



Dutch Bros Coffee | Fastest Growing Coffee Brands in America
Brand New 15 Yr. Absolute NNN Lease (NYSE: BROS) | 2025 Prototype
Rare Orlando MSA Bite-Size Deal | High-Profile Corner

2880 S Bay Street, Eustis (Orlando MSA), FL 32726

JUST OPENED SEPTEMBER 2025





PROPERTY OVERVIEW

The Snyder Carlton National Net Lease Team is pleased to present an excellent opportunity to purchase a Dutch Bros Coffee in Eustis, FL. The rapidly growing and publicly traded (NYSE: BROS) drive-thru coffee chain currently operates 1,045 locations across 20 states and territories and is on track to reach 2,029 locations by 2029. With a brand-new 15-year absolute NNN lease, three 5-year option periods, 10% rent increases every 5 years, and a corporate guaranty, this asset is ideal for an investor seeking long-term passive cash flows.

The new-construction 950 SF building with a double drive-thru on a 0.52-acre parcel is located on South Bay Street, which sees over 22,700 VPD, is adjacent to Highway 441 (39,100 VPD), and is only 33 miles from downtown Orlando. Nearby retailers include Walmart Supercenter, Target, Hobby Lobby, Publix, Save A Lot, Ollie's Bargain Market, Bealls, Tractor Supply Co., Walgreens, McDonald's, Chick-fil-A, Panera Bread, Starbucks, and more.

This is a great opportunity to acquire an absolute triple-net-leased coffee shop in the Orlando MSA (population exceeding 2.9 million) on a long-term lease with strong rent increases, zero landlord responsibilities, and strong tenant credit growth potential, providing inflation-resistant income for years to come.



Pricing Details

List Price	\$3,135,000
CAP Rate	5.35%
Annual Rent	\$167,891
Taxes	NNN
Insurance	NNN
CAM	NNN

Lease Abstract

Tenant Trade Name	Dutch Bros Coffee
Lease Start	September 30, 2025
Lease Expiration	September 30, 2040
Remaining Term	15 Years
Base Rent	\$167,891
Rental Adjustments	10% Rent Increases Every 5 Years 10/1/2030: \$184,680 10/1/2035: \$203,148
Option Periods	3 - 5 Year Option Periods 10% Rent Increases Every 5 Years 10/1/2040: \$223,463 10/1/2045: \$245,809 10/1/2050: \$270,390
Lease Type	NNN Lease

INVESTMENT HIGHLIGHTS

- **Absolute NNN Leased Dutch Bros Coffee**
- **Publicly Traded Company (NYSE: BROS)** – Market Cap Over \$9 Billion
 - 1,045 Locations Across 20 States and Territories
 - Plans to Reach 2,029 Shops by 2029 – Potential for 7,000+ Shops in the Next 10-15 Years
- **Buyer to Benefit from Growth of Credit Profile** Over the Life of Investment
- **New 15-Year Absolute NNN Lease** – Three 5-Year Options
 - 10% Rent Bumps Every 5 Years
- **Unconditional Corporate Guaranty** Throughout Primary Term
 - Boersma Bros. LLC
- **Zero Landlord Responsibilities** – Ideal for 1031 Exchange or Investor Seeking Passive Cash Flows
- **2025 Construction** – 950 SF Bldg w/ Double Drive Thru on a 0.52-Acre Parcel
- **Positioned on S Bay Street (22,700 VPD)**
 - Adjacent to Highway 441 (Over 39,100 VPD)
- **Outparcel to Lake Hills Plaza**
 - Ollie's Bargain Market & Planet Fitness Anchored
- **33 Miles from Downtown Orlando** – MSA Population Exceeding 2.9 Million
- **Nearby Retailers Include** Walmart Supercenter, Target, Hobby Lobby, Publix, Save A Lot, Ollie's Bargain Market, Bealls, Tractor Supply Co., Walgreens, McDonald's, Chick-fil-A, Panera Bread, Starbucks & More
- **Strong Demographics** – Over 78,300 Residents within a 5-Mile Radius
- **Average Household Income** of Over \$95,100 within a 5-Mile Radius



PROPERTY PHOTOS



Parcel Details

- Parcel No. (APN)
23-19-26-0002-000-01402
- Building Size
950 SqFt
- Lot Size
.52 Acres
- Zoning
General Commercial



