



NEW DUTCH BROS COFFEE | MAIN RETAIL CORRIDOR

EXAMPLE PROPERTY

1874 EAST MAIN STREET, PRATTVILLE, AL 36066

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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

MICHAEL HOUGHTON

OAK REALTY ADVISORS
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863.226.1301

INVESTMENT SUMMARY

List Price:	\$2,808,818
Current NOI:	\$154,320.00
Initial Cap Rate:	5.50%
Land Acreage:	+/- 0.76
Year Built	2024
Building Size:	950 SF
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.07%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new drive-thru **Dutch Bros. Coffee** located in Prattville, Alabama. It is **part of the 176,549 SF Prattville Shopping Center** located at the crossroads of a major signalized intersection. **The center is convenient to several large and well-established single family and multi-family communities and within 2 miles of Baptist Hospital, the premier medical center in the city!** This 15 year Absolute NNN Lease provides a 10% rent increase every 5 years including at each of the 3 (5 year) options. The store is currently completing construction with opening & rent start on track for December 2024!

This Dutch Bros. benefits from being surrounded by national tenants in a huge retail hub including across the street from Aldi & Walmart. The shopping center is located on a **signalized corner seeing 37,727 cars per day**. The site has **easy and quick access to both Highway 31 (24,662 ADTC) & I-65 (63,643 ADTC)**. The 5 mile population from the site is 50,071. The 1 mile household income is \$79,409. This area is also seeing steady population growth. This investment will offer a new owner continued success due to the strength and proven profitability of the tenant. List price reflects a 5.50% cap rate based on NOI of \$154,320.



PRICE \$2,808,818



CAP RATE 5.50%



LEASE TYPE Absolute NNN



RENT INCREASES 10% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- **Dutch Bros Stock Up 55% YTD! (NYSE: BROS)**
- 15 Absolute NNN Lease | Zero Landlord Responsibility
- **Prattville Shopping Center | 176,549 SF Recently Redeveloped**
- **Signalized Corner Location | 37,727 ADTC**
- **10% Rental Rate Increases Every 5 Years**
- Three (5 Year) Options to Renew with 10% Increase at Each
- **5 Mile Population 50,071 | Expected 3.47% Growth**
- 1 Mile Average Household Income \$79,409
- **Across from Aldi & Walmart Supercenter (Ranked #20 for foot traffic among all Walmarts in the state)**
- Within 2 Miles of Baptist Hospital | The premier Medical Center in the City

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$154,320.00	\$162.44
Gross Income	\$154,320.00	\$162.44
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$154,320.00	\$162.44

PROPERTY SUMMARY

Year Built:	2024
Lot Size:	+/- 0.76 Acres
Building Size:	950 SF
Traffic Count 1:	26,234 on E Main Street
Traffic Count 2:	11,493 on McQueen Smith S
Roof Type:	Flat
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	24
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

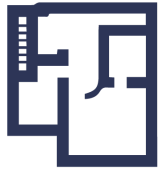
Tenant:	Dutch Bros
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$154,320.00
Rent PSF:	\$162.44
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	12/15/2024
Lease Expiration Date:	12/31/2039
Lease Term Remaining:	15 Years
Rent Bumps:	10% Every 5 Years
Renewal Options:	Three (5 Years)
Lease Guarantor:	Boersma Bros. LLC
Tenant Website:	DutchBros.com



DUTCH BROS COFFEE

1874 EAST MAIN STREET, PRATTVILLE, AL 36066 

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dutch Bros	950	12/15/2024	12/31/2039	\$154,320.00	100.0		
				\$169,752.00		1/1/2030	\$178.69
				\$186,727.00		1/1/2035	\$196.55
				Option 1		1/1/2040	\$216.21
				Option 2		1/1/2045	\$237.83
				Option 3		1/1/2050	\$261.61
Averages	950			\$170,266.33			\$179.23



TOTAL SF
950



TOTAL ANNUAL RENT
\$154,320.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$179.23



