

SINGLE TENANT NN W/DRIVE-THRU

Investment Opportunity



Right off Interstate 75 (95,500 VPD) | Next to High-Performing Publix (Top 75th Percentile Nationwide via Placer.ai)



2555 NW 46th Terrace

OCALA FLORIDA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



PATRICK NUTT

**Senior Managing Principal &
Co-Head National Net Lease**

patrick.nutt@srsre.com

D: 954.302.7365 | M: 703.434.2599

200 SW First Avenue, Suite 970

Fort Lauderdale, FL 33301

FL License No. BK3120739

WILLIAM WAMBLE

**EVP & Principal
National Net Lease**

william.wamble@srsre.com

D: 813.371.1079 | M: 813.434.8278

1501 W. Cleveland Street, Suite 300

Tampa, FL 33606

FL License No. SL3257920

JAIME SALAZAR

**Senior Associate
SRS National Net Lease**

jaime.salazar@srsre.com

D: 954.703.3602 | M: 786.768.7700

200 SW First Avenue, Suite 970

Fort Lauderdale, FL 33301

FL License No. SL3452271



NATIONAL NET LEASE

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



SITE PHOTOS



WATCH DRONE VIDEO



SITE PHOTOS



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$3,580,000
Net Operating Income	\$214,805
Cap Rate	6.00%

PROPERTY SPECIFICATIONS

Property Address	2555 NW 46th Terrace Ocala, FL 34482
Rentable Area	2,500 SF
Land Area	1.00 AC
Year Built	2024
Tenant	Starbucks
Lease Signature	Corporate (Nasdaq: SBUX) (S&P: BBB+)
Lease Type	NN
Landlord Responsibilities	Roof, Structure, Foundation, Light Poles, Utility Systems, Parking Lot-Repaving / Re-Striping
Lease Term	10 Years
Increases	10% Every 5 Years Including Options
Options	6 (5-Year)
Rent Commencement	December 23, 2024
Lease Expiration	February 28, 2035

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Starbucks	2,500	12/23/2024	2/28/2035	Year 1-5	-	\$17,900	\$214,805	6 (5-Year)
				Years 6-10	10%	\$19,691	\$236,286	

10% Rental Increase Beg. of Each Option

Brand New 10-Year Lease | 2024 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
- 2024 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+) firm with over 40,200 stores
- The lease features 10% rental increases every 5 years and at the beginning of each option

Ideal Demographics in Local Trade Area | Marion County | Ocala, FL - 6th Fastest-Growing City in US | World Equestrian Center

- Property value in Marion County has hit a record high of \$24 billion
- The average household income exceeds \$81,000 in a 5-mile radius
- More than 64,900 individuals residing within 5-miles of the subject property
- Ocala ranks 6th in the fastest-growing places in the US according to US News & World Report (full article [HERE](#))**
- Ocala also ranks 4th in the fastest-growing MSAs according to United States Census Bureau**
- 4.5 miles from the World Equestrian Center, the largest equestrian complex in the United States (see page 13 for more)

Shops at Foxwood Outparcel | Off Interstate 75 | Surrounding Retail | New UF Health Neighborhood Hospital | Nearby Fulfillment Centers

- Starbucks is an outparcel to the Shops at Foxwood, a neighborhood center anchored by Publix
 - The Publix ranks in the top 75% of all nationwide locations according to Placer.ai (325 out of 1,323)**
- Ideally located less than 1.5 miles West off Interstate 75 (95,500 VPD), allowing users to benefit from on/off ramp access to the subect property and surrounding trade areas
- Just West of the newly built [UF Health Ocala Neighborhood Hospital](#), providing a direct consumer base from which to draw
- There are a handful of nearby fulfillment centers that will provide an additional consumer base including Amazon, Chewy, FedEx, and more

NN Leased | Fee Simple Ownership | Limited Landlord Responsibilities | No State Income Tax

- Tenant pays for taxes, insurance and maintains most aspects of the premises
- Limited landlord responsibilities to roof, structure, foundation, light poles, utility systems, parking lot re-paving / re-striping
- Ideal, low-management investment for a passive investor in a state with no state income tax

BRAND PROFILE



STARBUCKS

[starbucks.com](https://www.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-caffeinated 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



Ocala, Florida
Marion County

ACCESS



State Highway 500/U.S. Highway 27: 1 Access Point

TRAFFIC COUNTS



State Highway 500/U.S. Highway 27: 25,000 VPD
Interstate 75: 95,500 VPD

IMPROVEMENTS



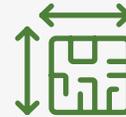
There is approximately 2,500 SF of existing building area

PARKING



There are approximately 31 parking spaces on the owned parcel.
The parking ratio is approximately 12.4 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 21514-001-00
Acres: 1.00
Square Feet: 43,560

