

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



NEW CONSTRUCTION | 12+ YEARS REMAINING | ANNUAL RENTAL INCREASES | DRIVE-THRU EQUIPPED



8553 Fort Smallwood Road

**PASADENA** MARYLAND

ACTUAL SITE



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**ANDREW FALLON**

**EVP & Managing Principal  
National Net Lease**

andrew.fallon@srsre.com  
D: 703.787.4733 | M: 202.286.1542  
1765 Greensboro Station Place  
Tower 1, Suite 900, McLean, VA 22102  
MD License No. #5002882

**PHILIP WELDE JR.**

**First Vice President  
National Net Lease**

philip.welde@srsre.com  
D: 202.552.0092 | M: 703.268.0854  
1765 Greensboro Station Place  
Tower 1, Suite 900, McLean, VA 22102  
FL license No. SL3430880



**NATIONAL NET LEASE**

Reciprocal Broker: Andrew Fallon, SRS Real Estate Partners, LLC | MD License No. #5002882

## OFFERING SUMMARY



### OFFERING

Pricing	\$1,795,000
May 2026 NOI	\$107,787
Cap Rate	6.00%

### PROPERTY SPECIFICATIONS

Property Address	8553 Fort Smallwood Road Pasadena, Maryland 21122
Rentable Area	1,685 SF
Land Area	0.71 AC
Year Built	2023
Tenant	Human Bean
Guaranty	Franchisee
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	12+ Years
Increases	3% Annually
Options	1 (5-Year)
Rent Commencement	March 16, 2022
Lease Expiration	April 30, 2038
ROFO/ROFR	No



### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population	9,669	52,125	111,764
2025 Households	3,690	19,141	41,606
2025 Average Household Income	\$135,317	\$142,968	\$145,313
2025 Median Age	39.8	38.7	39.6
2025 Total Businesses	176	1,146	2,745
2025 Total Employees	1,221	8,965	27,185

LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Human Bean	1,685	3/16/2022	4/30/2038	Current	-	\$8,982	\$107,787	1 (5-Year)
(Franchisee)				5/1/2027	3%	\$9,252	\$111,020	
				5/1/2028	3%	\$9,529	\$114,351	
				5/1/2029	3%	\$9,815	\$117,781	

3% Increases throughout Initial Term and Options Thereafter

## 12+ Years Remaining | Annual Rental Increases | Drive-Thru Equipped | Growing Brand

- Brand new build-to-suit in 2023. Tenant has signed a long-term lease with 12+ years remaining with 1 (5-year) option to extend
- The lease features 3% annual rental increases throughout the initial term and options thereafter, growing NOI and hedging against inflation
- Human Bean currently supports over 260 locations open or under development in 25 states

## Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

## Strong Demographics in 5-mile Trade Area

- More than 111,000 residents and 27,000 employees support the trade area, providing a direct consumer base from which to draw
- Affluent average household income of \$145,313

## Experienced Franchisee Operator

- 20+ years of franchisee operating experience
- Tenant has successfully owned, operated and managed 22 Papa John's Pizza franchises
- Operator sold their 22 Papa John's franchises in 2019, and are now solely focused on The Human Bean

## Hard Corner Intersection | Strong National/Credit Tenant Presence | Excellent Visibility & Access | Nearby Schools

- The subject property is at the hard corner intersection of Fort Smallwood Rd and Cottage Grove Dr which combined average 7,400 VPD
- The site is nearby multiple national/credit tenants including Dollar General, Royal Farms, Walgreens, CVS, Popeye's, Burger King, Advance Auto Parts and many more
- The asset is also in close proximity to Riviera Beach Elementary School (332 students) and Northeast High School (1,390 students), further increasing consumer traffic to the site
- The asset has excellent visibility via significant street frontage and a large pylon sign
- Multiple points of ingress/egress

