

4-TENANT NNN STRIP

Investment Opportunity

Central Parc
at Howell Branch

100% Occupied | Dense, High Barriers to Entry Market |
250k Population and \$120k HH Incomes in 5-Mile Radius



2451 Howell Market Lane

WINTER PARK FLORIDA

ACTUAL SITE



EXCLUSIVELY MARKETING BY

Central Parc
at Howell Branch

WILLIAM WAMBLE

**Executive Vice President & Principal
National Net Lease**

william.wamble@srsre.com

D: 813.371.1079 | M: 813.434.8278

1501 W. Cleveland Street, Suite 300

Tampa, FL 33606

FL License No. SL3257920

PATRICK NUTT

**Senior Managing Principal &
Co-Head of National Net Lease**

patrick.nutt@srsre.com

D: 954.302.7365 | M: 703.434.2599

1501 W. Cleveland Street, Suite 300

Tampa, FL 33606

FL License No. BK3120739



NATIONAL NET LEASE

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





Shoppes at
Aloma Walk

Publix

MAYWEATHER
BOXING • FITNESS

Walmart
Supercenter

KOHL'S

Central Parc
at Howell Branch

Premier
OB-GYN

Park Maitland
SCHOOLS

7
ELEVEN

The Shoppes Howell Branch

DONUT KING

Tuscany
Pizza

WELLS
SPECIALTY PHARMACY

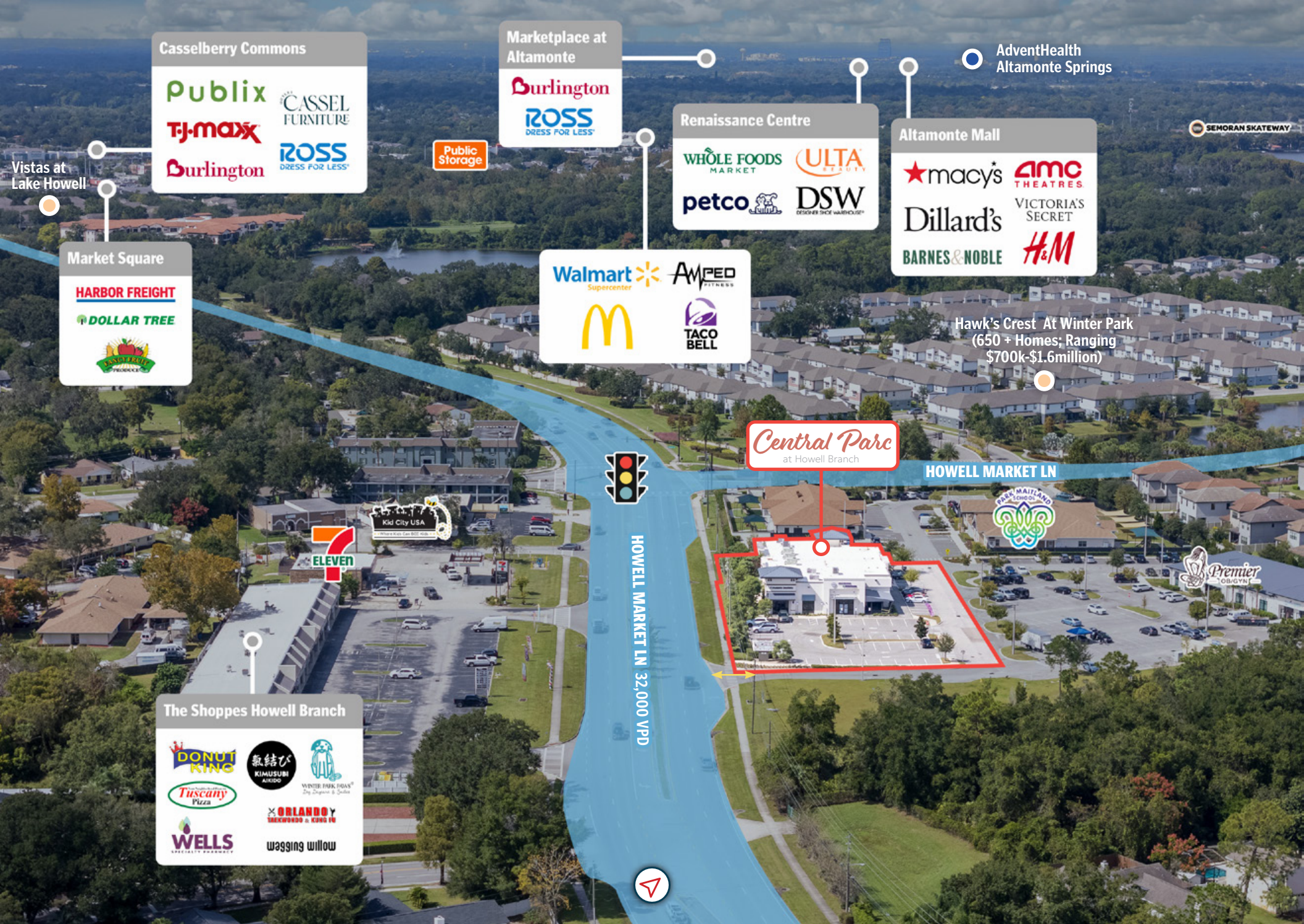
數結び
KIMASUBI
AKIDO

WINTER PARK FOUNTAIN
Zing, Dango, & Sweets

ORLANDO
SUSHI & KOREAN BBQ

wagging willow

Hawk's Crest At Winter Park
(650 + Homes; Ranging
\$700k-\$1.6million)



Casselberry Commons

Publix
TJ-MAXX
Burlington
CASSEL FURNITURE
ROSS DRESS FOR LESS®

