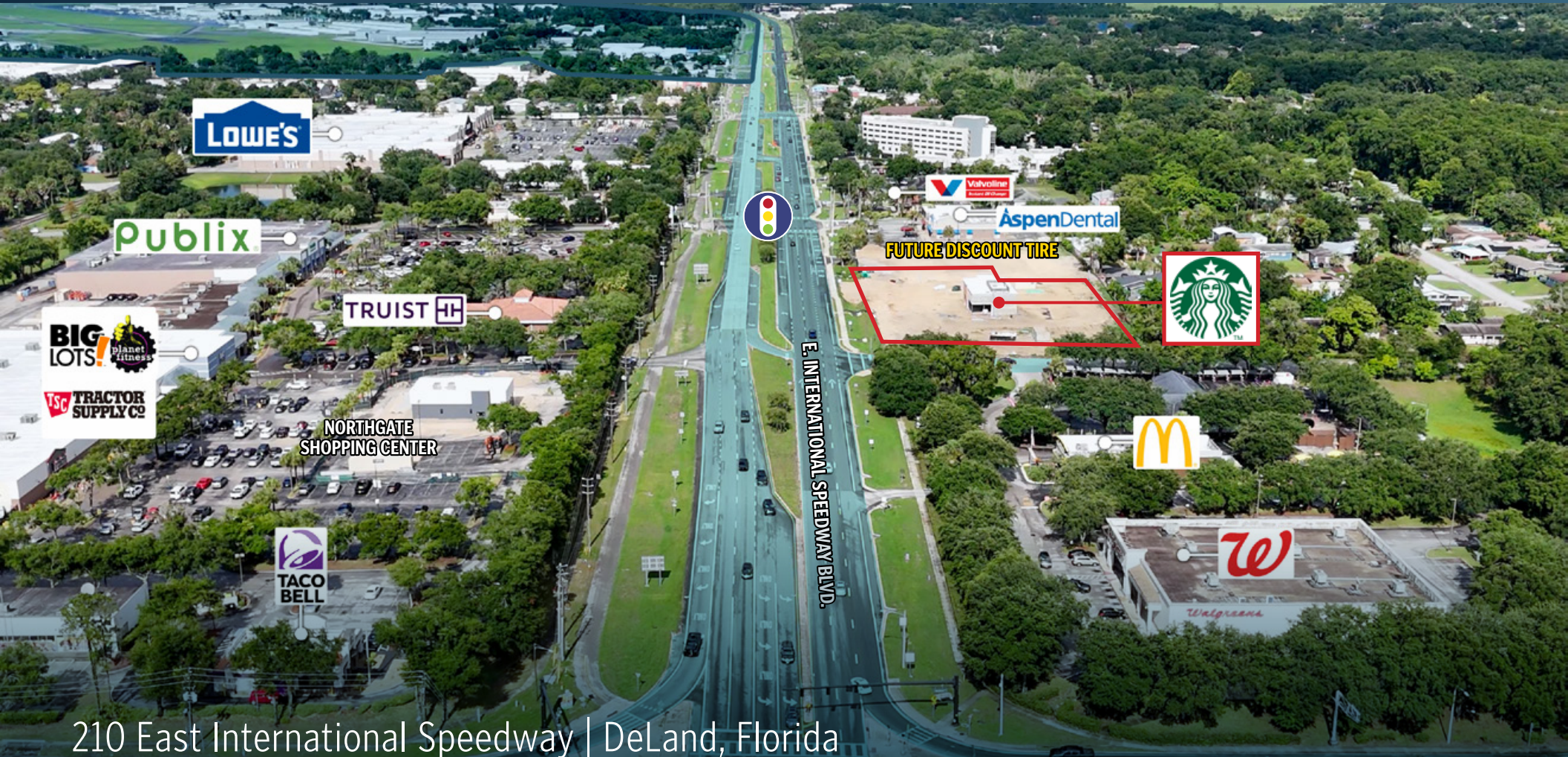


# SINGLE TENANT NN W/DRIVE-THRU

Investment Opportunity



Brand New 10-Year Lease | Across From High-Performing Publix (95th Percentile Nationwide via Placer.ai)