NUMBER OF TENANTS
1



DUTCH BROS COFFEE

1874 EAST MAIN STREET, PRATTVILLE, AL 36066 



\$9.95 MILLION
NET INCOME



150 NEW STORES
BY END OF 2024



28% INCREASE
IN Q3 REVENUE YOY



32 YEARS
IN BUSINESS

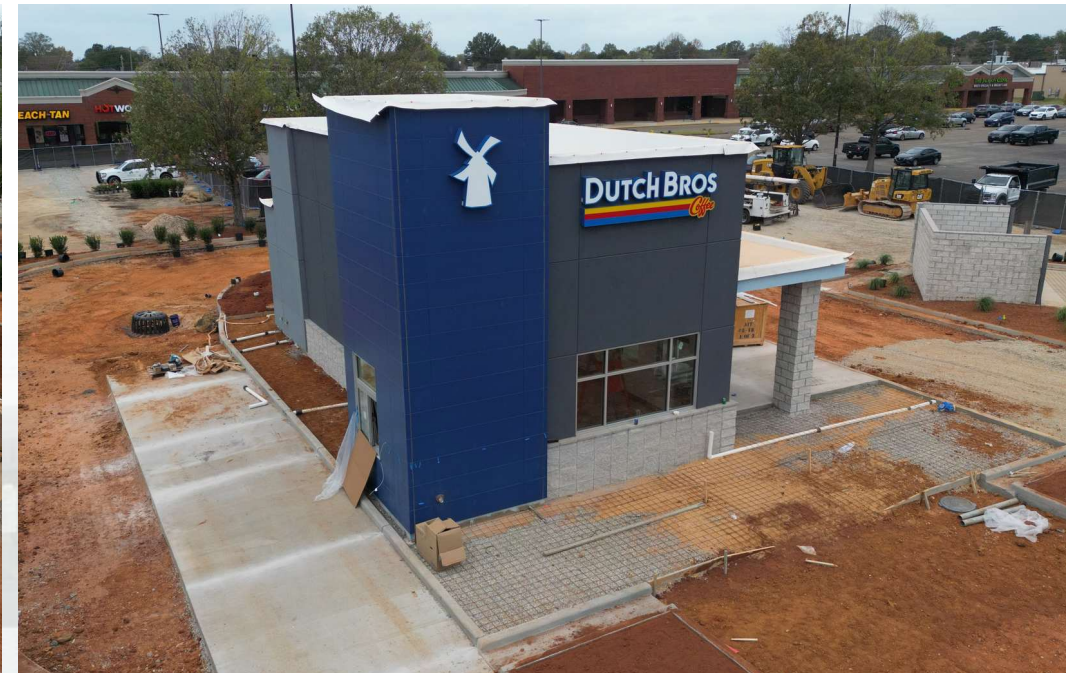
Dutch Bros Inc. (NYSE: BROS) is a high growth operator and franchisor of drive-thru shops that focus on serving high **QUALITY**, hand-crafted beverages with unparalleled **SPEED** and superior **SERVICE**. Founded in 1992 by brothers Dane and Travis Boersma, Dutch Bros began with a double-head espresso 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 950 locations across 18 states as of September 30, 2024.



DUTCH BROS COFFEE

1874 EAST MAIN STREET, PRATTVILLE, AL 36066 



DUTCH BROS COFFEE

1874 EAST MAIN STREET, PRATTVILLE, AL 36066

26,234 ADTC



11,493 ADTC



GUARDIAN CREDIT UNION

PNC

JACKSON HOSPITAL Great Clips

THE JACKSON CLINIC

JACKSON APOTHECARY

H&R BLOCK

ALFA The Jerry Reid Agency

Advance America

ATS Advanced Technology Services, Inc.

T&T NAILS MEXICO TIPICO AUTHENTIC MEXICAN RESTAURANT

LâTaste - Vietnamese Cuisine

HOTWORX 24 HOUR INFRARED FITNESS STUDIO

palm beach tan

CLUB 4 FITNESS

American Freight APPLIANCES & FURNITURE

Davita Kidney Care

E MAIN STREET (26,234 ADTC)