39,100 Vehicles Per Day

22,700 Vehicles Per Day

441

19A

S BAY ST

Wendy's

Office DEPOT

cricket wireless

ALDI

chj's

at&t

Chick-fil-A

Target

Jockey Mkt

TACO BELL

Walmart Supercenter

HOBBY LOBBY

ROSS DRESS FOR LESS

TJ-maxx

DOLLAR TREE

KFC

RaceTrac

DUTCH BROS

2880 S BAY ST
EUSTIS, FL

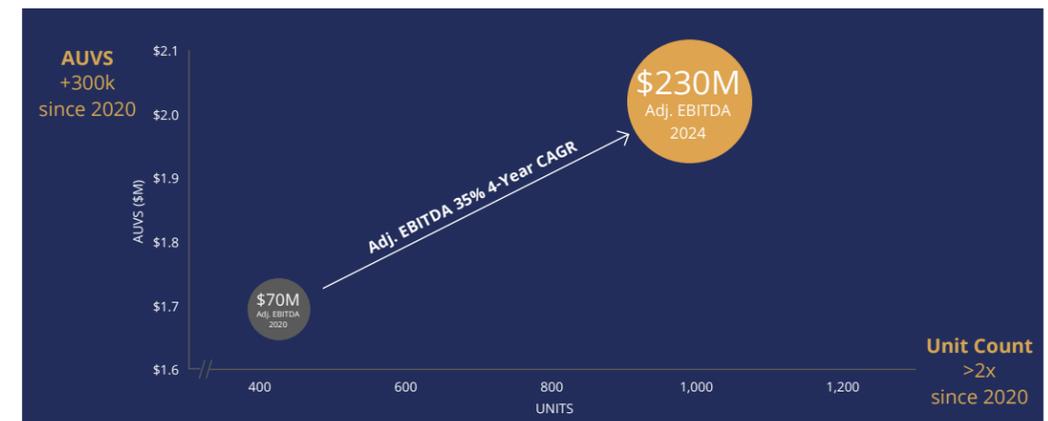


TENANT PROFILE

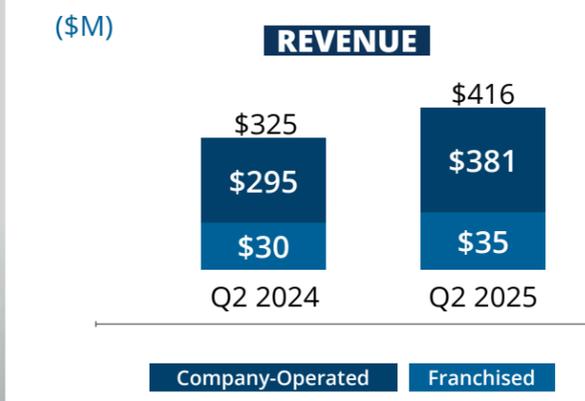
Dutch Bros Coffee

Dutch Bros is a high-growth operator and franchisor of drive-thru shops that focus on serving high quality, hand-crafted beverages. Dutch Bros is now the third-largest coffee chain in the U.S., trailing only Starbucks and Dunkin'. As of July 2025, there are 1,045 locations across 20 states and territories. Dutch Bros mainly operates on the West Coast, mostly concentrated to Oregon and California, with a large cluster in Texas. Dutch Bros' goal is to have 2,029 locations by 2029, and long term to have 7,000 locations nationwide.

Dutch Bros Coffee Grows Units, AUVs and Adj. EBITDA Simultaneously



2025: A YEAR OF GROWTH



Dutch Bros Coffee	
Traded As	NYSE: BROS
Headquarters	Grants Pass, Oregon
Locations	1,045 (2025)
Employees	25,000+



ORLANDO MSA

LOCATION OVERVIEW

The Orlando MSA is a vibrant and dynamic region located in Central Florida, known for its unique blend of world-famous attractions, natural beauty, and a thriving economy. The metro is among the largest and fastest growing in Florida, with a population of more than 2.9 million residents. It is also one of the nation's most popular tourist destinations with over 75 million visitors annually.

As one of the most popular tourist destinations in the United States, the Orlando MSA is home to iconic theme parks such as Walt Disney World, Universal Orlando Resort, and SeaWorld

Orlando. Beyond its tourist attractions, the region boasts a diverse and growing economy, with a focus on industries like technology, healthcare, and entertainment. Its sunny climate, picturesque lakes, and a wealth of cultural offerings make it an appealing place to live and work. The Orlando MSA has a rich and multifaceted character that appeals to both residents and visitors, making it a pivotal economic and cultural hub in Florida.



