

# SCOOTER'S COFFEE W/ BUSINESS

1361 Piedmont Rd N, Piedmont, OK 73078

NEW CONSTRUCTION | LARGE LOT | MINIMAL COMPETITION | HIGH UPSIDE OPPORTUNITY



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PRICE  
**\$795,000**

## PROPERTY INFORMATION

Address	1361 Piedmont Rd N Piedmont, OK 73078
County	Canadian
Year Built	2024
Net Rentable Area	666 SF
Lot Size	0.78 Acres
Ownership	Fee Simple
Use	Owner/User



# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Prime Net Lease is pleased to present a rare opportunity to acquire a thriving Scooter's Coffee business and property located at 1361 Piedmont Rd N, Piedmont, OK 73078. This fully operational drive-thru location offers a unique chance to own a profitable coffee business in an untapped market with minimal competition—perfect for an operator looking to establish a go-to café destination in a high-demand area.

Strategically positioned near multiple schools, including Piedmont Intermediate, Piedmont Elementary, Piedmont Middle, and Piedmont High School, the property enjoys strong daily traffic from families, students, and school staff. Combined with proximity to major retailers like Sonic Drive-In, Dollar General, Subway, and Casey's, this location benefits from consistent consumer visibility and foot traffic, making it a highly desirable setting for a growing coffee brand.

Scooter's Coffee, one of the fastest-growing drive-thru coffee chains in the U.S., offers strong brand recognition, a loyal customer base, and operational support—making this a turnkey investment for both new and seasoned franchisees. The business at this location is already profitable, and with the right operator, it presents significant potential for long-term success.

Also available for purchase is a second Scooter's Coffee property at 9400 N May Ave in Oklahoma City, OK, offering similar business and real estate advantages just a short drive away. This dual-location opportunity enables an investor to establish a presence across two growing trade areas.

In addition, a nearby piece of land (approximately 15 miles away) is available for sale, offering the possibility to develop a third Scooter's Coffee location. Please contact the broker for details on this development site.

With both current properties fully built out and operational, and potential to develop a third location, this package is a standout investment in the expanding drive-thru coffee space.

Scooter's Coffee, founded in 1998 and headquartered in Omaha, NE, operates over 800 locations across 30 states and employs over 110,000 people nationwide.

Please reach out to the listing agent for financials and additional information.



# INVESTMENT HIGHLIGHTS

## PROPERTY HIGHLIGHTS

- **SALE-LEASEBACK ADVANTAGE** – Capitalize on the option to sell the Scooter's Coffee through a sale-leaseback, enabling the recoup of the initial investment while maintaining operational control and generating consistent cash flow.
- **HIGH-UPSIDE OPPORTUNITY** – This site offers a turnkey business opportunity, allowing a new investor to take over and increase sales through improved marketing and operations.
- **UNTAPPED COFFEE MARKET** – With minimal coffee shop competition in the area, this property presents a prime opportunity to establish a go-to café and capitalize on strong local demand.
- **HIGHLY DESIRABLE LOCATION** – Strategically positioned near multiple schools, including Piedmont Intermediate, Piedmont Elementary, Piedmont Middle, and Piedmont High, ensuring strong demand from families and educational professionals.
- **NEW 2024 CONSTRUCTION** – Built in 2024, this modern Scooter's Coffee location offers efficient operations and high curb appeal, and is located just a short drive from another available Scooter's site, providing an excellent opportunity for multi-unit ownership.
- **MARKET DOMINANT COFFEE CHAIN** – Scooter's Coffee has been in business for more than 20 years, operates 800+ locations across 30 states, and has aggressive expansion plans for the next several years.
- **PANDEMIC PROOF BUSINESS** – Drive Thru Coffee – Scooter's Coffee is a coffee chain concept that is a majority drive thru, which has driven the success of the brand through COVID.