PROXIMITY TO LOCAL ATTRACTIONS



15 Miles
Montgomery
Regional
Airport



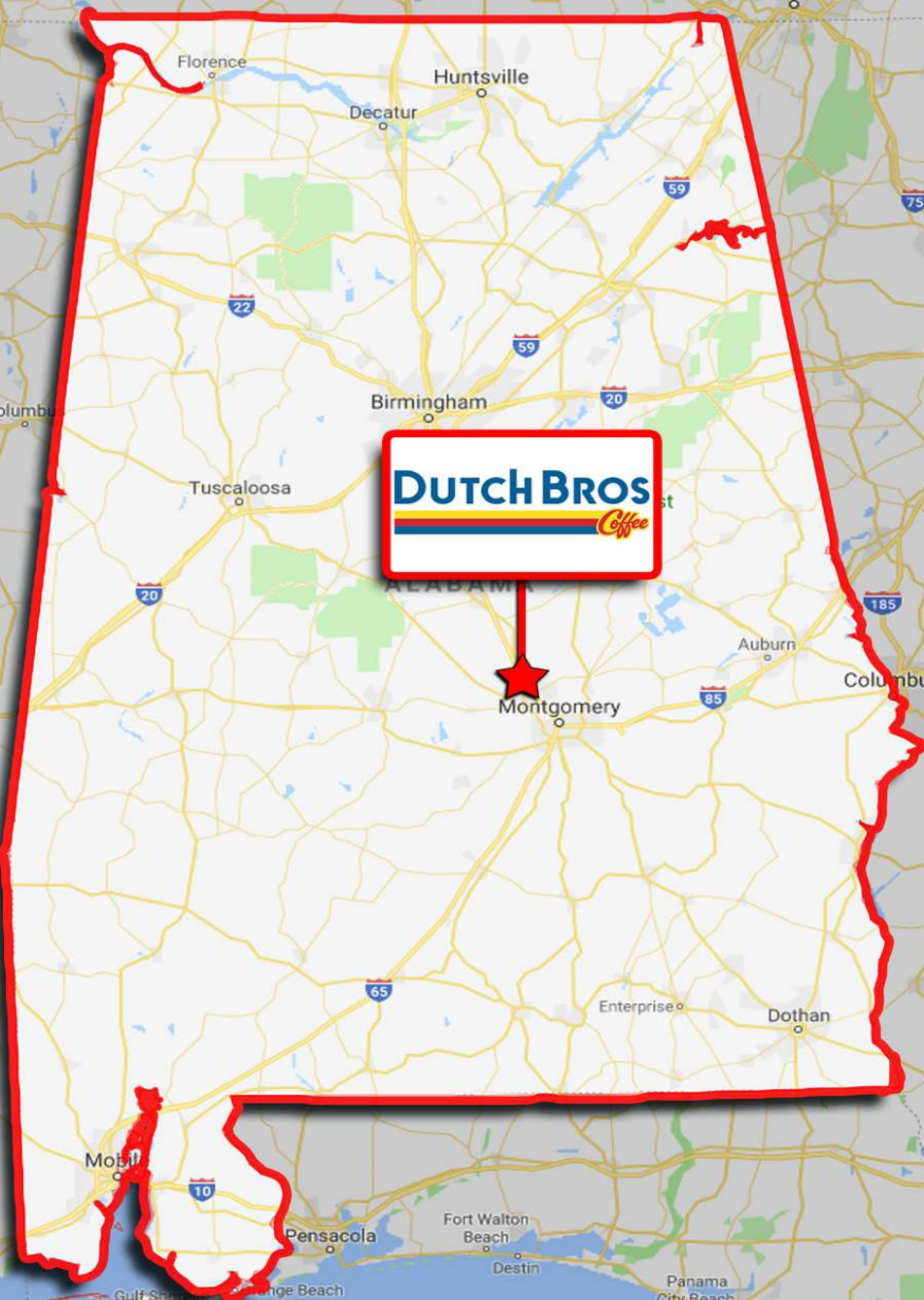
10 Miles
Montgomery,
Alabama



82 Miles
Birmingham,
AL

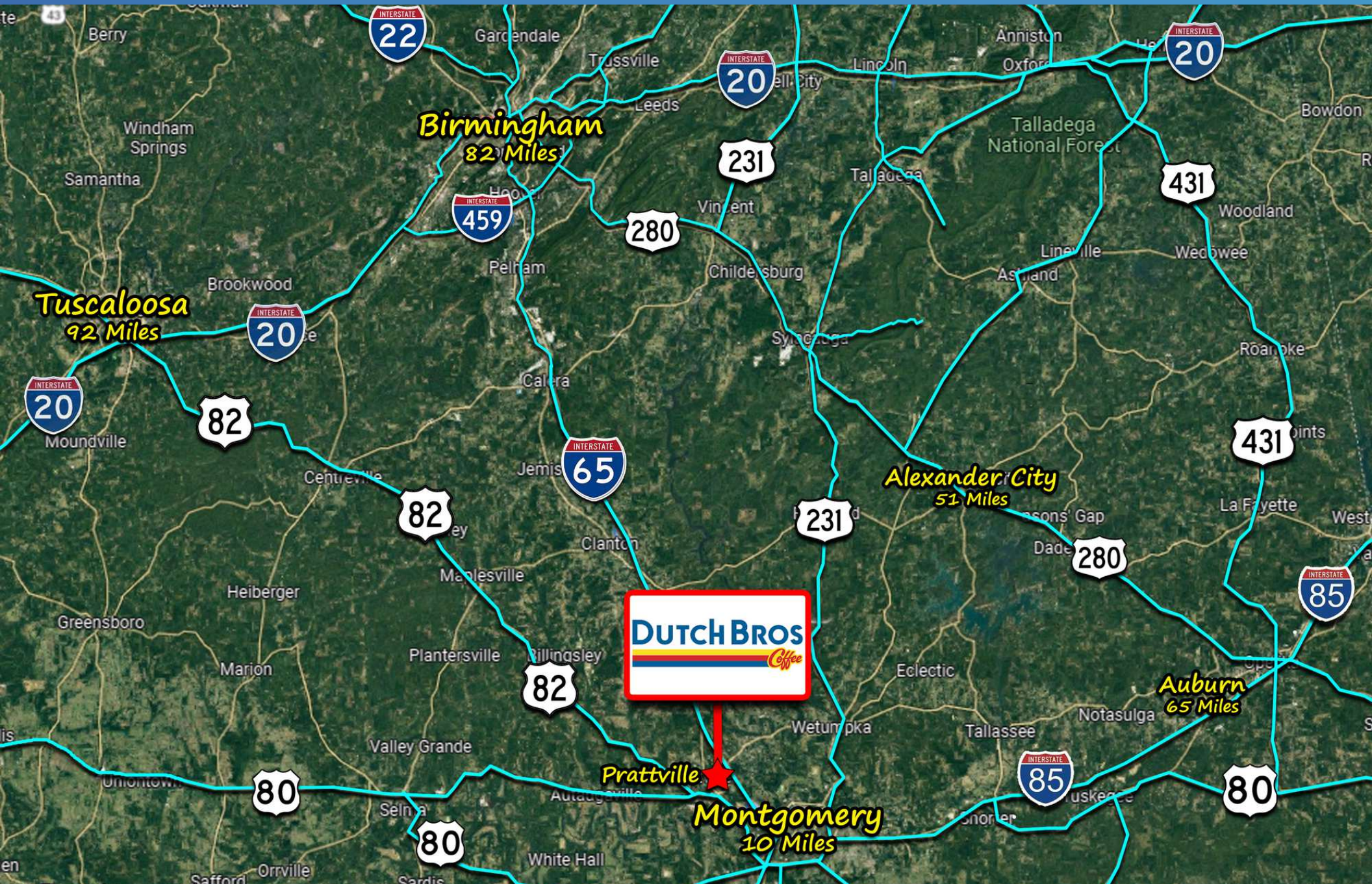


12 Miles
Alabama
State
University



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Walmart

bealls CATO
Michaels SALLY BEAUTY
goodwill KING BUFFET
Poblanos MEXICAN GRILL

STIVERS LARRY PUCKETT CHEVROLET
Applebee's GRILL + BAR
PriMed Urgent Family Care
Chick-fil-
c

Panera BREAD
Krispy Kreme
JOE HUDSON'S COLLISION CENTER

KOHL'S five BELOW

HOBBY LOBBY
Academy SPORTS+OUTDOORS

DUNKIN'

