

*Conceptual Renderings



PJs Coffee of New Orleans (Drive-Thru)

1116 Hypoluxo Road,
Lantana, FL 33462



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Executive Summary

Introducing an outstanding commercial investment opportunity at 1116 Hypoluxo Road, Lantana, FL. Presented by Apex Capital Realty, this property features a drive-thru PJs Coffee of New Orleans, a rapidly growing franchise in the specialty coffee industry.

With a 10-year Triple Net (NNN) lease, this investment offers stable, long-term income backed by a well-known and established tenant. PJs Coffee brings the unique flavors and culture of New Orleans to Lantana, providing a variety of beverages, pastries, and food items to a loyal and growing customer base. Located in a developing area of Lantana, the property offers convenience and accessibility, surrounded by a blend of residential and commercial developments. The property is an ideal opportunity for investors seeking a reliable income-generating asset in a stable market with future growth potential.



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OFFERING SUMMARY

PRICE: \$1,150,000.00

Address	1116 Hypoluxo Road, Lantana, FL 33462
Cap Rate	6.00%
Lease Type	Triple Net (NNN)

Annual Net Operating Income

\$69,000.00 (First 5 years of base lease)
(15% increase)
\$79,350.00 (Second 5 years of base lease)
(15% increase)

Monthly Rent

\$5,750 (First 5 years of base lease),
\$6,612.50 (Second 5 years of base lease)

Renewal Options

Three 5-year options

Investment Highlights

Prime Location: Located in Lantana, FL, with high visibility. Lantana, Florida, is a small coastal town located in Palm Beach County, known for its relaxed, small-town atmosphere and proximity to the Atlantic Ocean.

It offers easy access to beaches, a charming downtown area with local shops and restaurants, and recreational activities like fishing and boating. Lantana is part of the larger South Florida metropolitan area, making it conveniently located near major cities like West Palm Beach and Boca Raton. It's popular for its mix of residential communities and a growing interest in development due to its waterfront appeal.

Long-Term Lease: 10-year triple net lease with PJs Coffee of New Orleans.



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Regional Map



East View

 SOUTH PALM BEACH



South View

 BOYTON BEACH



North View

LAKE WORTH BEACH



Tenant Profile

PJs Coffee of New Orleans

About Tenant: PJs Coffee of New Orleans is a beloved coffeehouse chain that has been serving up exceptional coffee since 1978. Born in the heart of New Orleans, PJs is known for its unique, rich flavors and Southern hospitality. The company takes pride in using only the finest Arabica beans, roasted in small batches to ensure freshness and quality in every cup.

More than just a coffee shop, PJs offers a cozy, welcoming atmosphere and a diverse menu of coffee, espresso drinks, and New Orleans-inspired specialties, as well as fresh pastries and sandwiches.

With a growing number of locations across the U.S., PJs Coffee has become a favorite destination for coffee lovers looking for an authentic, flavorful experience. For investors, PJs Coffee represents a brand with strong regional loyalty and a growing national presence, making it a standout tenant in the competitive coffee industry.

- **Lease Terms:** Commencement Date: September 1, 2024-
Expiration Date: August 31st, 2034
- **Website:** <https://www.pjscoffee.com/>



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Drive-Thru



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