

FOR SALE



STARBUCKS
(S&P: BBB+ | NASDAQ: SBUX)



NN INVESTMENT OPPORTUNITY

2615 Lee Rd, Winter Park, FL 32789

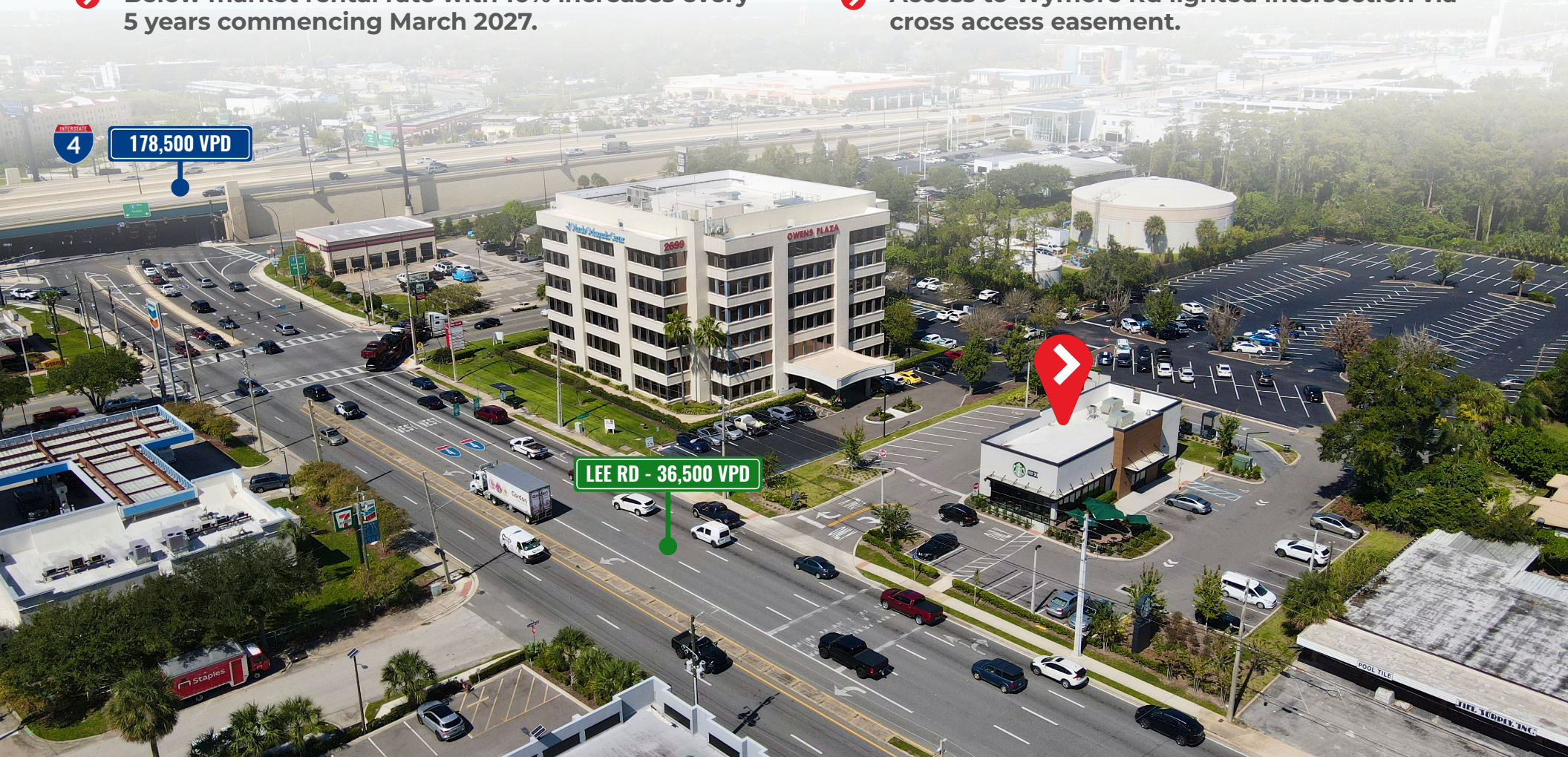
Insite
COMMERCIAL
REAL ESTATE

ALEX BISBEE
407-864-6444

PAYTON FOSTER
407-461-8080

PROPERTY HIGHLIGHTS

- Opportunity to acquire the fee simple interest (land & building ownership) in a NN leased, corporate-backed Starbucks investment property.
- High performing Starbucks location that was newly constructed in 2021.
- Below market rental rate with 10% increases every 5 years commencing March 2027.
- 2,500 SF building with drive-thru, outdoor patio and pylon signage.
- Prime location just off of Interstate-4 Hwy (178,500 VPD) in Winter Park, one of the most sought-after markets in the Orlando, FL MSA.
- Access to Wymore Rd lighted intersection via cross access easement.