Marketplace at Altamonte

Burlington
ROSS DRESS FOR LESS®

Public Storage

Renaissance Centre

WHOLE FOODS MARKET
petco
ULTA BEAUTY
DSW DESIGNER SHOE WAREHOUSE®

AdventHealth Altamonte Springs

Altamonte Mall

macys
Dillard's
BARNES & NOBLE
amc THEATRES
VICTORIA'S SECRET
H&M

SEMPERAN SKATEWAY

Market Square

HARBOR FREIGHT
DOLLAR TREE
FARM FRESH PRODUCE

Walmart Supercenter
McDonald's
AMPEO FITNESS
TACO BELL

Hawk's Crest At Winter Park
(650+ Homes; Ranging \$700k-\$1.6million)

Central Parc
at Howell Branch

HOWELL MARKET LN

HOWELL MARKET LN 32,000 VPD

The Shoppes Howell Branch

DONUT KING
Tuscany Pizza
WELLS SPECIALTY PHARMACY
氣結び KIMUSUBI AICHO
WINTER PARK PLAZA
ORLANDO TRENKLE & KNOX
wagging willow

PROPERTY PHOTOS

Central Parc
at Howell Branch



PROPERTY PHOTOS

Central Parc
at Howell Branch





OFFERING

Pricing	\$6,316,000
Net Operating Income	\$363,175
Cap Rate	5.75%

PROPERTY SPECIFICATIONS

Property Address	2451 Howell Market Lane Winter Park, Florida 32792
Rentable Area	11,163 SF
Land Area	1.23 AC
Year Built	2020
Occupancy	100.0%
Weighted Average Lease Term	5.7 Years
Tenants	Foxtail Coffee, Salon Lofts, SoBol, FivePoint Dental
Lease Signatures	Foxtail Coffee (Corporate), Salon Lofts (Corporate), SoBol (Personal), FivePoint Dental (Corporate)
Lease Types	NNN (See Recapture Summary)
Landlord Responsibilities	Roof Structure, and Foundation

