

SINGLE TENANT NNN W/DRIVE-THRU

Investment Opportunity



STARBUCKS

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

Significant Tenant Investment | Below Market Rents | Signalized Hard Corner Intersection (117K VPD) | Ranks in the Top 87% of all Nationwide Locations per Placer.ai



10002 N. Dale Mabry Highway

TAMPA FLORIDA

ACTUAL SITE



SRS

CAPITAL
MARKETS

EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739









Walmart Supercenter
LA QUINTA
HUDSON'S FURNITURE + MATTRESS
AMSCOT - AMSCOT FINANCIAL -

Wawa
BURGER KING
TOMMY'S EXPRESS
EXPRESS OIL CHANGE
TIRE ENGINEERS

Public Storage

amazon
Keiser University Tampa

580 60,000 VPD

PASSO 587 COUNTY

GUNN HWY 35,500 VPD

597

verizon

SKECHERS

W LINEBAUGH AVE 43,500 VPD



Panther Healthcare

N DALE MABRY HWY 73,500 VPD

Carrollwood Center
Publix
HUNGRY GREEK
Jersey Mike's SUBS
T



SITE OVERVIEW



OFFERING SUMMARY



40,200

LOCATIONS
GLOBALLY

\$36B+

2025
REVENUE

S&P: BBB+

CREDIT
RATING

OFFERING

Pricing	\$2,964,000
Net Operating Income	\$148,216
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	10002 N. Dale Mabry Highway, Tampa, FL 33618
Rentable Area	2,642 SF
Land Area	0.53 AC
Year Built / Remodeled	1974 / 2011
Tenant	Starbucks
Lease Signature	Corporate (Nasdaq: SBUX) (S&P: BBB+)
Lease Type	NNN
Landlord Responsibilities	Reimbursed by Tenant: Taxes and Insurance
Lease Term Remaining	-1 Year
Increases	10% at the beginning of each option
Options	2 (5-Year)
Rent Commencement	3/1/2022
Lease Expiration	2/28/2027

[CLICK HERE FOR A FINANCING QUOTE](#)

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RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				Options
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	
Starbucks	2,642	3/1/2022	2/28/2027	Current	-	\$12,351	\$148,216	2 (5-Year)
(Corporate Signature)				10% Rental Increase at Beg. of Each Option Thereafter				

Options To Extend | Scheduled Rental Increases | High Performing Location | Below Market Rent | Significant Tenant Investment

- Starbucks corporate signed lease
- 1 year remaining with 2 (5-year) option periods to extend
- The lease features a 10% rental increase in year 6 and at the beginning of each option period
- The Starbucks is ranked in the 87th percentile nationwide for annual visits with over 405,000 per placer.ai
- Since 2020, Starbucks has invested over \$955k in improvements to the site, demonstrating their commitment to the location (contact listing agents for details)
- The tenant currently pays significantly below market rents

NNN Lease | Fee Simple Ownership | Minimal Landlord Responsibilities

- Tenant reimburses the Landlord for taxes and insurance and maintains all aspects of the premises
- Minimal landlord responsibilities
- Ideal, low management investment for a passive investor

Carrollwood Center | Dense Retail Corridor

- The subject property is located directly across from Carrollwood Center, a Publix anchored center with other tenants including Wingstop, Jersey Mike's, Plato's Closet, and more
- Located in a dense retail corridor with other national/credit tenants including Walmart, Lowe's, Marshalls, McDonald's, Outback Steakhouse, Cheddar's, Wawa, Culver's, and many others

Signalized, Hard Corner Intersection | Excellent Visibility & Access

- The asset is located at the signalized, hard corner intersection of Dale Mabry Highway and Linebaugh Ave which combine to average more than 117,000 vehicles passing by daily
- The site's location provides excellent visibility and access, increasing consumer exposure to the site
- Dale Mabry Highway is a major retail and commuter thoroughfare serving the trade area

Dense Demographics In 5-mile Trade Area | High Population Growth

- More than 236,105 residents and 89,167 employees support the trade area
- \$131,891 average household income within a 1-mile radius
- **Tampa is currently growing at a rate of 1.57% annually and its population has increased by 8.36% since the most recent census**

