

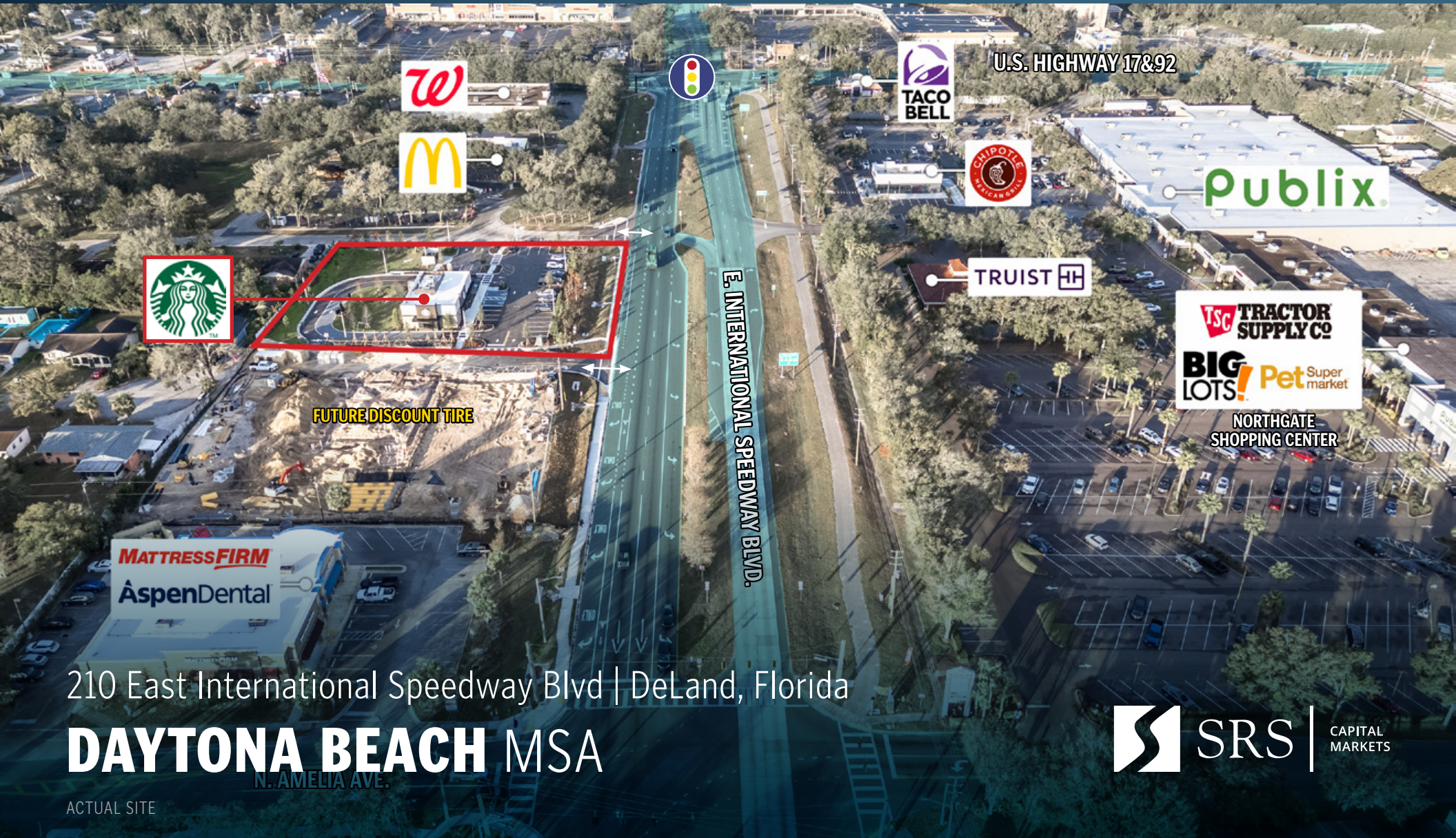
SINGLE TENANT NN W/DRIVE-THRU

Investment Opportunity



GATEWAY VILLAGE

Brand New 10-Year Lease | Across From High-Performing Publix (95th Percentile Nationwide via Placer.ai)