RENT ROLL

Suite #	Tenant Name	Size SF	Pro					Pro Rata (\$)	Rental Increases					Lease Start Date	Lease End Date	Options Remaining		
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr		Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual				Rent \$/SF/Yr	
1105	Foxtail Coffee (Corporate)	2,312	21%	\$6,131	\$2.65	\$73,568	\$31.82	20%	Apr-26	3.0%	\$6,316	\$2.73	\$75,787	\$32.78	Apr-23	Mar-33	2 (5-Year)	
									Apr-27	3.0%	\$6,504	\$2.81	\$78,053	\$33.76			Opt 1: \$40.31 PSF/Yr	
									Apr-28	3.0%	\$6,699	\$2.90	\$80,388	\$34.77			Opt 2: \$46.73 PSF/Yr	
									Apr-29	3.0%	\$6,901	\$2.99	\$82,816	\$35.82				
									Apr-30	3.0%	\$7,107	\$3.07	\$85,290	\$36.89				
									Apr-31	3.0%	\$7,321	\$3.17	\$87,856	\$38.00				
									Apr-32	3.0%	\$7,541	\$3.26	\$90,492	\$39.14				
1115	Salon Lofts (Corporate)	5,268	47%	\$13,302	\$2.53	\$159,620	\$30.30	44%	Aug-26	2.0%	\$13,565	\$2.58	\$162,781	\$30.90	Aug-21	Jul-31	1 (5-Year)	
									Aug-27	2.0%	\$13,833	\$2.63	\$165,995	\$31.51			Opt 1: 2.0% Increase	
									Aug-28	2.0%	\$14,109	\$2.68	\$169,314	\$32.14				
									Aug-29	2.0%	\$14,390	\$2.73	\$172,685	\$32.78				
									Aug-30	2.0%	\$14,676	\$2.79	\$176,109	\$33.43				
1125	SoBol (Personal Guaranty)	1,080	10%	\$3,791	\$3.51	\$45,486	\$42.12	13%	Feb-26	3.0%	\$3,904	\$3.62	\$46,851	\$43.38	Feb-25	Feb-35	2 (5-Year)	
									Feb-27	3.0%	\$4,021	\$3.72	\$48,248	\$44.67			Opt 1: \$56.44 PSF/Yr	
									Feb-28	3.0%	\$4,142	\$3.83	\$49,699	\$46.02			Opt 2: \$65.43 PSF/Yr	
									Feb-29	3.0%	\$4,266	\$3.95	\$51,193	\$47.40				
									Feb-30	3.0%	\$4,393	\$4.07	\$52,720	\$48.82				
									Feb-31	3.0%	\$4,526	\$4.19	\$54,312	\$50.29				
									Feb-32	3.0%	\$4,661	\$4.32	\$55,937	\$51.79				
									Feb-33	3.0%	\$4,801	\$4.45	\$57,616	\$53.35				
1135	Five Point Dental (Corporate)	2,503	22%	\$7,042	\$2.81	\$84,501	\$33.76	23%	Aug-26	3.0%	\$7,252	\$2.90	\$87,029	\$34.77	Dec-19	Jan-28	2 (5-Year)	
									Aug-27	3.0%	\$7,471	\$2.98	\$89,652	\$35.82			Opt 1: \$36.89 PSF/Yr Opt 2: \$42.77 PSF/Yr	
	Total Occupied	11,163	100%	\$30,265	\$2.71	\$363,175	\$32.53	100%										
	Total Vacant	0	0%	\$0		\$0		0%										
	Total / Wtd. Avg:	11,163	100%	\$30,265	\$2.71	\$363,175	\$32.53	100%	Weighted Term Remaining (Years)							5.7		

RECAPTURE & PRICING SUMMARY

Suite #	Tenant Name	Size SF	Pro Rata (SF)	Prop. Taxes	Ins.	CAM	Mngmt.	Admin Fee	Notes
1105	Foxtail Coffee	2,312	21%	Net	Net	Net	-	15%	Tenant pays its pro rata share of Taxes, Insurance, and CAM plus a 15.0% administrative fee.
1115	Salon Lofts	5,268	47%	Net	Net	Net	-	N/A	Tenant pays its pro rata share of Taxes, Insurance, and CAM. Controllable CAM increases capped at 5.0%.
1125	SoBol	1,080	10%	Net	Net	Net	-	15%	Tenant pays its pro rata share of Taxes, Insurance, and CAM plus a 15.0% administrative fee.. First year NNN expenses shall not exceed \$11.50 PSF.
1135	Five Point Dental	2,503	22%	Net	Net	Net	-	N/A	Tenant pays its pro rata share of Taxes, Insurance, and CAM. Controllable CAM increases capped at 5.0%.
Total Occupied			11,163	100%	Total Occupied 100%				
Total Vacant			0	0%	Total Vacant 0%				
Total / Wtd. Avg:			11,163	100%	Total Reimbursement 100%				
					Total Operating Expenses 100%				

Operating Cash Flow	In-Place
Potential Rental Revenue	\$363,175
Potential Reimbursement Revenue	NNN
Effective Gross Revenue	\$363,175
Less Expenses	(NNN)
Net Operating Income	\$363,175

Pricing Summary	
Asking Price	\$6,316,000
PSF	\$586
Net Operating Income	\$363,175
In-Place Cap Rate	5.75%

Notes
1. Tenants reimburse portion of CAM that is paid into the CCR for management of the center.
2. Assumes NNN expenses are being fully passed through. Specific reimbursement amounts to be confirmed upon receipt of NNN reconciliations and further due diligence.