### TEXT HEADLINE

**FINANCIAL STATEMENTS AND OTHER INFORMATION REGARDING OPERATIONS IS AVAILABLE BY REQUEST ONLY.**

**SELLER REQUIRES A SIGNED NON-DISCLOSURE AGREEMENT ("NDA") IN ORDER TO RELEASE SAID INFORMATION.**

**PLEASE EMAIL [ASTEPIEN@PRIMENETLEASE.COM](mailto:ASTEPIEN@PRIMENETLEASE.COM) TO OBTAIN AN NDA.**

# TENANT SUMMARY

**Sales Growth:** 24.32% *Year-over-year Same Store Sales Growth (2020-2021)*

**Unit Volume:** \$879,725 *Drive-Thru Kiosk Average Unit Volume*

**EBITDA:** \$130,295 *Average*

Don and Linda Eckles were living in California when they stumbled upon a man building a drive-thru coffee hut. It was the late 1990s, and specialty coffee was a hot commodity. Coffeehouses were popping up everywhere, however they were places to sit and sip, not somewhere you'd stop if you were in a hurry. The Eckles asked themselves, "What if you combined coffeehouse quality with drive-thru convenience?" And just like that, the Scooter's Coffee dream was born.

Don and Linda opened their first Scooter's Coffee location in Bellevue, Nebraska, with a simple formula in mind: find a great location and stay committed to high-quality drinks, speed of service and a BIG smile. Customers loved it. Soon, Scooter's Coffee locations were opening all around the Omaha area and by 2001, Don and Linda chose franchising to meet the growing demand for Scooter's Coffee. Scooter's Coffee is now approaching 800+ locations spread throughout the United States. The simple formula just goes to show that when you combine a great idea with an unwavering commitment to quality, great things can happen.

Drive-thru coffee kiosks have been popping up all around the country. Nationwide trends indicate that consumers want easy access to specialty coffee and quality service. Approaching 800+ locations in the U.S., Scooter's Coffee provides customers with responsibly sourced coffee served up by an amazing team of people, all from a convenient 670+ square foot drive-thru kiosk.



## SCOOTER'S COFFEE HEADQUARTERS

WEBSITE	<a href="http://www.scooterscoffee.com">www.scooterscoffee.com</a>
FOUNDED	1998
HEADQUARTERS	Omaha, NE
NUMBER OF LOCATIONS	800 ±
NUMBER OF EMPLOYEES	3,200 ±