210 East International Speedway | DeLand, Florida

## DAYTONA BEACH MSA

ACTUAL SITE



## EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739



MUSTANG POINTE  
AERODROME CONDO



Publix

TRUIST HH



NORTHGATE  
SHOPPING CENTER



31,000  
VEHICLES PER DAY



E. INTERNATIONAL SPEEDWAY BLVD.



AspenDental

FUTURE DISCOUNT TIRE



33,500  
VEHICLES PER DAY



N WOODLAND BLVD

3,930 STUDENT  
ENROLLED

STETSON  
UNIVERSITY

33,500  
VEHICLES PER DAY

GATEWAY VILLAGE



N. ALABAMA AVE.



N WOODLAND BLVD

FUTURE DISCOUNT TIRE

E. INTERNATIONAL SPEEDWAY BLVD.

31,000  
VEHICLES PER DAY

NORTHGATE  
SHOPPING CENTER

Publix





33,500  
VEHICLES PER DAY

N WOODLAND BLVD



FUTURE DISCOUNT TIRE



NORTHGATE SHOPPING CENTER



Publix



State Farm



E. INTERNATIONAL SPEEDWAY BLVD.

31,000  
VEHICLES PER DAY



# SITE OVERVIEW



# PROPERTY PHOTOS



# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$4,059,000
<b>Net Operating Income</b>	\$209,063
<b>Cap Rate</b>	5.15%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	210 East International Speedway DeLand, Florida 32724
<b>Rentable Area</b>	2,710 SF
<b>Land Area</b>	1.2 AC
<b>Year Built</b>	2025
<b>Tenant</b>	Starbucks
<b>Lease Signature</b>	Corporate
<b>Lease Type</b>	NN
<b>Landlord Responsibilities</b>	Roof, Structure, Parking Lot Re-Paving/Re-Striping
<b>Lease Term</b>	10 Years
<b>Increases</b>	10% Every 5 Years Including Options
<b>Options</b>	6 (5-Year)
<b>Rent Commencement</b>	January 6, 2025
<b>Lease Expiration</b>	January 30, 2035



# RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				Options
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	
Starbucks	2,710	1/6/2025	1/30/2035	Year 1-5	-	\$17,422	\$209,063	6 (5-Year)
(Corporate Signature)				Year 6-10	10%	\$19,164	\$229,969	

10% Rental Increase Beg. of Each Option Thereafter

## Brand New 10-Year Lease | 2025 Construction | Options To Extend | Corporate Signed | Scheduled Rental Increases

- Starbucks recently signed a brand new 10-year lease with 6 (5-year) options to extend
- 2025 construction which features high-quality materials, high-level finishes, and distinct Starbucks design elements
- The lease is corporate signed by Starbucks, an investment grade (S&P: BBB+) tenant with over 38,000 stores
- The lease features 10% rental increases every 5 years and at the beginning of each option

## NN Leased | Fee Simple Ownership | No State Income Tax | Limited Landlord Responsibilities

- Tenant pays for taxes, insurance and maintains most aspects of the premises
- Limited landlord responsibilities to roof, structure, parking lot re-surfacing and re-striping
- Ideal, low-management investment for a passive investor in a state with no state income tax

## Off Signalized, Hard Corner Intersection | Near Stetson University | Across From Northgate Shopping Center | Big Box Retailers

- Starbucks is located off the signalized, hard corner intersection of East International Speedway Blvd and North Amelia Ave
- Less than 1.5 miles from Stetson University, providing a direct consumer base from which to draw
- The subject site is across from the Publix-anchored Northgate Shopping Center, which features tenants such as Truist, Tractor Supply Co., Big Lots, and more
  - **The Publix ranks in the top 95% (64 out of 1,323) of all nationwide locations according to Placer.ai**
- The immediate trade area is supported by big box retailers such as Lowe's, Walmart Supercenter, ALDI, and more