INVESTMENT OVERVIEW

PRICING	\$3,300,000
ANNUAL RENT	\$152,500
LEASE TERM	9/24/2021 - 2/29/2032
GUARANTY	Corporate Guaranty (S&P: BBB+)
LEASE TYPE	NN
LANDLORD RESPONSIBILITIES	Roof, Structural Components, Exterior Walls, Sidewalks, Drainage Systems, Exterior Lights, Parking Area Paving (if needed), Utility Lines to the Premises, Hurricane Shutters (if required), Taxes*, Insurance*

*Landlord's Taxes and Insurance costs are reimbursed by Tenant.

PROPERTY DETAILS

BUILDING SIZE	2,500 SF
LAND SIZE	0.82 ACRES
ADDRESS	2615 LEE RD, WINTER PARK, FL 32789
YEAR BUILT	2021
OWNERSHIP	FEE SIMPLE (BUILDING & LAND OWNERSHIP)
MUNICIPALITY	CITY OF WINTER PARK
ZONING	C-3



WINTER PARK, FLORIDA





Winter Park, Florida, is a highly sought-after and culturally rich community nestled within the Orlando metropolitan area. It is renowned for its historic charm, picturesque landscapes, and a vibrant cultural scene. This desirable location offers a unique blend of classic Florida living and modern amenities.


Historic Charm: Winter Park is known for its historic architecture, with elegant homes and buildings reflecting a rich tapestry of architectural styles. The city's tree-lined streets create a timeless and welcoming ambiance.


Cultural Appeal: Winter Park boasts a wealth of cultural and artistic attractions, including museums, galleries, and a thriving arts community. It's a hub for those seeking cultural enrichment and intellectual stimulation.

2023 DEMOGRAPHICS

	1 Mile	9,562
	3 Mile	85,295
	5 Mile	289,821

	1 Mile	4,165
	3 Mile	37,458
	5 Mile	126,266

	1 Mile	9,615
	3 Mile	100,999
	5 Mile	239,889

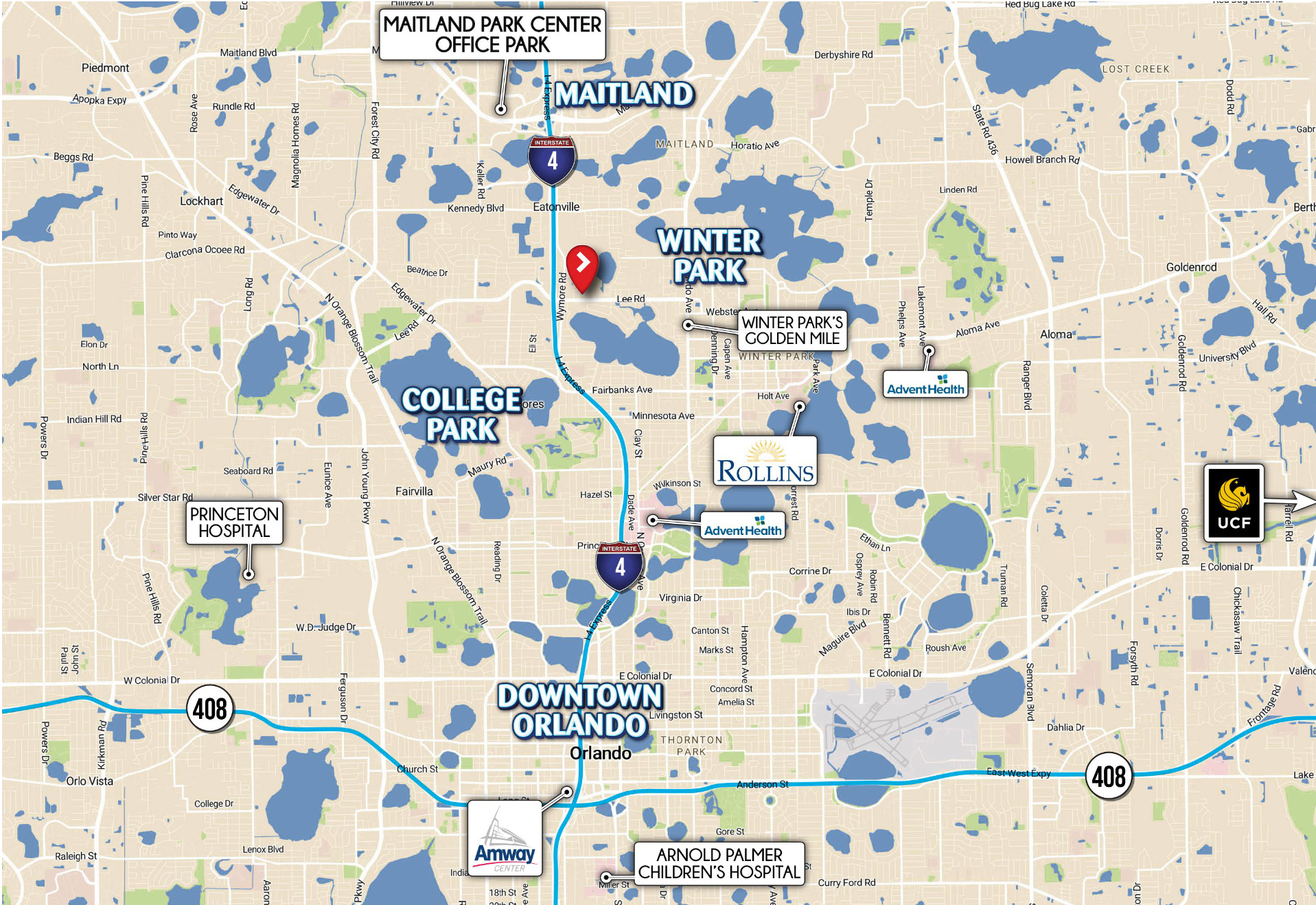
	1 Mile	\$76,197
	3 Mile	\$130,325
	5 Mile	\$114,484

