

803 North State Road 434 | Altamonte Springs, Florida 32714

\$5,314,286 | 5.25% CAP

STARBUCKS®



Representative Photo

1600 East Amelia Street
Orlando, Florida 32803
321-689-8000

mark@orlandocommercialrealestate.com





Financial Information:

Annual Rent:	\$279,000
Lease Expiration:	New 15-Year Lease
Options:	Four 5-Year Options
Increases:	10% Rent Increase Every 5 Years
Lease Type:	Tenant Self-Maintained NN
Guarantor:	Corporate Guarantee
Price:	\$5,314,286 5.25% CAP RATE



Highlights

- Brand new construction Starbucks with **SUPER RARE 15**
- **year lease.**
- Located on North SR- 434 with 40,164 vehicles per day.
- Multiple points of entry / exit.
- Located in a Highly Populated Area (Orlando MSA) with roughly 100,000(+/-) residents within a 3 mile radius.



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PROPERTY AERIAL

CHASE CRUNCH FITNESS Great Clips ups AT&T CARRABBA'S ITALIAN GRILL

BRUSTER'S real ice cream



State Hwy 434 - 40,164 VPD

Auto Zone

7 ELEVEN

Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice



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NEIGHBORHOOD AERIAL



State Hwy 434 - 40,164 VPD

W State Rd 436 - 53,223 VPD

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POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	12,154	95,470	198,758
2024 POPULATION	12,541	98,362	201,902
2029 POPULATION PROJECTION	13,066	102,412	209,409
ANNUAL GROWTH 2020-2024	0.80%	0.80%	0.40%
ANNUAL GROWTH 2024-2029	0.80%	0.80%	0.70%

2024 POPULATION BY RACE:

WHITE	6,328	56,922	108,290
BLACK	1,695	11,779	34,269
AMERICAN INDIAN/ALASKAN NATIVE	57	267	672
ASIAN	499	3,895	7,672
HAWAIIAN & PACIFIC ISLANDER	0	4	68
TWO OR MORE RACES	3,962	25,494	50,931
HISPANIC ORIGIN	4,217	26,643	53,285

HOUSEHOLDS:

2020 HOUSEHOLDS	4,871	39,595	79,365
2024 HOUSEHOLDS	5,063	41,036	80,973
2029 HOUSEHOLD PROJECTION	5,288	42,821	84,142
ANNUAL GROWTH 2020-2024	0.80%	1.20%	1.20%
ANNUAL GROWTH 2024-2029	0.90%	0.90%	0.80%
OWNER OCCUPIED HOUSEHOLDS	2,690	23,046	47,725
RENTER OCCUPIED HOUSEHOLDS	2,597	19,775	36,417
AVG HOUSEHOLD INCOME	\$80,665	\$92,316	\$88,356
MEDIAN HOUSEHOLD INCOME	\$58,966	\$65,936	\$64,041

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STARBUCKS®



Starbucks Corporation is an American multinational chain of coffeehouses and roastery reserves headquartered in Seattle, Washington. It is the world's largest coffeehouse chain.

As of November 2022, the company had 35,711 stores in 80 countries, 15,873 of which were located in the United States. Out of Starbucks' U.S.-based stores, over 8,900 are company-operated, while the remainder are licensed.

The rise of the second wave of coffee culture is generally attributed to Starbucks, which introduced a wider variety of coffee experiences. Starbucks serves hot and cold drinks, whole-bean coffee, micro-ground instant coffee, espresso, cafe latte, full and loose-leaf teas, juices, Frappuccino beverages, pastries, and snacks. Some offerings are seasonal or specific to the locality of the store.

TENANT INFORMATION



Credit Rating
BBB+ (S&P)

Locations
35,711+

Revenue
\$8.7 Billion

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Altamonte Springs is a suburban city in Seminole County, Florida, which had a population of 46,231 at the 2020 United States census. According to the United States Census Bureau, the city has a total area of 9.4 square miles, of which 8.9 square miles is land and 0.6 square miles is water.



Altamonte Springs, Florida

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