



# Scooter's Coffee

Brand New Construction  
Opened February 2024

6574 Cockrum Rd/Hwy 305  
Olive Branch, MS 38654





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CA Lic 01753933

Listed in Conjunction with  
Mississippi Broker of Record:  
Carson Claybrook  
MS Lic 45605



## Scooter's Coffee

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DEMOGRAPHICS

**Scooter's Coffee**

6574 Cockrum Rd/Hwy 305  
Olive Branch, MS 38654

**Year Built:**

2024

**Land:**

0.47 Acres  
(20,473 SqFt)

**Bldg:**

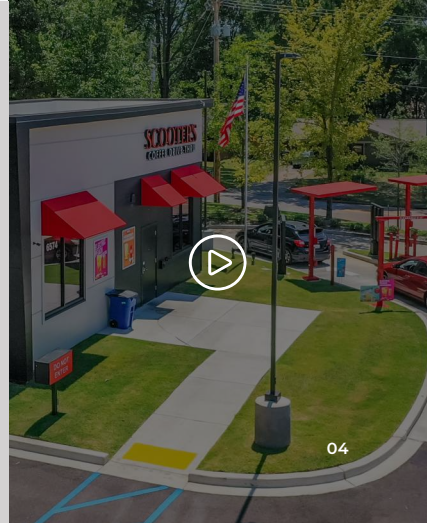
616 SqFt

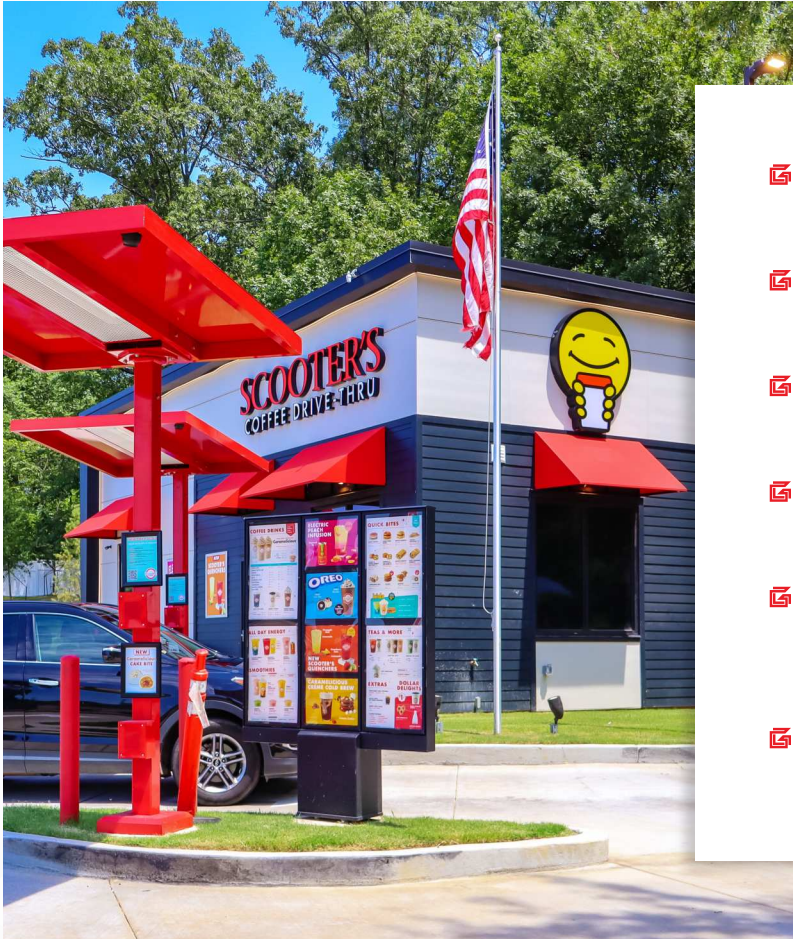


**GOMEZGROUP**

**Frontage:**

173' on Cockrum Rd/Hwy 305  
142' on College St





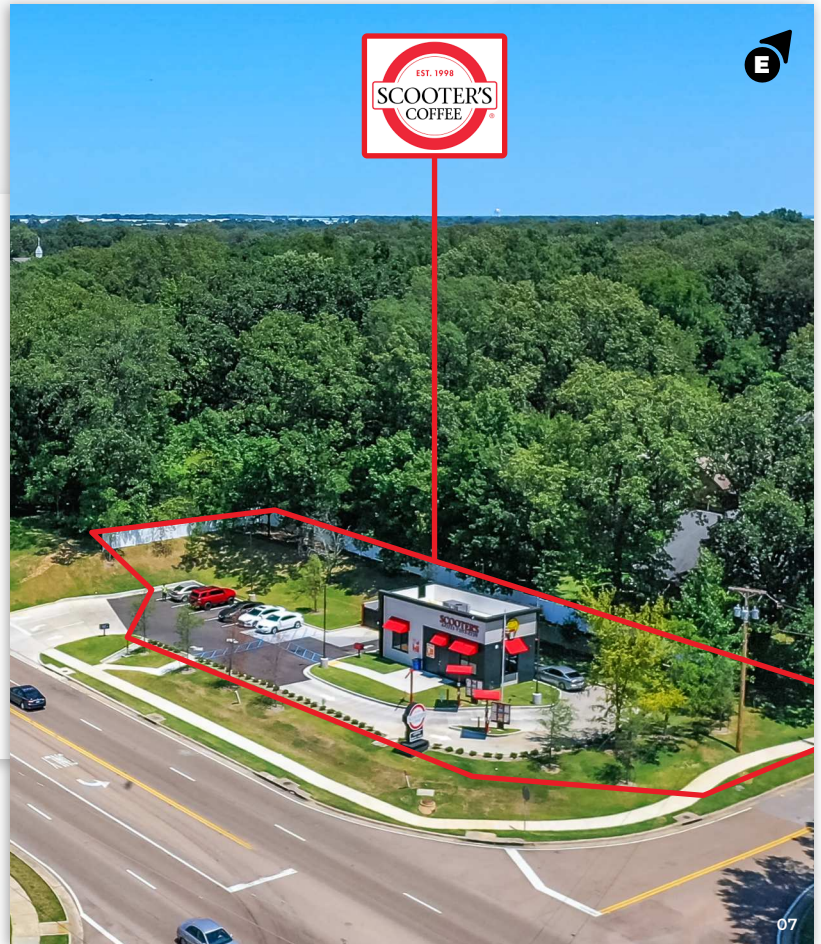
- 📄 New 15 Year Absolute NNN Lease with Personal Guaranty
- 📄 Brand New Construction, Tenant Opened February 2024
- 📄 Located Nearby a Primary Retail Corridor
- 📄 Two 5-Year Options with Fixed 10% Increases Every 5 Years