CONSTRUCTION



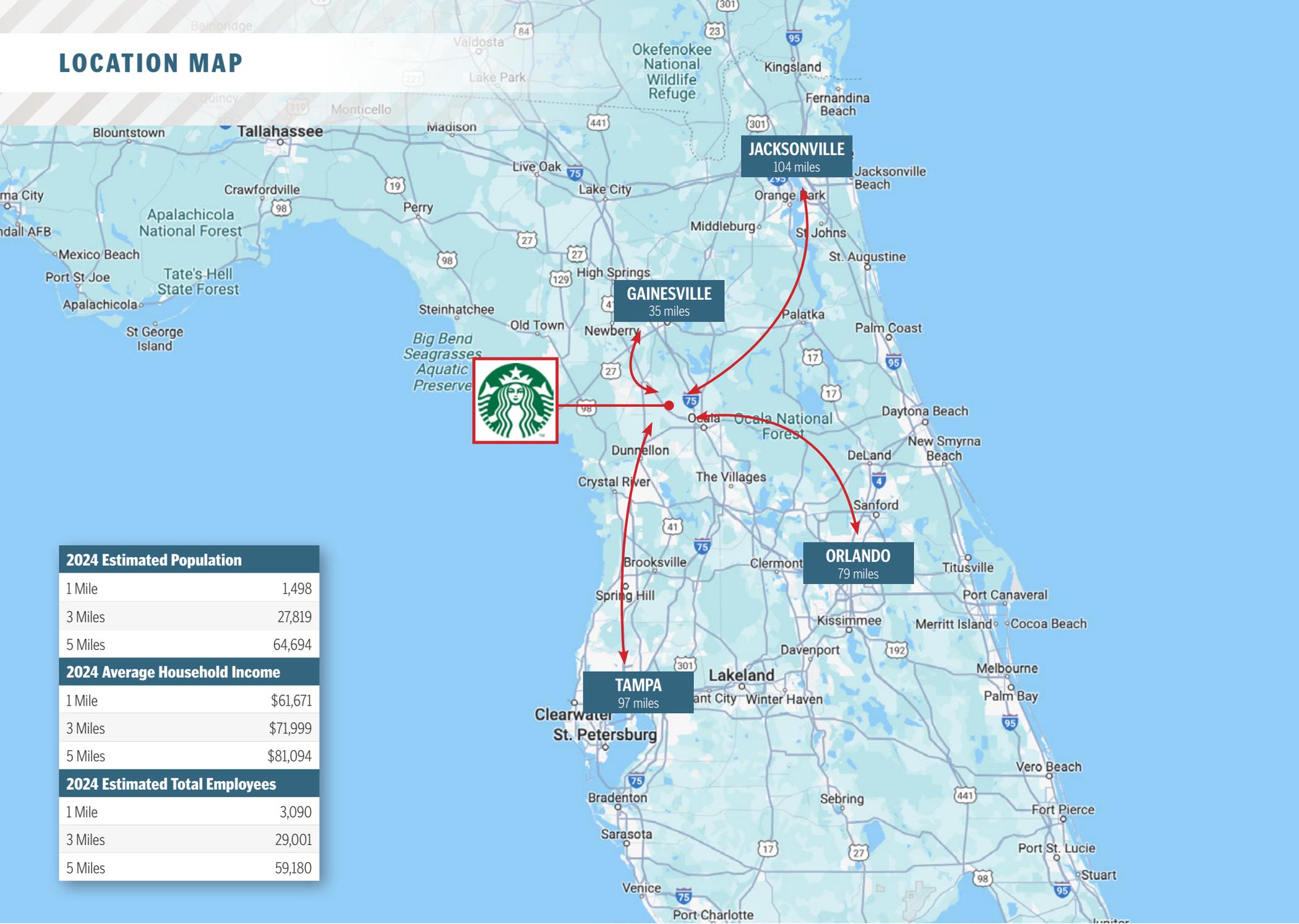
Year Built: 2024

ZONING



B-2: Community Business

LOCATION MAP



2024 Estimated Population	
1 Mile	1,498
3 Miles	27,819
5 Miles	64,694
2024 Average Household Income	
1 Mile	\$61,671
3 Miles	\$71,999
5 Miles	\$81,094
2024 Estimated Total Employees	
1 Mile	3,090
3 Miles	29,001
5 Miles	59,180



WATCH DRONE VIDEO

25,000
VEHICLES PER DAY

9,500
VEHICLES PER DAY

CHASE
SouthState
McDonald's



SHOPS AT FOXWOOD
Publix



STAYBRIDGE
SUITES
BY IHG

FOXWOOD
DENTAL CARE



AutoZone

RECHARGE
CLINIC



DOLLAR GENERAL

MARKETPLACE AT
OCALA SHOPPING CTR

REGIONS

U.S. HIGHWAY 27

NW 44TH AVE



UF HEALTH
OCALA
NEIGHBORHOOD
HOSPITAL

AutoZone

FedEx

STAYBRIDGE
SUITES
BY IHG



AutoZone



FOXWOOD
DENTAL CARE



Pizza Hut

Publix



CHASE

SHOPS AT FOXWOOD



25,000
VEHICLES PER DAY

U.S. HIGHWAY 27



WORLD EQUESTRIAN CENTER - Ocala offers a rare combination of class and capacity. The largest equestrian complex in the United States is a world-class, multi-indoor and outdoor arena facility offering state-of-the-art amenities to accommodate numerous disciplines within the equine industry and more!

