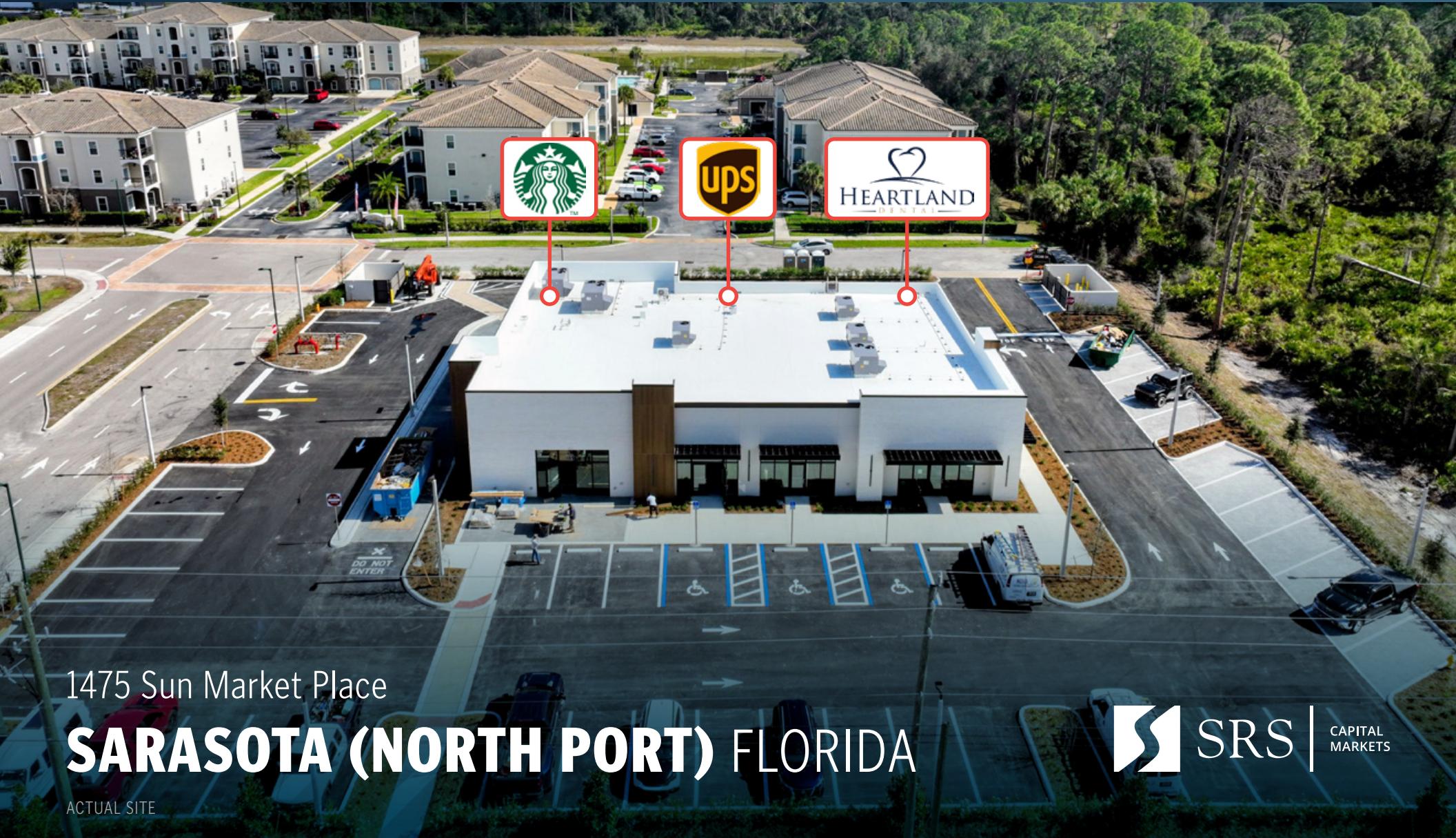


NEW THREE-TENANT STRIP W/ DRIVE THRU

Investment Opportunity



100% Occupied | Brand New Construction w/Drive-Thru QSR | \$100k+ Household Incomes



1475 Sun Market Place

SARASOTA (NORTH PORT) FLORIDA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