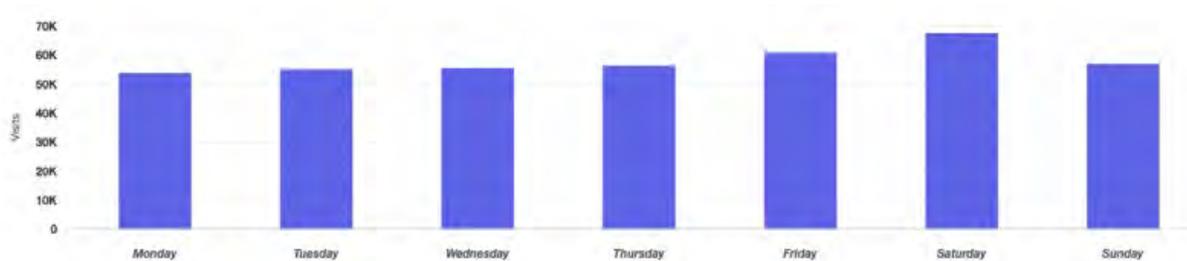


STARBUCKS | 10002 N DALE MABRY HWY, TAMPA, FL

METRICS

Visits	405.8K	Avg. Dwell Time	16 Min
Visits / sq ft	139.91	Panel Visits	34.8K
Size - sq ft	2.9K	Visits YoY	-5.9%
Visitors	111K	Visits Yo2Y	-15.7%
Visit Frequency	3.65	Visits Yo3Y	<+0.5%

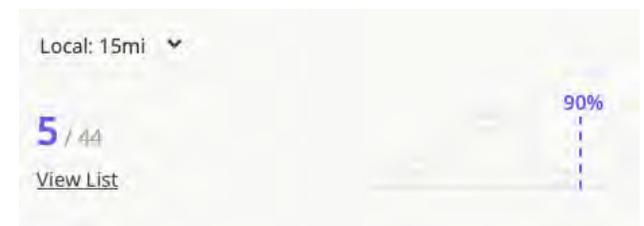
DAILY VISITS



March 2025 - March 2026

This data was provided by Placer.ai, a company that tracks consumer data via smartphone apps. Currently, there are over 20+ million active devices and various platforms and metrics to compare industry trends and analyze trade areas.

RANKING OVERVIEW



PROPERTY PHOTOS



PROPERTY PHOTOS





STARBUCKS

starbucks.com

Company Type: Public (NASDAQ: SBUX)

Locations: 40,200

2025 Employees: 381,000

2025 Revenue: \$36.18 Billion

2025 Net Income: \$3.76 Billion

2025 Assets: \$31.34 Billion

Credit Rating: S&P: BBB+

Since 1971, Starbucks Coffee Company has been committed to ethically sourcing and roasting high-quality arabica coffee. Today, with nearly 40,200 stores worldwide, the company is the premier roaster and retailer of specialty coffee in the world. Through our unwavering commitment to excellence and our guiding principles, we bring the unique Starbucks Experience to life for every customer through every cup. Starbucks Corporation was founded in 1971 and is based in Seattle, Washington.



Source: stories.starbucks.com, finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



Tampa, Florida
Hillsborough County
Tampa-St. Petersburg-Clearwater MSA

ACCESS



N. Dale Mabry Highway: 2 Access Points
W. Linebaugh Avenue: 1 Access Point

TRAFFIC COUNTS



N. Dale Mabry Highway: 73,500 VPD
W. Linebaugh Avenue: 43,500 VPD
W. Busch Boulevard: 60,000 VPD

IMPROVEMENTS



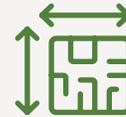
There is approximately 2,642 SF of existing building area

PARKING



There are approximately 25 parking spaces on the owned parcel.
The parking ratio is approximately 9.46 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: U162818ZZZ000000896500
Acres: 0.53
Square Feet: 23,041

