

SINGLE TENANT NET LEASE

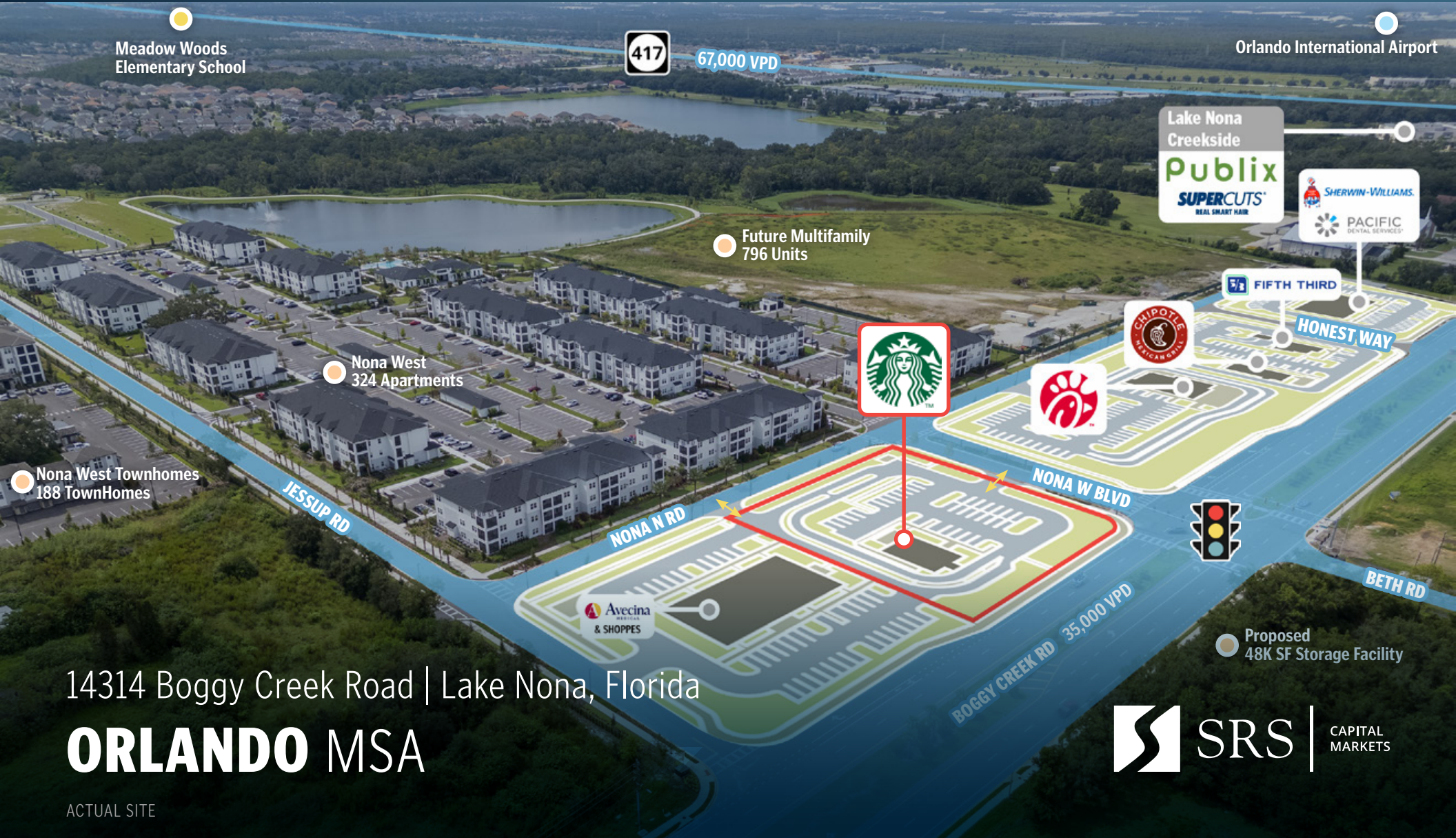
Investment Opportunity



STARBUCKS

(NASDAQ: SBUX | S&P: BBB+)

Brand New Rare 15-Year Lease | Part of New 75-AC Development | Lake Nona - “The Future of Cities”