WILLIAM WAMBLE

EVP & Principal

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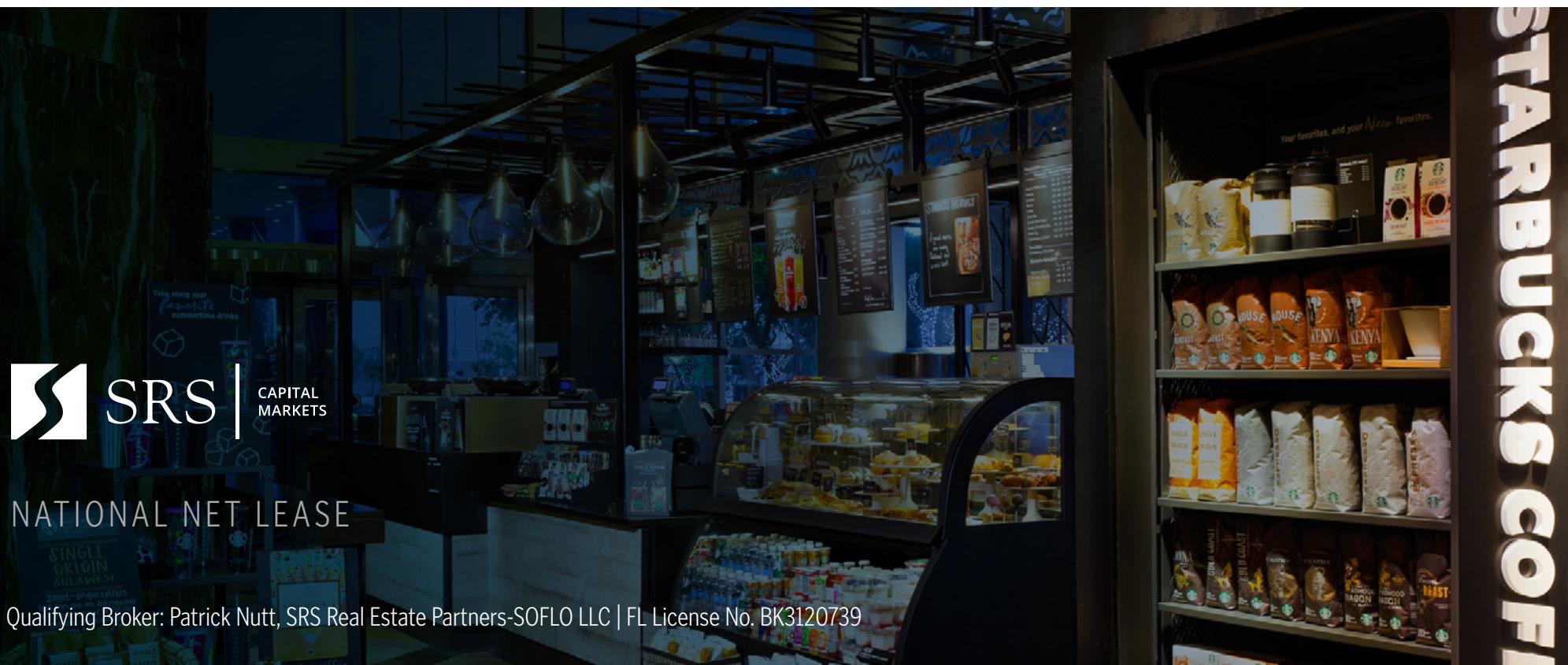
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Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739

DOLLAR GENERAL

DOLLAR TREE

SHERWIN-WILLIAMS

DAIKIN
FASTENAL

MTI
EQUIPMENT

Advance
Auto Parts

W
Walgreens

BURGER
KING

ExxonMobil

price creek
DENTISTRY

Domino's Pizza

AT&T

jiffylube

AutoZone

Wawa

TOMMY'S
EXPRESS

Firestone
COMPLETE AUTO CARE

ALDI

SUN MARKET PL

SUN GARDEN LN

TOLEDO BLADE BLVD 23,000 VPD

SUNMARKET
SHOPPES

E PRICE BLVD 3,500 VPD

ACADIA

Flats at Sundown
(224 Units)

Woodland Middle School
(1,040 Students)

Toledo Blade
Elementary School
(800 Students)

CLICK THIS LINK

For an interactive development map
for upcoming projects

The Shoppes at Price Crossing

Publix

LESLIE'S

Planet Smoothie

OPUS



EKOS Arbor Park
(136 Units)

Palm Port
Apartments
(125 Units)