210 East International Speedway Blvd | DeLand, Florida

DAYTONA BEACH MSA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE

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



MUSTANG POINTE
AERODROME CONDO

NORTHGATE
SHOPPING CENTER

N. AMELIA AVE.

FUTURE DISCOUNT TIRE

E. INTERNATIONAL SPEEDWAY BLVD.

U.S. HIGHWAY 17&92

SITE OVERVIEW



31,000
VEHICLES PER DAY

OFFERING SUMMARY



OFFERING

| | |
|----------------------|-------------|
| Pricing | \$3,636,000 |
| Net Operating Income | \$209,063 |
| Cap Rate | 5.75% |

PROPERTY SPECIFICATIONS

| | |
|---------------------------|--|
| Property Address | 210 East International Speedway Blvd, DeLand, Florida 32724 |
| Rentable Area | 2,710 SF |
| Land Area | 1.2 AC |
| Year Built | 2025 |
| Tenant | Starbucks |
| Lease Signature | Corporate |
| Lease Type | NN |
| Landlord Responsibilities | Roof, Structure, Parking Lot Re-Paving/Re-Striping |
| Lease Term | 10 Years |
| Increases | 10% Every 5 Years Including Options |
| Options | 6 (5-Year) |
| Rent Commencement | January 6, 2025 |
| Lease Expiration | January 30, 2035 |

RENT ROLL & INVESTMENT HIGHLIGHTS



| Tenant Name | Square Feet | LEASE TERM | | RENTAL RATES | | | | |
|-----------------------|-------------|-------------|-----------|--------------|----------|----------|-----------|------------|
| | | Lease Start | Lease End | Begin | Increase | Monthly | Annually | Options |
| Starbucks | 2,710 | 1/6/2025 | 1/30/2035 | Year 1-5 | - | \$17,422 | \$209,063 | 6 (5-Year) |
| (Corporate Signature) | | | | Year 6-10 | 10% | \$19,164 | \$229,969 | |

10% Rental Increase Beg. of Each Option Thereafter

Brand New 10-Year Lease | 2025 Construction | Options To Extend | Corporate Signed | Scheduled Rental Increases

- Starbucks recently signed a brand new 10-year lease with 6 (5-year) options to extend
- 2025 construction which features high-quality materials, high-level finishes, and distinct Starbucks design elements
- The lease is corporate signed by Starbucks, an investment grade (S&P: BBB+) tenant with over 40,200 stores
- The lease features 10% rental increases every 5 years and 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 to roof, structure, parking lot re-surfacing and re-striping
- Ideal, low-management investment for a passive investor in a state with no state income tax

Off Signalized, Hard Corner Intersection | Near Stetson University | Across From Northgate Shopping Center | Big Box Retailers

- Starbucks is located off the signalized, hard corner intersection of East International Speedway Blvd and North Amelia Ave
- Less than 1.5 miles from Stetson University, providing a direct consumer base from which to draw
- The subject site is across from the Publix-anchored Northgate Shopping Center, which features tenants such as Truist, Tractor Supply Co., Big Lots, and more
 - **The Publix ranks in the top 95% (64 out of 1,323) of all nationwide locations according to Placer.ai**
- The immediate trade area is supported by big box retailers such as Lowe's, Walmart Supercenter, ALDI, and more

Local Demographics & Trade Area | Proximity to Nearby Cities

- The average household income exceeds \$97,763 in a 5-mile radius
- More than 69,800 individuals residing within 5-miles of the subject property
- 21 miles from Daytona Beach and 38 miles from Orlando

PROPERTY PHOTOS



WATCH DRONE VIDEO



PROPERTY PHOTOS



BRAND PROFILE



STARBUCKS

starbucks.com

Company Type: Public (NASDAQ: SBUX)

Locations: 40,200

2024 Employees: 381,000

2024 Revenue: \$36.18 Billion

2024 Net Income: \$3.76 Billion

2024 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



Why Starbucks stock is ripe for a 30% pop and a new era of growth: Analyst

Brian Sozzi | Executive Editor | January 2, 2025

Starbucks stock (SBUX) could percolate later in 2025 as the coffee chain brews better financial performances under new CEO Brian Niccol after a challenging 2024, longtime Starbucks watcher Peter Saleh said.

