

SINGLE TENANT NN W/DRIVE-THRU

Investment Opportunity



13 Years Remaining | Dense Retail Corridor | Wesley Chapel - Massive Expansion



7994 Curley Road | Wesley Chapel, Florida

TAMPA MSA

ACTUAL SITE

 **SRS** | CAPITAL MARKETS

EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

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



EPPERSON - Coastal-Inspired Living

Epperson is a master-planned community in Wesley Chapel, Florida, developed by MetroPlaces. It offers a coastal-inspired lifestyle with modern amenities and is known for featuring the nation's first man-made Crystal Lagoon, a 7.5-acre man-made lagoon with clear waters, sandy beaches, and recreational activities such as swimming and kayaking. Epperson offers a perfect blend of modern convenience and serene living in Wesley Chapel. Epperson's location offers convenient access to major highways, shopping, dining, and healthcare facilities, making it an ideal blend of serene living and modern convenience. Community provides a range of homes from the \$300s to over \$1 million, built by award-winning builders like Lennar, DR Horton, and Pulte Homes.

[Visit EPPERSON site for more details](#)





2.7 Miles to All Children's Hospital 110-acre campus (under construction)





2.7 Miles to All Children's Hospital 110-acre campus (construction started May 2025)





Adjacent Parcels are Also Available for Sale - Contact Brokers for More Information

OFFERING SUMMARY



OFFERING

Pricing	\$3,091,000
Net Operating Income	\$170,000
Cap Rate	5.50%

PROPERTY SPECIFICATIONS

Property Address	7994 Curley Road Wesley Chapel, Florida 33545
Rentable Area	2,484 SF
Land Area	1.12 AC
Year Built	2023
Tenant	Starbucks
Guaranty	Corporate (Nasdaq: SBUX) (S&P: BBB+)
Lease Type	NN
Landlord Responsibilities*	Roof, Structure, Foundation, Utility Systems, Parking Lot Re-Paving/Re-Surfacing
Lease Term Remaining	13 Years
Increases	10% Every 5 Years
Options	6 (5-Year)
Lease Commencement	9/22/2023
Rent Commencement	10/05/2023
Lease Expiration	2/28/2039

**Per Section 6.2, Landlord has the right on 60 days notice to Tenant to relinquish landscaping and irrigation maintenance back to Starbucks*

RENT ROLL



LEASE TERM						RENTAL RATES		
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Starbucks	2,484	Sept. 2023	Feb. 2039	Year 1	-	\$14,167	\$170,000	6 (5-Year)
(Corporate Signature)				Year 6	10%	\$15,583	\$187,000	
				Year 11	10%	\$17,142	\$205,700	
10% Increase Beg. of Each Option								



INVESTMENT HIGHLIGHTS



13 Years Remaining | 95th Percentile Nationwide | Options To Extend |

Corporate Signed | Scheduled Rental Increases

- Starbucks has 13 years remaining on a rare 15-year lease with 6 (5-year) options to extend, demonstrating their long-term commitment to the site
- 2023 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+), nationally recognized, and established firm with over 40,200 stores
- The lease features 10% rental increases every 5 years and at the beginning of each option
- Starbucks did over \$36B in revenue during 2024
- **This location ranks in the 95th percentile of all nationwide Starbucks locations via Placer.ai**

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
- Ideal, low-management investment for a passive investor in a state with no state income tax

Local Demographics in 5-Mile Trade Area | Population Growth |

Six-Figure Incomes | High-Growth Tampa Sub-Market

- More than 76,000 residents and 10,000 employees support the trade area
- \$162,022 average household income within a 1-mile radius
- **Wesley Chapel is currently growing at a rate of 2.83% annually and its population has increased by 23.89% since the most recent census**

Wesley Chapel's Downtown - "Legacy"