INDUSTRY

As a Top 10 American City of the Future for three years running, Orlando is leading the nation in technologies like advanced manufacturing, bio tech, aerospace, defense, simulation and more.

Semiconductors: The Orlando region is cultivating a robust semiconductor industry cluster. At its heart lies Osceola County's NeoCity, a **500-acre technology park** anchored by the Center for NeoVation, a hub for research, development, and advanced packaging. This growth is furthered by a unique Cluster Management Organization, fostering collaboration between industry, academia, and government. The initiative has secured significant federal and state grant funding, exceeding **half a billion dollars**, solidifying Orlando's position as a major player in the reshoring of chip production in the U.S.

Aerospace & Defense: Orlando is at the center of an enormous cluster of top aerospace and defense companies. The seven largest industry firms on the Fortune 500 list all have operations in or near Orlando.

- **\$6B+ Annual Simulation-Related Contracts** in the Region (National Center for Simulation)



2025 Economic Snapshot

Best State for Business
CNBC 2025

State Business Tax Climate Rank
Orlando.org 2025

Fastest Job Growth
Orlando.org 2025

#1
For Summer Travel in 2025
Garry Walmsley 2025

#1
Meeting Destination
Visit Orlando 2025



2.93 M
Total Population



\$426K
Average Home Value



27%
Population Growth since 2010



25%
Bachelor's Degree or Higher



1.5M
Labor Force



3.9%
Unemployment Rate



\$111K
Average Household Income



Orlando International Airport

Orlando International Airport (MCO) served over 57 million passengers in 2024, making it Florida's busiest airport and the 7th busiest in North America.

In 2024, MCO experienced a significant surge in passenger traffic, with a 4.2% increase from the previous year. International travel saw a notable rise, with nearly 800,000 more passengers compared to 2023, highlighting Orlando's growing global appeal as a premier travel and tourism destination.

151 Nonstop Destinations

15 Minutes from Downtown

#1 Busiest Airport in Florida

57M Annual Passengers



Academics in Orlando

School	Grades	Enrollment
Lake Highland Preparatory School	PreK - 12	2,066
Windermere Preparatory School	PreK - 12	1,600
The First Academy	PreK - 12	1,500
Montverde Academy	PreK - 12	1,380
Foundation Academy	PreK - 12	1,256
Orangewood Christian School	PreK - 12	1,052

School District Quick Facts

4th

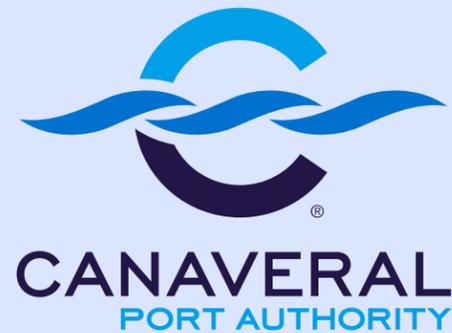
Largest School District in Florida

Serves more than **200,000** students

Students Represent more than **200** Countries

95% Graduation Rate

25,000+ Employees



43,000

Jobs



\$6.1B

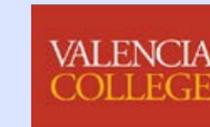
Economic Impact



5.4M

Tons of Cargo

WHO'S HERE?



Tourism & Visitors

In 2024, the Orlando region welcomed 75.3 million visitors, with domestic travelers accounting for nearly 69 million and international visitors contributing more than 6.4 million.



Park Attendance (Millions)

Seaworld Orlando	21.5
Magic Kingdom	17.7
EPCOT at Walt Disney World	11.9
Disney's Hollywood Studios	10.3
Universal's Islands of Adventure	10
Universal Studios Florida	9.7
Disney's Animal Kingdom	8.7
Disney's Typhoon Lagoon	1.9
Universal's Volcano Bay	1.8
Universal's Aquatica	1.4



Orange County Convention Center Expansion

The Orange County Convention Center (OCCC) embarked on a \$560-million expansion project that will bring an additional 44,000 square feet of meeting space and a 100,000-square-foot ballroom to the North-South Building. Construction for the Grand Concourse Expansion will begin in 2026 and is expected to finish in 2029.