LEE RD - 36,500 VPD

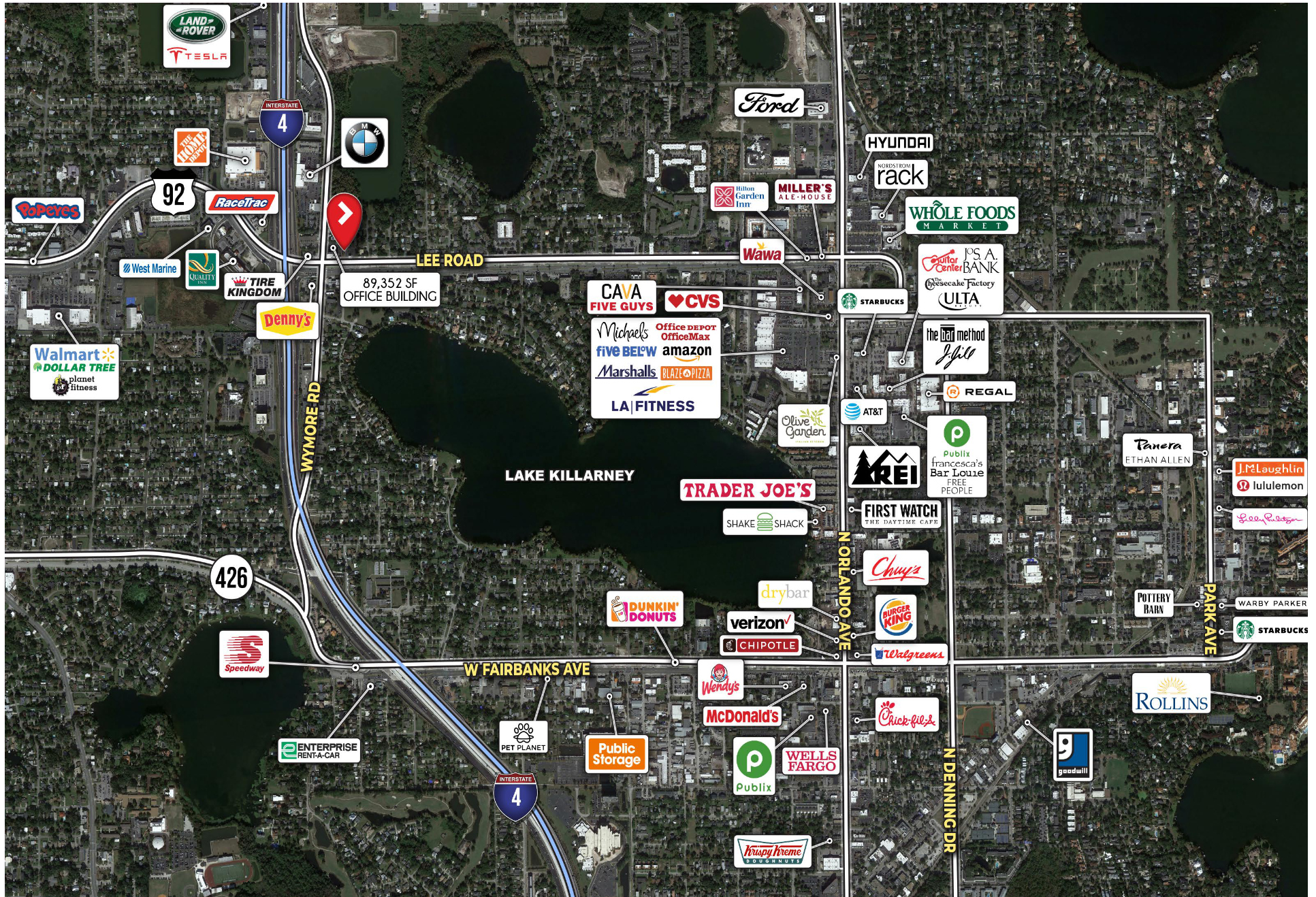
178,500 VPD



LOCATOR MAP



RETAIL TRADE AREA



FINANCIAL SUMMARY



TENANT INFO & LEASE TERMS

TENANT	Starbucks
SQ FT	2,500 SF
COMMENCEMENT DATE	7/14/2021
STARBUCKS OPENING DATE	9/24/2021
RENT COMMENCEMENT DATE	9/24/2021
LEASE EXPIRATION DATE	2/29/2032

LEASE PAYMENT SCHEDULE

PERIOD: 9/24/2021 – 2/28/2027
Annual Payment: \$152,500.00
Monthly Payment: \$12,708.33
PERIOD: 3/1/2027 – 2/29/2032
Annual Payment: \$167,750.04