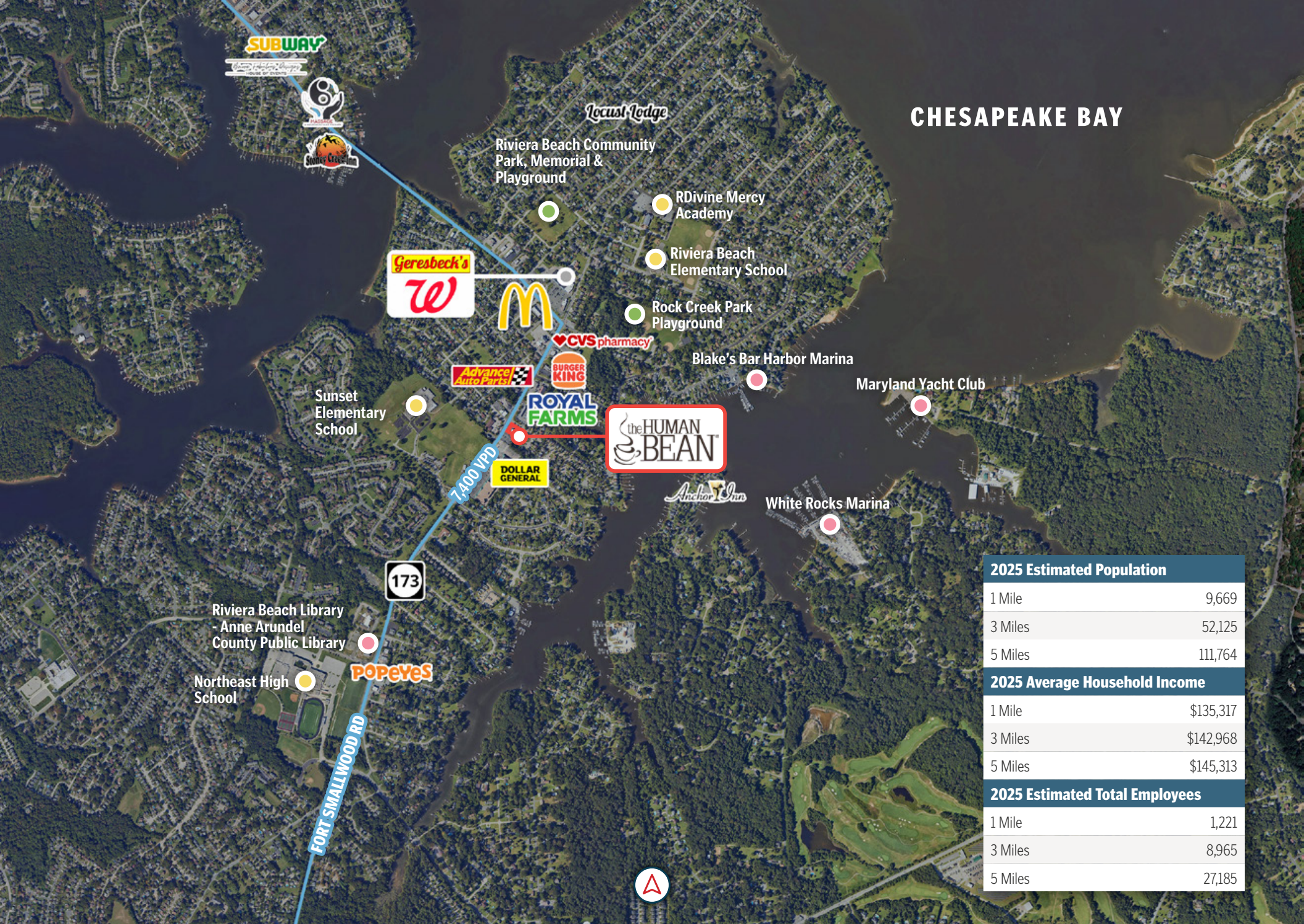


LOCATION MAP



42 Miles to Washington DC





## CHESAPEAKE BAY

2025 Estimated Population	
1 Mile	9,669
3 Miles	52,125
5 Miles	111,764
2025 Average Household Income	
1 Mile	\$135,317
3 Miles	\$142,968
5 Miles	\$145,313
2025 Estimated Total Employees	
1 Mile	1,221
3 Miles	8,965
5 Miles	27,185