14314 Boggy Creek Road | Lake Nona, Florida

ORLANDO MSA

ACTUAL SITE



SRS

CAPITAL
MARKETS

EXCLUSIVELY MARKETING BY



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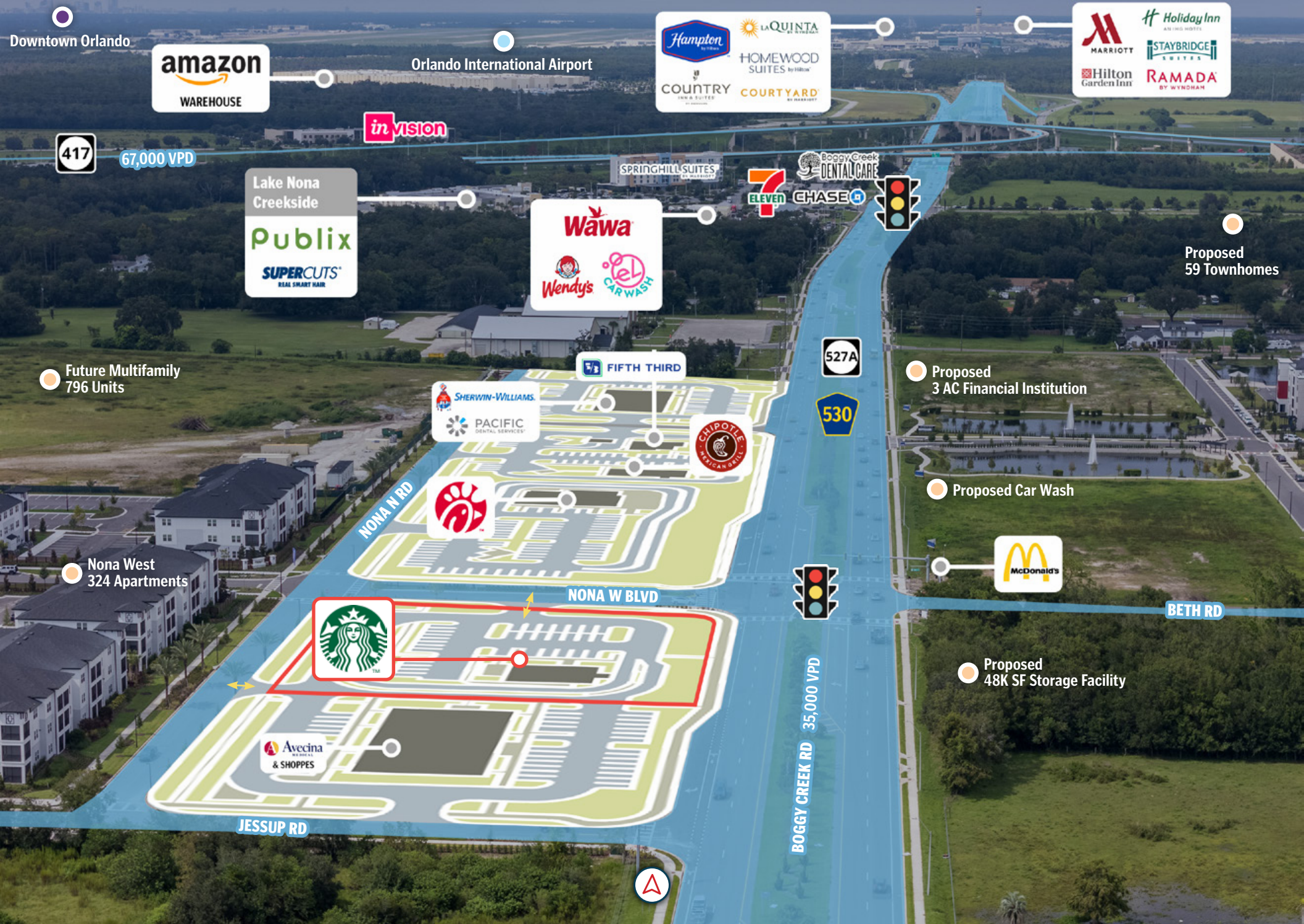


