



NEW DUTCH BROS COFFEE DRIVE-THRU

1972 LPGA BLVD, DAYTONA BEACH, FL 32117

ACTUAL SITE PHOTO

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EXCLUSIVELY LISTED BY:

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BRIAN BROCKMAN

BANG REALTY
AL #119315
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CINCINNATI, OH 45219
513.898.1551

INVESTMENT SUMMARY

| | |
|-------------------|--------------|
| List Price: | \$2,843,137 |
| Current NOI: | \$145,000.00 |
| Initial Cap Rate: | 5.10% |
| Land Acreage: | +/- 1.14 |
| Year Built | 2026 |
| Building Size: | 950 SF |
| Lease Type: | Absolute NNN |
| Lease Term: | 15 Years |
| Average CAP Rate: | 5.63% |

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new drive-thru Dutch Bros. Coffee located in Daytona Beach, Florida - **part of a large development area off of LGPA Blvd!** This 15 year Absolute NNN Lease provides a **10% rent increase every 5 years** including at each of the 3 (5 year) options. The lease also provides a corporate guaranty. The store is currently under construction with opening & rent start on track for early April 2026.

This Dutch Bros is located in a developing area on LGPA Blvd **seeing 39,500 cars per day with a traffic signaled entrance.** It sits in front of the new Marlowe Tomoka Village Luxury Apartments **amongst other newly developed sites such as Take 5 Oil Change, Bojangles, White Castle, and Panda Express.** The **5 mile population from the site is 130,751.** The 1 mile household income is \$64,335. This area is seeing explosive growth with the **1 mile population growth rate at 26.45%!** The **5 mile consumer spending is \$1.4 Billion! PRIME LOCATION** to own!!! This investment will offer a new owner continued success due to the strength and proven profitability of the tenant. List price reflects a 5.10% cap rate based on NOI of \$145,000.



CLICK HERE TO VIEW VIDEO



PRICE \$2,843,137



CAP RATE 5.10%



LEASE TYPE Absolute NNN



RENT INCREASES 10% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- 15 Yr Abs NNN Lease | No Landlord Responsibility | **Strong Corporate Guaranty**
- **PRIME LOCATION IN DEVELOPING AREA OF FLORIDA!**
- **Excellent Visibility - 39,500 VPD | Traffic Signaled Entrance**
- **10% Rental Rate Increases Every 5 Years**
- Three (5 Year) Options to Renew with 10% Increase at Each
- **5 Mile Population 130,751 | Expected 21.40% Growth**
- 1 Mile Average Household Income \$64,335
- **5 Mile Consumer Spending is \$1.4 Billion!**
- **1 Mile Population Growth Rate 26.45%!**
- **85,500 VPD on I-95 | 33,000 VPD on FL 5A**
- Brand New Take 5 Oil Change, Bojangles, Panda Express & Housing Developments Adjacent to Site

FINANCIAL SUMMARY

| INCOME | | PER SF |
|-----------------------------|---------------------|-----------------|
| Rent | \$145,000.00 | \$152.63 |
| Gross Income | \$145,000.00 | \$152.63 |
| EXPENSE | | PER SF |
| Expenses | \$0 | \$0.00 |
| Gross Expenses | \$0 | \$0.00 |
| NET OPERATING INCOME | \$145,000.00 | \$152.63 |

PROPERTY SUMMARY

| | |
|---------------------|-----------------------------|
| Year Built: | 2026 |
| Lot Size: | +/- 1.14 Acres |
| Building Size: | 950 SF |
| Traffic Count 1: | 39,500 VPD - LGPA Blvd |
| Traffic Count 2: | 20,900 VPD - Williamson |
| Traffic Count 3: | 15,600 VPD - N Clyde Morris |
| Traffic Count 4: | 85,500 VPA - I-95 |
| Traffic Count 5: | 33,000 VPD - FL 5A |
| Roof Type: | Flat |
| Zoning: | Commercial |
| Parking Lot: | Asphalt |
| # of Parking Spaces | 11 |
| Warranties | Construction |
| HVAC | Roof Mounted |

LEASE SUMMARY

| | |
|----------------------------|--------------------------|
| Tenant: | Dutch Bros |
| Lease Type: | Absolute NNN |
| Primary Lease Term: | 15 Years |
| Annual Rent: | \$145,000.00 |
| Rent PSF: | \$152.63 |
| Landlord Responsibilities: | None |
| Taxes, Insurance & CAM: | Tenant Responsibility |
| Roof, Structure & Parking: | Tenant Responsibility |
| Lease Start Date: | 4/5/2026 |
| Lease Expiration Date: | 4/30/2041 |
| Lease Term Remaining: | 15 Years |
| Rent Bumps: | 10% Every 5 Years |
| Renewal Options: | Three (5 Years) |
| Lease Guarantor: | Boersma Bros. LLC |
| Tenant Website: | DutchBros.com |