Fully Leased | Options To Extend | Rental Increases

- 100% occupied as of February 2025
- Over 5 years of lease term remaining among four tenants
- All tenants have multiple options to extend at fixed rents or increases
- Each lease features fixed annual rental rate increases providing a hedge against inflation

NNN Leases | Fee Simple Ownership | Minimal Landlord Expenses

- Tenant pays for CAM, taxes, insurance and reimburses CAM paid into the CCRs for management of the shopping center common area
- Two tenants reimburse additional administrative fees on CAM, further limiting expense leakage
- Landlord responsible for roof structure, and foundation

High Traffic Location | Near Active Retail Corridor

- The subject property is located on Howell Branch Rd (32,000 VPD)
- Intersection of Howell Branch Rd and Hwy 436 see a combined 94,000 VPD
- 1.0 mile from Publix-anchored Casselberry Commons (232,145 SF) and Harbor Freight-anchored Market Square (115,475 SF)
- Less than 1.5 miles from Walmart-anchored Lake Howell Square (331,502 SF)
- Additional 21,000 SF medical office will be in development on the site in 2026

Dense Residential Neighborhood | Surrounding Multifamily Developments

- Located adjacent to Hawk's Crest subdivision (650 + homes ranging \$700k to \$1.6 million)
- Over 500 multifamily units are in the surrounding neighborhood
- Tenant lineup and demand for services is well supported by a the robust residential consumer base

Strong Demographics In 5-mile Trade Area

- More than 256,100 residents and 116,200 employees support the trade area
- \$119,300 affluent average household income'
- Services the affluent Winter Park and Maitland trade areas



BRAND PROFILE



FOXTAIL COFFEE

foxtailcoffee.com

Company Type: Private

Locations: 90+



Foxtail Coffee Co. was founded in 2016 in the heart of Winter Park, Florida. Foxtail Coffee Co. is dedicated to responsibly sourcing some of the finest coffees from around the world. They, as a company, uphold their ethical and quality standards by making sure their environmentally-friendly farms are paid fair wages, so they may continue to grow exceptional crops. Their quality beans are roasted in-house and used in a variety of different brewing methods, shifting the way they think of coffee - one cup at a time. Foxtail approaches producing coffee as a craft and serving coffee as a celebration. Their inviting and comfortable spaces feature rustic decor, cozy seating areas, and friendly staff. Foxtail has grown to over 90 locations across several states, including Florida, Michigan, Georgia, Nevada, Virginia, and North Carolina.

Source: foxtailcoffee.com



SALON LOFTS

salonlofts.com

Company Type: Private

Locations: 315+



Salon Lofts is the largest independent salon suite operator in the U.S., with 315+ locations and 8,200+ beauty professionals. For over 20 years, Salon Lofts has empowered independent beauty professionals by providing premium salon suite spaces and industry-leading support. With a proven track record of growth, operational excellence, and a robust acquisition strategy, we are positioned to expand our leadership in the \$100B+ beauty and personal care industry.

Source: salonlofts.com/investor_relations

BRAND PROFILE

Central Parc
at Howell Branch



SOBOL

mysobol.com

Company Type: Private

Locations: 83+



Founded in 2013, SoBoL specializes in delicious smoothie bowls, fresh fruit smoothies, Belgian waffles, unique grab and goes and so much more! SoBoL Winter Park is a vibrant eatery located in the heart of Winter Park FL offering a delightful array of healthy bowls and fresh ingredients.. They believe that eating healthier alternatives should never be a chore. That's why they pride othemselves in blending their product fresh each day, producing their own homemade granola and topping their product with only the freshest of fruits. All of their product is real food for people looking for a delicious, quick and affordable meal.

