



NEW DUTCH BROS COFFEE DRIVE-THRU

PROPERTY RENDERING

US HIGHWAY 280, PHENIX CITY, AL 36867

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY
AL #119315
2939 VERNON PLACE
CINCINNATI , OH 45219
513.898.1551

INVESTMENT SUMMARY

| | |
|-------------------|--------------|
| List Price: | \$2,695,000 |
| Current NOI: | \$154,000.00 |
| Initial Cap Rate: | 5.71% |
| Land Acreage: | +/- 0.78 |
| Year Built | 2026 |
| Building Size: | 986 SF |
| Lease Type: | Absolute NNN |
| Lease Term: | 15 Years |
| Average CAP Rate: | 6.30% |

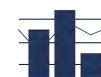
INVESTMENT OFFERING

Fortis Net Lease is pleased to present this **brand new** drive-thru Dutch Bros. Coffee located in Phenix City, Alabama - part of the **Phenix Corners shopping center**! 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 under construction with opening & rent start tracked for January 2026.

This Dutch Bros is located in a **retail hub** on a main highway **seeing 38,449 cars per day**. It is an outlot in the Phenix Corners shopping center featuring Slim Chicken's, Taco Bell, Firehouse Subs, Shoe Show, FreeUp Storage and many others. Directly across the street sits a Tractor Supply Company/Dollar Tree anchored shopping center. The **5 mile population from the site is 103,887**. The 1 mile household income is \$59,445. The **5 mile consumer spending is \$1 Billion!** This investment will offer a new owner continued success due to the strength and proven profitability of the tenant. List price reflects a 5.71% cap rate based on NOI of \$154,000.



PRICE \$2,695,000



CAP RATE 5.71%



LEASE TYPE Absolute NNN



RENT INCREASES 10% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- 15 Absolute NNN Lease | Zero Landlord Responsibility
- Part of Phenix Corners Shopping Center
- **Excellent Visibility Seeing 38,449 Cars Per Day**
- **10% Rental Rate Increases Every 5 Years**
- Three (5 Year) Options to Renew with 10% Increase at Each
- **5 Mile Population 103,887**
- 1 Mile Average Household Income \$59,445
- **5 Mile Consumer Spending is \$1 Billion!**
- **Corporate Guaranty**
- Located in a Retail Hub with Major Tenants Surrounding

FINANCIAL SUMMARY

| INCOME | | PER SF |
|-----------------------------|---------------------|-----------------|
| Rent | \$154,000.00 | \$156.19 |
| Gross Income | \$154,000.00 | \$156.19 |
| EXPENSE | | PER SF |
| Expenses | \$0 | \$0.00 |
| Gross Expenses | \$0 | \$0.00 |
| NET OPERATING INCOME | \$154,000.00 | \$156.19 |

PROPERTY SUMMARY

| | |
|---------------------|-----------------------|
| Year Built: | 2026 |
| Lot Size: | +/- 0.78 Acres |
| Building Size: | 986 SF |
| Traffic Count 1: | 38,449 on Highway 280 |
| Roof Type: | Flat |
| Zoning: | Commercial |
| Construction Style: | Prototype |
| Parking Lot: | Asphalt |
| # of Parking Spaces | 5 |
| Warranties | Construction |
| HVAC | Roof Mounted |

LEASE SUMMARY

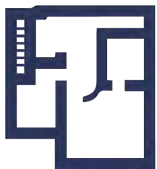
| | |
|----------------------------|--------------------------|
| Tenant: | Dutch Bros |
| Lease Type: | Absolute NNN |
| Primary Lease Term: | 15 Years |
| Annual Rent: | \$154,000.00 |
| Rent PSF: | \$156.19 |
| Landlord Responsibilities: | None |
| Taxes, Insurance & CAM: | Tenant Responsibility |
| Roof, Structure & Parking: | Tenant Responsibility |
| Lease Start Date: | 1/15/2026 |
| Lease Expiration Date: | 1/31/2041 |
| 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

US HIGHWAY 280, PHENIX CITY, AL 36867 

| TENANT NAME | UNIT SIZE (SF) | LEASE START | LEASE END | ANNUAL RENT | % OF GLA | ESC DATE | RENT PER SF/YR |
|-------------|----------------|-------------|-----------|--------------|----------|----------|----------------|
| Dutch Bros | 986 | 1/15/2026 | 1/31/2041 | \$154,000.00 | 100.0 | | \$156.19 |
| | | | | \$169,400.00 | | 2/1/2031 | \$171.81 |
| | | | | \$186,340.00 | | 2/1/2036 | \$188.99 |
| Averages | 986 | | | \$169,913.33 | | | \$172.33 |



TOTAL SF
986



TOTAL ANNUAL RENT
\$154,000.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$172.33



NUMBER OF TENANTS
1



DUTCH BROS COFFEE

US HIGHWAY 280, PHENIX CITY, AL 36867 

 FORTIS NET LEASE™



\$35.26 MILLION
NET INCOME



160 NEW STORES
BY END OF 2025



29% INCREASE
IN Q1 REVENUE YOY



33 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 982 locations across 18 states as of December 31, 2024.