DOLLAR TREE
OLLIE'S FOOD & DRINK

Russell Building Supply
Russell Doit Center

BAYMONT BY WYNDHAM

DOLLAR GENERAL
GIPSON'S TIRE PROS

KFC

Krystal

Budget

REGIONS



11,493 ADTC

CVS pharmacy

Mach-1 EXPRESS WASH

HANCOCK WHITNEY

SONIC America's Drive-In

HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES

ALDI sud

PNC

PRATTVILLE SHOPPING CENTER

- JACKSON HOSPITAL
- H&R BLOCK
- CLUB 4 FITNESS
- HOTWORX 24 HOUR INFRARED FITNESS STUDIO
- Advance America
- American Freight APPLIANCES & FURNITURE
- PNC
- Davita Kidney Care
- ATS Advanced Technology Services, Inc.
- Great Clips
- palm beach tan
- MEXICO TIPICO AUTHENTIC MEXICAN RESTAURANT
- LáTaste - Vietnamese Cuisine

MERCHANTS & FARMERS Bank • Since 1928 Member FDIC

26,234 ADTC

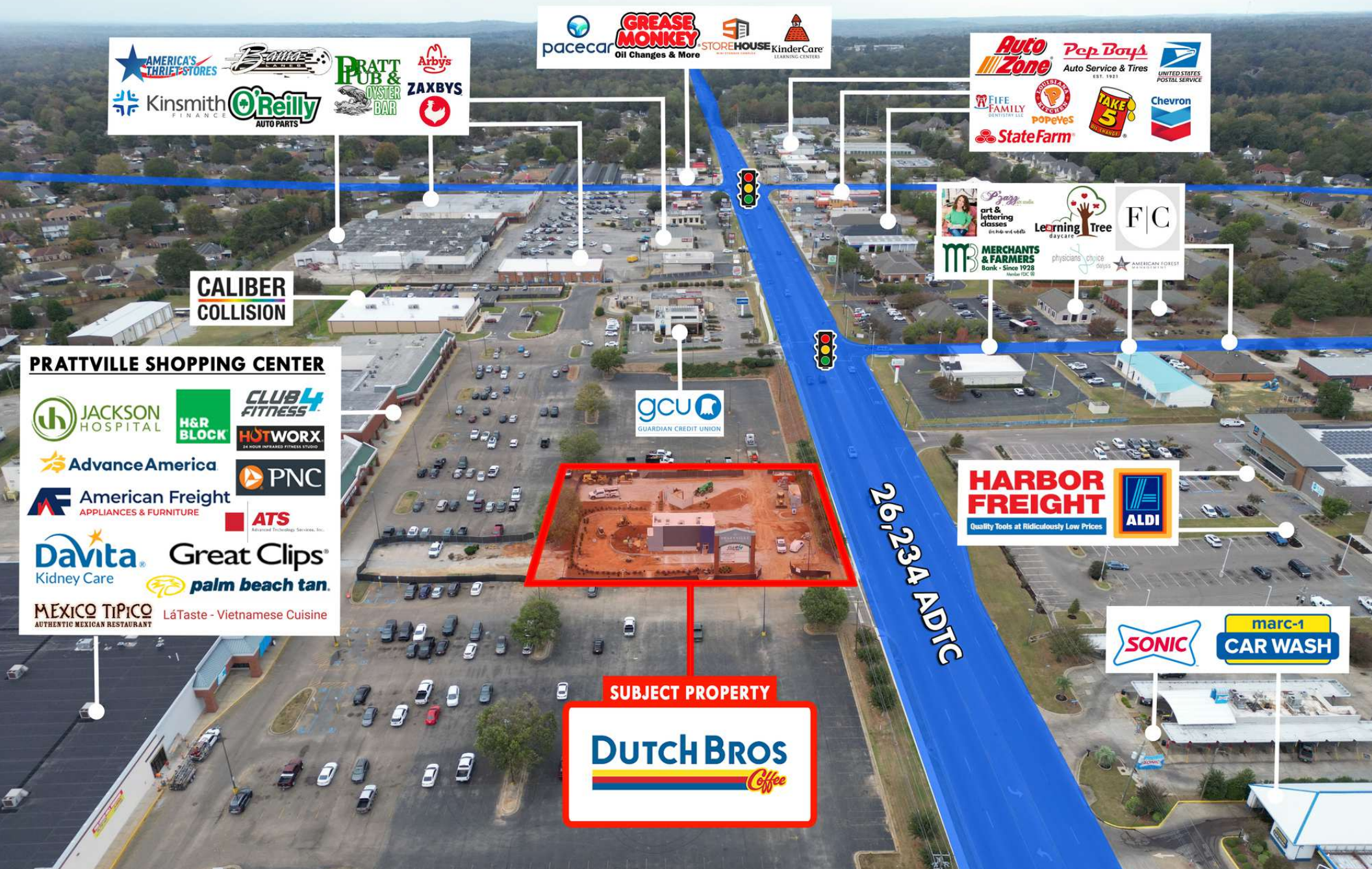
SUBJECT PROPERTY

DUTCH BROS Coffee

DUTCH BROS COFFEE

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FORTIS NET LEASE™



AMERICA'S THRIFT STORES
KinSmith FINANCE
O'Reilly AUTO PARTS
PRATT PUB & OYSTER BAR
Arby's
ZAXBY'S

pacecar
GREASE MONKEY Oil Changes & More
STOREHOUSE
KinderCare LEARNING CENTERS

Auto Zone
Pep Boys Auto Service & Tires
UNITED STATES POSTAL SERVICE
FIVE FAMILY DENTISTRY LLC
POPEYES
State Farm
TAKE 5
Chevron

CALIBER COLLISION

art & lettering classes
Learning Tree daycare
F|C
MERCHANTS & FARMERS Bank - Since 1928
physicians choice
AMERICAN FOREST

PRATTVILLE SHOPPING CENTER

JACKSON HOSPITAL
H&R BLOCK
CLUB 4 FITNESS
HOTWORX
Advance America
PNC
American Freight APPLIANCES & FURNITURE
ATS
Davita Kidney Care
Great Clips
palm beach tan.
MEXICO TIPICO AUTHENTIC MEXICAN RESTAURANT
LáTaste - Vietnamese Cuisine

gcu
GUARDIAN CREDIT UNION

HARBOR FREIGHT
Quality Tools at Ridiculously Low Prices
ALDI

26,234 ADTC

SUBJECT PROPERTY
DUTCH BROS Coffee

SONIC
marc-1 CAR WASH