DUTCH BROS COFFEE

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| TENANT NAME | UNIT SIZE (SF) | LEASE START | LEASE END | ANNUAL RENT | % OF GLA | ESC DATE | RENT PER SF/YR |
|-----------------|----------------|-------------|-----------|---------------------|----------|----------|-----------------|
| Dutch Bros | 950 | 4/5/2026 | 4/30/2041 | \$145,000.00 | 100.0 | - | \$152.63 |
| | | | | \$159,500.00 | | 5/1/2031 | \$167.89 |
| | | | | \$175,450.00 | | 5/1/2036 | \$184.68 |
| | | | | Option 1 | | 5/1/2041 | \$203.15 |
| | | | | Option 2 | | 5/1/2046 | \$223.47 |
| | | | | Option 3 | | 5/1/2051 | \$245.81 |
| Averages | 950 | | | \$159,983.33 | | | \$168.40 |



TOTAL SF
950



TOTAL ANNUAL RENT
\$145,000.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$168.40



NUMBER OF TENANTS
1



DUTCH BROS COFFEE

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\$117.3 MILLION
NET INCOME



180 NEW STORES
BY END OF 2026



29.4% INCREASE
IN Q4 REVENUE



34 YEARS
IN BUSINESS

Dutch Bros Inc. (NYSE: BROS) is a high growth operator and franchisor of drive-thru shops that focus on serving high **QUALITY**, hand-crafted beverages with unparalleled **SPEED** and superior **SERVICE**. Founded in 1992 by brothers Dane and Travis Boersma, Dutch Bros began with a double-head espresso machine and a pushcart in Grants Pass, Oregon. While espresso-based beverages are still at the core of what they do, Dutch Bros now offers a wide variety of unique, customizable cold and hot beverages that delight a broad array of customers. They believe Dutch Bros is more than just the products they serve— they are dedicated to making a massive difference in the lives of their employees, customers and communities. This combination of hand-crafted and high-quality beverages, their unique drive-thru experience and their community-driven, people-first culture has allowed them to successfully open new shops and continue to share the “Dutch Luv” at 1,136 locations across 25 states as of February 2026.



DUTCH BROS
Coffee®

DUTCH BROS COFFEE

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FORTIS NET LEASE™



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LPGA Blvd - 39,500 VPD

DUTCH BROS COFFEE

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THE COTTAGES
BY DAYTONA BEACH
283 Units

THE ELEANOR
DAYTONA BEACH
The Eleanor Apartments
266 Units

10X INTEGRA SHORES
Apartments
288 Units

LAUREL - DUNES -
Townhouse & Single Family
164 Homes

THE BRADLEY
DAYTONA
Apartments
300 Units

ATLANTICA
Atlantica Daytona
Apartments
341 Units

MARLOWE
BY GREYSTAR
Tomoka Village
Apartments
340 Units

SANDS PARC
Sands Parc Apartments
264 Units

DUNKIN'

Bojangles'

White Castle

LPGA Blvd - 39,500 VPD

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PROXIMITY TO LOCAL ATTRACTIONS



