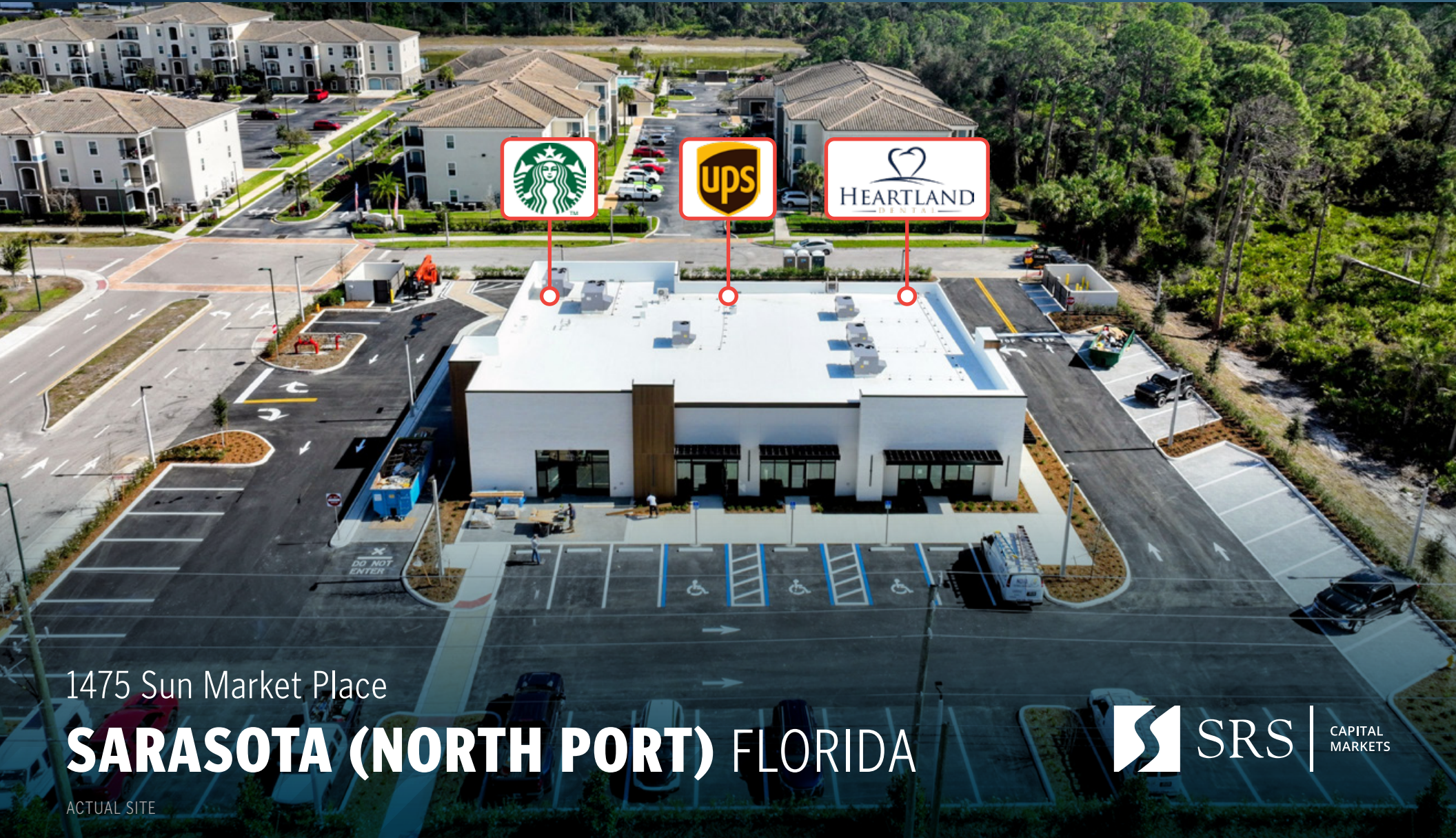


# NEW THREE-TENANT STRIP W/ DRIVE THRU

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 MARKETING BY**



## **WILLIAM WAMBLE**