Prattville, Alabama, is a charming small city located in central Alabama, about 15 miles northwest of Montgomery, nestled along the banks of the scenic Autauga Creek. Known as “The Fountain City” for its abundance of artesian wells, Prattville blends historic Southern charm with modern amenities. The city was founded in 1839 by industrialist Daniel Pratt, whose legacy still lingers in the form of the historic district, where his old gin factory and several other 19th-century buildings create a picturesque downtown area.

Prattville’s landscape is a mix of gently rolling hills, lush greenery, and well-maintained parks. Pratt Park is a local favorite, with a lake, playgrounds, and open spaces perfect for picnics and community gatherings. The Robert Trent Jones Golf Trail at Capitol Hill is another major attraction, drawing golf enthusiasts from across the region with its challenging courses and beautiful vistas.

The community is known for its welcoming atmosphere, rich local traditions, and a slower-paced lifestyle, offering a peaceful escape from the bustle of nearby cities. The schools, tight-knit neighborhoods, and local festivals, like the Prattville CityFest, reflect the strong community spirit and Southern hospitality that Prattville is known for. With its proximity to Montgomery and an ever-growing array of local businesses and restaurants, Prattville balances small-town charm with a convenient location.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2024	8,174	29,340	50,071
Total Population 2029	8,509	30,406	51,808
Population Growth Rate	4.10%	3.63%	3.47%
Median Age	36.8	37.8	38.0
# Of Persons Per HH	2.4	2.5	2.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,361	11,666	19,469
Average HH Income	\$79,409	\$80,976	\$77,638
Median House Value	\$191,146	\$177,583	\$178,854
Consumer Spending	\$98.6 M	\$347.3 M	\$581.2 M





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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