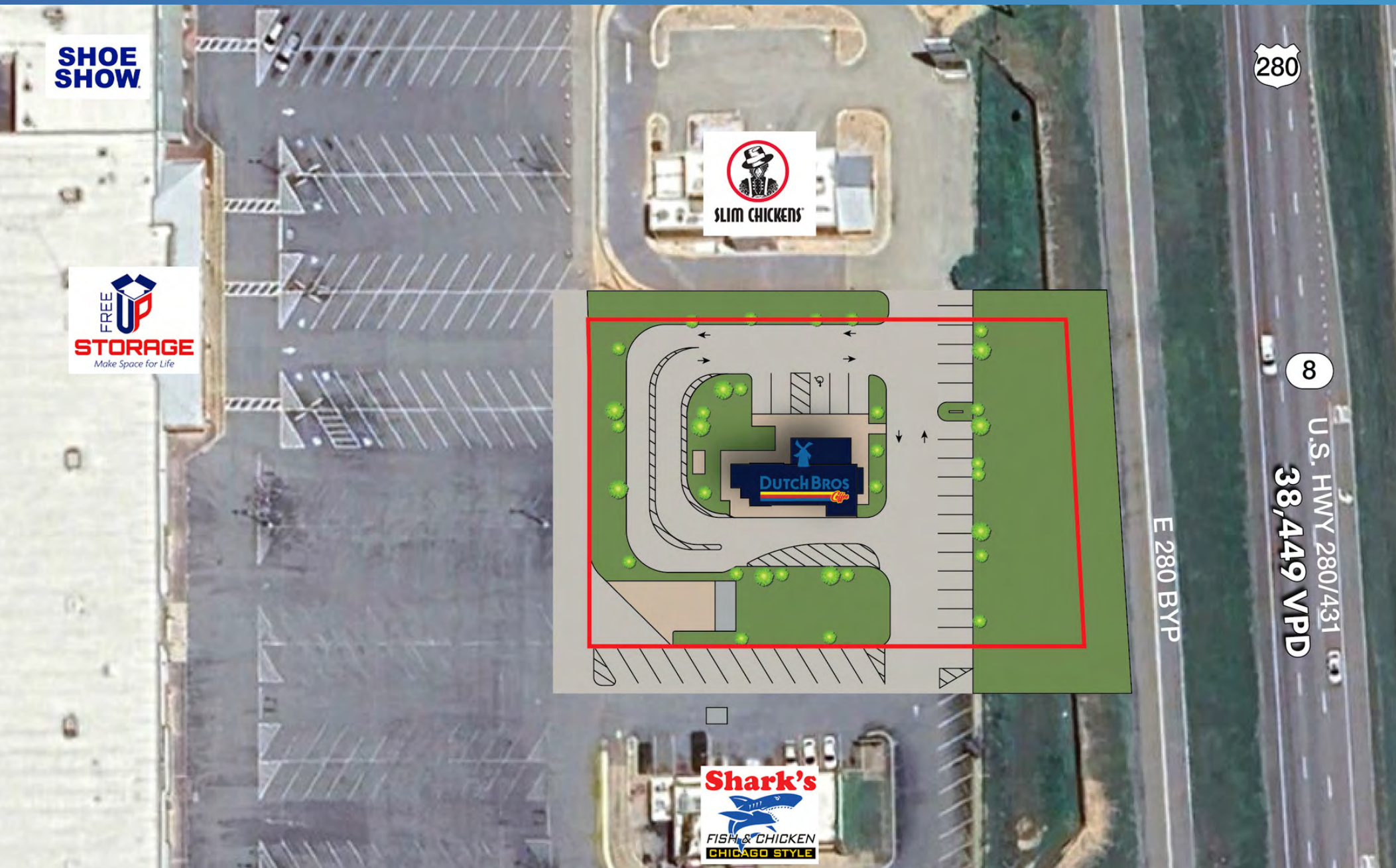


DUTCH BROS


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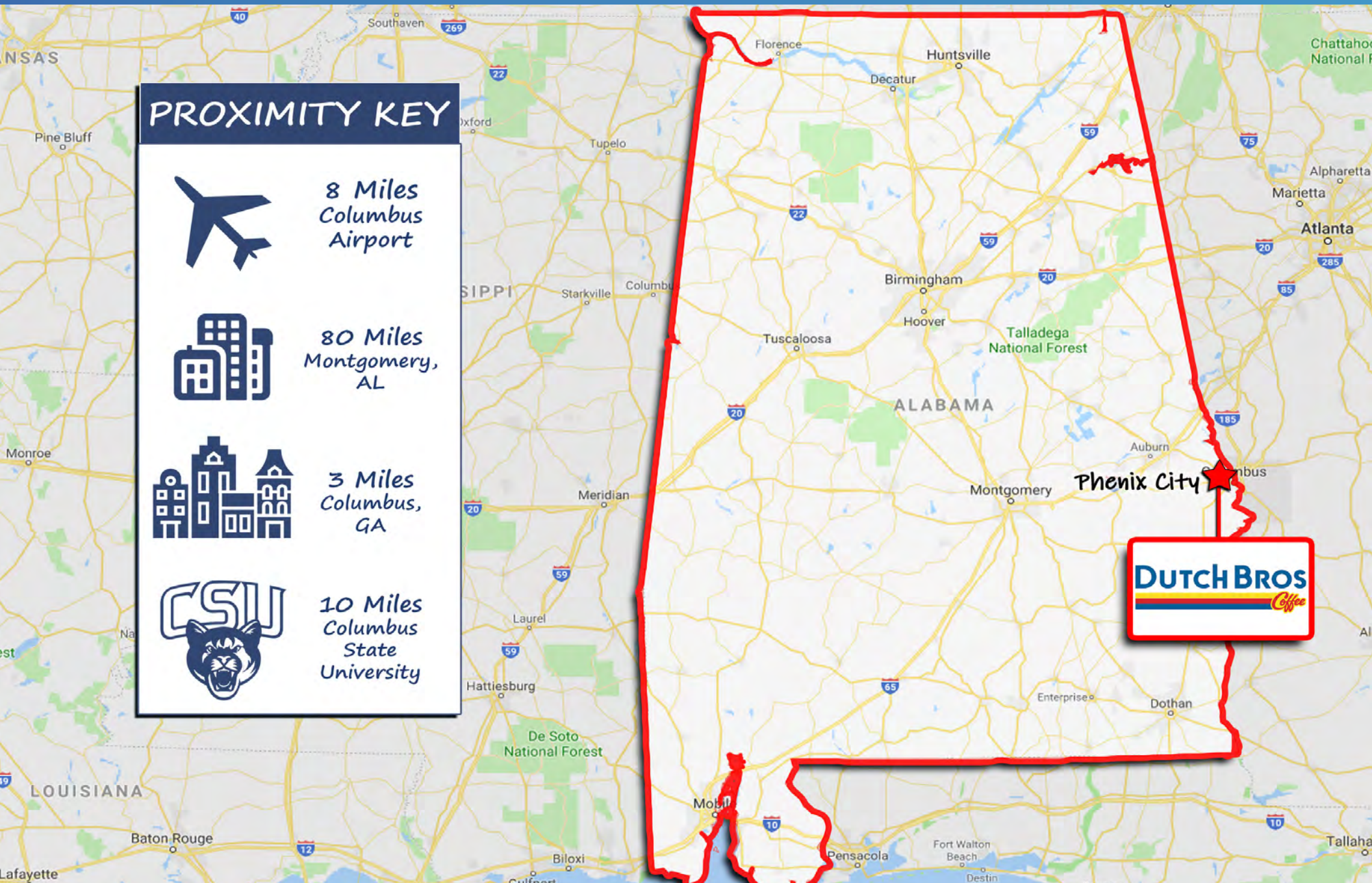
** Property comes with Perpetual Easement for egress on to the adjacent alley**

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Phenix City, Alabama is a vibrant community located along the western bank of the Chattahoochee River, directly across from Columbus, Georgia. Serving as the county seat of Russell County, Phenix City combines small-town charm with close proximity to a larger urban center, offering residents and visitors a balance of relaxed southern living and modern convenience.

The city is part of the Columbus metropolitan area, making it an important hub for regional commerce, education, and recreation. Its riverfront area has been revitalized in recent years, with scenic walking trails, parks, and easy access to the Chattahoochee RiverWalk and Whitewater Express, one of the longest urban whitewater courses in the world.

Phenix City’s location along major transportation routes—including U.S. Highways 80 and 431—provides quick access to destinations throughout Alabama and Georgia. The city’s landscape features rolling hills, tree-lined neighborhoods, and a blend of historic districts and growing residential developments.

Known for its welcoming community, strong sense of local pride, and rich history, Phenix City serves as both a gateway to east Alabama and a key part of the greater Chattahoochee Valley region.

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------------|-----------|-----------|-----------|
| Total Population 2024 | 5,129 | 43,434 | 103,887 |
| Median Age | 35.5 | 36.0 | 37.4 |
| # Of Persons Per HH | 2.2 | 2.3 | 2.3 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 2,253 | 18,290 | 43,049 |
| Average HH Income | \$59,445 | \$58,710 | \$62,442 |
| Median House Value | \$133,333 | \$153,811 | \$156,111 |
| Consumer Spending | \$48.2 M | \$424.8 M | \$1.0 B |





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,750+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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