Source: mysobol.com/about



FIVE POINT DENTAL SPECIALISTS

fivepointdentalspecialists.com

Company Type: Private

Locations: 60+



Five Point Dental Specialists is a private dental management and support organization based in Irving, Texas, offering a partnership platform for specialty dental practices including orthodontics, oral surgery, and pediatric dentistry. Founded on the principles of partnership, integrity, and performance, the company provides comprehensive business support—covering human resources, marketing, finance, and operations—so specialists can focus on patient care. Their model empowers clinicians to maintain ownership and clinical autonomy while benefiting from centralized resources, advanced technology, and growth strategies. With a mission to help partners succeed and a vision to be the most admired dental specialty management company, Five Point Dental Specialists delivers stability, professional development, and long-term success for its affiliated practices.

Source: fivepointdentalspecialists.com

PROPERTY OVERVIEW

LOCATION



Winter Park, Florida
Seminole County
Orlando-Kissimmee-Sanford MSA

ACCESS



Howell Market Lane: 1 Access Point
Howell Branch Rd 1 Access Point
Hawkcrest Dr 1 Access Point

TRAFFIC COUNTS



Howell Branch Road: 32,000 VPD
State Highway 436: 62,000 VPD

IMPROVEMENTS



There is approximately 11,163 SF of existing building area

PARKING



There are approximately 48 parking spaces on the owned parcel.
The parking ratio is approximately 5.5 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 27-21-30-5VT-0000-0050
Acres: 1.23
Square Feet: 53,579 SF