## Local Demographics & Trade Area | Proximity to Nearby Cities

- The average household income exceeds \$82,934 in a 5-mile radius
- More than 68,000 individuals residing within 5-miles of the subject property
- 21 miles from Daytona Beach and 38 miles from Orlando



## STARBUCKS

**starbucks.com**

**Company Type:** Public (NASDAQ: SBUX)

**Locations:** 38,000+

**2023 Employees:** 381,000

**2023 Revenue:** \$35.98 Billion

**2023 Net Income:** \$4.12 Billion

**2023 Assets:** \$29.45 Billion

**Credit Rating:** S&P: BBB+

Since 1971, Starbucks Coffee Company has been committed to ethically sourcing and roasting high-quality arabica coffee. Today, with more than 38,000 stores worldwide, the company is the premier roaster and retailer of specialty coffee in the world. Through our unwavering commitment to excellence and our guiding principles, we bring the unique Starbucks Experience to life for every customer through every cup. Starbucks Corporation was founded in 1971 and is based in Seattle, Washington.

Source: investor.starbucks.com, finance.yahoo.com

# PROPERTY OVERVIEW



## LOCATION



DeLand, Florida  
Volusia County  
Deltona–Daytona Beach–Ormond Beach MSA

## ACCESS



East International Speedway: 2 Access Points  
N. Alabama Avenue: 1 Access Point

## TRAFFIC COUNTS



East International Speedway: 31,000 VPD  
N. Amelia Avenue: 10,600 VPD  
N. Woodland Blvd : 33,500 VPD

## IMPROVEMENTS



There is approximately 2,710 SF of existing building area

## PARKING



There are approximately 32 parking spaces on the owned parcel.  
The parking ratio is approximately 11.8 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 7004-02-02-0050  
Acres: 1.2  
Square Feet: 52,272

