

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



(NYSE: BROS)

Brand New Construction | New 15-Year Lease | QSR with Drive-Thru



11556 Majestic Palms Boulevard

FORT MYERS FLORIDA

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





SITE OVERVIEW



OFFERING SUMMARY



1,080+

LOCATIONS
IN 24 STATES

\$1.28B

2024
REVENUE

NYSE: BROS

STOCK
SYMBOL

OFFERING

Pricing \$3,385,000

Net Operating Income \$169,251

Cap Rate 5.00%

PROPERTY SPECIFICATIONS

Property Address 11556 Majestic Palms Boulevard, Fort Myers, Florida

Rentable Area 950 SF with drive-thru

Land Area 1.04 AC

Year Built 2026

Tenant Dutch Bros

Guaranty Corporate

Lease Type Absolute NNN

Landlord Responsibilities None

Lease Term 15 Years

Increases 10% Every 5 Years

Options 3 (5-Year)

Rent Commencement 1/23/2026

Lease Expiration 1/31/2041

[CLICK HERE FOR A FINANCING QUOTE](#)

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RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Dutch Bros	950	1/23/2026	1/31/2041	Year 1	-	\$14,104	\$169,251	3 (5-Year)
(Corporate Guaranty)				Year 6	10%	\$15,515	\$186,176	
				Year 11	10%	\$17,066	\$204,794	
10% Rental Increase at the Beg. of Each Option								

Brand New 15-Year Lease | Scheduled Rental Increases | Options to Extend | Established Tenant | 2026 Construction

- The tenant recently signed a brand new 15-year lease with 3 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 10% rental increases every 5 years during the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- Dutch Bros is the third largest coffee chain in the US with over 1,080 locations throughout 24 states and a long-term goal of hitting 4,000+ stores
- 2026 construction which features high quality materials, distinct design elements, and high-level finishes

Absolute NNN | Zero Landlord Responsibilities | No State Income Tax

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

Signalized, Hard Corner Intersection | High Traffic Corridor | Dense Trade Area | Surrounding Retailers | Dual Drive-Thru Equipped

- Dutch Bros is strategically located near the signalized, hard corner intersection of San Carlos Blvd and Majestic Palms Blvd averaging over 15,100 VPD
- Located near the confluence of San Carlos Blvd (15,100 VPD), McGregor Blvd (29,000 VPD), and Gladiolus Dr (11,600 VPD)
- The Dutch Bros is an outparcel to a Bealls anchored center
- The asset is located in the center of a dense retail corridor with other national/credit tenants including Target, Publix, Planet Fitness, CVS, Pet Supplies Plus, and more
- The asset is equipped with a dual drive-thru, providing ease and convenience for customers

5 Mile Demographics and Employee Base | Affluent 3-Mile Radius

- More than 102,300 residents and 59,700 employees support the trade area
- \$115,959 average household income within a 3-mile radius

PROPERTY PHOTOS



BRAND PROFILE



DUTCH BROS

dutchbros.com

Company Type: Public (NYSE: BROS)

Locations: 1,081

2024 Employees: 21,000

2024 Revenue: \$1.28 Billion

2024 Net Income: \$35.26 Million

2024 Assets: \$2.50 Billion

2024 Equity: \$537.37 Million

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 we 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 us to successfully open new shops and continue to share the “Dutch Luv” at 1,081 locations across 24 states as of September 30, 2025.

Source: investors.dutchbros.com, finance.yahoo.com

Retailers Embrace Efficiency with Smaller, Drive-Thru Only Formats

Starbucks, Take 5 Oil Change, 7 Brew, Wawa are just a few examples.

By Will Wamble | December 02, 2025

Recently there has been a proliferation of smaller prototype and drive-thru only format tenants in retail real estate. There are a wide range of retailers involved in this heightened trend including oil change companies, quick service restaurants (QSRs), and multiple coffee concepts, among others. Some specific brands include Starbucks, Take 5 Oil Change, 7 Brew, Wawa, Caribou Coffee, Scooter's, Salad and Go, Smalls Sliders, Jimmy John's, Checkers, Eliano's, Greenlane, Tim Hortons, and The Human Bean. Other QSRs like Chick-Fil-A, McDonald's, Chipotle, Taco Bell, and Portillo's have also recently experimented with drive-thru only models and buildings. Typically, the building size for this format is about 1,500 square feet (sf) or less.