W PRICE BLVD

15,900 VPD

AutoZone

jiffylube

AT&T

Domino's Pizza

ExxonMobil

TOLEDO BLADE BLVD 23,000 VPD

price creek DENTISTRY

ALDI

Firestone
COMPLETE AUTO CARE

W

TOMMY'S
EXPRESS



SUN MARKET PL

**Flats at Sundown
(224 Units)**

SUN GARDEN LN

SUNMARKET
SHOPPES

CLICK THIS LINK

For an interactive development map
for upcoming projects



OFFERING SUMMARY



[**CLICK HERE FOR A FINANCING QUOTE**](#)

JORDAN YAROSH

Vice President, Debt & Equity

jordan.yarosh@srsre.com | M: 516.382.1873

OFFERING

Pricing	\$6,974,000
Net Operating Income	\$404,490
Cap Rate	5.80%

PROPERTY SPECIFICATIONS

Property Address	1475 Sun Market Place North Port, Florida 34288
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Tenants	Starbucks Heartland Dental UPS
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Total Occupancy	100%
Land Area	1.48 AC

Total Rentable Area	Starbucks: 2,500 SF UPS: 1,500 SF Heartland Dental: 3,500 SF Total: 7,500 SF
----------------------------	---

Year Built	2026
Landlord Expense Responsibilities	Capital Expenses to Roof, Structure and Foundation Only
CAM, Taxes, Insurance	Tenants Pay Pro Rata Share as Additional Rent

RENT ROLL



Suite # <small>(2)</small>	Tenant Name	Size SF	Pro Rata		Pro Rata		Rental			Lease Start Date	Lease End Date	Options	
			Monthly	Annual	(\$)	Date	Inc.	Rent Monthly	Rent Annual				
01	UPS	1,500	20%	\$4,375	\$52,500	13%	Mar-31	10.0%	\$4,813	\$57,750	Mar-26	Feb-36	2 (5-Year)
	(Franchisee Signature, Personal Guaranty)										(Est.)		Opt 1: \$63,525/Yr Opt 2: \$69,885/Yr
02	Heartland Dental (Corporate)	3,500	47%	\$13,749	\$164,990	41%	May-31	10.0%	\$15,123	\$181,475	May-26	Apr-36	2 (5-Year)
											(Est.)		Opt 1: \$199,640/Yr Opt 2: \$219,590/Yr
03	Starbucks (Corporate)	2,500	33%	\$15,583	\$187,000	46%	Apr-31	10.0%	\$17,142	\$205,700	Apr-26	Mar-36	6 (5-Year)
											(Est.)		Opt 1: \$226,275/Yr Opt 2: \$248,900/Yr Opt 3: \$273,775/Yr Opt 4: \$301,175/Yr Opt 5: \$331,275/Yr Opt 6: \$364,400/Yr
Total Occupied			7,500	100%	\$33,708	\$404,490	100%						
Total Vacant			0	0%	\$0	\$0	0%						
Total / Wtd. Avg:			7,500	100%	\$33,708	\$404,490	100%						
										Weighted Term Remaining (Years)		10.2	

PRICING SUMMARY



Pricing Summary

Asking Price	\$6,974,000
Net Operating Income	\$404,490
In-Place Cap Rate	5.80%



7 ACTUAL SITE

Operating Cash Flow

In-Place
Potential Rental Revenue
Potential Reimbursement Revenue ⁽¹⁾
Effective Gross Revenue
Less Expenses ⁽²⁾
Net Operating Income
\$404,490

Notes

1. Recoveries are assumed to be NNN per lease agreements until further information about operating expenses becomes available.
2. Projected operating expenses are to be determined

[CLICK HERE FOR A FINANCING QUOTE](#)

JORDAN YAROSH

Vice President, Debt & Equity

jordan.yarosh@srsre.com | M: 516.382.1873

100% Leased | Brand New Construction | Options To Extend |

Ideal Tenant Mix

- Brand new 2026 building construction
- Corporate signed Starbucks lease with 10 years of initial term and 6 (5-year) options to renew, demonstrating firm commitment to the location
- Both UPS and Heartland Dental have 10 year terms with 2 (5-year) options to renew
- UPS lease is guaranteed by the franchisee
- All tenants have a 10.0% rent increase occurring after 5 years
- Ideal mix of QSR, Medical/Dental and Service retail

NNN Leases | Fee Simple Ownership | Minimal Landlord

Responsibilities

- Tenants pay for CAM, taxes, insurance and share of center management costs
- Landlord only responsible for Roof & Structure, Foundation, Parking lot Resurfacing, and center Common Area Maintenance
- Minimal expense leakage is anticipated throughout the current tenants lease terms