NATIONAL NET LEASE

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







OFFERING SUMMARY



40,200

LOCATIONS
GLOBALLY

\$36B+

2024
REVENUE

S&P: BBB+

CREDIT
RATING

OFFERING

Pricing	\$4,438,100
Net Operating Income	\$233,000
Cap Rate	5.25%

PROPERTY SPECIFICATIONS

Property Address	14314 Boggy Creek Road Lake Nona, Florida 32824
Rentable Area	2,454 SF
Land Area	1.24 AC
Year Built	2026
Tenant	Starbucks
Guaranty	Corporate
Lease Type	NN
Landlord Responsibilities	Roof, Structure, Maint./Repair of Outside Light Poles & Parking Lot Re-Paving/Re-Striping
Lease Term	15 Years
Increases	10% Every 5 Years
Options	6 (5-Year)
Rent Commencement	February 2026
Lease Expiration	February 2041

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Starbucks	2,454	Feb. 2026	Feb. 2041	Year 1	-	\$19,417	\$233,000	6 (5-Year)
(Corporate Signature)				Year 6	10%	\$21,358	\$256,300	
				Year 11	10%	\$23,494	\$281,930	
10% Rental Increase Beg. of Each Option Thereafter								

Rare New 15-Year Lease | 2026 Construction | Options To Extend | Corporate Signed | Scheduled Rental Increases

- Starbucks recently signed a brand new rare 15-year lease with 6 (5-year) options to extend, demonstrating their long-term commitment to the site
- 2026 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

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

Signalized, Hard Corner Intersection | Several New Developments | High-Growth Corridor | Lake Nona - The Future of Cities

- The asset is located at the signalized, hard corner intersection of Boggy Creek Rd and Nona West Blvd
- This is [part of a new 75-acre development](#), which will deliver a mix of single-family houses, townhomes, apartments, hotels, and commercial space. DHI Communities, the multifamily division of D.R. Horton is wrapping up construction on the first phase of Ascend NonaWest, a two-phase project that will deliver 756 apartments and 188 townhomes
- See Pages 8 and 9 for more new development info
- This surge of development in the Lake Nona / Boggy Creek corridor highlights the strength and demand for control of land throughout the area
- Lake Nona, referred to as "[the Future of Cities](#)" by Fortune magazine, ranks among the fastest-growing, best-selling communities in America

Strong Demographics In 5-mile Trade Area

- More than 151,000 residents and 27,000 employees support the trade area
- \$122,167 average household income within a 1-mile radius







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



Lake Nona, Florida
Orange County
Orlando MSA

ACCESS



Nona W. Boulevard: 1 Access Point
Nona N. Road: 1 Access Point

TRAFFIC COUNTS



Boggy Creek Road/State Highway 527A: 35,000 VPD
Central Florida GreeneWay/State Highway 417: 67,000 VPD

IMPROVEMENTS



There is approximately 2,454 SF of existing building area

PARKING



There are approximately 33 parking spaces on the owned parcel.
The parking ratio is approximately 12.22 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 33-24-30-0000-00-063
Acres: 1.24
Square Feet: 54,014