In Saleh's eyes, a focus by Niccol — who took over as CEO in September 2024 — on faster service times, simpler pricing, and better store operations are the ingredients to reestablish Starbucks shares as a top performer.

«We believe that progress against these initiatives in 2025 will set the stage for outsized same-store sales and earnings growth in 2026 and beyond, catalyzing shares as we progress through the year and that recovery trajectory emerges,» Saleh, the BTIG restaurant analyst, wrote in a note on Thursday.

Saleh named Starbucks one of his top first-half 2025 picks, assigning a \$115 price target. The target assumes about 30% upside from current levels.

The average sell-side price target on Starbucks is currently \$103, Yahoo Finance data shows.

«We expect 2025 will be a transition and investment year for Starbucks, as management has suspended guidance, slowed development, and reset operations to engineer a sustainable turnaround,» Saleh wrote, hinting Starbucks' rebound won't be smooth sailing this year.

That notion is underscored by Starbucks' stretch of less-than-cafeinated financial results.

Starbucks' most recent quarter showed a 7% drop in global comparable-store sales as consumers shunned the chain's ever-pricier coffees and long wait times. North America comparable store sales tanked 6%.

International sales plunged 9%, and Chinese comparable sales cratered 14%. Non-GAAP operating profit margins fell 380 basis points from the prior year to 14.4%.

«I would love to see the foot traffic start to turn around to drive that same-store sales growth. ... That's going to be a key piece of the puzzle for us going forward,» Niccol told Yahoo Finance about the US business in a Nov. 4 interview

Starbucks shares ended 2024 down 5% compared to a 23% advance for the S&P 500 (^GSPC). McDonald's (MCD) shares finished the year up slightly.

Starbucks shares — which for years have traded at relative premiums to competitors — trade on a trailing 12-month price-to-sales ratio of 2.87 times. That is below fellow coffee purveyors McDonald's (MCD) at 8.1 times and Dutch Bros (BROS) at 4.1 times, according to Yahoo Finance's stock comparison tool.

«They obviously got an amazing pick,» Brinker International CEO Kevin Hochman told Yahoo Finance about his former Yum! Brands colleague. «He's going to do his normal Brian Niccol magic. And I can't wait to see what they're going to be about.»

Source: Yahoo!Finance
Read Full Article [HERE](#)

PROPERTY OVERVIEW



LOCATION



DeLand, Florida
Volusia County
Deltona–Daytona Beach–Ormond Beach MSA

PARKING



There are approximately 32 parking spaces on the owned parcel.
The parking ratio is approximately 11.8 stalls per 1,000 SF of leasable area.

ACCESS



East International Speedway Blvd: 2 Access Points
N. Alabama Avenue: 1 Access Point

PARCEL



Parcel Number: 7004-02-02-0050
Acres: 1.2
Square Feet: 52,272

TRAFFIC COUNTS



East International Speedway Blvd: 31,000 VPD
N. Amelia Avenue: 10,600 VPD
N. Woodland Blvd : 33,500 VPD