Demographics & Trade Area | Annual Population Growth

- More than 77,000 residents and 16,000 employees support the trade area
- \$95,371 average household income
- **North Port is currently growing at a rate of 4.8% annually and its population has increased by 29.67% since the most recent census**

New Surrounding Development in North Port

- **Significant developments are either planned or under development in close proximity to the subject property. [Click this link](#) for an interactive development map for upcoming projects provided by the city. Notable projects include:**
 - Planned 2,420 SF Chipotle site two blocks from the subject.
 - 535,800 SF Woodlands office park under development 1.6 miles north on Toledo Blade Blvd
 - Planned Par Storage facility located on Price Creek Way
 - Planned 660-Unit Presidium apartment complex on Panacea Blvd

Across From New ALDI | Direct Residential Base | Adjacent Retail

- The subject property is located directly across from a freestanding ALDI market
- The subject is nearby Publix-anchored Shops at Price Crossing, Wawa service station, and Tommy's Express Car Wash
- Sun Market Shoppes directly abuts Flats at Sundown apartments (224 units) and is near Palm Port apartments (125 units), and EKOS Arbor Park (136 units) providing a direct residential consumer base

Drive-Thru Equipped | Excellent Visibility & Access | Near Interstate-75

- The asset benefits from great visibility along the developing Toledo Blade Blvd (23,000 VPD)
- Toledo Blade Blvd runs directly north to Interstate-75 (78,000 VPD) offering direct links the Sarasota or Fort Myers
- Starbucks-leased drive thru space draws additional vehicle traffic to the property

PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



STARBUCKS

starbucks.com

Company Type: Public (NASDAQ: SBUX)



Locations: 40,000+

2024 Revenue: \$37.18 Billion

Credit Rating: S&P: BBB+

Today, with more than 40,000 stores worldwide, Starbucks is the premier roaster and retailer of specialty coffee in the world. Through their unwavering commitment to excellence and their guiding principles, they 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: businesswire.com, finance.yahoo.com



HEARTLAND DENTAL

heartland.com

Company Type: Private

Locations: 1,880+



Heartland Dental is the nation's largest dental support organization, providing non-clinical administrative support services. What started from the entrepreneurial spirit of Rick Workman, DMD, with his single dental practice, has evolved into affiliating with over 3,100 doctors in over 1,880 locations across 39 states and the District of Columbia. The company is majority owned by KKR, a leading global investment firm.

Source: blog.heartland.com



UPS

ups.com

Company Type: Public (NYSE: UPS)



Locations: 5,709+

2024 Revenue: \$91.07 Billion

2024 Net Income: \$5.78 Billion

Credit Rating: S&P: A

UPS (NYSE: UPS) is one of the world's largest companies, with 2024 revenue of \$91.1 billion, and provides a broad range of integrated logistics solutions for customers in more than 200 countries and territories. Focused on its purpose statement, "Moving our world forward by delivering what matters," the company's approximately 490,000 employees embrace a strategy that is simply stated and powerfully executed: Customer First.

Source: about.ups.com, finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



North Port, Florida
Sarasota County
North Port-Sarasota-Bradenton MSA

ACCESS



Sun Garden Lane: 1 Access Point
Sun Market Place: 1 Access Point

TRAFFIC COUNTS



W Price Blvd: 15,900 VPD
Toledo Blade Blvd: 23,000 VPD
State Highway 93/Interstate 75: 78,000 VPD

IMPROVEMENTS



There is approximately total of 7,500 SF of existing building area with drive-thru lane

PARKING



There are approximately 49 parking spaces on the owned parcel.
The parking ratio is approximately 6.53 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 0984-07-0070
Acres: 1.48
Square Feet: 64,469