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## **CONNOR BARTON**

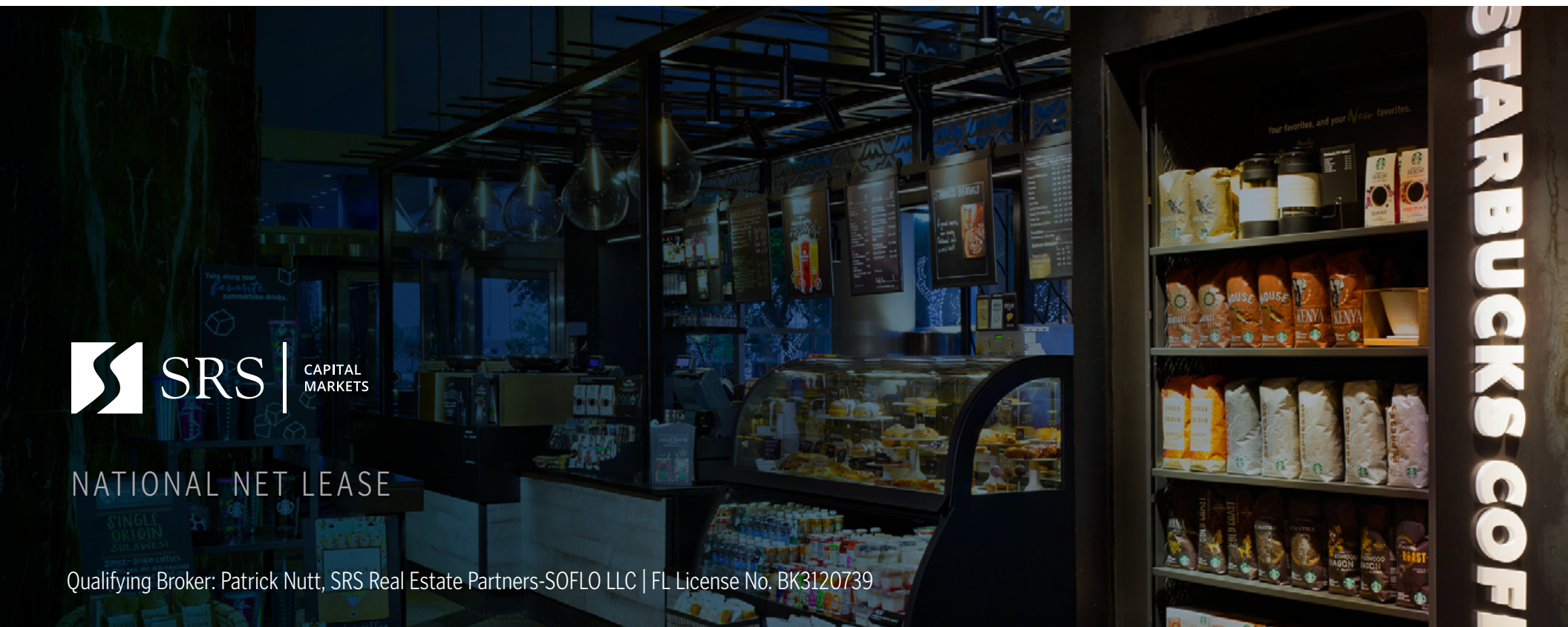
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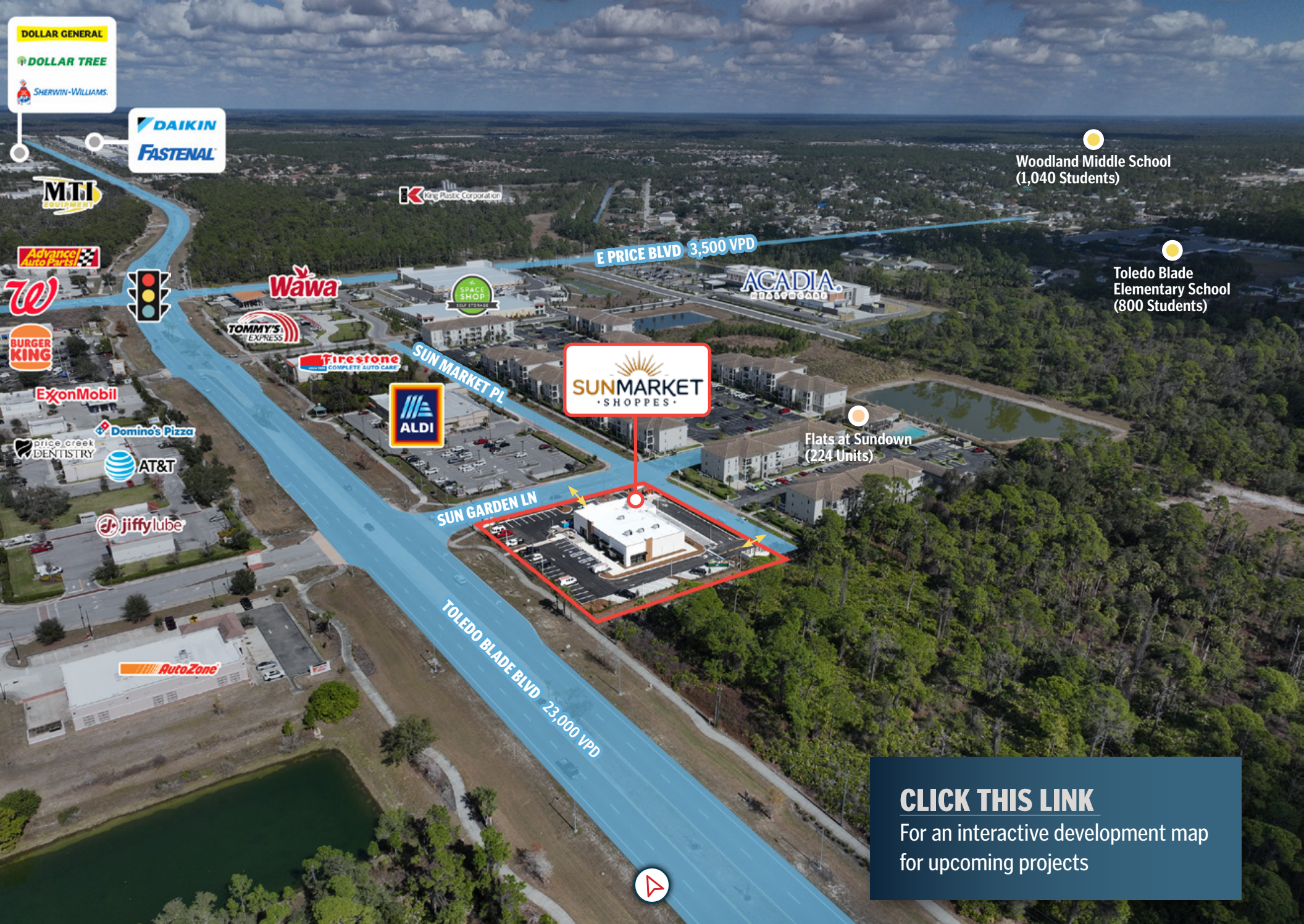