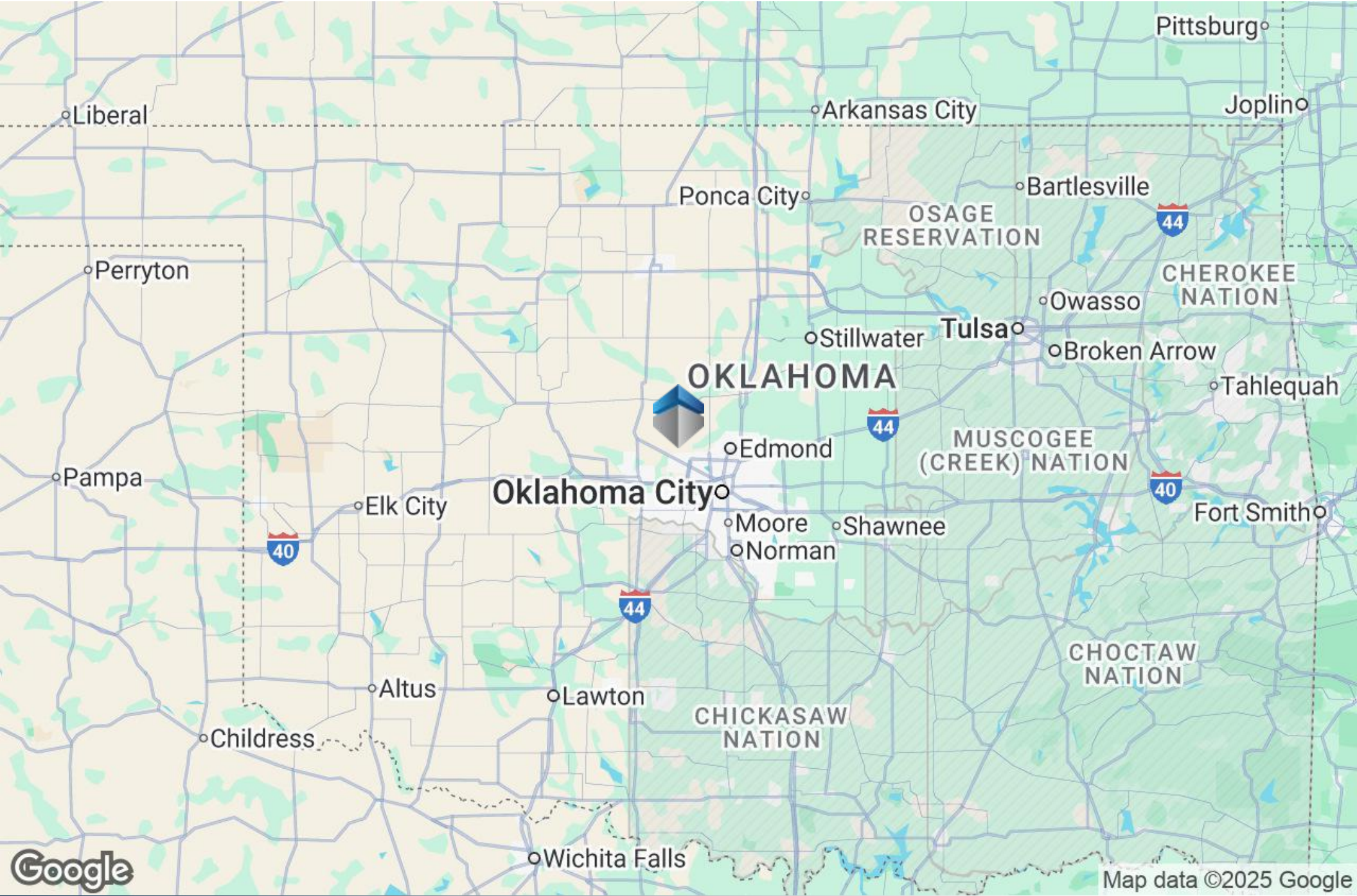


# ADDITIONAL PHOTOS



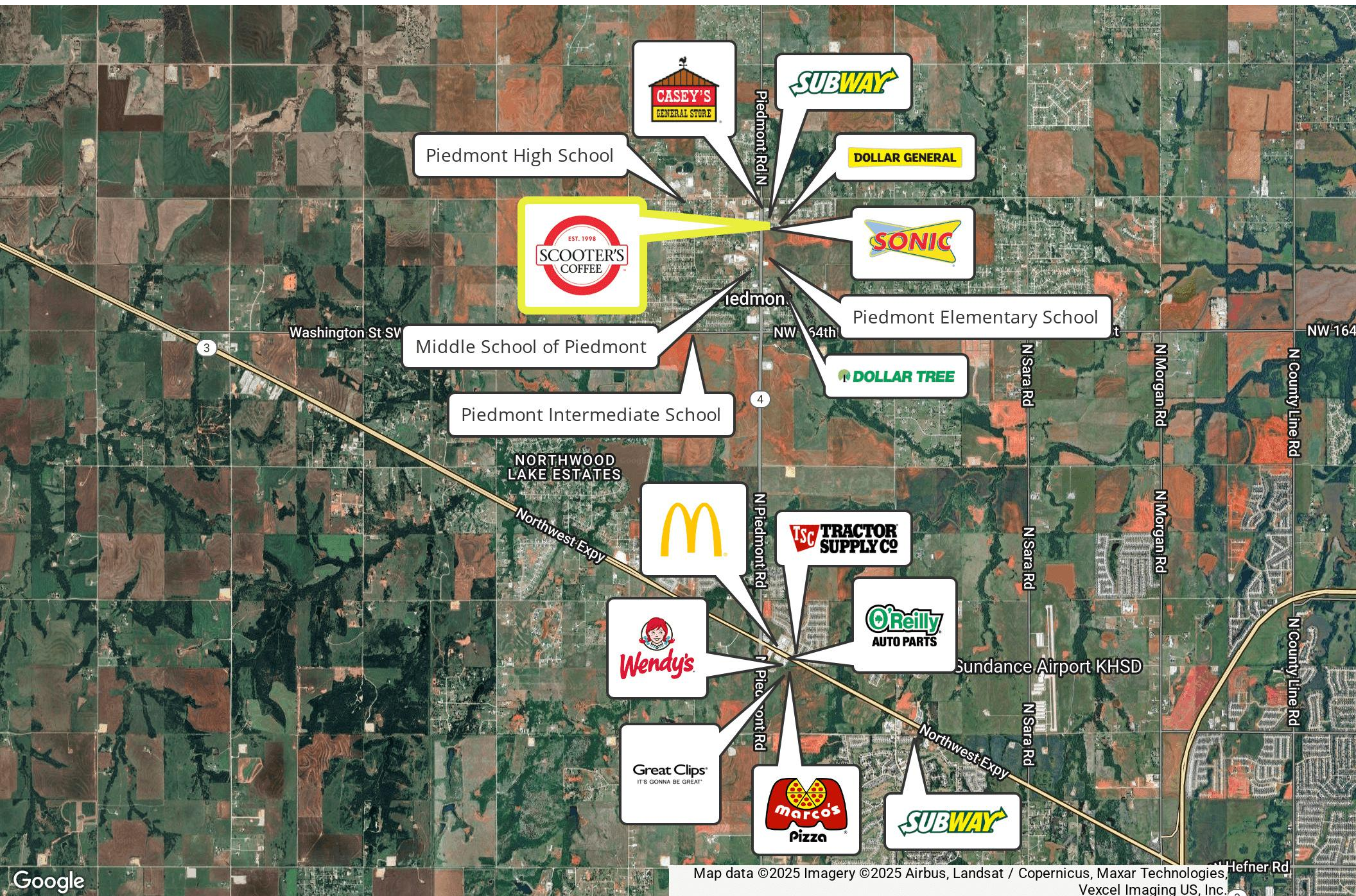


# REGIONAL MAP





# RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.



# MARKET OVERVIEW

Piedmont is a fast-growing suburban community located just northwest of Oklahoma City, offering the perfect balance of peaceful, small-town living with the convenience of nearby urban amenities. With its wide-open skies, strong sense of community, and top-rated schools, Piedmont has become a desirable destination for families, professionals, and anyone seeking a slower, more intentional pace of life.

Originally established as a farming town in the early 1900s, Piedmont has preserved its rural character while welcoming steady growth and new development. The city is known for its spacious neighborhoods, clean streets, and friendly atmosphere—where neighbors know each other by name and community pride runs deep. The Piedmont School District consistently ranks among the best in the state, drawing new families and contributing to the city's reputation as a safe, family-oriented place to live. Local events like the annual Founders Day Festival and seasonal markets bring people together and highlight the close-knit nature of the community.

Despite its growing population, Piedmont still offers a relatively untapped market for small businesses—particularly in the food and beverage space. Notably, the town has little to no competition when it comes to high-quality coffee shops or cafés, making it a prime location for a new coffee business. With its close proximity multiple schools and central access within town, the property offers a quick and convenient option for busy families, students, and professionals—providing a reliable stop for quality coffee without the need to leave Piedmont.