Drive-thru only buildings enable retailers to maximize operational efficiencies by reducing facilities management expenses and labor costs. They also allow for increased customer convenience and accommodate shifting consumer preferences by streamlining digital and mobile ordering. Building construction is less capital intensive for both landlords and tenants with a lot of these users starting to incorporate prefabricated buildings in their designs. The smaller building footprints allow operators to establish a presence in denser, infill markets which otherwise have high barriers to entry.

In addition to the above efficiencies, smaller building footprints help landowners maximize value of smaller parcels. For example, most traditional QSRs typically



require 1.25 to 1.5 acres while, a majority of the newer drive-thru only concepts can utilize three-fourths of an acre or less. This allows developers or landowners to optimize smaller parcels and, in some cases, they can accommodate an additional tenant. Landowners aren't sacrificing much on annual rents since retailers are willing to pay higher rents for smaller buildings in order to be in prime locations that might have otherwise been unattainable. These tenants are typically creditworthy and willing to sign long-term absolute net leases or ground leases. If the property owner intends to sell the property, this helps them to attain attractive cap rates when selling the stabilized properties to investors seeking passive income.

Source: **GLOBE STREET**
Read Full Article [HERE](#)

PROPERTY OVERVIEW



LOCATION



Fort Myers, Florida
Lee County
Cape Coral-Fort Myers MSA

ACCESS



Majestic Palms Boulevard: 1 Access Point

TRAFFIC COUNTS



San Carlos Boulevard/State Highway 865:
15,100 VPD

IMPROVEMENTS



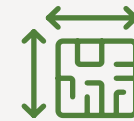
There is approximately 950 SF of existing building area with drive-thru lane

PARKING



There are approximately 13 parking spaces on the owned parcel.
The parking ratio is approximately 13.68 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 31-45-24-L4-65000.0080
Acres: 1.04
Square Feet: 45,215

CONSTRUCTION



Year Built: 2026

ZONING



CPD

LOCATION MAP



CAPE CORAL
7 miles

FORT MYERS
10 miles



NAPLES
33 miles

2025 Estimated Population

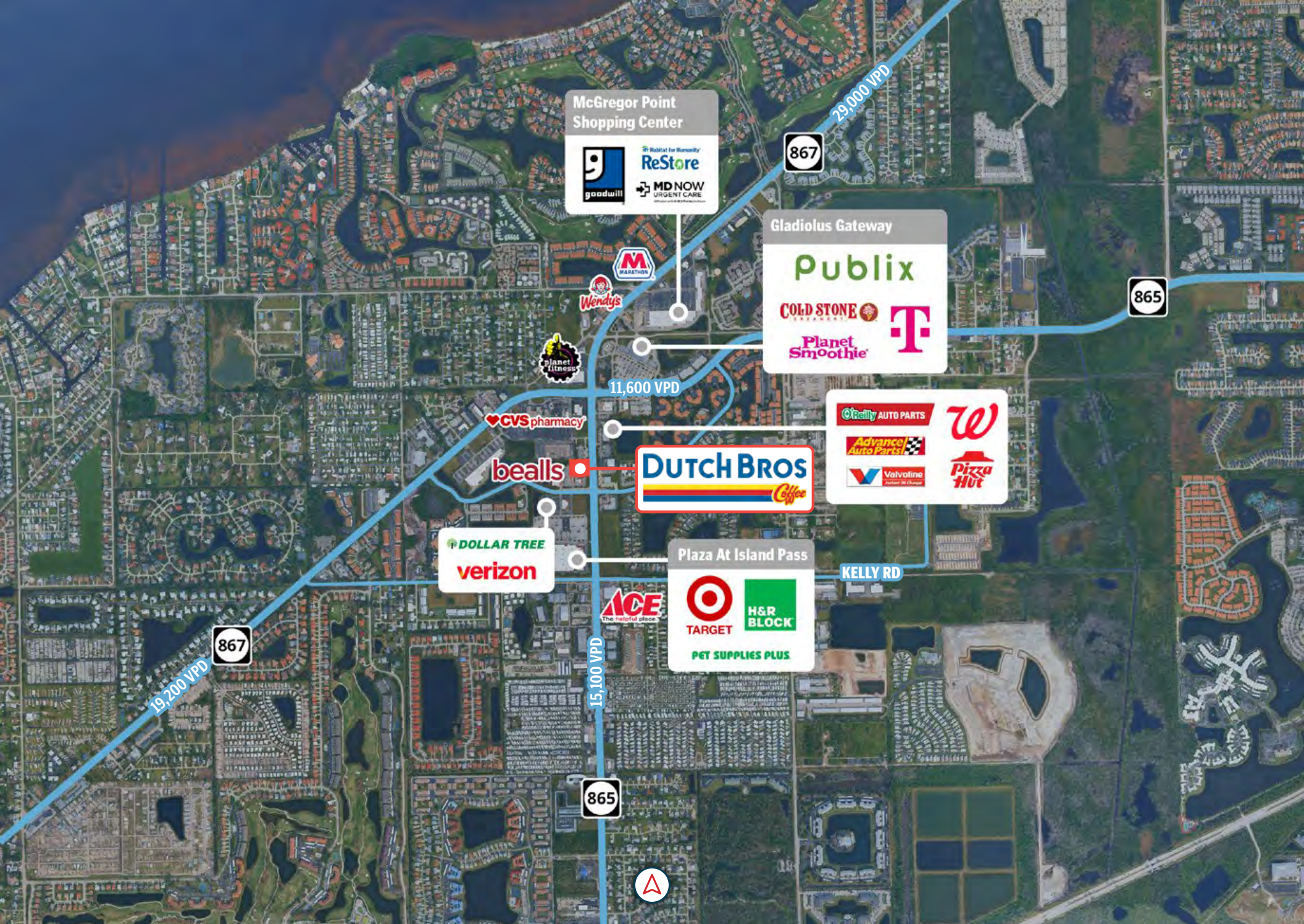
1 Mile	6,917
3 Miles	40,166
5 Miles	102,399