- 📄 Scooter's Coffee Ranked #2 on Entrepreneur's Franchise 500 List in 2024
- 📄 A Fast Growing U.S. Franchise Brand with Over 800 Locations

- 📍 0.47 Acre Lot with Drive Thru
- 📍 Located in a Dense Residential Area
- 📍 Strategically Placed Within 1 Mile of Hwy 78 with 33,000 VPD
- 📍 Excellent Visibility, Access, and Frontage on Cockrum Rd/Hwy 305 and College St
- 📍 Less than 2 Miles from Bridges of Camp Creek, a New Mixed-Use Development Project, Phase 2 Currently Under Construction
- 📍 Close Proximity to The Cascades, a Proposed 84-Acre Mixed-Use Development to Include Retail, Office, Multi-Family, Single Family, and Townhomes

[▶ WATCH PROPERTY VIDEO](#)



- ☑ Within 1.5 Miles of Walmart Anchored Shopping Center with Several National Retailers such as The Home Depot, Verizon, Mattress Firm, IHOP, and More
- ☑ Several Hotels with Nearly 830 Rooms Combined in 2 Mile Radius
- ☑ 2 Miles from Kroger Anchored Shopping Center with Several National Retailers such as Petco, AutoZone Auto Parts, GNC, Panera Bread, and More