THE EQUESTRIAN HOTEL - 248-room hotel features stylishly appointed rooms and suites with stunning views of the property. In addition to the oversized accommodations, the hotel has luxury shopping, unique dining, a state-of-the art fitness center, resort spa and a salon.

CALESA TOWNSHIP - Wide open spaces, winding trails, lazy summer days and a sense of being home. Calesa Township, a master-planned community designed for families of all ages where an extensive trail system leads to onsite schools, an aquatic center and a wide array of amenities.



OTOW FUTURE EXPANSION 6,400 ACRES

DEL WEBB "STONECREEK" 2,000 OUT OF 3,800 SOLD. 200 PER YEAR PACE

OTOW FUTURE EXPANSION 700 ACRES

ON TOP OF THE WORLD COMMUNITIES CURRENT: 12K POP, 8,700 UNITS SELLING 500 PER YEAR

STATE HIGHWAY 200

INTERSTATE 75





SHOPS AT FOXWOOD

Publix *w*
SUPERCUTS
SUBWAY
Romo's
ups
Pizza Hut
McDonald's

25,000
VEHICLES PER DAY

9,500
VEHICLES PER DAY

U.S. HIGHWAY 27

NW 46TH TER

NW 44TH AVE

1.1 Miles to Interstate 75

Public Storage

REGIONS



25,000
VEHICLES PER DAY

9,500
VEHICLES PER DAY

95,500
VEHICLES PER DAY

U.S. HIGHWAY 27

NW 44TH AVE

INTERSTATE 75

amazon

chewy

FedEx

publix

AutoZone

GOLD'S GYM

HCA Florida
Healthcare



Public Storage

UF HEALTH
OCALA
NEIGHBORHOOD
HOSPITAL

CIRCLE K

RaceTrac

BURGER KING

ELEVEN

O'Reilly AUTO PARTS





PYLON SIGN

COMING SOON
NEW DEVELOPMENT

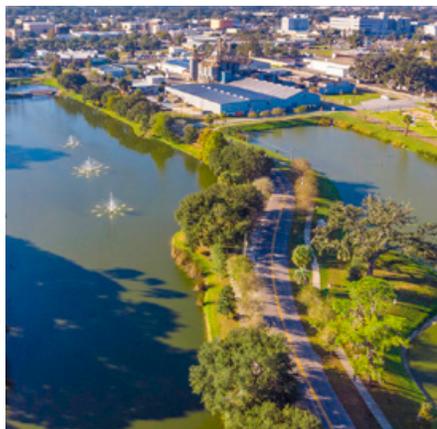
25,000 
VEHICLES PER DAY



AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	1,498	27,819	64,694
2029 Projected Population	1,458	28,277	69,897
2024 Median Age	37.2	43.4	43.0
Households & Growth			
2024 Estimated Households	592	11,536	26,649
2029 Projected Households	584	11,937	29,294
Income			
2024 Estimated Average Household Income	\$61,671	\$71,999	\$81,094
2024 Estimated Median Household Income	\$42,919	\$53,823	\$55,619
Businesses & Employees			
2024 Estimated Total Businesses	183	1,952	4,917
2024 Estimated Total Employees	3,090	29,001	59,180



OCALA, FLORIDA

Ocala is located in Marion County in north central Florida approximately 67 miles northwest of Orlando and approximately 40 miles east of the Gulf of Mexico. Ocala and Marion County are known as the “horse capital of the world” with population of 63,104 as of July 1, 2023.

In recent years, Ocala has become a center for manufacturing, logistics, and distribution companies, and continues to market the Ocala International Airport Business Park. The tourist industry also has a significant impact on the economy, with the Silver Springs and Rainbow Springs attractions, and the Ocala National Forest nearby. The Ocala area is home to a equine industry and the World Equestrian Center under construction in western Ocala will continue to attract additional interest in the community. The City has also invested in a few smaller scale economic development projects that focused on business expansion and the reactivation of long-term vacant structures.

Major Attractions in the city are Hundreds of thoroughbred horse farms, Crystal River Archaeological State Park is a pre-Colombian Native American site situated near a large coastal marsh area, The Appleton Museum of Art features a variety of art work and is a regional landmark, Brick City Park & Discovery Science Center, Coehadjoe Park, Silver River State Park, The Circle Square Cultural Center features well known entertainers, Don Garlit’s Museum of Drag Racing and The prominent Horse Shows in the Sun. Ocala and the region’s freshwater streams, rolling hills and clean air remain unspoiled and have been used for Hollywood movies. Nearby Ocala is Silver Springs, a national landmark and nature theme park on 350 acres. Silver Springs is Florida’s “original attraction.”

The closest major airport to Ocala, Florida is Gainesville Regional Airport.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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