2025 Average Household Income

1 Mile	\$105,004
3 Miles	\$115,959
5 Miles	\$111,282

2025 Estimated Total Employees

1 Mile	3,348
3 Miles	28,318
5 Miles	59,775





bealls

AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	6,917	40,166	102,399
2030 Projected Population	7,046	41,176	106,503
2025 Median Age	66.3	65.4	63.1
Households & Growth			
2025 Estimated Households	3,730	20,323	52,746
2030 Projected Households	3,868	21,177	55,738
Income			
2025 Estimated Average Household Income	\$105,004	\$115,959	\$111,282
2025 Estimated Median Household Income	\$67,419	\$70,337	\$70,129
Businesses & Employees			
2025 Estimated Total Businesses	468	1,530	5,417
2025 Estimated Total Employees	3,348	28,318	59,775



FORT MYERS, FLORIDA

Fort Myers is located on the lower west coast of Florida. The city encompasses 48.82 total square miles, including waterways, and is bordered to the north and west by the Caloosahatchee River, which is part of the intercostal waterway connecting the Atlantic Ocean and the Gulf of Mexico. The City of Fort Myers had a population of 103,985 as of July 1, 2025.

As the historic transportation hub Fort Myers is known internationally as the business center of Southwest Florida. Doing business in Fort Myers provides companies a marketing advantage. The City of Fort Myers is part of the Fort Myers-Cape Coral Metropolitan Statistical Area (MSA). Fort Myers is the cultural and trade center for Lee County and the surrounding area. Centrally located between Miami and Tampa on Interstate 75, Fort Myers is the logistics hub for transportation and digital infrastructure for Southwest Florida. Business can move freight and personnel by air, ground, rail, boat, and digital data to the world market.

Consistently ranked one of the nation's job growth leaders, the region is home to a thriving community that fosters a pro-business attitude, a vibrant workforce and desirable tax climate. The Fort Myers-Cape Coral MSA continues to expand with new housing and commercial projects as construction remains one of the fastest growing industries. Job prospects in the MSA appear to be best in construction, manufacturing, retail, financial and tourism. Hiring is also forecasted to be strong in government and other services. The rebound of strong residential appreciation and construction are mainly due to the City's desirable location overlooking the Caloosahatchee River and the proximity to the Gulf of Mexico.



SRS

CAPITAL
MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD

in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE

in 2025



OF GOING THE EXTRA MILE

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