DO NOT  
ENTER

6574

SCOOTER'S  
COFFEE DRIVE-THRU

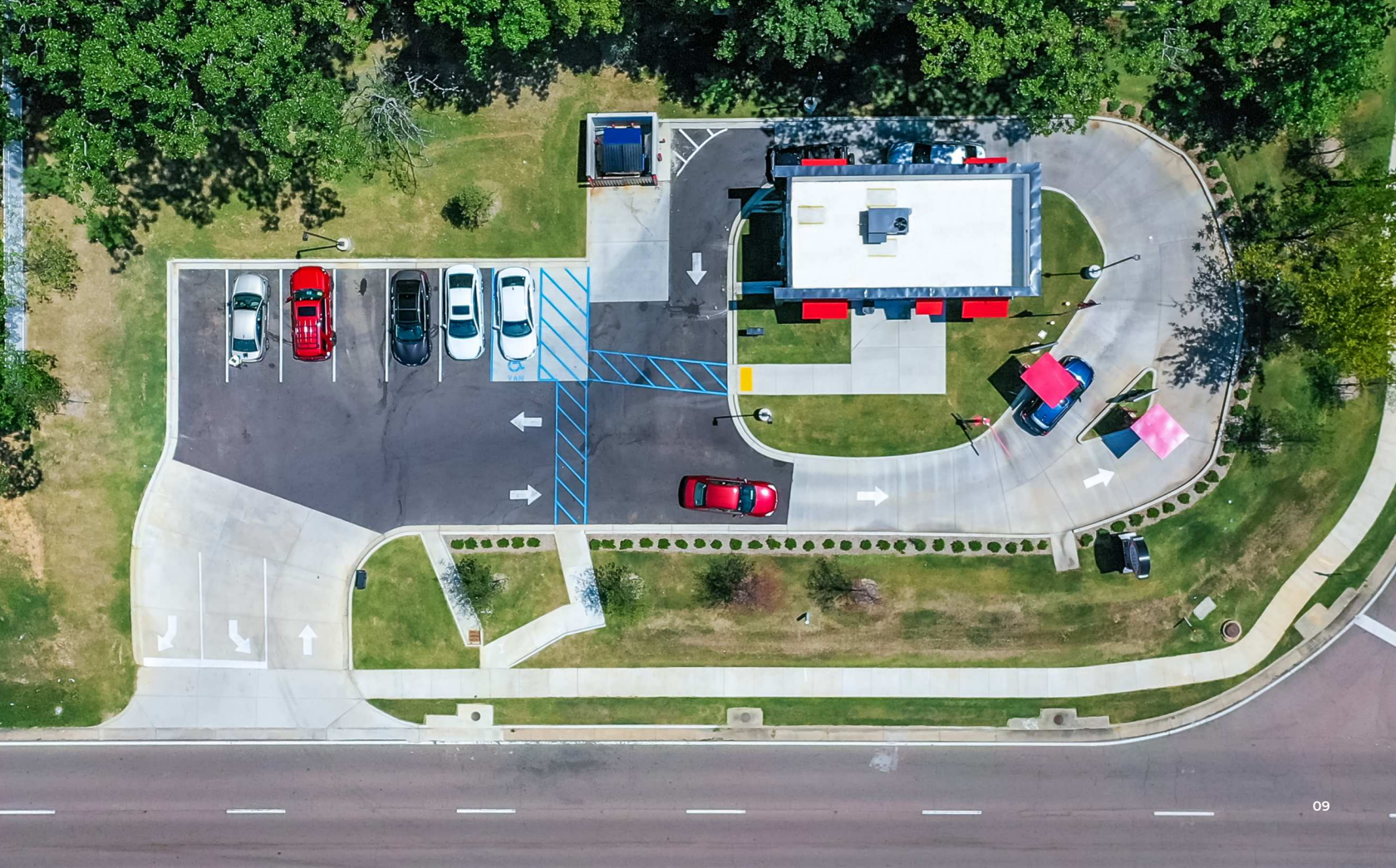


ELECTRIC  
PEACH

NEW  
ESPRESSO

BLAZE  
MILKSHAKE









78 33,000 VPD

Kroger  
Panera  
PETCO  
Auto Zone

TOWNEPLACE SUITES MARRIOTT  
Best Western PLUS  
HOME2 SUITES BY HYATT  
Hilton Garden Inn

Walmart  
verizon  
IHOP  
Chick-fil-A  
CUPPOLE RESTAURANT  
DOLLAR TREE  
DISCOUNT TIRE

302 30,000 VPD  
GOODMAN RD

LOWE'S

BRIDGES OF CAMP CREEK  
New Mixed-Use Development Project, Under Construction

B.J. CHAIN PUBLIC LIBRARY

FirstSecurity

piggly wiggly

YELLOW ROSE

305 COCKRUM RD 25,000 VPD

SCOOTER'S COFFEE





Hardee's  
Dollar Tree  
KFC  
Walgreens  
TNT BEAUTY OUTLET

HOLIDAY CROSSING SHOPPING CENTER  
3 MILES



302 30,000 VPD

home OUTLET



CADENCE Bank

REGIONS

Dodge's

SONIC

GOODMAN RD 10,000 VPD



B.J. CHAIN PUBLIC LIBRARY

YELLOW ROSE  
FLORAL

COCKRUM RD  
305 25,000 VPD

SCOOTER'S  
COFFEE





302

GOODMAN RD

30,000 VPD

302

GOODMAN RD

10,000 VPD

305

COCKRUM RD

25,000 VPD

78

33,000 VPD

1.9 Miles  
95 Rooms

TOWNEPLACE SUITES  
MARRIOTT

1.8 Miles  
87 Rooms

Best Western PLUS

1.8 Miles  
121 Rooms

Hilton Garden Inn

PETCO

2 Miles  
94 Rooms

HOME2 SUITES BY HILTON

1.4 Miles  
74 Rooms

Comfort SUITES

0.6 Miles  
41 Miles

