



# NEW DUTCH BROS COFFEE DRIVE-THRU | JUST OPENED!

ACTUAL SITE PHOTO

1972 LPGA BLVD, DAYTONA BEACH, FL 32117

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Farmington Hills, MI 48334  
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fortisnetlease.com

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## EXCLUSIVELY LISTED BY:

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## STATE BROKER OF RECORD:

### BRIAN BROCKMAN

BANG REALTY  
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2939 VERNON PLACE  
CINCINNATI , OH 45219  
513.898.1551

## INVESTMENT SUMMARY

List Price:	\$2,761,905
Current NOI:	\$145,000.00
Initial Cap Rate:	5.25%
Land Acreage:	+/- 1.14
Year Built	2026
Building Size:	950 SF
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	5.79%

## 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 has completed construction with and **successfully opened for business on March 30, 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 5.25% cap rate based on NOI of \$145,000.



[CLICK HERE TO VIEW VIDEO](#)



PRICE \$2,761,905



CAP RATE 5.25%



LEASE TYPE Absolute NNN



RENT INCREASES 10% Every 5 Years



TERM REMAINING 15 Years

## INVESTMENT HIGHLIGHTS

- 15 Yr Abs NNN Lease | No Landlord Responsibility | **Strong Corporate Guaranty**
- **PRIME LOCATION IN DEVELOPING AREA OF FLORIDA - JUST OPENED!**
- **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**

## 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

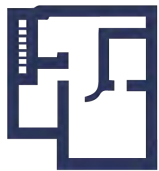
Tenant:	Dutch Bros
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$145,000.00
Rent PSF:	\$152.63
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	3/30/2026
Lease Expiration Date:	3/31/2041
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



# DUTCH BROS COFFEE

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dutch Bros	950	3/30/2026	3/31/2041	\$145,000.00	100.0	-	\$152.63
				\$159,500.00		4/1/2031	\$167.89
				\$175,450.00		4/1/2036	\$184.68
				Option 1		4/1/2041	\$203.15
				Option 2		4/1/2046	\$223.47
				Option 3		4/1/2051	\$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



# DUTCH BROS COFFEE

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**\$464 MILLION**

Q1 2026 REVENUE



**185 NEW STORES**

BY END OF 2026



**30.7% INCREASE**

YEAR OVER YEAR REVENUE



**34 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 1,181 locations across 25 states as of March 2026.



**DUTCH BROS**  
Coffee®

# DUTCH BROS COFFEE

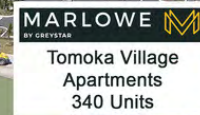
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FORTIS NET LEASE™



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LPGA Blvd - 39,500 VPD

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**THE COTTAGES**  
BY DAYTONA BEACH  
283 Units

**THE ELEANOR**  
DAYTONA BEACH  
The Eleanor Apartments  
266 Units

**10X INTEGRA SHORES**  
Apartments  
288 Units

**LAUREL - DUNES -**  
Townhouse & Single Family  
164 Homes

**THE BRADLEY**  
DAYTONA  
Apartments  
300 Units

**ATLANTICA**  
Atlantica Daytona  
Apartments  
341 Units

**MARLOWE**  
BY GREYSTAR  
Tomoka Village  
Apartments  
340 Units

**SANDS PARC**  
Sands Parc Apartments  
264 Units

**DUNKIN'**

**Bojangles'**

**White Castle**

LPGA Blvd - 39,500 VPD

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## PROXIMITY TO LOCAL ATTRACTIONS



