

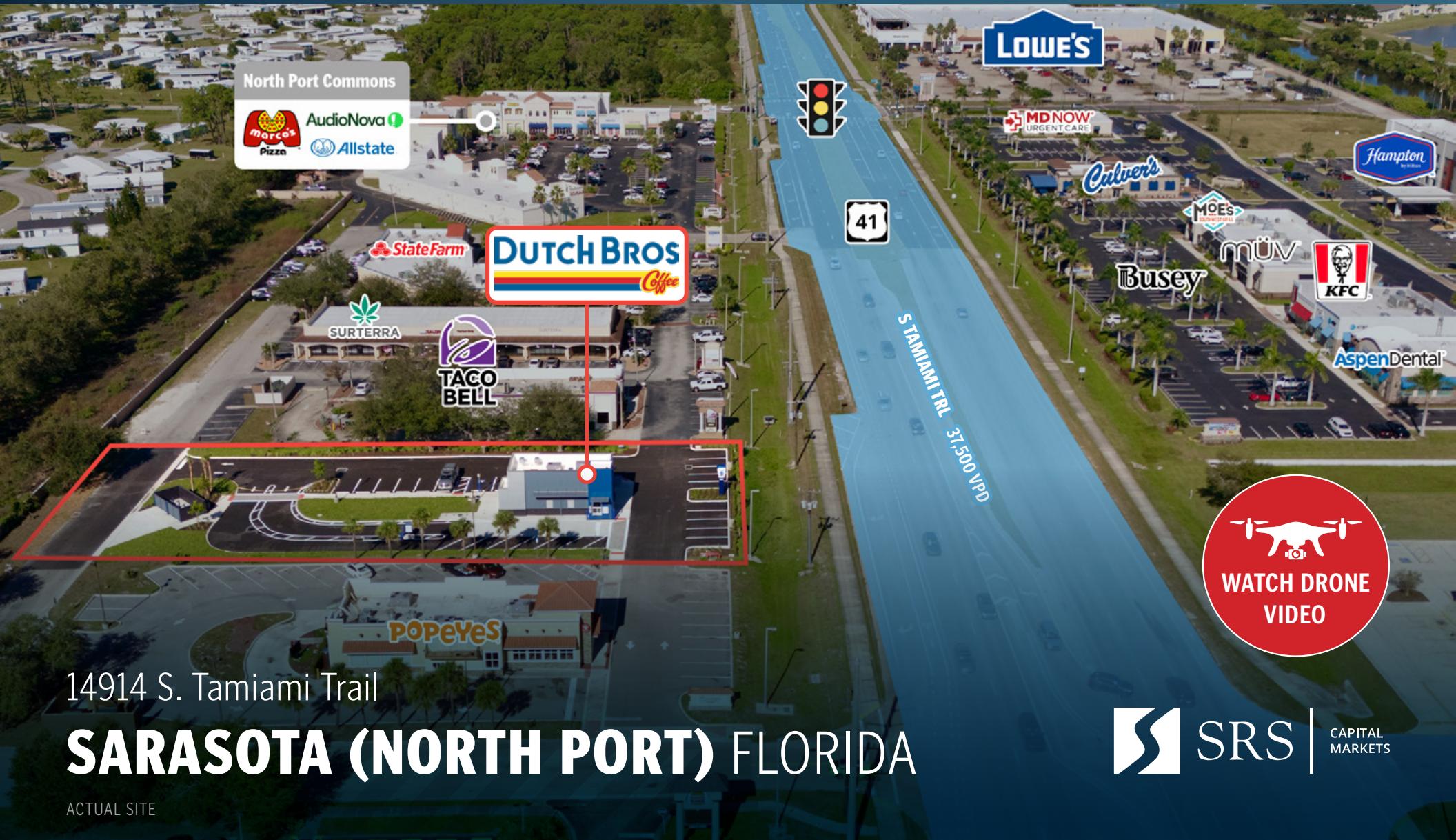
SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



(NYSE: BROS)

Store Opening November 2025 | Brand New Construction | Located Near Cocoplum Village Shops (95th Percentile Nationwide via Placer.ai)



14914 S. Tamiami Trail

SARASOTA (NORTH PORT) FLORIDA

ACTUAL SITE

S SRS |
CAPITAL
MARKETS

EXCLUSIVELY MARKETED BY



PATRICK NUTT

**Senior Managing Principal &
Co-Head of National Net Lease**

patrick.nutt@srsre.com
D: 954.302.7365 | M: 703.434.2599
1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
FL License No. BK3120739

WILLIAM WAMBLE

**EVP & Principal
National Net Lease**

william.wamble@srsre.com
D: 813.371.1079 | M: 813.434.8278
1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
FL License No. SL3257920