## CONSTRUCTION



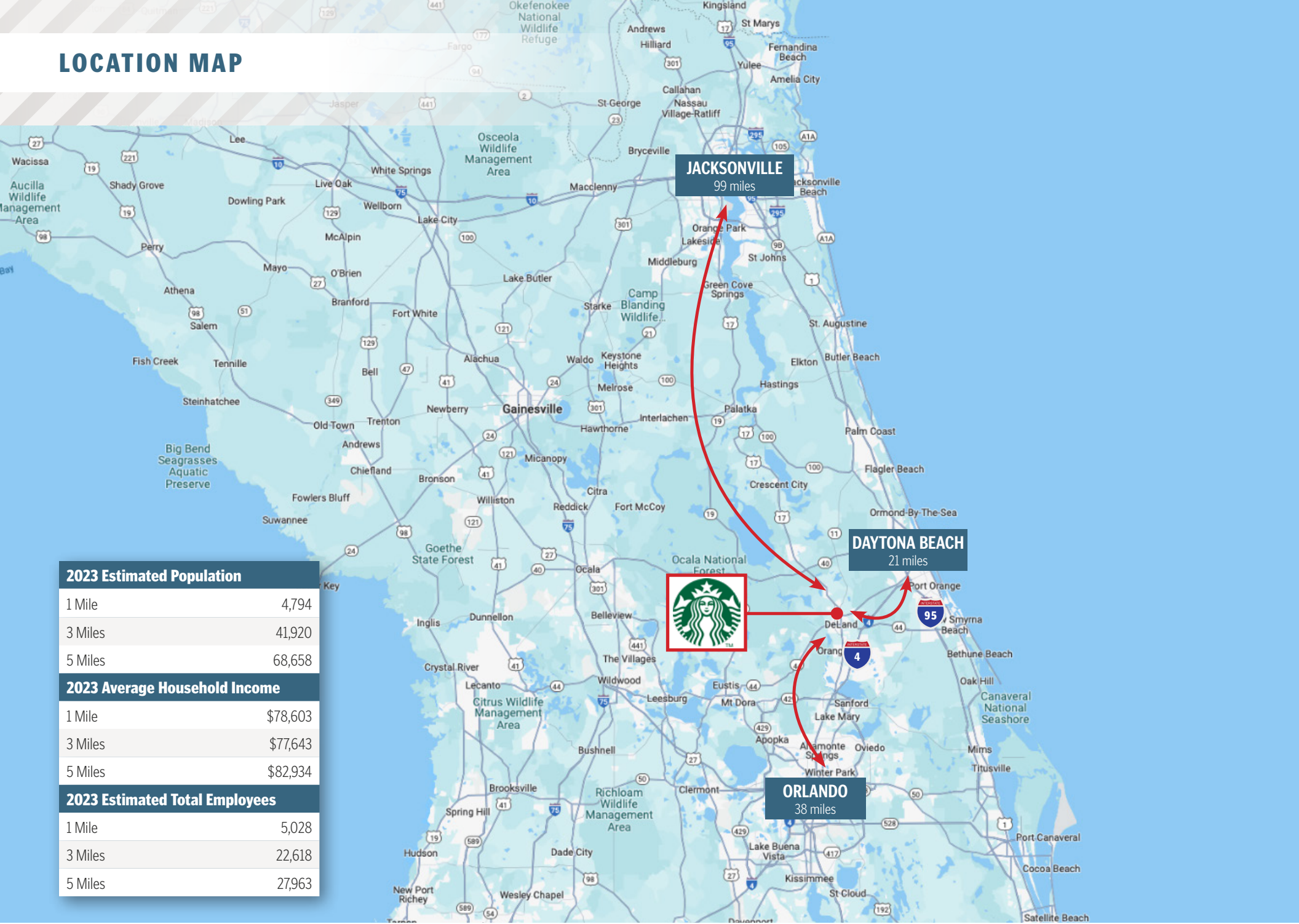
Year Built: 2025

## ZONING

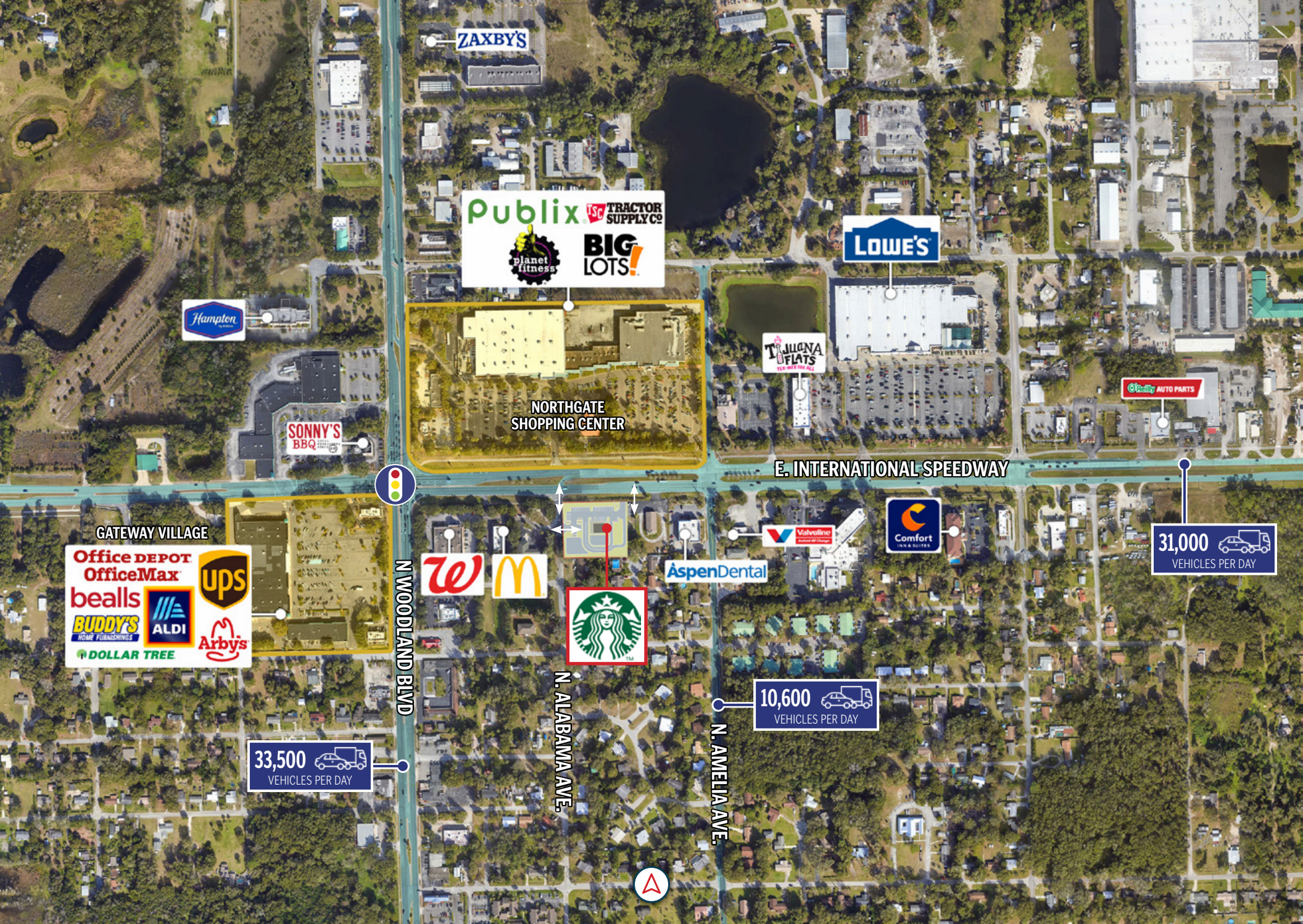


Commercial

# LOCATION MAP



2023 Estimated Population	
1 Mile	4,794
3 Miles	41,920
5 Miles	68,658
2023 Average Household Income	
1 Mile	\$78,603
3 Miles	\$77,643
5 Miles	\$82,934
2023 Estimated Total Employees	
1 Mile	5,028
3 Miles	22,618
5 Miles	27,963







E. INTERNATIONAL SPEEDWAY

N. ALABAMA AVE.

MONUMENT SIGN



FUTURE DEVELOPMENT

31,000  
VEHICLES PER DAY

MATTRESS FIRM

AspenDental



# AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2023 Estimated Population	4,794	41,920	68,658
2028 Projected Population	4,868	42,181	70,832
2023 Median Age	42.2	42.8	44.8
<b>Households &amp; Growth</b>			
2023 Estimated Households	2,042	16,282	27,207
2028 Projected Households	2,088	16,540	28,332
<b>Income</b>			
2023 Estimated Average Household Income	\$78,603	\$77,643	\$82,934
2023 Estimated Median Household Income	\$53,862	\$56,237	\$59,576
<b>Businesses &amp; Employees</b>			
2023 Estimated Total Businesses	450	2,329	3,081
2023 Estimated Total Employees	5,028	22,618	27,963



## DELAND, FLORIDA

The City of DeLand is located in the central part of the state approximately twenty-five miles from the Atlantic Ocean and approximately 40 miles northeast of the City of Orlando. The City of DeLand had a population of 40,010 as of July 1, 2023. The city is included in the Daytona Beach metropolitan area.

The City of DeLand continues to position itself as a sustainable community and prepare for future growth by encouraging both new development and redevelopment in the core city area, establishing mixed use centers and supporting alternative modes of transportation. A strong and diverse economy will allow DeLand to continue as a livable community promoting a high quality of life for all residents. The major employers in the City of DeLand are Frontier Communications, Florida Hospital, Stetson University, and governmental entities including the City of DeLand, Volusia County, Volusia County School Board and the State of Florida Department of transportation. Also included are manufacturing businesses primarily located at the DeLand Industrial Park at the Airport.