CONSTRUCTION



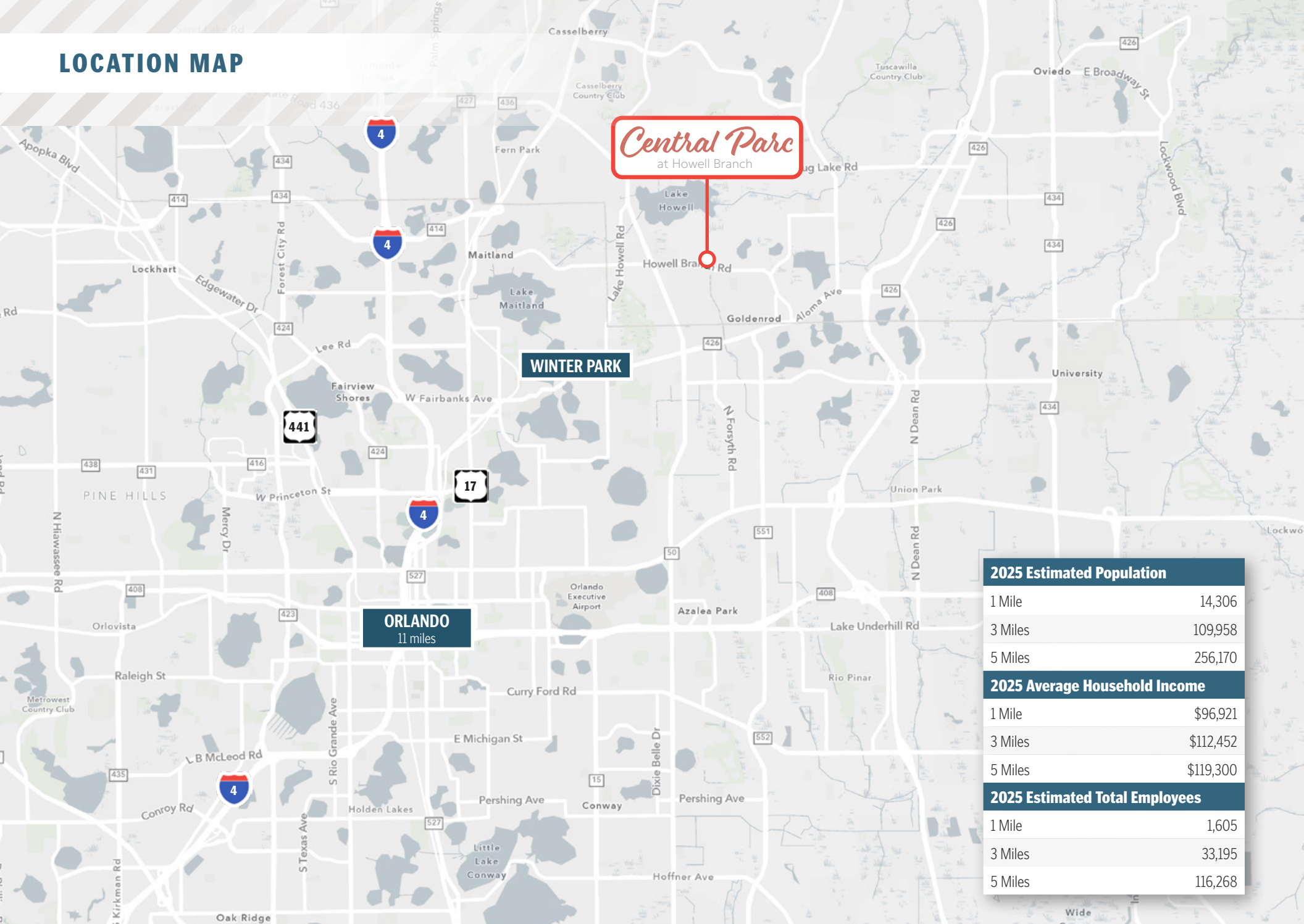
Year Built: 2020

ZONING

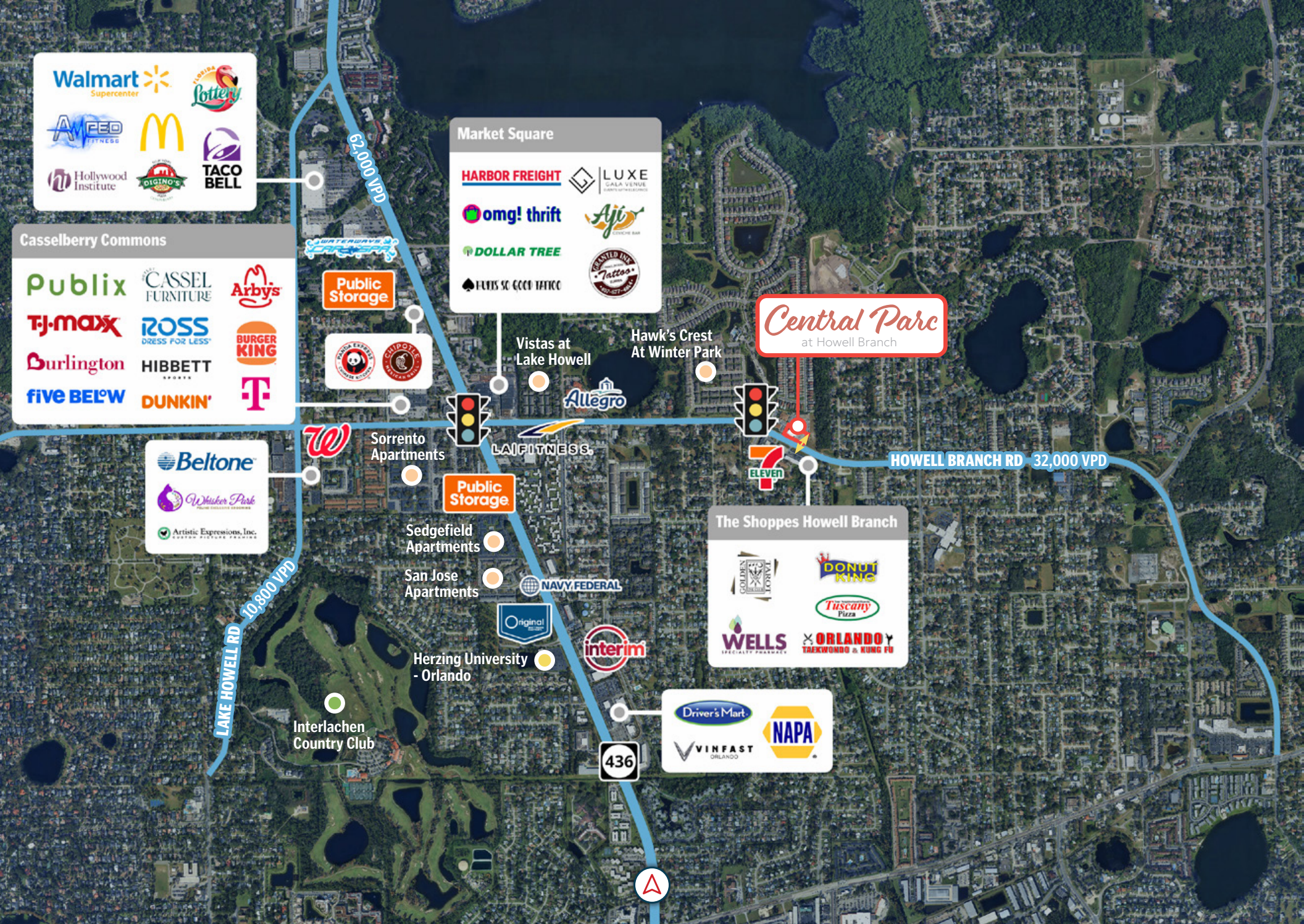


PD

LOCATION MAP



2025 Estimated Population	
1 Mile	14,306
3 Miles	109,958
5 Miles	256,170
2025 Average Household Income	
1 Mile	\$96,921
3 Miles	\$112,452
5 Miles	\$119,300
2025 Estimated Total Employees	
1 Mile	1,605
3 Miles	33,195
5 Miles	116,268







AREA OVERVIEW

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	14,306	109,958	256,170
2030 Projected Population	14,722	111,819	261,913
2025 Median Age	38.9	38.6	39.3
Households & Growth			
2025 Estimated Households	5,905	45,992	106,468
2030 Projected Households	6,138	47,140	109,686
Income			
2025 Estimated Average Household Income	\$96,921	\$112,452	\$119,300
2025 Estimated Median Household Income	\$79,789	\$80,761	\$83,609
Businesses & Employees			
2025 Estimated Total Businesses	243	3,971	13,386
2025 Estimated Total Employees	1,605	33,195	116,268



WINTER PARK, FLORIDA

The City, incorporated in 1887, is located in Central Florida in north Orange County and is considered part of the Orlando Metropolitan Area. Although the Orlando Metropolitan Area has been one of the top growth areas in the country, generally, Winter Park has seen only modest population growth since 1970. The City of Winter Park had a population of 30,688 as of July 1, 2025.

Winter Park is well positioned in the middle of a well-connected and diverse economy just northeast of the City of Orlando and 25 miles from Disney World. The largest employers within Winter Park are Winter Park Memorial Hospital, Orange County Public Schools, City of Winter Park, Gecos Inc., Publix and Rollins College. Yet, Winter Park's economy is not overly dependent on any one employer as the total employed by the six largest employers represents less than thirty percent of the total workforce in Winter Park.