- [Legacy Wiregrass Ranch](#), which will be just north of State Road 56 on Wiregrass Ranch Boulevard, is a massive project that is expected to give Wesley Chapel, if not the county, a true downtown on 30 acres
- The first phase will consist of 150,000 square feet of office development (primarily two 75,000-square-foot office buildings), a 150-room hotel with 15,000 square feet of conference room and 150,000 square feet of what Engle called "eataertainment," which will include entertainment, retail and shops and restaurants, highlighted by vertically integrated, mid-rise urbanized construction

Signalized, Hard Corner Intersection | Part of Larger Development |

Across From Publix Center | Epperson Lagoon | Major Developments

- The site is located at the signalized, hard corner intersection of Overpass Road and Curley Road averaging a combined 31,200 VPD
- The surrounding multi-family developments will provide a direct consumer base from which to draw
- Site has prominent signage along two major roadways including one at the Overpass Rd/ Curley intersection
- Less than 5 minutes from the new John's Hopkins All Children's Hospital 110-acre campus located at Overpass Rd and I-75 (Construction began May 2025)
- Less than 3 miles East off Interstate 75, allowing easy on/off ramp access to the site and surrounding trade areas
- Across from newly built Innovation Springs, anchored by Publix
- Part of a larger development that features Circle K, Chick-fil-A, [Clean Freak / Circle K Car Wash](#), and more
- Just East of the [Epperson Lagoon](#), a stunning 7.5-acre man-made aquatic paradise
- Pasco County New Developments:
 - [Two Rivers](#) - Upon completion, the master-planned community will feature 6,000-homes and [Tampa's first surf park](#)
 - [The Landings](#) - Plans have been submitted for the new \$27M upscale, members-only social club within the Two Rivers community
 - [Johns Hopkins All Children's](#) -The 112-acre site will house a 56-bed hospital, a 16-room emergency center, four operating rooms, four imaging rooms and additional clinic space designed for future expansion.

Trinity Sports and Entertainment Development

- Storyland Studios, in collaboration with the Trinity Development Initiative (TDI), has announced plans to transform over 800 acres into the nation's largest sports entertainment destination, ["Trinity"](#)

SITE OVERVIEW



PROPERTY PHOTOS



[WATCH DRONE VIDEO](#)



PROPERTY PHOTOS



PROPERTY PHOTOS





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

PROPERTY OVERVIEW



LOCATION



Wesley Chapel, Florida
Pasco County
Tampa-St. Petersburg-Clearwater MSA

ACCESS



Triumph Ridge Point: 1 Access Point
Nova View Drive: 1 Access Point

TRAFFIC COUNTS



Overpass Road: 15,200 VPD
Curley Road: 16,000 VPD

IMPROVEMENTS



There is approximately 2,484 SF of existing building area

PARKING



There are approximately TBD parking spaces on the owned parcel.