4.5 Miles
Daytona Beach
Int'l Airport



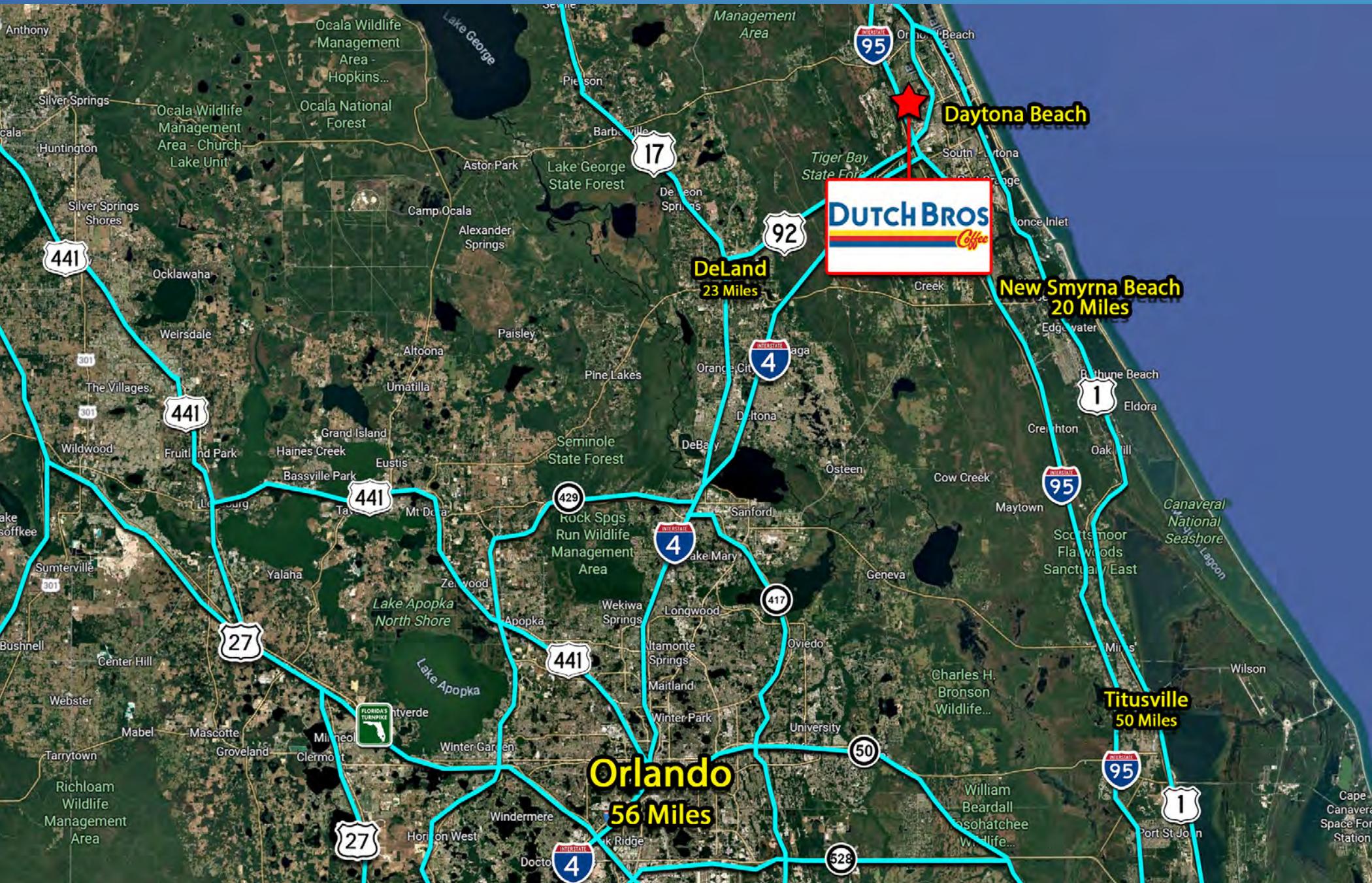
56 Miles
Orlando,
Florida



20 Miles
New Smyrna
Beach, FL

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FORTIS NET LEASE™



FIVE BELOW
TJ-maxx
DSW
ULTA

ROSS HOME
DRESS FOR LESS
DOLLAR TREE
centric
Tomoka TOWN CENTER
POPSTROKE
wilo yinger
BARNES & NOBLE
Academy
BLAZE

PROMETRIC
TEST CENTER
DUCT DOCTOR
EASE DENTAL

Calven's
Arbys
Ford's GARAGE
MILLER'S ALE-HOUSE

Intracoastal
7 ELEVEN
Wendy's

FLOOR DECOR
BUG-BEETS
TESLA SUPERCHARGER
MERCEDES-BENZ CHARGING STATION

EVERETT

Advent Health
Well 65+

ExtraSpace
Storage

Race Trac

SEVEN BRUNS
THRU COFFEE

TACO BELL

BRUNCH
Great Clips
AT&T

LPGA Blvd - 39,500 VPD

ACE
Hardware
UPCHURCH

20,900 VPD

DUNKIN'

SUBJECT PROPERTY
DUTCH BROS
Coffee

Concierge Blvd

THE ATLANTIC
Luxurious Apartment Living

MARLOWE
BY GREYSTAR
Tomoka Village
Apartments

DUTCH BROS COFFEE

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FORTIS NET LEASE™





Located on Florida’s Atlantic coast about an hour northeast of Orlando, Daytona Beach is a vibrant seaside city known for its wide, hard-packed sands, energetic boardwalk, and world-famous motorsports heritage. Stretching over 23 miles, the beach itself is unique — it’s one of the few places in the United States where driving is permitted directly on the sand.

Daytona’s oceanfront skyline blends historic charm with modern flair. The iconic Daytona Beach Pier and Boardwalk Amusements offer classic coastal attractions, from arcades and rides to fresh seafood and waterfront dining. Inland, the Daytona International Speedway, home to the legendary Daytona 500, cements the city’s reputation as the “World Center of Racing.”

Beyond the beach and the track, visitors can explore scenic parks, nature trails, and cultural landmarks like the Museum of Arts and Sciences or the Ponce de Leon Inlet Lighthouse, the tallest lighthouse in Florida. With its mix of laid-back beach vibes, family-friendly attractions, and a year-round calendar of festivals and events, Daytona Beach captures the spirit of Florida’s east coast — sun-soaked, spirited, and full of motion.

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|------------------------|-----------|-----------|-----------|
| Total Population 2024 | 5,449 | 54,780 | 130,751 |
| Total Population 2029 | 6,890 | 66,840 | 158,726 |
| Population Growth Rate | 26.45% | 22.02% | 21.40% |
| Median Age | 41.8 | 42.6 | 43.4 |
| # Of Persons Per HH | 2.0 | 2.2 | 2.1 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 2,626 | 23,727 | 56,172 |
| Average HH Income | \$64,335 | \$61,920 | \$63,719 |
| Median House Value | \$199,251 | \$179,552 | \$220,384 |
| Consumer Spending | \$61.5 M | \$569.4 M | \$1.4 B |





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,750+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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