The city's most prominent features include its lakes, tree canopy, bricked streets, shopping district on Park Avenue. Rollins College and Central Park. Central Park is a large, open park featuring towering trees, friendly squirrels, and inviting park benches. The park was deeded to the city by one of its most influential early citizens – Charles Hosmer Morse. The city is also famous for the Winter Park Sidewalk Art Festival which draws over 250,000 visitors each year to Central Park to enjoy some of the best art and music in the United States.

The University of Central Florida is the sole public university. Nearby Winter Park is home to Rollins College, a private college situated only a few miles from Downtown Orlando. The law schools for Barry University and Florida A&M are also conveniently located in Downtown Orlando. The city is most easily reached via the Orlando International Airport.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

© 2025 SRS Real Estate Partners, LLC. All rights reserved.

All information in this document and related marketing materials is confidential and intended solely for the recipient and their authorized representatives. This document was prepared by SRS Real Estate Partners, LLC ("SRS") and approved for distribution. While reasonable efforts were made to ensure accuracy, SRS and those represented by SRS make no guarantees, representations, or warranties—express or implied—regarding the completeness or accuracy of the information provided, whether in this document or any other form of communication. Documents have been referred to in summary and should not be considered legal analysis. This material is not all-inclusive and may not contain all the information you require. Any financial projections are provided for reference only and reflect assumptions as of the date of preparation. They may not account for changes in economic performance, market conditions, or future activities related to the property. These materials were created for marketing purposes only and no recipient should make any investment decision predicated on the information contained within. Recipients are strongly encouraged to conduct their own independent evaluation and analysis of any received information and of the subject property.

SRSRE.COM/CapitalMarkets