PARCEL



Parcel Number: 35-25-20-0080-01A00-0040
Acres: 1.12
Square Feet: 48,605

CONSTRUCTION



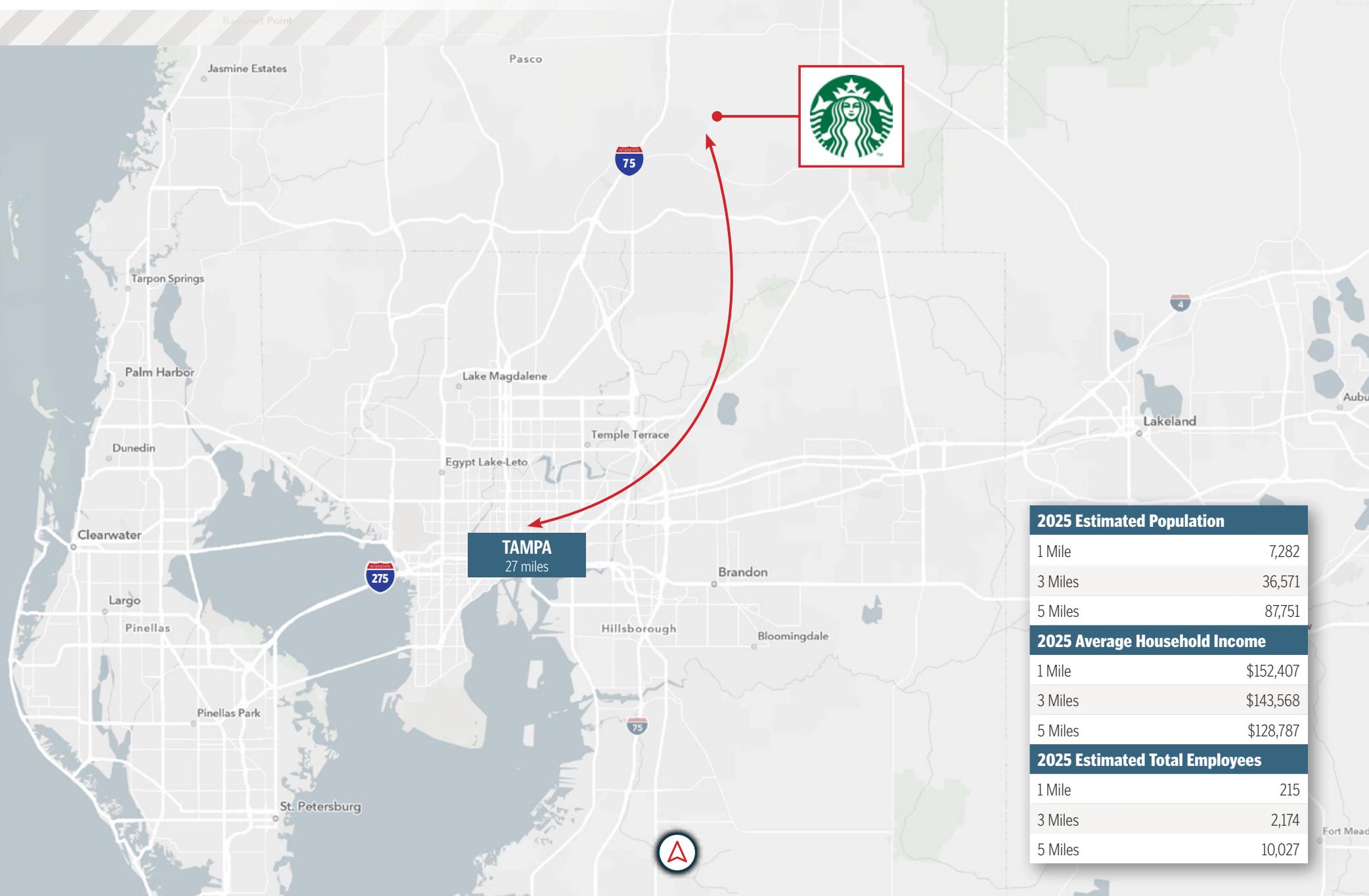
Year Built: 2023

ZONING



Commercial

LOCATION MAP

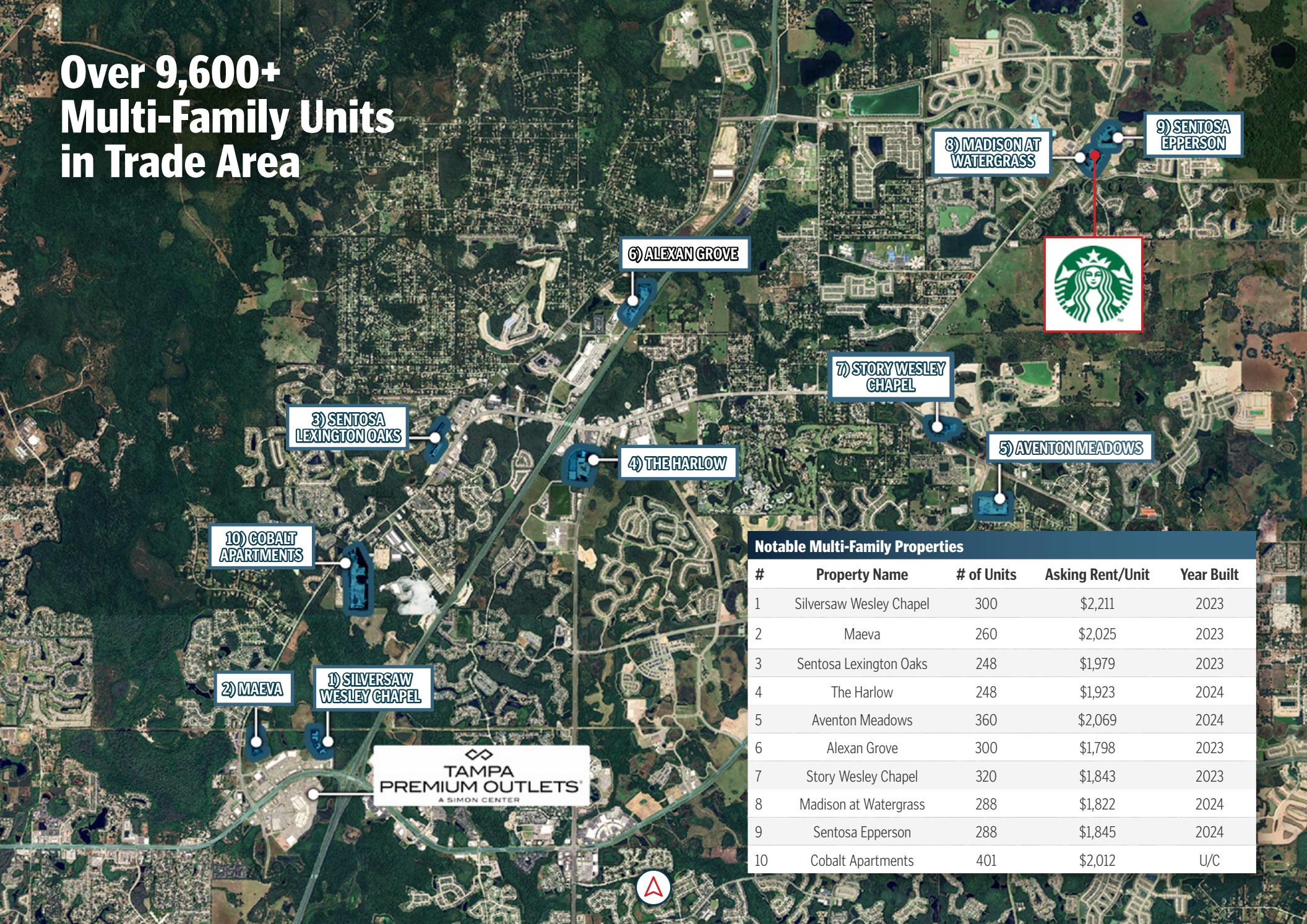




Wesley Chapel 2M+ SF of Retail Top Retail Trade Area North of Tampa

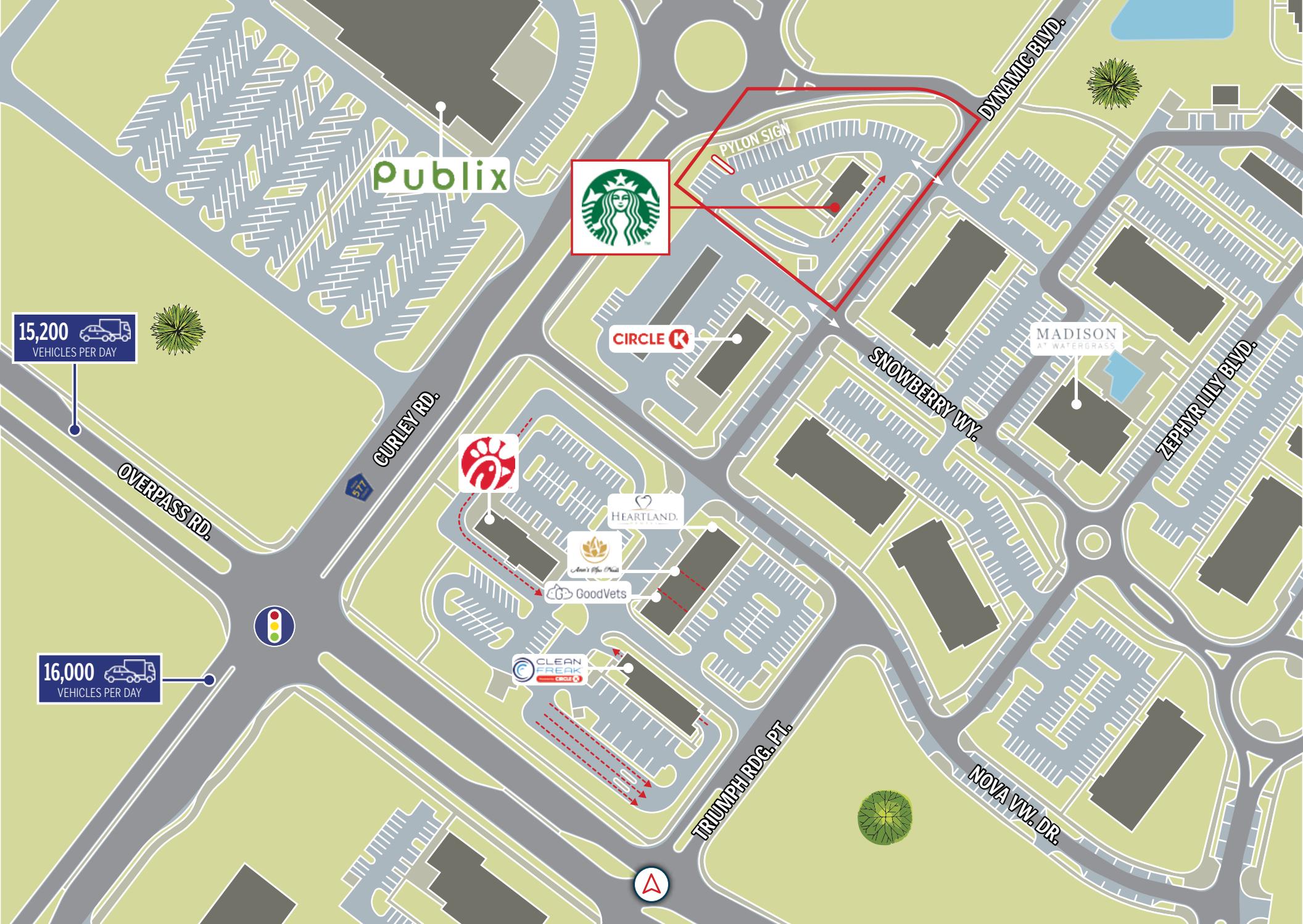


Over 9,600+ Multi-Family Units in Trade Area



Notable Multi-Family Properties

#	Property Name	# of Units	Asking Rent/Unit	Year Built
1	Silversaw Wesley Chapel	300	\$2,211	2023
2	Maeva	260	\$2,025	2023
3	Sentosa Lexington Oaks	248	\$1,979	2023
4	The Harlow	248	\$1,923	2024
5	Aventon Meadows	360	\$2,069	2024
6	Alexan Grove	300	\$1,798	2023
7	Story Wesley Chapel	320	\$1,843	2023
8	Madison at Watergrass	288	\$1,822	2024
9	Sentosa Epperson	288	\$1,845	2024
10	Cobalt Apartments	401	\$2,012	U/C





	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	7,282	36,571	87,751
2030 Projected Population	8,557	43,979	106,796
2025 Median Age	35.3	37.8	41.2
Households & Growth			
2025 Estimated Households	2,433	11,841	31,701
2030 Projected Households	2,883	14,343	38,911
Income			
2025 Estimated Average Household Income	\$152,407	\$143,568	\$128,787
2025 Estimated Median Household Income	\$134,668	\$124,172	\$105,979
Businesses & Employees			
2025 Estimated Total Businesses	44	298	1,251
2025 Estimated Total Employees	215	2,174	10,027



WESLEY CHAPEL, FLORIDA

Wesley Chapel is a census-designated place in Pasco County, Florida, United States. The Wesley Chapel CDP had a population of 79,494 as of July 1, 2024.