CONSTRUCTION



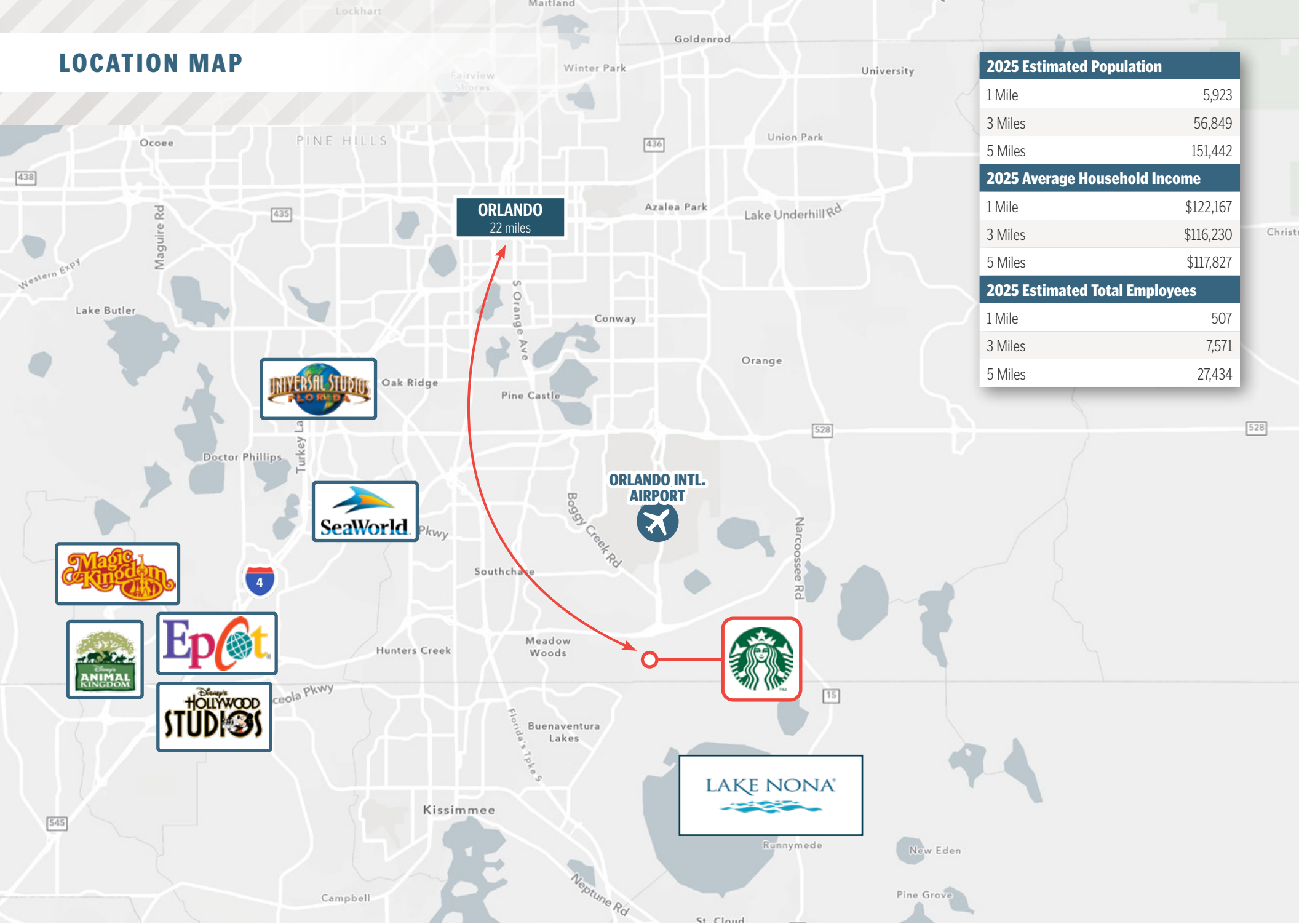
Year Built: 2026

ZONING



PD:- Planned Development

LOCATION MAP



2025 Estimated Population	
1 Mile	5,923
3 Miles	56,849
5 Miles	151,442
2025 Average Household Income	
1 Mile	\$122,167
3 Miles	\$116,230
5 Miles	\$117,827
2025 Estimated Total Employees	
1 Mile	507
3 Miles	7,571
5 Miles	27,434



AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	5,923	56,849	151,442
2030 Projected Population	7,794	64,797	169,320
2025 Median Age	35.6	37.2	37.8
Households & Growth			
2025 Estimated Households	1,858	17,513	48,248
2030 Projected Households	2,447	19,934	53,884
Income			
2025 Estimated Average Household Income	\$122,167	\$116,230	\$117,827
2025 Estimated Median Household Income	\$103,508	\$96,857	\$90,913
Businesses & Employees			
2025 Estimated Total Businesses	82	1,069	2,991
2025 Estimated Total Employees	507	7,571	27,434



LAKE NONA, FLORIDA

Lake Nona is a fast-growing, master-planned community located in southeastern Orlando, Florida. It is considered that the Lake Nona area is bordered by Florida Toll Road 528 to the North, The Orlando International Airport to the East, the Osceola Country Line to the South and Lake Mary Jane to the East. The current population of the city is estimated to be 22,533.

Lake Nona has emerged as a major economic engine in the Orlando region, driven by healthcare, life sciences, education, technology, and innovation. At the core of its economy is the Lake Nona Medical City, home to premier institutions such as Nemours Children's Hospital, VA Medical Center, University of Central Florida College of Medicine, and the UCF Lake Nona Hospital.

In addition to healthcare, Lake Nona is investing heavily in tech innovation and smart city infrastructure. It houses the VerdeXchange Innovation Center, Autonomous Vehicle Testing, and is home to Johnson & Johnson Human Performance Institute and KPMG's Lakehouse Training Facility. Mixed-use developments and Class A office spaces are attracting startups, corporate headquarters, and remote professionals, positioning Lake Nona as a leader in next-generation urban development.

