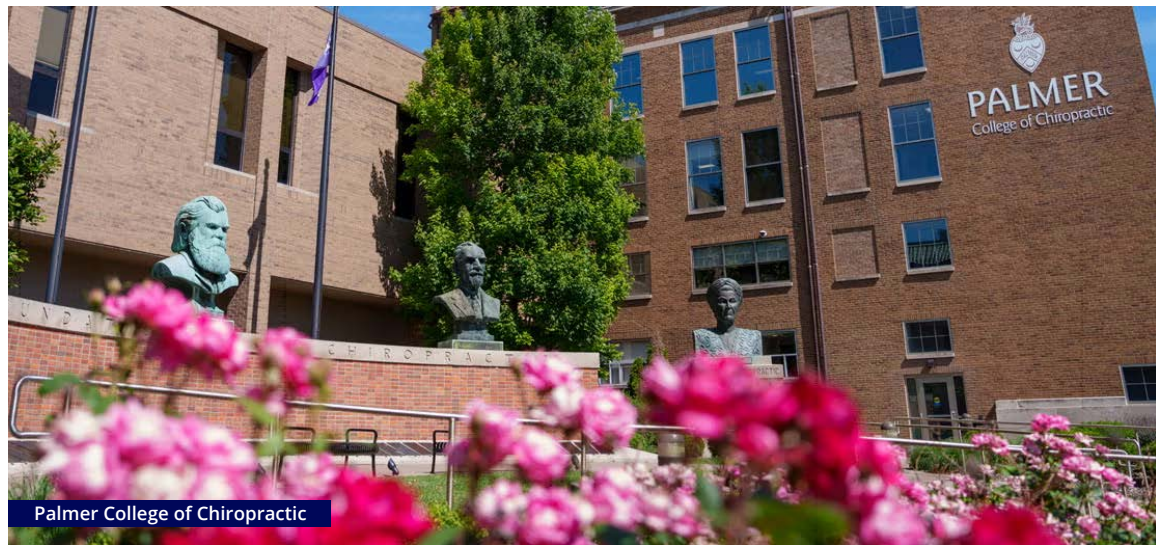
Within 3 miles of the subject property, there are 2,100+ homes planned and under construction. One of these is Walkers Green, a 391-acre, master planned community delivering 600+ homes and townhomes, with Phase 1A/1B prelim plats approved late 2022. Additionally, Woodhaven is a gated ICI Homes community in Port Orange offering ~1,100 new townhomes and custom single family homes. It is actively under construction and selling new homes.



Woodhaven Home - Under Construction

## Education Anchors:

Within 1 mile of the subject property, there are ~3,600 students across two major education anchors. Only 0.3 miles away, Spruce Creek High School serves ~2,600 students, features the largest IB program in North America, and is the #1 public school in Volusia County. Just ~1 mile away, Palmer College of Chiropractic is the largest college in the chiropractic profession and enrolls 1,000 students.



Palmer College of Chiropractic

## Healthcare Cluster:

A robust healthcare cluster within 1.5 miles of the subject property is anchored by Halifax Health – Medical Center of Port Orange, a full service, ~80 bed hospital with over 500 physicians and a 24/7 emergency department. The area is further reinforced by AdventHealth's 24/7 Port Orange ER with 24 patient rooms and the multi specialty AdventHealth Port Orange Health Park (36,000 SF), which together generate approximately 380,000 annual visits (Placer.ai).



AdventHealth's 24/7 Port Orange ER



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MILLER'S  
ALE HOUSE

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Accelerating success.