With its blend of affordability, excellent schools, low crime, and a supportive, engaged population, Piedmont is not only a great place to live—it's also full of potential for entrepreneurs looking to serve a growing and loyal customer base.





# DEMOGRAPHICS

## 5-MILE KEY FACTS



23,703

POPULATION



37.3

AVERAGE AGE



\$266,938

MEDIAN HOUSEHOLD VALUE

## BUSINESSES



397

BUSINESSES



2,238

EMPLOYEES

## INCOME



\$88,860

MEDIAN HH INCOME



\$110,572

AVERAGE HH INCOME

	3 MILES	5 MILES	10 MILES
Current Population	9,736	23,703	148,338
2029 Population	11,988	29,251	163,479
Employees	1,277	2,238	40,381
Total Businesses	206	397	5,420
Average Household Income	\$105,643	\$110,572	\$107,266
Median Household Income	\$78,546	\$88,860	\$87,066
Average Age	38.5	37.3	37.7
Households	3,283	8,124	57,205
Average Housing Unit Value	\$277,729	\$266,938	\$248,595



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

The Offering Memorandum contains select information pertaining to the business and affairs of Scooter's Coffee with Business ("property"). It has been prepared by Prime Net Lease. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Prime Net Lease. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their offices, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Prime Net Lease expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offer Memorandum.

A prospective purchaser's sole and exclusive rights with respect to the prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Prime Net Lease or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE PRIME NET LEASE AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF THIS NET LEASED PROPERTY.



# 1361 PIEDMONT RD N

## PIEDMONT, OK 73078

*EXCLUSIVELY PRESENTED BY*



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