CONSTRUCTION



Year Built: 2025

IMPROVEMENTS



There is approximately 2,710 SF of existing building area

ZONING



Commercial

LOCATION MAP

2024 Estimated Population

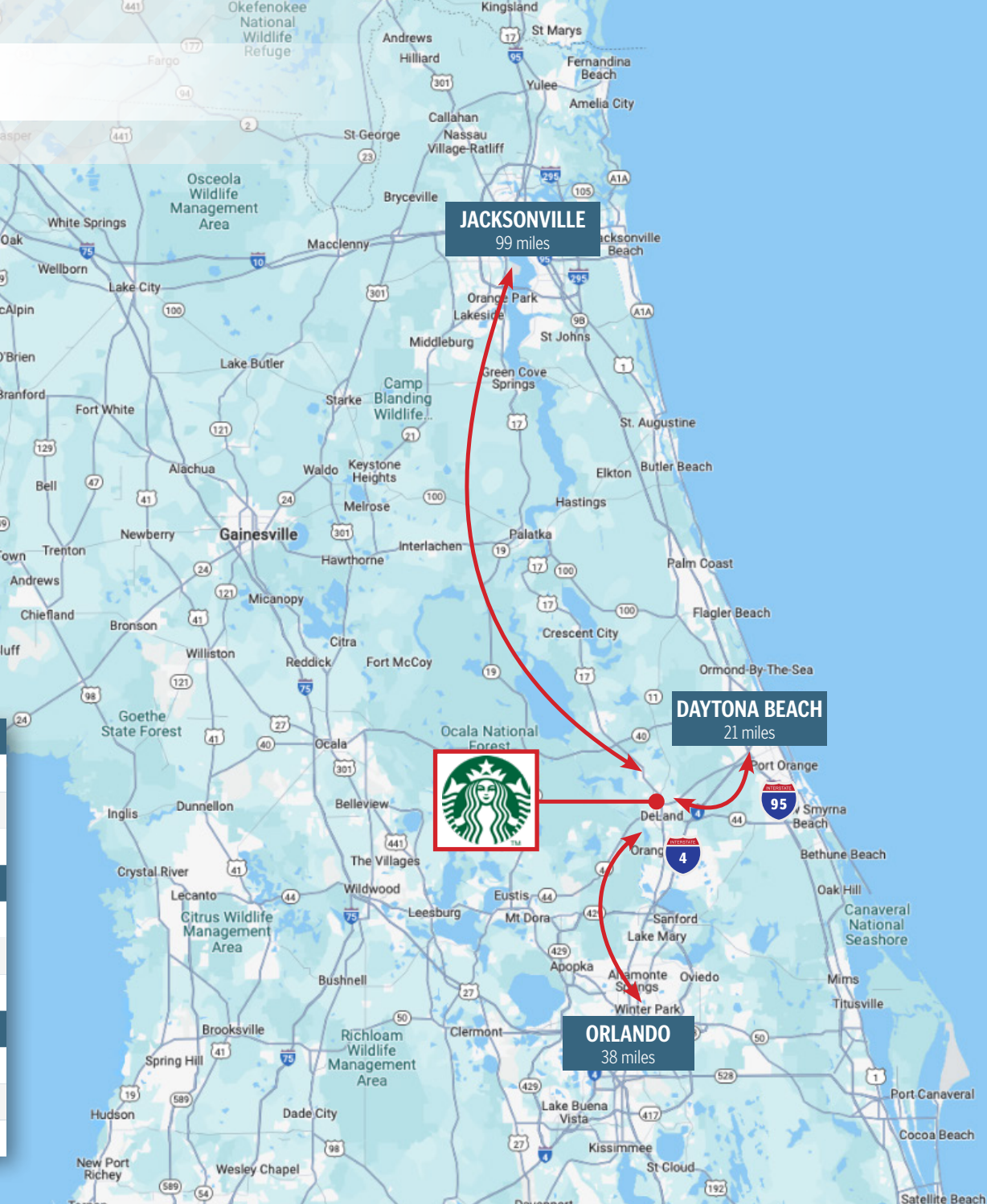
| | |
|---------|--------|
| 1 Mile | 4,745 |
| 3 Miles | 44,114 |
| 5 Miles | 69,885 |