4.5 Miles  
Daytona Beach  
Int'l Airport



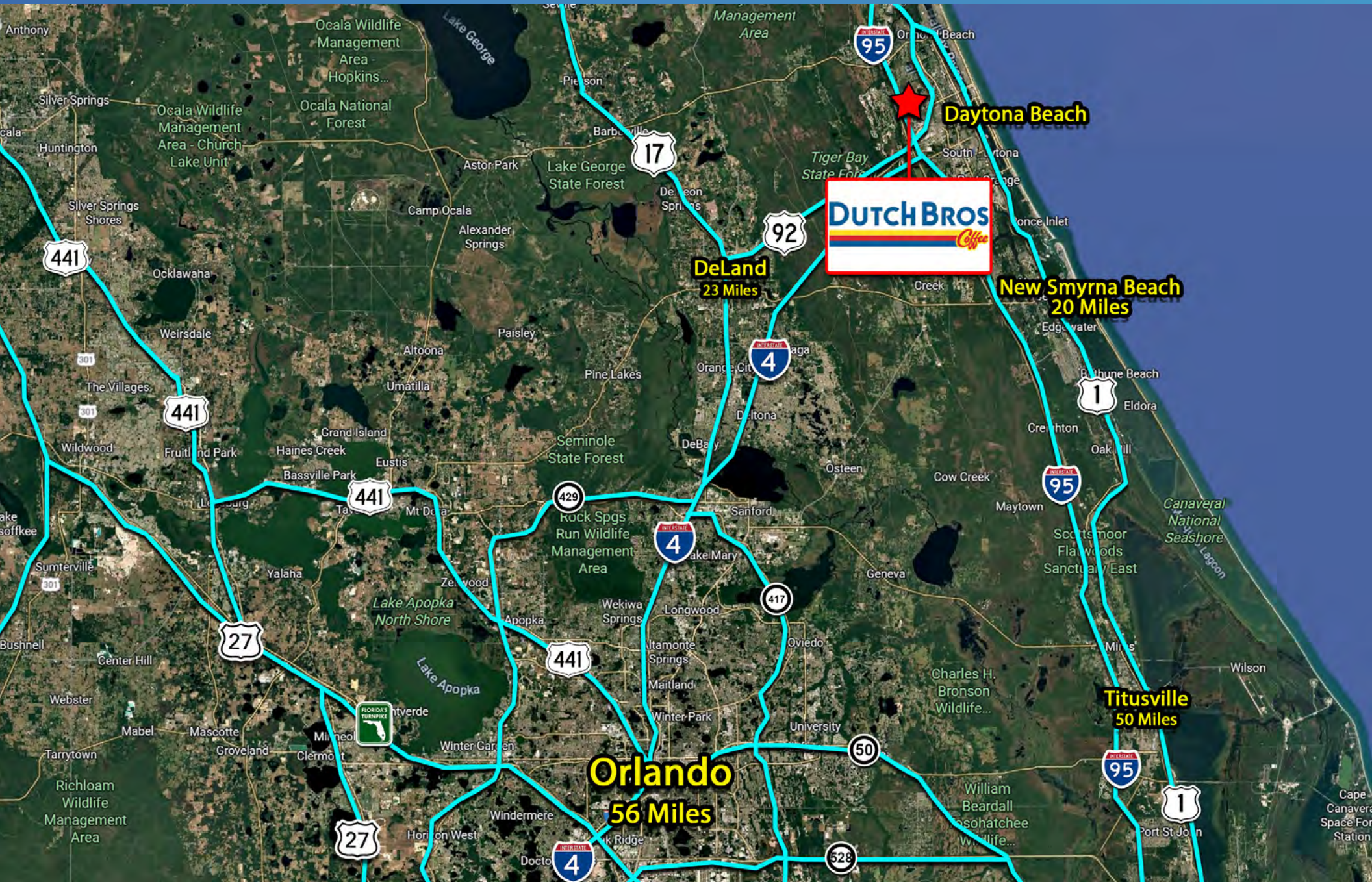
56 Miles  
Orlando,  
Florida



20 Miles  
New Smyrna  
Beach, FL

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FORTIS NET LEASE™



FIVE BELOW  
TJ-maxx  
DSW  
ULTA

ROSS HOME  
DRESS FOR LESS  
DOLLAR TREE  
centric  
Tomoka TOWN CENTER  
POPSTROKE  
wilo yinger  
BARNES & NOBLE  
Academy  
BLAZE

PROMETRIC  
TEST CENTER  
DUCT DOCTOR  
EASE DENTAL

Calven's  
Arbys  
Ford's GARAGE  
MILLER'S ALE-HOUSE

Intracoastal  
ELEVEN  
Wendy's

FLOOR DECOR  
BUG-BEETS  
TESLA SUPERCHARGER  
MERCEDES-BENZ CHARGING STATION

EVERETT

95

Advent Health  
Well 65+

ExtraSpace  
Storage

Race Trac

SEVEN BRUNS  
THRU COFFEE

TACO BELL

BRUNCH  
Great Clips  
AT&T

LPGA Blvd - 39,500 VPD

ACE  
Hardware

UPCHURCH

20,900 VPD

Concierge Blvd

DUNKIN'

beauty nook

BLAKE  
at LPGA

THE ATLANTIC  
Luxurious Apartment Living

MARLOWE  
BY GREYSTAR  
Tomoka Village  
Apartments

SUBJECT PROPERTY  
DUTCH BROS  
Coffee

TAKE 5  
MILKSHAKES

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FORTIS NET LEASE™



MARLOWE  
BY GREYSTAR  
Tomoka Village  
Apartments

Seacoast Bank  
Quest  
Diagnostics

Mr. 10X INTEGRAL  
SHORES  
TFA  
highRise  
solutions  
TRINITY

Sanctuary  
THE BRADLEY  
DAYTONA

FAMILY DOLLAR  
TWIN PEAKS  
PODS  
Moving & Storage

Physical  
Therapy

Mister  
CAR WASH  
CVS  
pharmacy

W  
WILDCATS

HALIFAX HEALTH  
THE RESERVE  
AT CLYDE MORRIS  
LANDINGS  
B. BRAUN  
SHARING EXPERTISE

EDISON

CLYDE MORRIS  
SENIOR LIVING

PrimeCare  
URGENT CARE  
RADIOLOGY ASSOCIATES

CIRCLE K

PANDA EXPRESS  
CHINESE KITCHEN

Bojangles

TAKE 5  
SUBS

SUBJECT PROPERTY  
Dutch Bros  
Coffee



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

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