HOTEL DESOTO

0.7 Miles  
80 Rooms

Holiday Inn Express & Suites

B. J. CHAIN PUBLIC LIBRARY

THE CASCADES, PROPOSED 84-ACRE MIXED-USE DEVELOPMENT

SCOOTER'S COFFEE





### MEMPHIS ZOO

23.1 Miles  
Over 1MM Annual Visitors



### UNIVERSITY OF MEMPHIS

13.6 Miles  
±21,736 Average Annual Student Enrollment



### MEMPHIS BOTANICAL GARDEN

14.3 Miles  
Over 260,000 Annual Visitors



### MEMPHIS INTERNATIONAL AIRPORT

13.3 Miles  
Servicing Over 4.8MM Passengers per Year

61

TENNESSEE  
MISSISSIPPI

78

72

INTERSTATE  
240



### SCOOTER'S COFFEE

302

GOODMAN RD  
30,000 VPD



### OLIVE BRANCH AIRPORT

3.8 Miles



### METHODIST MINOR MEDICAL CENTER

3.3 Miles

INTERSTATE  
269





**Lease Type**  
**Absolute NNN**

**Lease Guarantor**  
**HUDSON VENTURES, LLC,**  
**a Tennessee Limited Liability Company,**  
**d/b/a Scooter's Coffee**

**Rent Commencement Date**  
**February 26, 2024**

**Lease Expiration Date**  
**February 28, 2039**

**Term Remaining on Lease**  
**15 Years**

**Options**  
**Two 5-Year**

**Increases**  
**10% Increase Every 5 Years**



TENANT	LEASE TYPE	AREA	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
<b>Scooter's Coffee</b>	ABSOLUTE NNN	616	02/26/2024	02/28/2039	\$114,996	\$186.68	\$126,495.60	02/26/2029	TWO 5-YEAR