The city is served by Stetson University. Stetson University, located in the City, was chartered in 1887, and is one of the state’s oldest accredited institutions of higher learning. Located in DeLand, FL, Stetson University is a private university founded in 1883. Stetson has three undergraduate schools: the College of Arts & Sciences, the School of Business Administration, and the School of Music. A full quarter of Stetson students pursue business degrees, which is the largest of any subcategory of major.

The City includes attractions such as Chief Master at Arms House, Alexander Haynes House, Downtown DeLand Historic District, Volusia County Fair and Expo Center, DeLand Hall, Volusia Speedway Park. The nearest major airport is Daytona Beach International Airport.





## DAYTONA BEACH, FLORIDA

The City of Daytona Beach, Florida, is an incorporated municipality of the State of Florida located within the County of Volusia. The City, which currently encompasses 68 square miles, is located on the central east coast of the State of Florida, 89 miles south of Jacksonville and 50 miles northeast of Orlando. Daytona Beach is also a principal city of the Fun Coast region of Florida. The City of Daytona Beach had a population of 79,441 as of July 1, 2023.

A major part of the Daytona Beach area economy is involved in the tourist industry. The area's economy includes other industries besides tourism, such as manufacturing. Daytona Beach has industrial sites within an enterprise zone and sites within a foreign trade zone adjacent to Daytona Beach International Airport. Prime Interstate 4 and Interstate 95 sites are available with access to road, air, rail and water transportation. The local economy of the City of Daytona Beach is growing in all economic sectors; tourism, housing, manufacturing, retail, and government. Companies and organizations that have their corporate headquarters or a major presence in the area: Brown & Brown, Halifax Health, Halifax Media Group, International Speedway Corporation, Gambro-Renal Products, Ladies Professional Golf Association and NASCAR.

The city is home to the Daytona Cubs, the single-A Minor League Baseball farm team of the Chicago Cubs. Also, the LPGA (Ladies Professional Golf Association) is headquartered here. Sports fans can also catch the following major league action within a two hour drive or less: NBA Basketball: Orlando Magic, NFL Football: Jacksonville Jaguars, Arena Football: Orlando Predators, Minor League Baseball: Brevard County Manatees (Milwaukee Brewer AAA-affiliate playing in Viera, just outside of Melbourne) and Jacksonville Suns (LA Dodgers AA-affiliate).