Monthly Payment: \$13,979.17

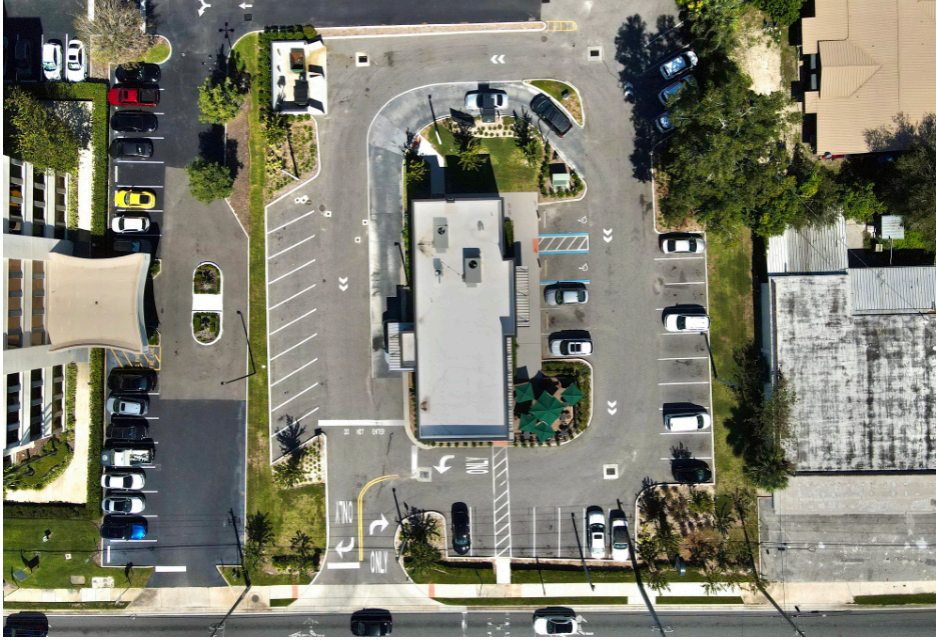
LEASE YEARS

MONTHLY RENT

ANNUAL RENT

1-5	\$12,708.33	\$152,500.00
6-10	\$13,979.17	\$167,750.00
EXTENSION TERM(S):		
11-15	\$15,377.08	\$184,525.00
16-20	\$16,914.79	\$202,977.50
21-25	\$18,606.27	\$223,275.25
26-30	\$20,466.90	\$245,602.78
31-35	\$22,513.59	\$270,163.05
36-40	\$24,764.95	\$297,179.36

PROPERTY PHOTOS



FOR MORE
INFORMATION
PLEASE CONTACT

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