## ► RENT ROLL

	YEAR	MONTHLY RENT	ANNUAL RENT
CURRENT PERIOD	02/26/2024 – 02/25/2029	\$9,583	\$114,996
	02/26/2029 – 02/25/2034	\$10,541	\$126,495
	02/26/2034 – 02/28/2039	\$11,595	\$139,145
	03/01/2039 – 02/28/2044 (OPTION 1)	\$12,754	\$153,059
	03/01/2044 – 02/28/2049 (OPTION 2)	\$14,030	\$168,365

NOI  
\$114,996



Cap Rate  
7.25%



Price  
\$1,586,000



Price/ft Land  
\$77.46





Founded in 1998, Scooter's Coffee is a specialty coffee franchise brand that is known for its drive-thru coffee kiosks and coffeehouses. The company is the second-largest drive-thru coffee chain and the fifth-largest coffee chain in the United States. The brand offers a wide variety of espresso-based beverages such as mochas, cappuccinos, lattes, along with smoothies and teas. The chain also sells a selection of pastries, breakfast sandwiches, cinnamon rolls, and muffins. Most of Scooter's locations are drive-thru only, with no inside business, providing convenience for customers on the go. What began as a single location in Bellevue, Nebraska, has now expanded across 30 states with over 800+ locations. The company is actively involved with various charitable initiatives and is committed to fostering strong partnerships with coffee bean farmers around the world, with focus on high-quality Arabica beans. Scooter's Coffee was ranked #59 on Entrepreneur Magazine's Franchise 500 List in 2024 and #13 on Yelp's list of 50 Most Loved Brands in the U.S.



**HEADQUARTERS**  
Omaha, NE



**2024 PROJECTED SALES REVENUE**  
\$95.8B



**LOCATIONS**  
800+



## OLIVE BRANCH, MISSISSIPPI

Olive Branch is located in DeSoto County and is the sixth most populous city in Mississippi. Olive Branch is just south of the Tennessee border and is part of the Memphis metropolitan area with close proximity to Memphis International Airport and Downtown Memphis. The city of Olive Branch is one of Mississippi's fastest growing cities with a population over 40,000 people and is known for its central location. The biggest companies in the city include DeSoto County Schools, Amazon, Milwaukee Electric Tool, Baptist Memorial Hospital, Williams-Sonoma, and FedEx with over 13,700 employees combined. Having a diverse economy, the largest industries for the area include health care & social assistance, warehousing, transportation and manufacturing with over 80 distribution centers. The city provides a unique mix of cultural experiences, ranging from its musical heritage to visiting landmarks such as National Civil Rights Museum.

[▶ WATCH PROPERTY VIDEO](#)

► POPULATION

1  
MILE

3  
MILE

5  
MILE

2023 Population	6,267	35,606	77,692
2028 Population Projection	6,439	36,585	78,879
Annual Growth 2023-2028	0.5%	0.6%	0.3%
Median Age	36.8	37.9	37.5
Bachelor's Degree or Higher	20%	26%	27%
U.S. Armed Forces	0	68	143

▶ HOUSEHOLDS

**1**  
MILE

**3**  
MILE

**5**  
MILE

2023 Households	2,335	12,861	27,161
2028 Household Projection	2,402	13,215	27,582
Annual Growth 2023-2028	0.6%	0.6%	0.3%
Owner Occupied Households	1,735	10,538	22,648
Renter Occupied Households	668	2,677	4,934
Avg Household Size	2.7	2.8	2.9
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$71.2MM	\$431MM	\$926.2MM

► INCOME

1  
MILE

3  
MILE

5  
MILE

Average Household Income

\$73,377

\$88,512

\$91,904

Median Household Income

\$68,999

\$76,463

\$78,228

► HOUSING

Median Home Value

\$152,993

\$190,923

\$193,090

Median Year Built

1997

1998

1997



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