**NATIONAL NET LEASE**

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







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For an interactive development map  
for upcoming projects





**CLICK THIS LINK**

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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
Tenants	Starbucks Heartland Dental UPS
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 <sup>(*)</sup> #	Tenant Name	Size SF	Pro	Rent Monthly	Rent Annual	Pro	Rental		Lease Start Date <sup>(*)</sup>	Lease End Date	Options Remaining		
			Rata (SF)			Rata (\$)	Increase Date	Inc.				Monthly	Annual
01	UPS  (Franchisee Signature, Personal Guaranty)	1,500	20%	\$4,375	\$52,500	13%	Mar-31	10.0%	\$4,813	\$57,750	Mar-26 (Est.)	Feb-36	2 (5-Year)  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 (Est.)	Apr-36	2 (5-Year)  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 (Est.)	Mar-36	6 (5-Year)  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%



## Operating Cash Flow

## In-Place

Potential Rental Revenue	\$404,490
Potential Reimbursement Revenue <sup>(1)</sup>	NNN
Effective Gross Revenue	\$404,490
Less Expenses <sup>(2)</sup>	(NNN)
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

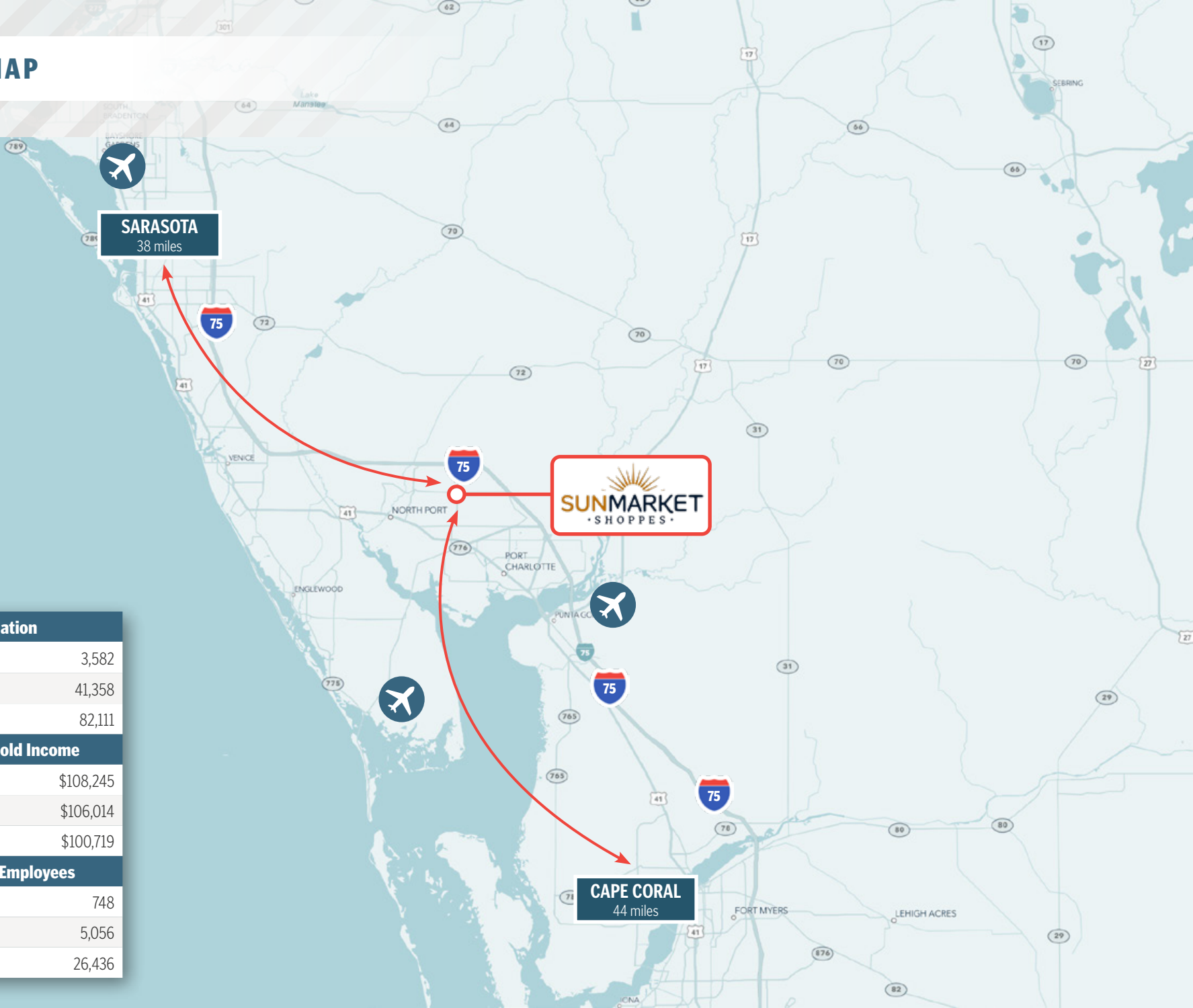


PCD: Planned Community Development



LOCATION MAP

2025 Estimated Population	
1 Mile	3,582
3 Miles	41,358
5 Miles	82,111
2025 Average Household Income	
1 Mile	\$108,245
3 Miles	\$106,014
5 Miles	\$100,719