CONSTRUCTION



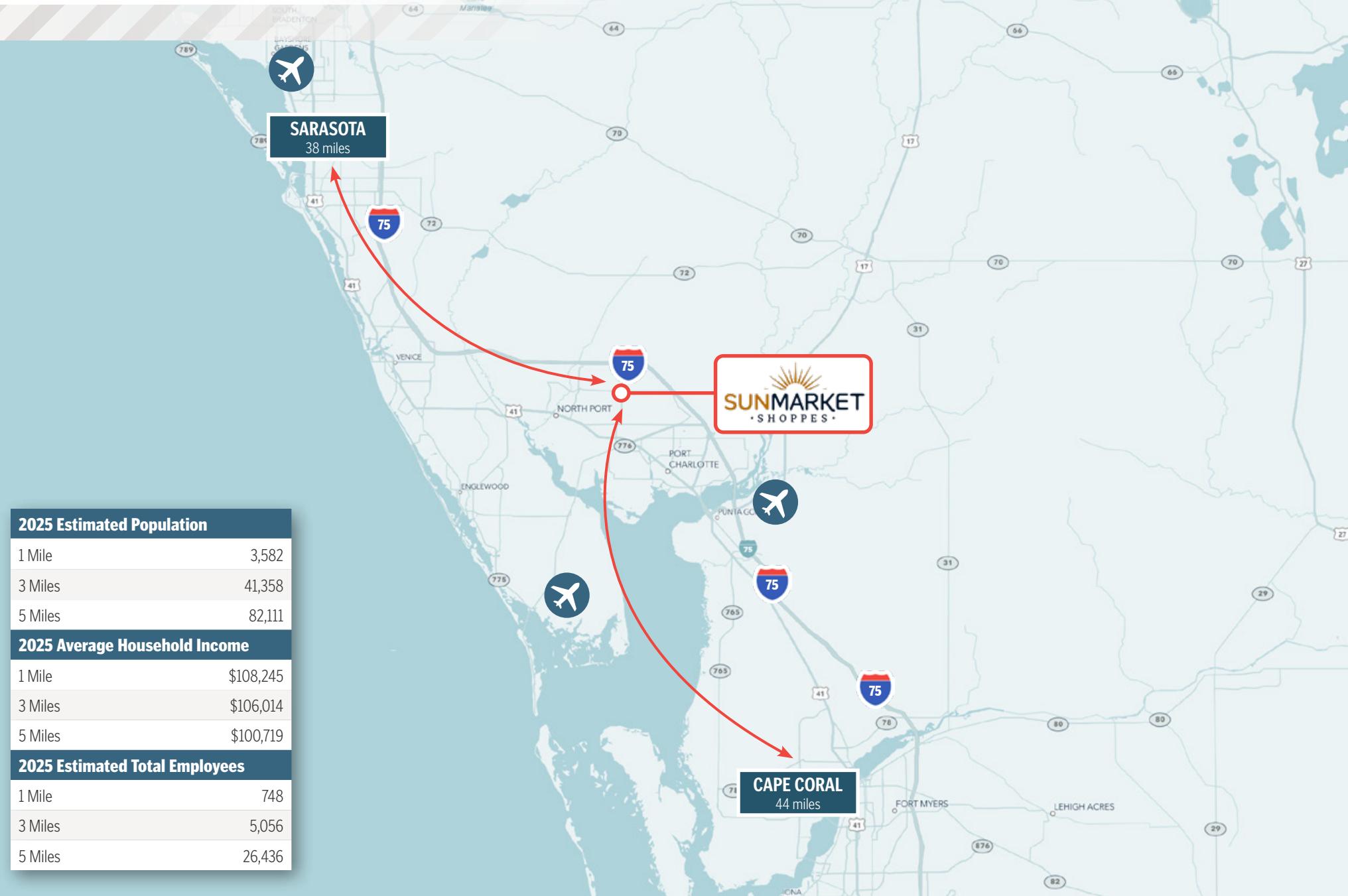
Year Built: 2026

ZONING



PCD: Planned Community Development

LOCATION MAP

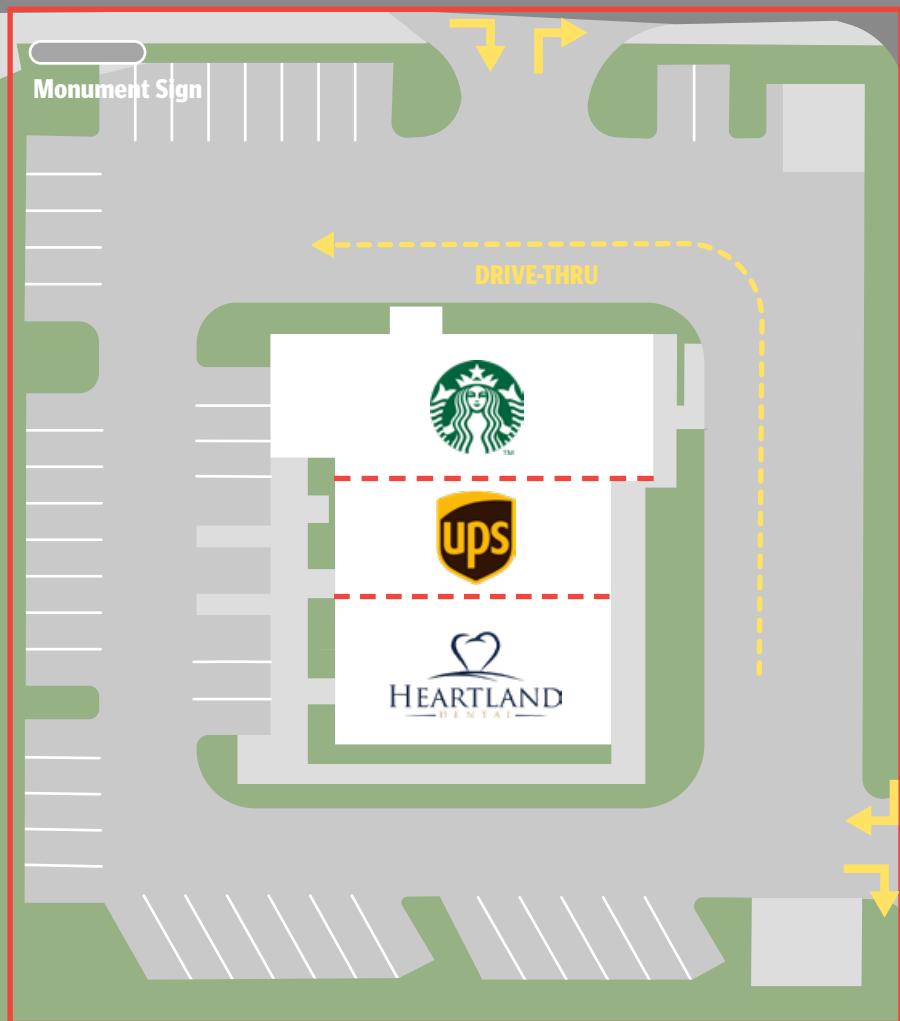






SUN GARDEN LN

TOLEDO BLADE BLVD 2,300 VPD



Tenant	SQ FT
Starbucks	2,500
UPS	1,500
Heartland Dental	3,500

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	3,582	41,358	82,111
2030 Projected Population	3,879	44,033	89,001
2025 Median Age	44.2	44.9	48.5
Households & Growth			
2025 Estimated Households	1,363	15,829	33,193
2030 Projected Households	1,482	17,009	36,369
Income			
2025 Estimated Average Household Income	\$108,245	\$106,014	\$100,719
2025 Estimated Median Household Income	\$100,147	\$85,233	\$79,186
Businesses & Employees			
2025 Estimated Total Businesses	103	797	2,803
2025 Estimated Total Employees	748	5,056	26,436



NORTH PORT, FLORIDA

North Port is a city in southern Sarasota County, Florida, United States. The City of North Port had a population of 87,041 as of July 1, 2024. North Port is a rapidly growing city located in Sarasota County, along Florida's southwestern Gulf Coast. Positioned between Tampa and Fort Myers, it is part of the North Port–Sarasota–Bradenton Metropolitan Area. North Port, a thriving young community founded in 1959, has the workforce, amenities and assets that make it attractive for headquarters, manufacturing, technology, distribution, financial services, cleantech, emerging technology and entrepreneurial endeavors.

North Port's economy is diverse, with strong sectors in construction, healthcare, retail, tourism, and small business development. Residential and commercial growth continues to drive local employment and attract investment. The Wellen Park master-planned community and proximity to Interstate 75 have boosted development and regional connectivity. Major employers in the area include Sarasota Memorial Health Care System, PGT Innovations, and local government services. The city also benefits from its location near Port Charlotte and Venice, expanding access to regional job markets. North Port is the Spring Training home for the Atlanta Braves, who hold extended spring training in North Port. Because of its unique, natural environment and its city leadership that pro-actively protects and preserves its tree canopies, bike and hike trails, flora and fauna, waterways, etc., North Port is becoming known as an eco-tourism destination.

North Port is known for its abundance of natural and recreational attractions. The Warm Mineral Springs Park, one of the only naturally occurring warm springs in Florida, is a major local landmark attracting visitors year-round. The city features over 80 miles of freshwater canals, scenic parks, and nature preserves, such as the Myakkahatchee Creek Environmental Park and Deer Prairie Creek Preserve.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$ 6.5 B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$ 3.5 B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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