DUTCH BROS Coffee

8670 WINTON ROAD | CINCINNATI, OH 45231

1ST DUTCH BROS IN GREATER CINCINNATI

NEW 15-YEAR ABSOLUTE NNN LEASE

NEARLY 82,000 RESIDENTS WITHIN A 3-MILE RADIUS

CUSHMAN & WAKEFIELD

OFFERING BROCHURE

The Opportunity

Cushman & Wakefield Capital Markets, as the Exclusive Advisor, is pleased to announce the opportunity to acquire a STNL Dutch Bros Coffee. The asset is secured by a 15-year absolute NNN lease that commenced September 1, 2025, featuring 10% rental increases every five years and three (3) five-year extension options, providing investors with long-term income growth and stability.

Strategically positioned within one of Cincinnati's most densely populated corridors, the property is uniquely aligned with Dutch Bros' core customer base, benefiting from a concentrated population of Gen Z and millennial consumers, as well as immediate proximity to numerous schools and nearby colleges. As one of only three Dutch Bros locations in the Greater Cincinnati market, and the only location within the I-275 loop, the site offers a rare opportunity to invest in a high-growth brand within a supply-constrained and highly targeted trade area.

TENANT:	DUTCH BROS Coffee
ADDRESS:	8670 Winton Rd | Cincinnati, OH 45231
PRICE:	$2,942,500
CAP RATE:	5.65%
YEAR 1 NOI:	$166,250
RENTAL INCREASES:	10% every 5 years
LEASE TYPE:	NNN
LEASE COMMENCEMENT:	September 1, 2025
LEASE EXPIRATION:	August 30, 2040

Investment Highlights

Long-Term Net Lease with Built-In Growth

- 15-year absolute NNN lease structure provides passive income with minimal landlord responsibilities
- 10% rent increases every five years enhance long-term income growth
- Three (3) five-year extension options offer additional upside and lease security

National Brand with Expanding Market Presence

- Dutch Bros continues to expand nationally with a loyal and growing customer base
- Limited presence in Cincinnati creates early-entry positioning within a developing market

Irreplaceable Infill Location Within the I-275 Loop

- Strong traffic counts of 23,500 VPD
- The only location situated within the I-275 loop, capturing the most densely populated portion of the metro
- Proximity to multiple other high volume retailers including Kroger, Ace Hardware, Chick-fil-A and Planet Fitness

Dutch Bros' Core Demographics

- Over 31,000 residents aged 15–44 within a three-mile radius, closely matching Dutch Bros' target consumer profile
- Nearby Pre-K-12 schools and universities drives consistent daily traffic and brand engagement
- Dutch Bros' focus on customizable energy drinks further enhances appeal to students and young professionals

AREA OVERVIEW

Offering Memorandum Disclaimer

The material contained in this Offering Memorandum is confidential and for the purpose of considering the purchase of the Property described herein. It is subject to the terms and provisions of the Confidentiality Agreement signed by the recipient of this material, and is not to be used for any purpose or made available to any other person without the express written consent of Cushman & Wakefield, Inc. ("Broker").

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Prospective purchasers of the Property are advised (i) that changes may have occurred in the condition of the Property since the time of this Offering Memorandum or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller and, therefore, are subject to material variation. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing the Property at this time, kindly return this brochure to the Broker at your earliest possible convenience.

Investment Contacts

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