



## NEW DUTCH BROS COFFEE DRIVE-THRU

1972 LPGA BLVD, DAYTONA BEACH, FL 32117

EXAMPLE SITE PHOTO

30445 Northwestern Highway, Suite 275

Farmington Hills, MI 48334

248.254.3410

[fortisnetlease.com](http://fortisnetlease.com)

**BRYAN BENDER**

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

## EXCLUSIVELY LISTED BY:

### BRYAN BENDER

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## STATE BROKER OF RECORD:

### BRIAN BROCKMAN

BANG REALTY  
AL #119315  
2939 VERNON PLACE  
CINCINNATI, OH 45219  
513.898.1551

### INVESTMENT SUMMARY

List Price:	\$2,843,137
Current NOI:	\$145,000.00
Initial Cap Rate:	5.10%
Land Acreage:	+/- 1.14
Year Built	2026
Building Size:	950 SF
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	5.63%

### INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new drive-thru Dutch Bros. Coffee located in Daytona Beach, Florida - **part of a large development area off of LGPA Blvd!** This 15 year Absolute NNN Lease provides a **10% rent increase every 5 years** including at each of the 3 (5 year) options. The lease also provides a corporate guaranty. The store is currently under construction with opening & rent start on track for February 2026.

This Dutch Bros is located in a developing area on LGPA Blvd **seeing 39,500 cars per day with a traffic signaled entrance**. It sits in front of the new Marlowe Tomoka Village Luxury Apartments **amongst other newly developed sites such as Take 5 Oil Change, Bojangles, White Castle, and Panda Express**. The **5 mile population from the site is 130,751**. The 1 mile household income is \$64,335. This area is seeing explosive growth with the **1 mile population growth rate at 26.45%**! The **5 mile consumer spending is \$1.4 Billion!** **PRIME LOCATION** to own!!! This investment will offer a new owner continued success due to the strength and proven profitability of the tenant. List price reflects a 5.10% cap rate based on NOI of \$145,000.



**PRICE** \$2,843,137



**CAP RATE** 5.10%



**LEASE TYPE** Absolute NNN



**RENT INCREASES** 10% Every 5 Years



**TERM REMAINING** 15 Years

### INVESTMENT HIGHLIGHTS

- 15 Absolute NNN Lease | Zero Landlord Responsibility
- **PRIME LOCATION IN DEVELOPING AREA OF FLORIDA!**
- **Excellent Visibility - 39,500 VPD | Traffic Signaled Entrance**
- **10% Rental Rate Increases Every 5 Years**
- Three (5 Year) Options to Renew with 10% Increase at Each
- **5 Mile Population 130,751 | Expected 21.40% Growth**
- 1 Mile Average Household Income \$64,335
- **5 Mile Consumer Spending is \$1.4 Billion!**
- **1 Mile Population Growth Rate 26.45%!**
- **85,500 VPD on I-95 | 33,000 VPD on FL 5A**
- **Strong Corporate Guaranty**
- Brand New Take 5 Oil Change, Bojangles, White Castle, Panda Express & Many Housing Developments Adjacent to Site

## FINANCIAL SUMMARY

INCOME	PER SF	
Rent	\$145,000.00	\$152.63
<b>Gross Income</b>	<b>\$145,000.00</b>	<b>\$152.63</b>
 EXPENSE		PER SF
Expenses	\$0	\$0.00
<b>Gross Expenses</b>	<b>\$0</b>	<b>\$0.00</b>
<b>NET OPERATING INCOME</b>	<b>\$145,000.00</b>	<b>\$152.63</b>

## PROPERTY SUMMARY

Year Built:	2026
Lot Size:	+/- 1.14 Acres
Building Size:	950 SF
Traffic Count 1:	39,500 VPD - LGPA Blvd
Traffic Count 2:	20,900 VPD - Williamson
Traffic Count 3:	15,600 VPD - N Clyde Morris
Traffic Count 4:	85,500 VPA - I-95
Traffic Count 5:	33,000 VPD - FL 5A
Roof Type:	Flat
Zoning:	Commercial
Parking Lot:	Asphalt
# of Parking Spaces	11
Warranties	Construction
HVAC	Roof Mounted

## LEASE SUMMARY

Tenant:	Dutch Bros
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$145,000.00
Rent PSF:	\$152.63
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	2/15/2026
Lease Expiration Date:	2/28/2041
Lease Term Remaining:	15 Years
<b>Rent Bumps:</b>	<b>10% Every 5 Years</b>
Renewal Options:	Three (5 Years)
Lease Guarantor:	Boersma Bros. LLC
Tenant Website:	DutchBros.com



TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dutch Bros	950	2/15/2026	2/28/2041	\$145,000.00 \$159,500.00 \$175,450.00	100.0	- 3/1/2031 3/1/2036	\$152.63 \$167.89 \$184.68
			Option 1	\$192,995.00		3/1/2041	\$203.15
			Option 2	\$212,294.50		3/1/2046	\$223.47
			Option 3	\$233,523.95		3/1/2051	\$245.81
<b>Averages</b>	<b>950</b>			<b>\$159,983.33</b>			<b>\$168.40</b>



TOTAL SF  
950



TOTAL ANNUAL RENT  
\$145,000.00



OCCUPANCY RATE  
100.0%



AVERAGE RENT/SF  
\$168.40



NUMBER OF TENANTS  
1



**\$35.26 MILLION**  
NET INCOME



**160 NEW STORES**  
BY END OF 2025



**29% INCREASE**  
IN Q1 REVENUE YOY



**33 YEARS**  
IN BUSINESS

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 they 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 them to successfully open new shops and continue to share the “Dutch Luv” at 982 locations across 18 states as of December 31, 2024.