Located just north of Tampa, Wesley Chapel's strategic position has made it an attractive destination for businesses, entrepreneurs, and individuals seeking new opportunities. The area's flourishing economy is driven by several factors, including a thriving job market, diverse industries, and a growing population. With new residential developments, expanding commercial centers, and exciting recreational opportunities, the area has become a hotspot for those seeking a balanced lifestyle. The largest industries in Wesley Chapel, FL are Health Care & Social Assistance, Retail Trade, and Educational Services, and the highest paying industries are Agriculture, Forestry, Fishing & Hunting, & Mining, Agriculture, Forestry, Fishing & Hunting, and Professional, Scientific, & Technical Services.

Wesley Chapel has emerged as a premier destination for shopping, dining, sports, and entertainment in the Tampa Bay area. Some of its top attractions are The Shops at Wiregrass, Tampa Premium Outlets, The Grove at Wesley Chapel, Epperson Lagoon, AdventHealth Center Ice, Wiregrass Ranch Sports Campus. The abundance of parks and outdoor spaces, such as Wesley Chapel District Park, offering hiking trails, sports fields, and picnic areas.

Wesley Chapel is home to some of the best medical facilities in the region, ensuring residents have access to world-class healthcare right in their backyard. The community boasts three major hospitals AdventHealth Wesley Chapel, BayCare Hospital Wesley Chapel, Wiregrass Ranch Hospital (Orlando Health).

The nearest major airport is Tampa International Airport.



#4 TAMPA-ST. PETERSBURG

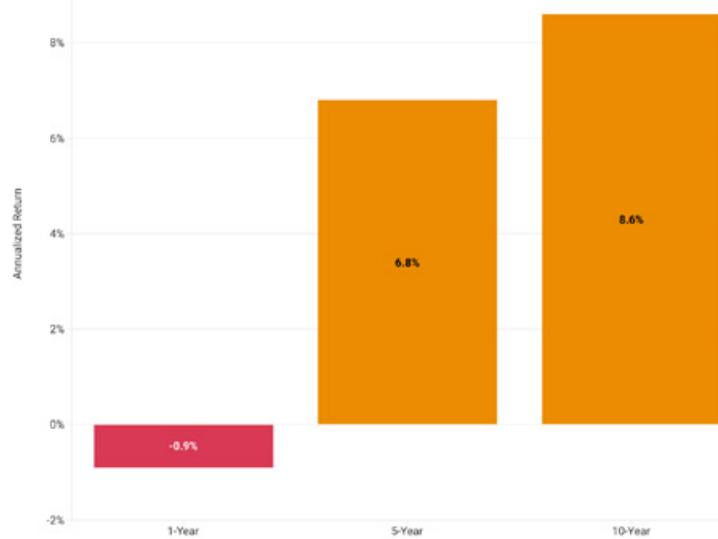
Though Tampa-St. Petersburg might fly under the radar compared to its neighbors—the colorful Miami and heavily touristed Orlando—the metro area is no slouch amid Florida's formidable peers. Tampa's sunny climate, year-round sports, no state income tax, and booming economy have created a longtime draw for workers and retirees alike, leading Money magazine to name Tampa the ninth best place to live in the United States in 2022. The metro area has proven a good place for real estate investment capital to live as well, with 10-year annualized total returns of 8.6 percent in NCREIF's NPI. Tampa moved up 14 spots in Emerging Trends' U.S. Markets to Watch over the past year, the most improved ranking among Florida's major metro areas (and tied for highest upward movement in the state with Deltona/Daytona Beach and Gainesville); Tampa is also the first U.S. Market to Watch for homebuilding prospects.