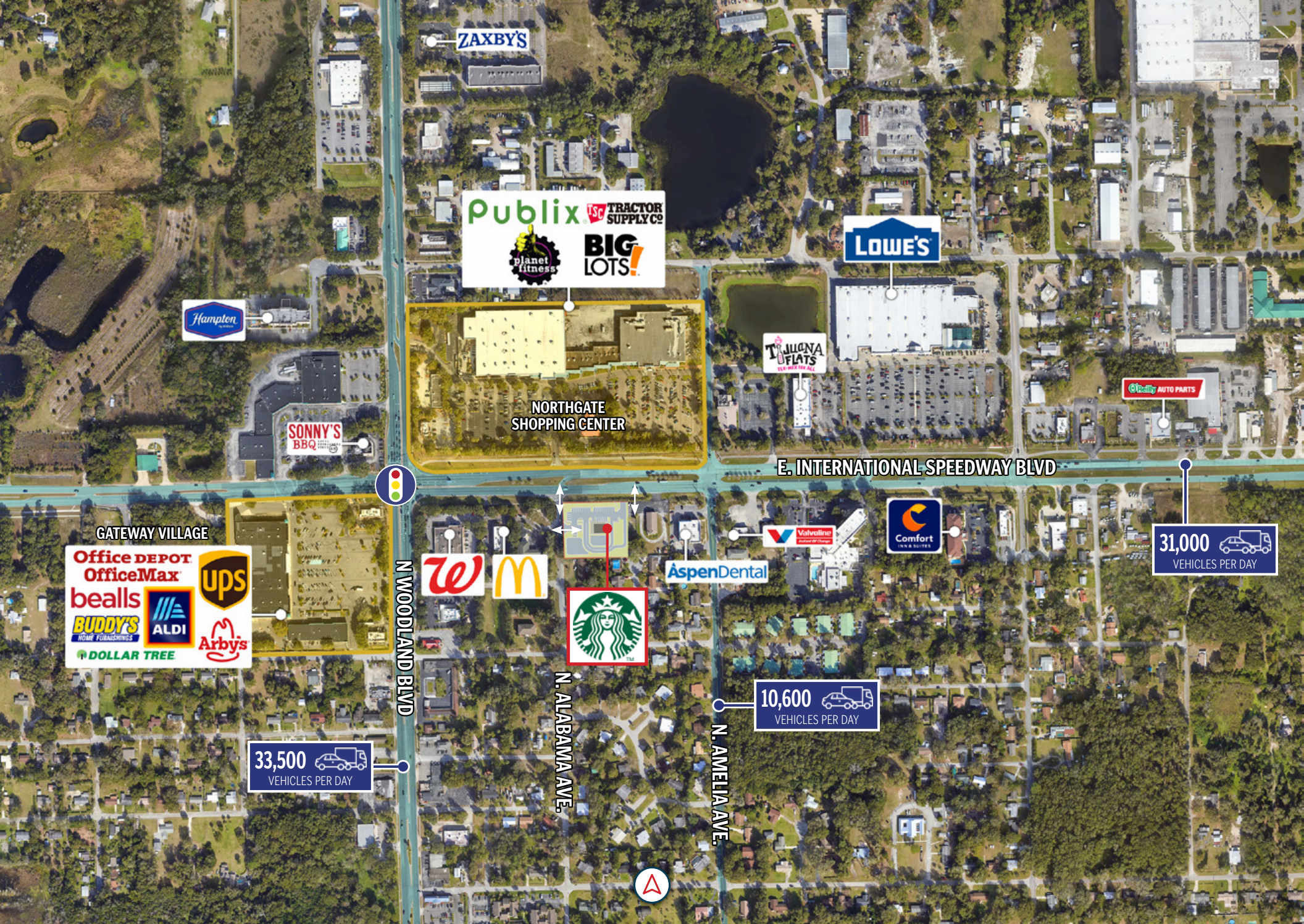
2024 Average Household Income

| | |
|---------|----------|
| 1 Mile | \$87,063 |
| 3 Miles | \$92,873 |
| 5 Miles | \$97,563 |