**DUTCH BROS**  
Coffee®

# DUTCH BROS COFFEE

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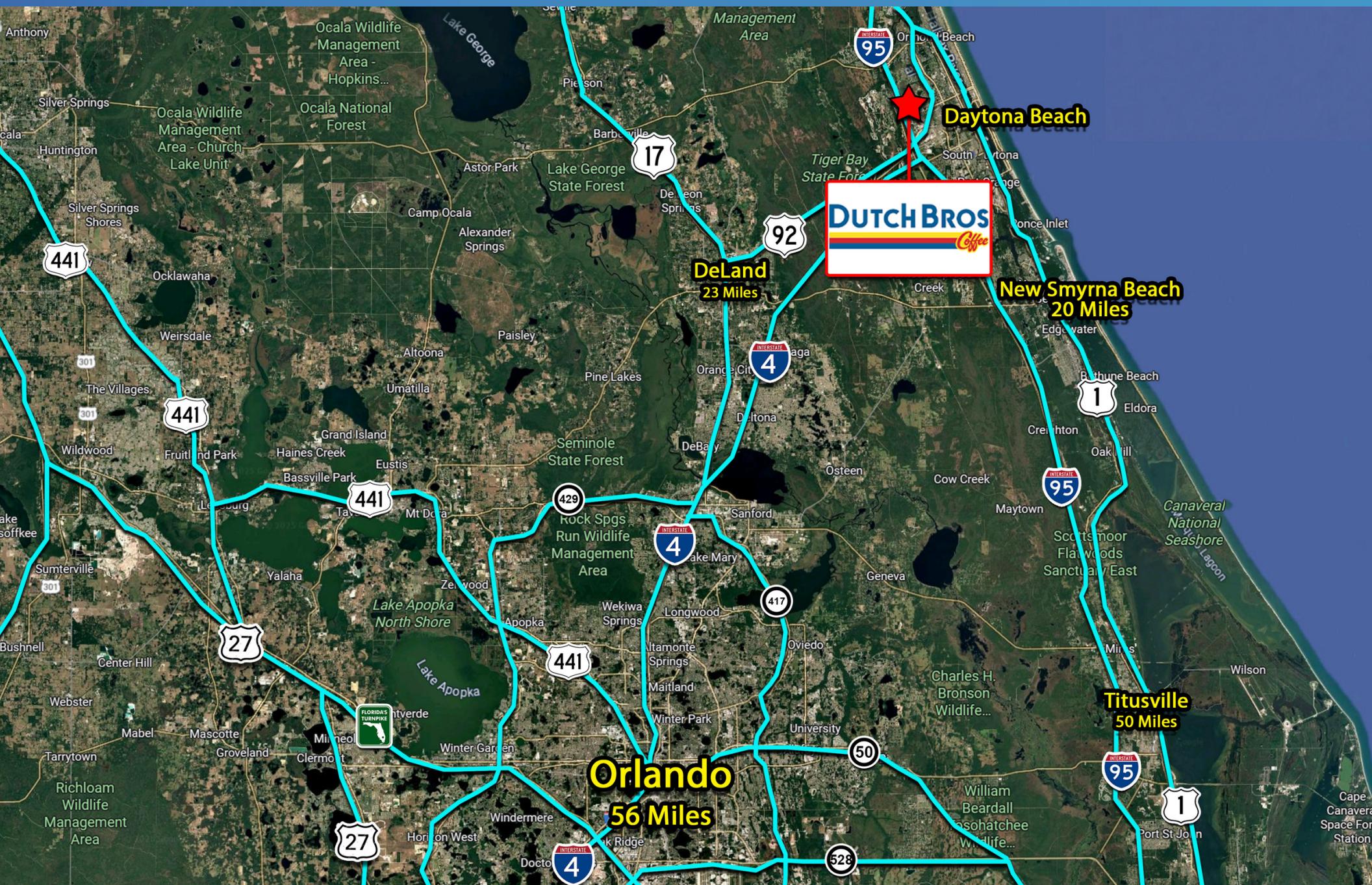


FORTIS NET LEASE™











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Located on Florida's Atlantic coast about an hour northeast of Orlando, Daytona Beach is a vibrant seaside city known for its wide, hard-packed sands, energetic boardwalk, and world-famous motorsports heritage. Stretching over 23 miles, the beach itself is unique — it's one of the few places in the United States where driving is permitted directly on the sand.

Daytona's oceanfront skyline blends historic charm with modern flair. The iconic Daytona Beach Pier and Boardwalk Amusements offer classic coastal attractions, from arcades and rides to fresh seafood and waterfront dining. Inland, the Daytona International Speedway, home to the legendary Daytona 500, cements the city's reputation as the "World Center of Racing."

Beyond the beach and the track, visitors can explore scenic parks, nature trails, and cultural landmarks like the Museum of Arts and Sciences or the Ponce de Leon Inlet Lighthouse, the tallest lighthouse in Florida. With its mix of laid-back beach vibes, family-friendly attractions, and a year-round calendar of festivals and events, Daytona Beach captures the spirit of Florida's east coast — sun-soaked, spirited, and full of motion.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2024	5,449	54,780	130,751
Total Population 2029	6,890	66,840	158,726
Population Growth Rate	26.45%	22.02%	21.40%
Median Age	41.8	42.6	43.4
# Of Persons Per HH	2.0	2.2	2.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,626	23,727	56,172
Average HH Income	\$64,335	\$61,920	\$63,719
Median House Value	\$199,251	\$179,552	\$220,384
Consumer Spending	\$61.5 M	\$569.4 M	\$1.4 B





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,750+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

*Click to Meet Team Fortis*

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