## From Pizza to Coffee: How Glenn Jones Stirred Up Success with The Human Bean

By Hayley Bowerman | October 22, 2025

Having spent decades as an operating partner and a part-owner of pizza franchises across multiple states, Glenn Jones could have easily retired. Instead, he traded pepperoni and dough for the smell of fresh coffee beans and specialty coffees – channeling his lifelong dream into The Human Bean, a coffee shop he opened in Pasadena in 2023 where caffeine and kindness flow in equal measure.

“I’ve always wanted to own a coffee shop,” he said, his voice carrying the kind of ease that only comes from doing what you love. After Jones and his business partners sold their 22 Papa John’s Pizza franchises in 2019, he began exploring his options with his business partner of 44 years and stumbled upon The Human Bean, a drive-thru coffee franchise based in Medford, Oregon. “I reached out to the folks at the Human Bean and both sides liked what each had to say, so off we went,” he explained. “They wanted to grow on the east coast, and I knew I could help with that.”

Then came 2020 – and the pandemic. Like many entrepreneurs, Jones and his partner had to press pause. But when the world opened back up, his plans did too. Having lived in Pasadena for years, he already had his eye on a corner lot in Riviera Beach – a once rundown space that he envisioned as something much more. After a year of negotiations and months of construction, The Human Bean in Pasadena officially opened on May 1, 2023.

Today, the shop buzzes with steady energy – cars lining up in the morning rush, baristas smiling through the drive-through and walk-up windows, the scent



of fresh-ground beans drifting through the air. It’s a scene built on intention. “Everything we brew starts with fresh roasted coffee beans,” Jones emphasized. “Our beans are roasted the day we order them from The Human Bean, and we grind them fresh each and every morning.”

His attention to detail shows in every sip, whether it’s a black coffee, a real fruit smoothie, one of the many specialty drinks they offer, or one of the vibrant energy drinks that have quickly become customer favorites. “Don’t forget our breakfast or lunch sandwiches – both are available from open to close. Our spicy jalapeno biscuit with sausage, egg and cheese is really something, and from what our customers tell us, it’s the real deal,” he exclaimed.

Source: REAL PASADENA  
Read Full Article [HERE](#)



## BRAND PROFILE



### HUMAN BEAN

[thehumanbean.com](https://thehumanbean.com)

**Company Type:** Private

**Locations:** 260+

With a passion for creating happy 'Human Beans', the company's drive-thrus around the U.S. have established a reputation for friendly baristas and high-quality coffee, teas, smoothies, granitas, Bright® Energy and good eats. The Human Bean opened its first drive-thru espresso stand in Ashland, Oregon in 1998, and currently supports over 260 locations open or under development in 25 states.

Mr. Jones has extensive experience in the restaurant industry, having spent over 40 years serving as District Manager, Director of Operations, Operating Partner, Franchisee, and co-owner across multiple restaurant ventures. In 2019, after 22 years as operating partner and part owner in Papa John's Pizza covering four states, Mr. Jones and his partner decided to open The Human Bean, a national coffee chain in Pasadena, MD in 2023. The location is the only one currently in the state of Maryland.

Mr. Jones is incredibly involved in the community in Pasadena and has raised tens of thousands of dollars for breast cancer awareness, Caring Cupboard food bank, Rise Above Animal rescue, St. Junes, local sports teams, churches, and other causes in Pasadena. He is also supportive of the local schools and most importantly has donated to our wonderful teachers in those schools to say, "Thanks for all you do."

Mr. Jones is currently on the FAC (Franchisee Advisory Council) at The Human Bean and is also a member of the Pasadena Business Association.

Source: [thehumanbean.com/blogs/press-releases](https://thehumanbean.com/blogs/press-releases)



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