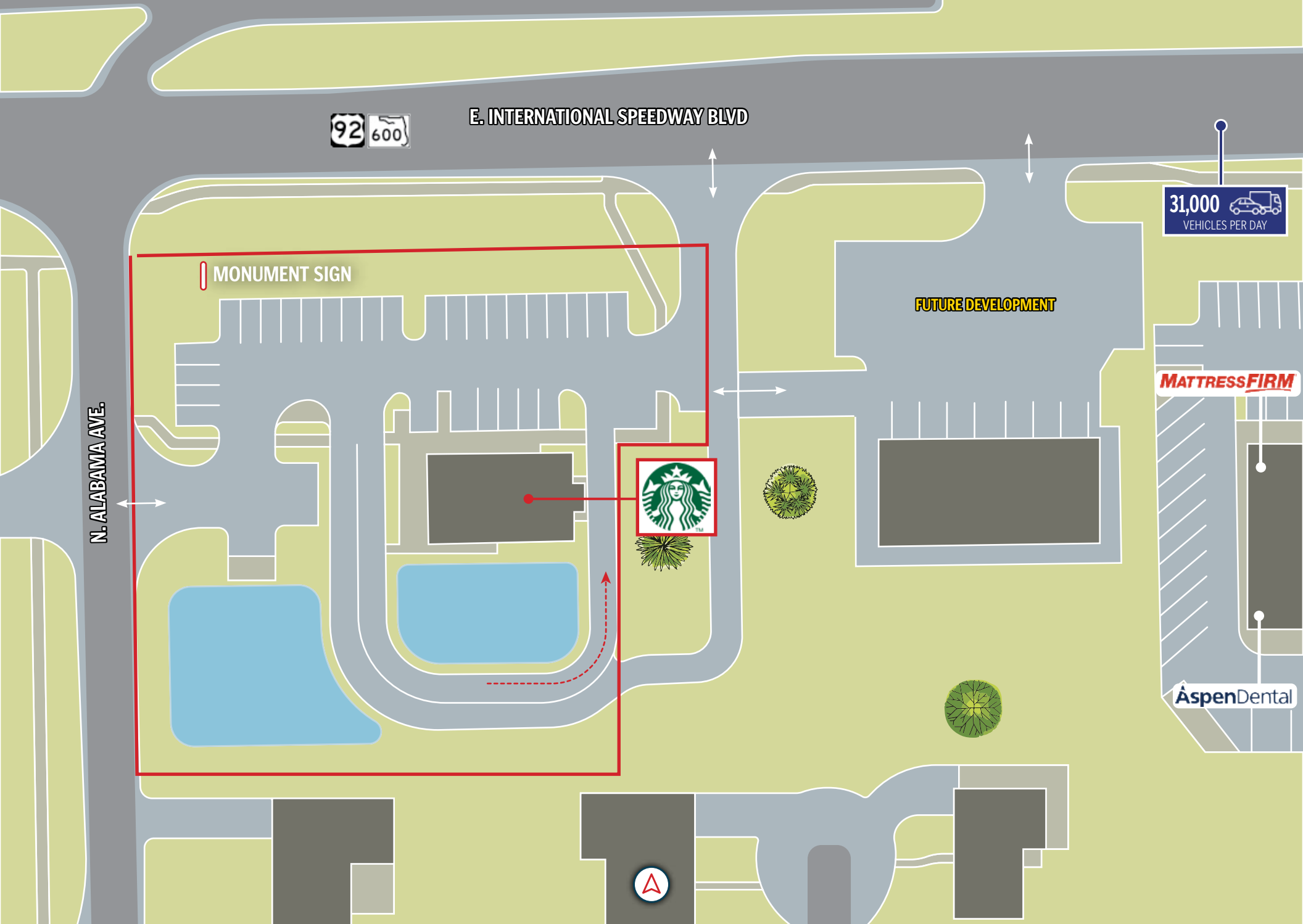
2024 Estimated Total Employees

| | |
|---------|--------|
| 1 Mile | 5,200 |
| 3 Miles | 23,507 |
| 5 Miles | 28,532 |