"We are excited to begin work on our Grand Concourse Expansion," said OCCC Executive Director Mark Tester. "This project will significantly improve the convention center as we continue to meet the growing needs of our clients, and the meetings and events industry."

About the Orange County Convention Center

The award-winning Orange County Convention Center provides approximately \$3.9 billion in economic impact to Central Florida annually. In recent years, the Convention Center has averaged nearly 200 events, including 115 conventions and tradeshows that attract more than 1.5 million attendees to the region each year.



Corporate Headquarters in Orlando



200±

Corporate, Division,
or Regional HQs

129K

Businesses

1.2M

Employees

Major Industry Sectors

Digital Technology & Innovative Media

Orlando is a growing hub for digital tech, with over 91,000 tech workers and \$43 billion in annual output. Orlando excels in gaming, entertainment tech, autonomous systems, and FinTech, supported by talent from University of Central Florida (UCF) and Full Sail. A strong ecosystem and focus on AI and immersive tech continue to attract major investment.

Life Sciences & Healthcare

Central Florida's life sciences and healthcare sector is anchored by Lake Nona Medical City and major systems like AdventHealth and Orlando Health. The region supports biomedical research, pharma manufacturing, and medical device firms, driven by strong university partnerships and ongoing investment in talent and facilities.

Logistics, Distribution & Headquarters

Orlando's central location and strong infrastructure make it ideal for logistics and headquarters. With access to airports, seaports, highways, and rail, businesses can reach 20+ million people within two hours. A growing number of companies choose the region for its talent, connectivity, and pro-business climate.

Advanced Manufacturing & Semiconductor Technology

Central Florida's advanced manufacturing sector is growing, driven by optics, photonics, medical devices, and semiconductors. Supported by UCF, the Florida High Tech Corridor, and strong R&D resources, the region attracts major investment and creates high-wage jobs, solidifying Orlando's role as a national leader in the field.

TOURISM

In May of 2025, Visit Orlando announced that Central Florida welcomed **75.3 million visitors**, reaffirming its position as the most visited destination in the U.S. and a top-ranked location for meetings and conferences. This success is the result of decades of strategic effort by its tourism industry to build a globally competitive destination that delivers meaningful economic returns. **Central Florida's tourism industry generated a record \$94.5 billion in total economic impact in 2024.**



Visitors to Orlando

75 Million



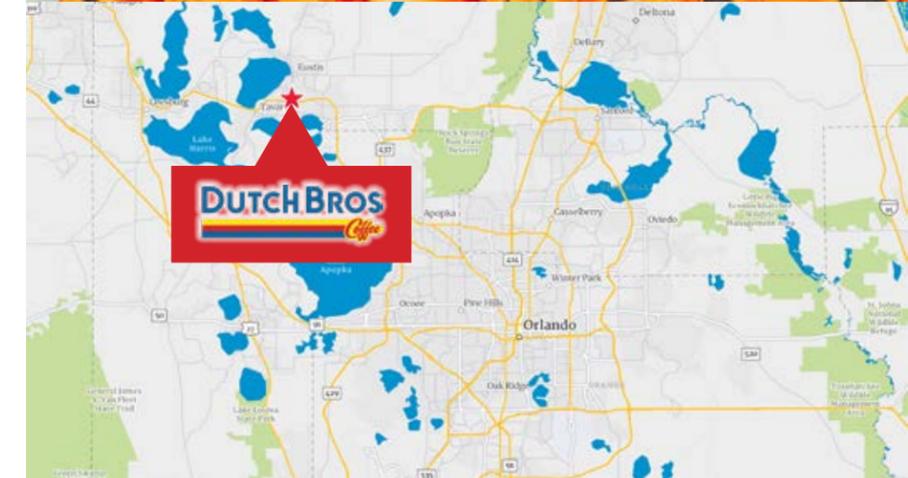
LIFE IN ORLANDO MSA

Orlando's diverse neighborhoods span a broad spectrum. From the bustling urban center of downtown Orlando to the old Florida charm of Osceola County, and from the ancient oak-canopies of Seminole county to the rolling hills of Lake County, the Orlando region is rich with history and character.