Tampa moved up 14 spots in Emerging Trends' U.S. Markets to Watch over the past year.

TAMPA-ST. PETERSBURG TRAILING TOTAL RETURNS ANNUALIZED AS OF 2024 Q2

Source: NCREIF NPI Database, accessed 2024 Q3



Tampa models an enviable economy with strong growth, high-paying job drivers, and economic diversity. The MSA's population grew 1.5 percent per year from 2013 to 2023, approximately 2.5 times the national pace. Similarly, Tampa's job growth has nearly doubled the national pace over the 10 years ending August 2024. The metro area is driven by white-collar jobs, particularly in the financial services sector. The share of private office-using jobs is 39 percent higher in Tampa than in the United States overall, while financial services jobs' share is 59 percent higher here. There are four noteworthy finance and insurance companies with over 5,000 jobs in the metro area. But despite this notably outsized industry cluster, Moody's Analytics gives the area an industrial diversity score of 0.83 (U.S. = 1.0), which ranks fourth most diverse among the 390 ranked MSAs.

Housing affordability is perhaps Tampa's greatest headwind, as Moody's data on the cost of living puts Tampa's relative costs at 111 percent of the national average. Homeowner's insurance expense now ranks among the 10 highest

nationally. Rising costs might slow in-migration from the 50,000 to 70,000 the metro area saw each year from 2021 to 2023, which calculated to a top 10 rate per capita for metro areas with more than 1 million residents. Some relief will come from lower interest rates, while Tampa home prices have moderated a bit since their January 2024 peak. But with house prices up 66 percent in the four years ending July 2024, much of Tampa's previous housing affordability has eroded, with little hope of returning in the near term. On the bright side, costs of doing business remain below national averages (95 percent of the national rate, per Moody's), with costs considerably lower than U.S. averages for energy, state, and local taxes, and office rent.

Despite these outlined risks, local economic growth is expected to be conducive to outsized real estate returns. Continued in-migration, an attractive business climate, and job growth forecast at 2.3 times the nation's five-year forecast set the stage for continued demand for Tampa real estate.

[Read Full Article Here](#)



Johns Hopkins All Children's to break ground on new Wesley Chapel hospital

By Devonta Davis – Digital Producer, Tampa Bay Business Journal | Mar 27, 2025

In a significant step forward for pediatric health care in the Tampa Bay region, Johns Hopkins All Children's Hospital is breaking ground on a new facility in Wesley Chapel. The hospital, set to open in 2027, aims to bring specialized pediatric care closer to families in one of Florida's fastest-growing areas.

The 112-acre site near Interstate 75 and Overpass Road will house a 56-bed hospital, a 16-room emergency center, four operating rooms, four imaging rooms and additional clinic space designed for future expansion.

Robins & Morton is building the new hospital, according to a spokesperson. With Pasco County and other areas north of Tampa expected to see a 12% increase in pediatric population by 2032, the new facility is a timely addition to the region's health care infrastructure.

For families in Citrus, Hernando and Pasco counties, accessing specialized pediatric care often means traveling long distances. Currently, 93% of patients from these areas must seek care outside their communities, according to John Hopkin's website. The Wesley Chapel hospital is designed to change that dynamic by providing local access to pediatric services.

"This facility represents a major investment in the health and well-being of children in our region," said K. Alicia Schulhof, president of Johns Hopkins All Children's Hospital. "We have listened closely to the needs of families and are committed to delivering specialized care where it's needed most."



The hospital's groundbreaking ceremony is set for Thursday afternoon at 2999 Boyette Road, Wesley Chapel.