AREA OVERVIEW



| | 1 Mile | 3 Miles | 5 Miles |
|---|----------|----------|----------|
| Population | | | |
| 2024 Estimated Population | 4,745 | 44,114 | 69,885 |
| 2029 Projected Population | 4,932 | 45,347 | 73,411 |
| Projected Annual Growth 2024 to 2029 | 0.78% | 0.55% | 0.99% |
| Households & Growth | | | |
| 2024 Estimated Households | 2,017 | 17,239 | 27,781 |
| 2029 Projected Households | 2,137 | 18,009 | 29,591 |
| Projected Annual Growth 2024 to 2029 | 1.16% | 0.88% | 1.27% |
| Income | | | |
| 2024 Estimated Average Household Income | \$87,063 | \$92,873 | \$97,563 |
| 2024 Estimated Median Household Income | \$53,846 | \$62,948 | \$68,149 |
| 2024 Estimated Per Capita Income | \$35,751 | \$36,485 | \$38,919 |
| Businesses & Employees | | | |
| 2024 Estimated Total Businesses | 460 | 2,380 | 3,078 |
| 2024 Estimated Total Employees | 5,200 | 23,507 | 28,532 |



DELAND, FLORIDA

The City of DeLand is located in the central part of the state approximately twenty-five miles from the Atlantic Ocean and approximately 40 miles northeast of the City of Orlando. The City of DeLand had a population of 40,010 as of July 1, 2023. The city is included in the Daytona Beach metropolitan area.

The City of DeLand continues to position itself as a sustainable community and prepare for future growth by encouraging both new development and redevelopment in the core city area, establishing mixed use centers and supporting alternative modes of transportation. A strong and diverse economy will allow DeLand to continue as a livable community promoting a high quality of life for all residents. The major employers in the City of DeLand are Frontier Communications, Florida Hospital, Stetson University, and governmental entities including the City of DeLand, Volusia County, Volusia County School Board and the State of Florida Department of transportation. Also included are manufacturing businesses primarily located at the DeLand Industrial Park at the Airport.

The city is served by Stetson University. Stetson University, located in the City, was chartered in 1887, and is one of the state's oldest accredited institutions of higher learning. Located in DeLand, FL, Stetson University is a private university founded in 1883. Stetson has three undergraduate schools: the College of Arts & Sciences, the School of Business Administration, and the School of Music. A full quarter of Stetson students pursue business degrees, which is the largest of any subcategory of major.

The City includes attractions such as Chief Master at Arms House, Alexander Haynes House, Downtown DeLand Historic District, Volusia County Fair and Expo Center, DeLand Hall, Volusia Speedway Park. The nearest major airport is Daytona Beach International Airport.



DAYTONA BEACH, FLORIDA

The City of Daytona Beach, Florida, is an incorporated municipality of the State of Florida located within the County of Volusia. The City, which currently encompasses 68 square miles, is located on the central east coast of the State of Florida, 89 miles south of Jacksonville and 50 miles northeast of Orlando. Daytona Beach is also a principal city of the Fun Coast region of Florida. The City of Daytona Beach had a population of 79,441 as of July 1, 2023.

A major part of the Daytona Beach area economy is involved in the tourist industry. The area's economy includes other industries besides tourism, such as manufacturing. Daytona Beach has industrial sites within an enterprise zone and sites within a foreign trade zone adjacent to Daytona Beach International Airport. Prime Interstate 4 and Interstate 95 sites are available with access to road, air, rail and water transportation. The local economy of the City of Daytona Beach is growing in all economic sectors; tourism, housing, manufacturing, retail, and government. Companies and organizations that have their corporate headquarters or a major presence in the area: Brown & Brown, Halifax Health, Halifax Media Group, International Speedway Corporation, Gambro-Renal Products, Ladies Professional Golf Association and NASCAR.

The city is home to the Daytona Cubs, the single-A Minor League Baseball farm team of the Chicago Cubs. Also, the LPGA (Ladies Professional Golf Association) is headquartered here. Sports fans can also catch the following major league action within a two hour drive or less: NBA Basketball: Orlando Magic, NFL Football: Jacksonville Jaguars, Arena Football: Orlando Predators, Minor League Baseball: Brevard County Manatees (Milwaukee Brewer AAA-affiliate playing in Viera, just outside of Melbourne) and Jacksonville Suns (LA Dodgers AA-affiliate).



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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