"There's so much to do here. So many places to eat, so many places to entertain. Family that never came to visit you, will when you live in Orlando." - Angie Brown

"To stay in Central Florida is the best decision I ever made." - Diedra Toye, CEO of Aerostar Training Services

"This community has really welcomed me. It's filled with so many smart people who are making it their goal to make Orlando the place to be..." - Nico Gentry, Manufacturing Engineer, Luminar Technologies





Population

	1-Mile	3-Mile	5-Mile
Estimated Population (2025)	7,141	41,366	78,315
Projected Population (2030)	7,944	46,264	88,617



Households

	1-Mile	3-Mile	5-Mile
Estimated Households (2025)	3,320	18,224	34,283
Projected Households (2030)	3,739	20,706	39,287

POPULATION DENSITY

78,315 Residents
Within a 5-Mile Radius



Income

	1-Mile	3-Mile	5-Mile
Avg. Household Income (2025)	\$59,826	\$86,991	\$95,136
Median Household Income (2025)	\$42,861	\$67,310	\$74,678

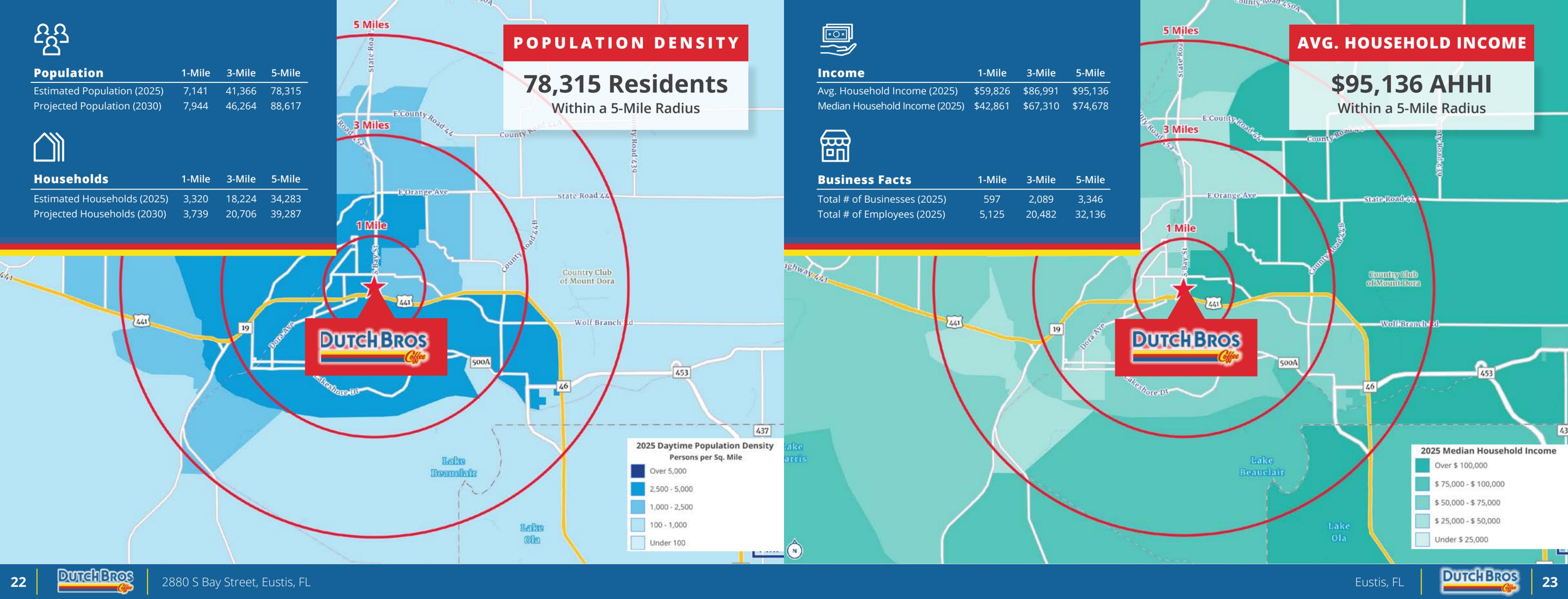


Business Facts

	1-Mile	3-Mile	5-Mile
Total # of Businesses (2025)	597	2,089	3,346
Total # of Employees (2025)	5,125	20,482	32,136

AVG. HOUSEHOLD INCOME

\$95,136 AHHI
Within a 5-Mile Radius



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