CONSTRUCTION



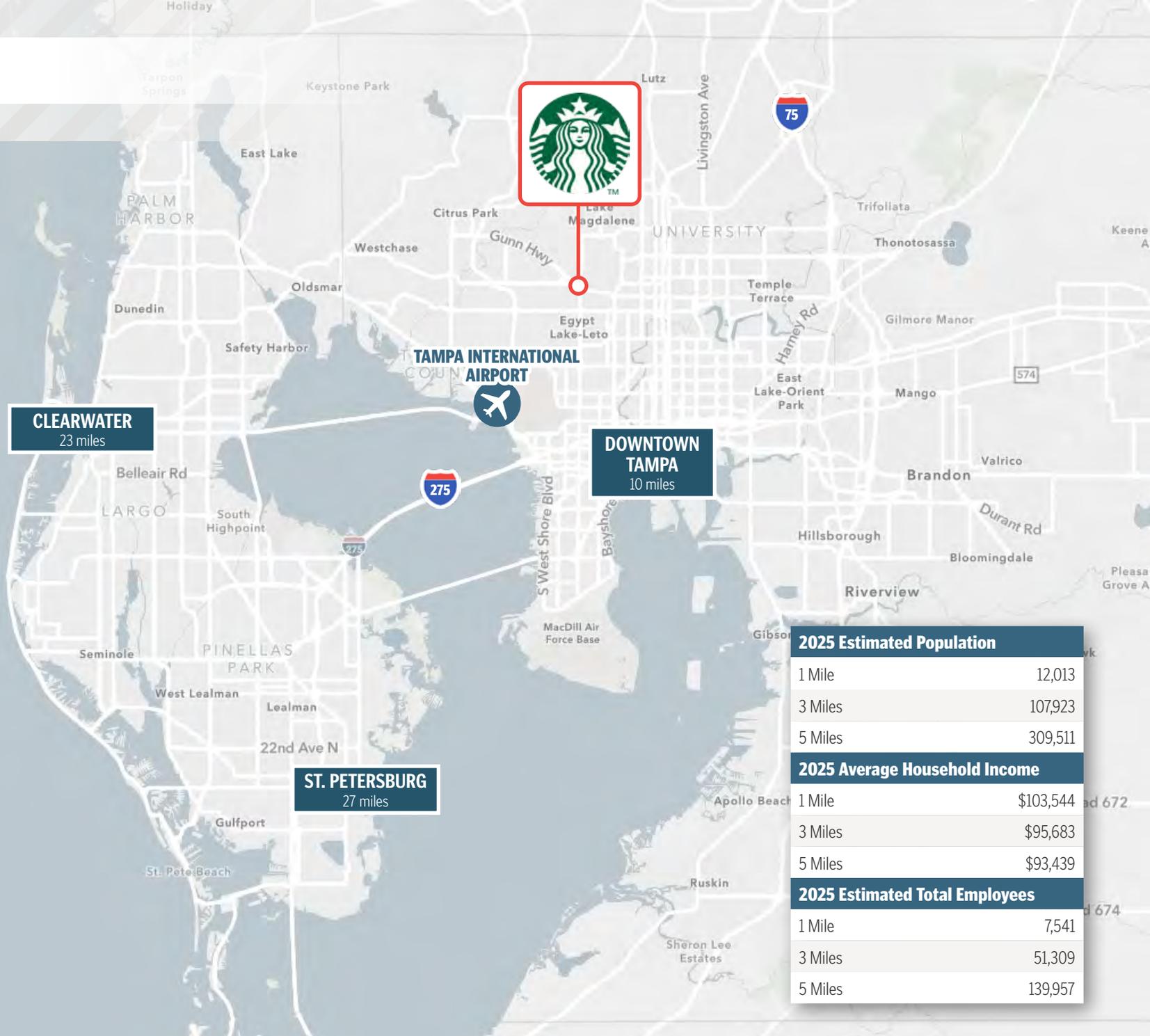
Year Built: 1974 / 2011

ZONING

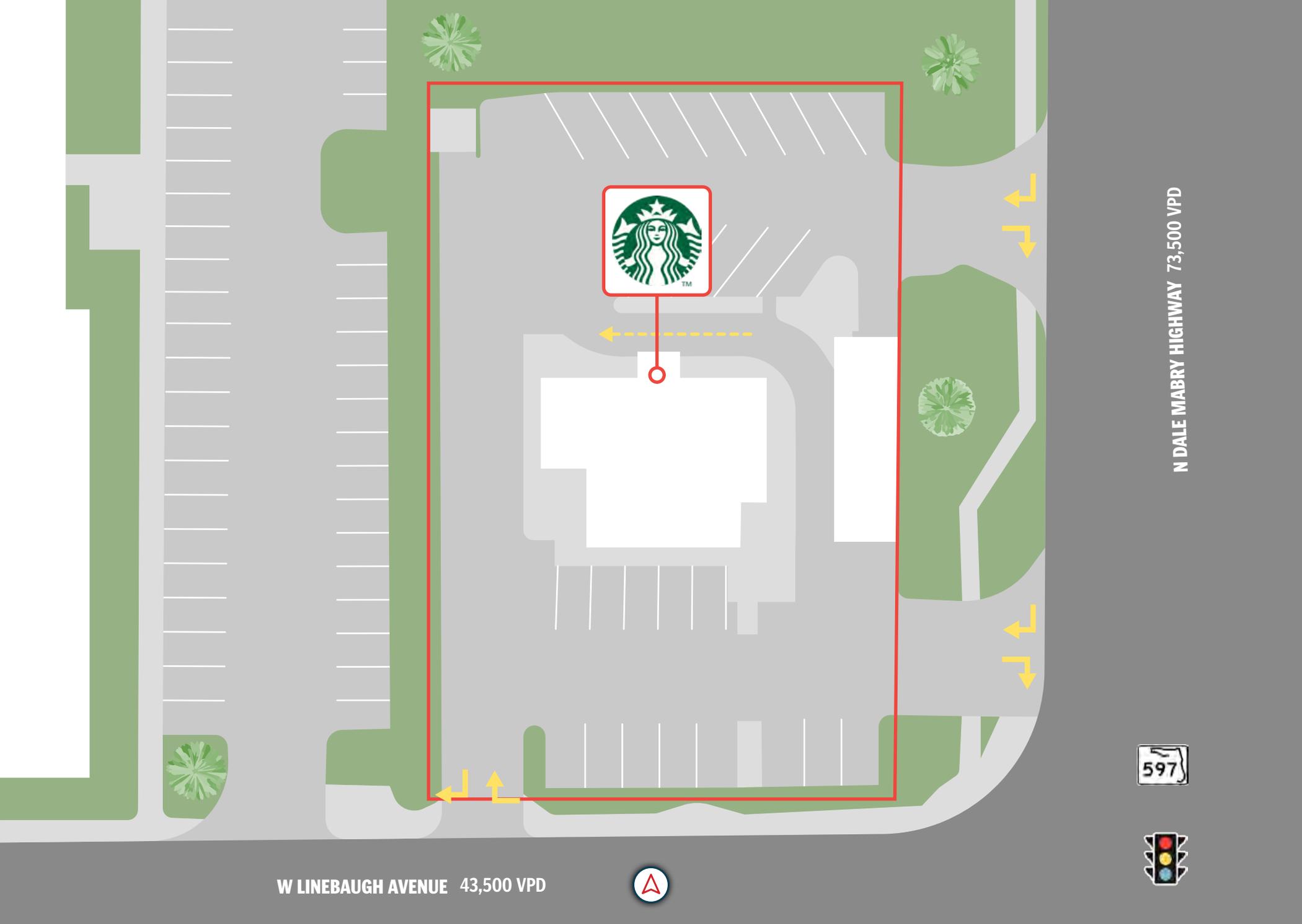


Commercial

LOCATION MAP







W LINEBAUGH AVENUE 43,500 VPD

N DALE MABRY HIGHWAY 73,500 VPD



AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	12,013	107,923	309,511
2030 Projected Population	12,021	110,196	318,012
2025 Median Age	38.3	41.8	39.9
Households & Growth			
2025 Estimated Households	5,489	44,433	123,598
2030 Projected Households	5,501	45,516	127,425
Income			
2025 Estimated Average Household Income	\$103,544	\$95,683	\$93,439
2025 Estimated Median Household Income	\$69,758	\$69,795	\$66,928
Businesses & Employees			
2025 Estimated Total Businesses	1,018	5,962	15,249
2025 Estimated Total Employees	7,541	51,309	139,957



TAMPA, FLORIDA

The City of Tampa is the largest city in Hillsborough County. It is located on the west coast of Florida, approximately 200 miles northwest of Miami, 180 southwest of Jacksonville, and 20 miles northeast of St. Petersburg. The City of Tampa is the 3rd largest city in Florida with a population of 408,696 as of July 1, 2025.

The City of Tampa is a diverse city with a diverse economy comprised of a well-established and growing business community that represents retail industrial and emerging technologies. Major features of the economy include the Port of Tampa Bay, Tampa International Airport, the central business district, several professional sports teams, institutions of higher learning, museums and other cultural facilities. The Tampa Bay area is home to large company headquarters such as Publix, Raymond James Financial, Jabil, TECO Energy, Sykes Enterprises and Tech Data. The City of Tampa is home to MacDill Air Force Base employing approximately 14,500 military and civilian personnel. The Port of Tampa is the largest port in Florida in throughput tonnage, making it one of the busiest commercial ports in North America. Petroleum and phosphate are the lead commodities, accounting for two-thirds of the 37 million tons of total bulk and general cargo handled by the port in 2009. The port is also home to Foreign Trade Zone #79, which assists companies in Tampa Bay and along the I-4 Corridor in importing, exporting, manufacturing, and distribution activities as part of the United States foreign trade zone program.