Lake Nona offers a range of lifestyle and recreational attractions. Boxi Park, a family-friendly outdoor venue made from repurposed shipping containers, features restaurants, bars, a stage for live music, and a beach volleyball court. The community is designed with health and wellness in mind, with over 40 miles of trails, fitness-focused parks, and art installations. Golf enthusiasts can enjoy the exclusive Lake Nona Golf & Country Club, and sports fans have access to the USTA National Campus, one of the largest tennis facilities in the world.



ORLANDO, FLORIDA

Orlando is a city in the U.S. state of Florida and the county seat of Orange County. Located in Central Florida, it is the center of the Orlando metropolitan area. The city of Orlando is the 4th largest city in Florida with a population of 334,854 as of 2024. The city is in the approximate center of the State of Florida and the four-county Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA). The city of Orlando is nicknamed “The City Beautiful” and its symbol is the fountain at Lake Eola. Orlando is also known as “The Theme Park Capital of the World” and in 2014 its tourist attractions and events drew more than 62 million visitors. The Orlando International Airport (MCO) is the seventh busiest airport in the United States and the 18th busiest in the world.

Orlando is a major industrial and hi-tech center. Orlando has the 7th largest research park in the country, Central Florida Research Park, with over 1,025 acres. It is home to over 120 companies, employs more than 8,500 people, and is the hub of the nation’s military simulation and training programs. The region’s infrastructure offers reliability, affordability and efficiency - giving businesses seamless access to the people and places they need to reach. Companies can depend on a diverse variety of transportation modes that are critical to the city’s thriving economy. One of the main driving forces in Orlando’s economy is its tourism industry and the city is one of the leading tourism destinations in the world. Nicknamed the ‘Theme Park Capital of the World’, the Orlando area is home to Walt Disney World Resort, Universal Orlando Resort, and SeaWorld Orlando. The convention industry is also critical to the region’s economy. The Orange County Convention Center is now the second-largest convention complex in terms of space in the United States, trailing only McCormick Place in Chicago. The city vies with Chicago and Las Vegas for hosting the most convention attendees in the United States.

The Orlando International Airport (MCO) is Orlando’s primary airport and currently the second busiest airport in the state of Florida closely behind Miami International Airport.



Orlando is best known around the world for its many popular attractions.



Walt Disney World, the most visited vacation resort in the world with more than 48 million visitors every year. The property covers 66 square miles with four theme parks, 24 themed resort hotels, two water parks, and four golf courses.



Universal Orlando Resort the largest property operated by Universal Parks & Resorts and the largest resort in Orlando with two theme parks: Universal Studios Florida and Islands of Adventure. Universal Orlando Resort, and Wet 'n Wild Water Park, the first water park in America.



SeaWorld features marine animals like sea lions, orcas and dolphins with displays and shows. SeaWorld had the first birth of a killer whale in captivity and the first hatching of captive green sea turtles.





LARGEST EMPLOYERS

Company	Employees
Walt Disney World	80,000
Advent Health	37,600
Orange County Public Schools	28,125
Universal Orlando Resort	25,000
Orlando Health	24,978
Publix Supermarkets Inc.	19,783
Orlando International Airport (MCO)	18,000
Seminole County Public Schools	10,000
University of Central Florida	10,000
Lockheed Martin	9,000



**Ranked #1 in the Country for
JOB GROWTH**

U.S. DEPT. OF LABOR, BUREAU OF LABOR STATISTICS, 2015-2018



Home to 334,854 Orlando Population as of 2024

AVERAGE
HOUSEHOLD
INCOME
\$100,135



MEDIAN
CITY OF ORLANDO
AGE
35.1



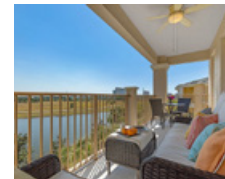
MEDIAN
HOME
COST
\$407,440



MEDIAN
RENTAL
COST
\$1,815



OVER **132,000 HOTEL ROOMS, 20,000 VACATION-HOME RENTALS
& 22,000 VACATION-OWNERSHIP PROPERTIES**



\$217 Billion

GDP of Orlando MSA (as of 2023)

4TH MOST POPULOUS CITY
in Florida





THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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