The Wesley Chapel project is part of a larger strategic expansion by Johns Hopkins All Children's Hospital. In addition to the new facility, the hospital is enhancing its flagship campus in St. Petersburg, expanding urgent care services in Tampa and increasing outpatient care access along Florida's west coast. These efforts are part of a long-term vision to create a more robust pediatric health care network throughout the region.

Founded in 1926, Johns Hopkins All Children's Hospital has built a reputation as a leader in pediatric medicine. The 259-bed teaching hospital is known for cutting-edge research, innovative treatments and comprehensive patient care.

[Read Full Article HERE](#)



Wesley Chapel continues to grow as new community starts development

Pulte Homes purchases 332 acres from DePue Ranch

By JOHN C. COTEY, Wesley Chapel Beacon

Pulte Homes recently closed on a \$16 million deal to purchase 332 acres of land from the DePue family, one of Pasco County's oldest families. The parcel will be home to 700 new homes by the end of next year as the first phase in larger development.

The new single-family home community will be called Vida's Way, and is named after the late family matriarch, Vida Claire Barnes DePue, who was born in 1922 and played a key role in managing the ranch through the 1900s as it transitioned into a cattle operation.

Vida's Way, which already has signs posted in the area, will be south of WaterGrass between Curley and Handcart roads. It is just under three miles north of State Road 54, and four miles east of the Overpass Exchange at I-75.

The new project is part of the 1,800 acres that the DePue family has owned since the late 1800s. It is one of the largest undeveloped tracts of land in Pasco County. Pulte Homes purchased the northeast corner of the ranch for phase one of the project. It has been negotiating with the family since early 2020 after the family started considering selling a portion of the ranch.

Pulte Homes says it will "honor the traditions of the ranch before it with its distinct look and feel" and has partnered with Walker Brands, an agency that specializes in real estate development and branding physical spaces, to develop an overall concept for the 1,800-acre tract of land.

Vida's Way will offer several amenities to give the new development a ranch-like feel. A 50-foot-tall rustic windmill with the Vida's Way logo will greet residents and visitors at the entrance.

Weathered corten steel, which is more expensive than other steel, will be used on fixtures and architecture throughout the community. A farmhouse-inspired clubhouse, the 6,895 square-foot Stewards Park, will be centered in the community and offer a recreation room, fitness center and event area. A resort-style pool with a splash pad, playground and pickleball courts will be some other amenities.



Fudge & Rusty's Park, a large dog park named for the family's dogs, will also be part of the community. More than a mile's worth of walking and nature trails will be built to keep that country feel.

[Read Full Article HERE](#)



Pasadena Hills New Development

The Village of Pasadena Hills (VOPH) is a major new development area approved for over 40,000 residential units, located ten minutes east of Promenade Retail by way of Overpass Road. Construction has already started on several large VOPH residential projects, including Pasadena Ridge by Westbay Homes and Chapel Manor by KB Homes. Taylor Morrison and DRB Homes should be underway soon with new residential projects on Handcart Road in VOPH. There are also plans for a “super district park” within VOPH on Handcart Road.



KB Home's Tampa Division has officially closed on Chapel Manor, the latest addition to its portfolio of communities in the thriving Wesley Chapel area. This exciting new development offers 153 homesites, located along the newly improved Handcart Road corridor in Pasco County. Chapel Manor combines convenience, comfort, and modern living in one of the most desirable locations in Florida.

The highly anticipated Grand Opening of Chapel Manor is scheduled for the fourth quarter of 2025, offering prospective buyers a first look at this stunning community.

Taylor Morrison Homes submitted site plans to build 448 homes (mix of single family and town homes) on a 441 acre site West of Handcart Rd and North of Overpass Rd in Wesley Chapel. The site also includes a new county collector Rd which will eventually connect Overpass Rd with Kiefer Rd and Handcart.

DRB Homes has acquired over 20 acres off Handcart Road for \$5.9 million, with plans to develop Twin Oaks Townhomes, a 144-unit townhouse community. The development will feature amenities such as a pool, pavilion, and playground, catering to the increasing demand for housing in the area.



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VALUE
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