2025 Estimated Total Employees	
1 Mile	748
3 Miles	5,056
5 Miles	26,436







EURO-WALL  
Victor  
RAYMOND  
BUILDING SUPPLY  
A Division of  
MTI  
EQUIPMENT  
ACCESS  
GARAGE DOORS  
A Division of

Lakeside Plantation

King Plastic Corporation

W PRICE BLVD 15,900 VPD

The Shoppes at Price Crossing

Publix  
BURGER KING  
LESLIE'S  
Planet Smoothie  
opus

AT&T  
Domino's Pizza  
price creek  
DENTISTRY

ExxonMobil

SPACE SHOP  
SALE STORAGE

Wawa  
ACADIA  
HEALTHCARE  
TOMMY'S  
EXPRESS  
Firestone  
COMPLETE AUTO CARE

SUNMARKET  
SHOPPES

TOLEDO BLADE BLVD 23,000 VPD

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SUN GARDEN LN

TOLEDO BLADE BLVD 2,300 VPD

SUN MARKET PLACE



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



## AREA OVERVIEW

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
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
<b>Households &amp; Growth</b>			
2025 Estimated Households	1,363	15,829	33,193
2030 Projected Households	1,482	17,009	36,369
<b>Income</b>			
2025 Estimated Average Household Income	\$108,245	\$106,014	\$100,719
2025 Estimated Median Household Income	\$100,147	\$85,233	\$79,186
<b>Businesses &amp; Employees</b>			
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

**\$6.5B+**

TRANSACTION  
VALUE

company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD

in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE

in 2025



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