# PERCENT CHANGE IN STATE POPULATION

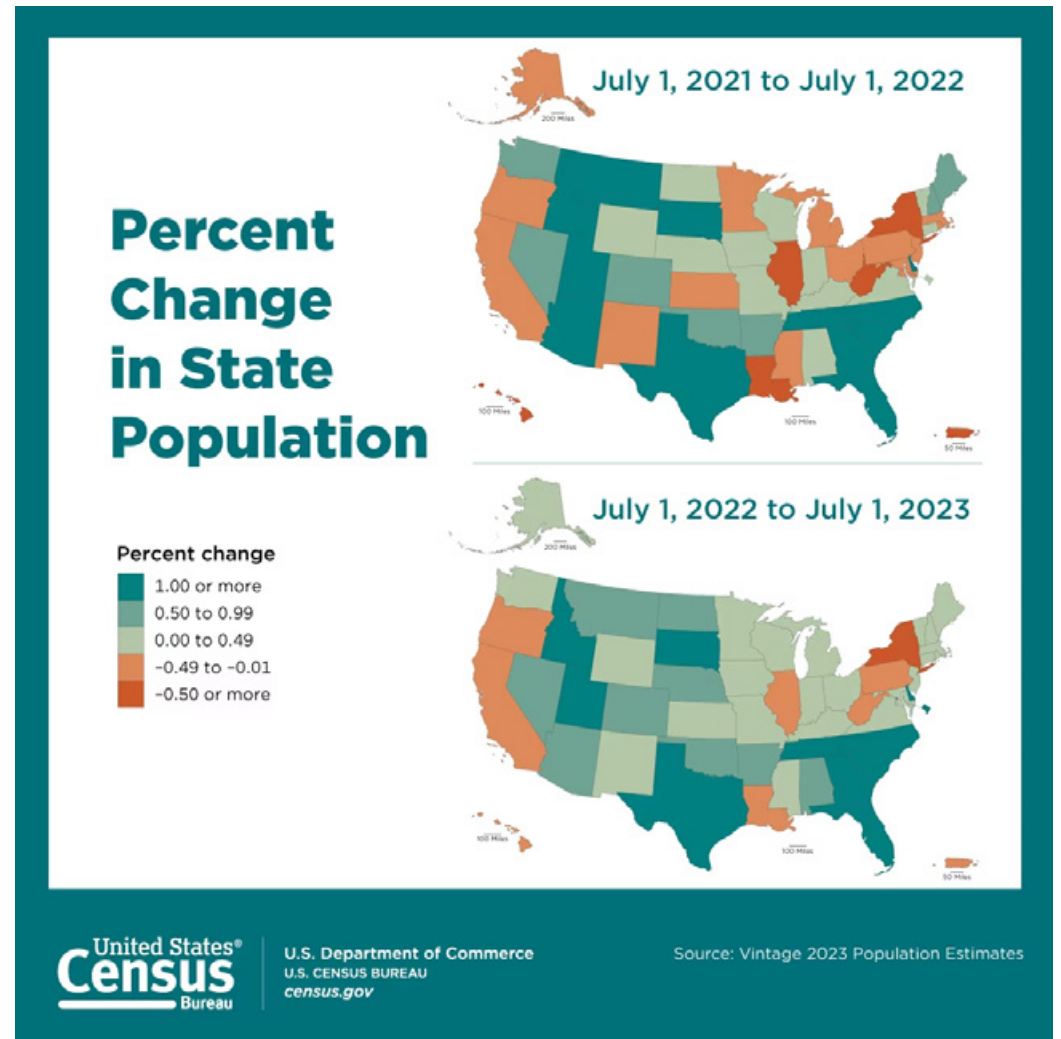


## Top 10 States by Numeric Growth: 2022 to 2023

Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Numeric Growth
1	Texas	29,145,459	30,029,848	30,503,301	473,453
2	Florida	21,538,216	22,245,521	22,610,726	365,205
3	North Carolina	10,439,459	10,695,965	10,835,491	139,526
4	Georgia	10,713,771	10,913,150	11,029,227	116,077
5	South Carolina	5,118,422	5,282,955	5,373,555	90,600
6	Tennessee	6,910,786	7,048,976	7,126,489	77,513
7	Arizona	7,157,902	7,365,684	7,431,344	65,660
8	Virginia	8,631,373	8,679,099	8,715,698	36,599
9	Colorado	5,773,707	5,841,039	5,877,610	36,571
10	Utah	3,271,614	3,381,236	3,417,734	36,498

## Top 10 States or State Equivalent by Percent Growth: 2022 to 2023

Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Percent Growth
1	South Carolina	5,118,422	5,282,955	5,373,555	1.7%
2	Florida	21,538,216	22,245,521	22,610,726	1.6%
3	Texas	29,145,459	30,029,848	30,503,301	1.6%
4	Idaho	1,839,117	1,938,996	1,964,726	1.3%
5	North Carolina	10,439,459	10,695,965	10,835,491	1.3%
6	Delaware	989,946	1,019,459	1,031,890	1.2%
7	D.C.	689,548	670,949	678,972	1.2%
8	Tennessee	6,910,786	7,048,976	7,126,489	1.1%
9	Utah	3,271,614	3,381,236	3,417,734	1.1%
10	Georgia	10,713,771	10,913,150	11,029,227	1.1%



Source: United States Census Bureau  
Read Full Article [HERE](#)  
Posted on December 18, 2023



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**300+**

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MEMBERS

**25+**

OFFICES

**2K+**

RETAIL  
TRANSACTIONS

company-wide  
in 2023

**510+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2023

**\$2.2B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2023

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