There are a number of museums to visit in and around Tampa, including the Pioneer Florida Museum, the St. Petersburg Museum of History, the Gulf Coast World of Science, the Yulee Sugar Mill Ruins, the Boatyard Village, the Salvador Dali Museum and the Children's Museum of Tampa. Live theater can be seen at the Friday Morning Musicale in Hyde Park, Gorilla Theater in Drew Park, the Tampa Bay Performing Arts Center and Tampa Theater. The city also has a number of art galleries of interest, such as the African Art Gallery, Artists Unlimited, the Centre Gallery, the Covivant Gallery and Graphicstudio.

The city is home to the main campus of the University of South Florida, The University of Tampa, Hillsborough Community College.



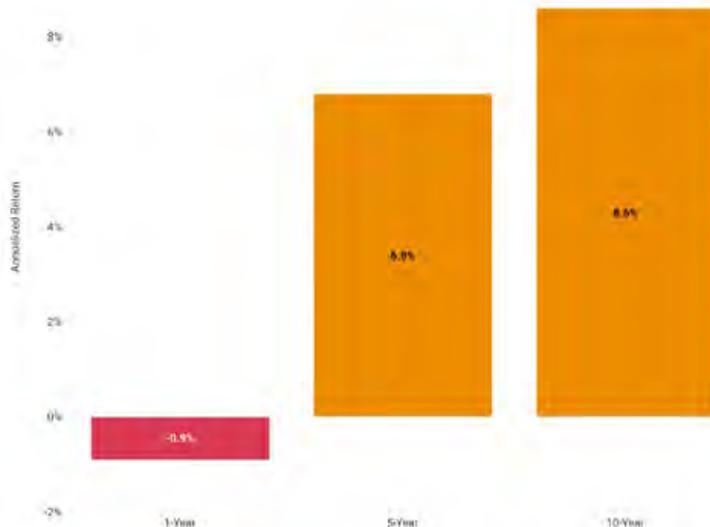
#4 TAMPA-ST. PETERSBURG

Though Tampa-St. Petersburg might fly under the radar compared to its neighbors—the colorful Miami and heavily touristed Orlando—the metro area is no slouch amid Florida’s formidable peers. Tampa’s sunny climate, year-round sports, no state income tax, and booming economy have created a longtime draw for workers and retirees alike, leading Money magazine to name Tampa the ninth best place to live in the United States in 2022. The metro area has proven a good place for real estate investment capital to live as well, with 10-year annualized total returns of 8.6 percent in NCREIF’s NPI. Tampa moved up 14 spots in Emerging Trends’ U.S. Markets to Watch over the past year, the most improved ranking among Florida’s major metro areas (and tied for highest upward movement in the state with Deltona/Daytona Beach and Gainesville); Tampa is also the first U.S. Market to Watch for homebuilding prospects.



TAMPA-ST. PETERSBURG TRAILING TOTAL RETURNS ANNUALIZED AS OF 2025 Q2

Source: NCREIF NPI Database, accessed 2025 Q3



Tampa models an enviable economy with strong growth, high-paying job drivers, and economic diversity. The MSA’s population grew 1.5 percent per year from 2013 to 2023, approximately 2.5 times the national pace. Similarly, Tampa’s job growth has nearly doubled the national pace over the 10 years ending August 2025. The metro area is driven by white-collar jobs, particularly in the financial services sector. The share of private office-using jobs is 39 percent higher in Tampa than in the United States overall, while financial services jobs’ share is 59 percent higher here. There are four noteworthy finance and insurance companies with over 5,000 jobs in the metro area. But despite this notably outsized industry cluster, Moody’s Analytics gives the area an industrial diversity score of 0.83 (U.S. = 1.0), which ranks fourth most diverse among the 390 ranked MSAs.

Housing affordability is perhaps Tampa’s greatest headwind, as Moody’s data on the cost of living puts Tampa’s relative costs at 111 percent of the national average. Homeowner’s insurance expense now ranks among the 10 highest

nationally. Rising costs might slow in-migration from the 50,000 to 70,000 the metro area saw each year from 2021 to 2023, which calculated to a top 10 rate per capita for metro areas with more than 1 million residents. Some relief will come from lower interest rates, while Tampa home prices have moderated a bit since their January 2025 peak. But with house prices up 66 percent in the four years ending July 2025, much of Tampa’s previous housing affordability has eroded, with little hope of returning in the near term. On the bright side, costs of doing business remain below national averages (95 percent of the national rate, per Moody’s), with costs considerably lower than U.S. averages for energy, state, and local taxes, and office rent.

Despite these outlined risks, local economic growth is expected to be conducive to outsized real estate returns. Continued in-migration, an attractive business climate, and job growth forecast at 2.3 times the nation’s five-year forecast set the stage for continued demand for Tampa real estate.

[Read Full Article Here](#)



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



OF GOING THE EXTRA MILE

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