Heron Creek
Middle School

North Port
High School

Heron Creek Golf
& Country Club

Publix

Walmart
Neighborhood Market

Shoppes of North Port

YouFit

PAPAJOHNS

H&R BLOCK

metro
by T-Mobile



müv



AspenDental

MARILLO LN

Advance/
Auto Parts

S TAMiami TRL 37,500 VPD

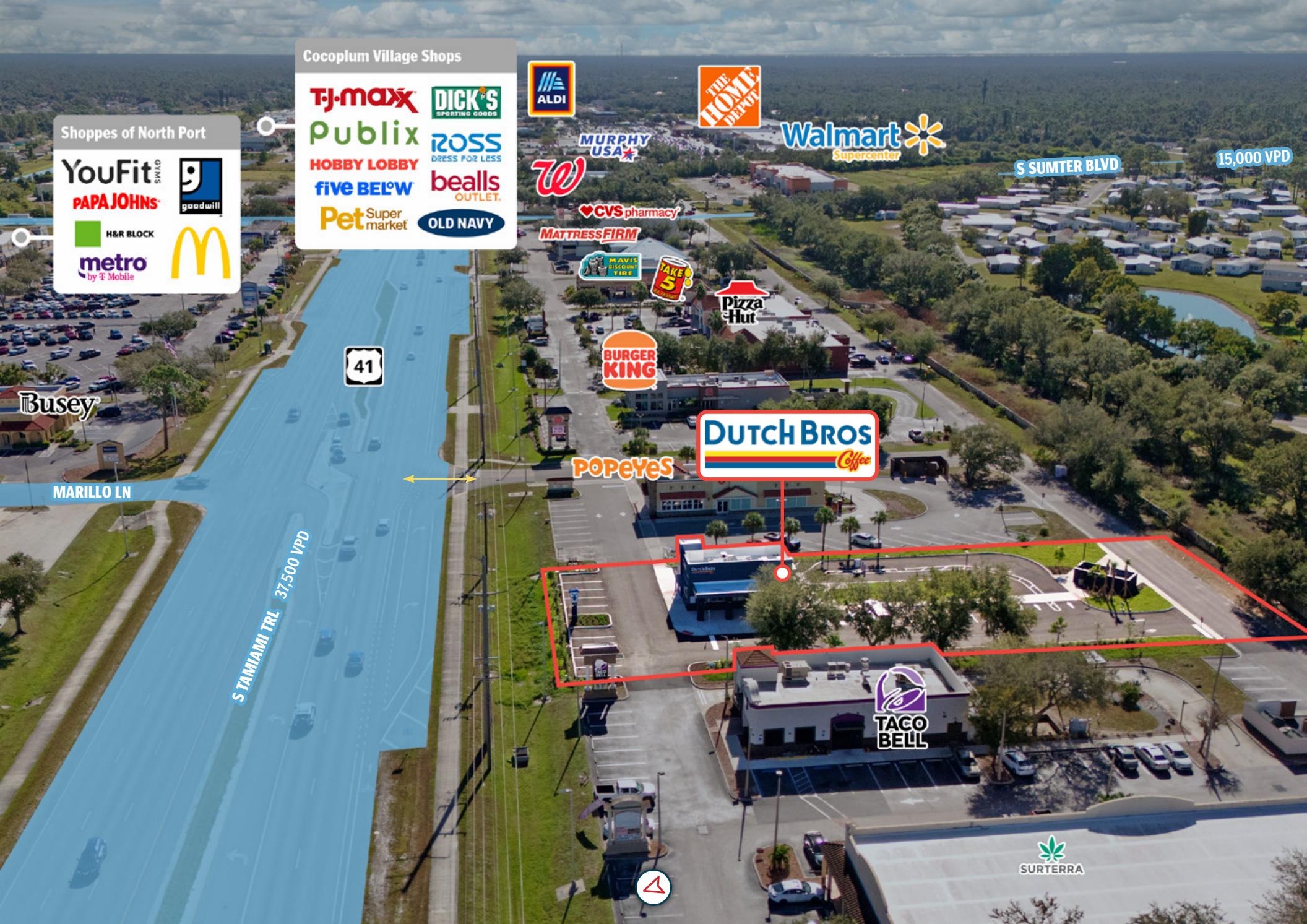
DUTCH BROS
Coffee

SURTERRA

TACO
BELL

POPEYES

41



OFFERING SUMMARY



OFFERING

Pricing	\$3,399,600
Net Operating Income	\$169,980
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	14914 S. Tamiami Trail North Port, Florida 34287
Rentable Area	950 SF
Land Area	0.88 AC
Year Built	2025
Tenant	Dutch Bros
Guaranty	Corporate (Boersma Bros LLC)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Every 5 Years
Options	3 (5-Year)
Rent Commencement	November 2025 (Est.)
Lease Expiration	November 2040 (Est.)

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM						RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Cap Rate	Options	
Dutch Bros	950 SF	Nov. 2025 (Est.)	Nov. 2040 (Est.)	Year 1	-	\$14,165	\$169,980	5.00%	3 (5-Year)	
				Year 6	10%	\$15,582	\$186,978	5.50%		
				Year 11	10%	\$17,140	\$205,676	6.05%		
10% Increases Beg. of Each Option										

Brand New 15-Year Lease | Scheduled Rental Increases | Options to Extend | Established Tenant

- The tenant recently signed a brand new 15-year lease with 3 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 10% rental increases every 5 years during the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- Dutch Bros is the third largest coffee chain in the US with over 1,040 locations throughout 18 states and a long-term goal of hitting 4,000+ stores
- 2025 construction which features high quality materials, distinct design elements, and high-level finishes

Absolute NNN | Fee Simple Ownership | No State Income Tax | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Investor benefits from fee simple ownership
- Ideal, management-free investment for a passive investor in a state with no state income tax

Demographics & Trade Area | Annual Population Growth

- More than 77,000 residents and 16,000 employees support the trade area
- \$95,371 average household income
- North Port is currently growing at a rate of 4.8% annually and its population has increased by 29.67% since the most recent census**

Fronting Tamiami Trail | Several Retailers | Strong Consumer Base | Several New Developments

- Dutch Bros is strategically fronting Tamiami Trail (37,500 VPD), a major retail and commuter thoroughfare serving North Port and the surrounding major trade areas
- Just West of Cocoplum Village Shops, anchored by T.J. Maxx, DICK'S, Hobby Lobby, Old Navy, and more
 - Cocoplum Village Shops ranks in the 95th percentile (1,752 out of 41,434) of all nationwide shopping centers via Placer.ai with 4.9M visitors annually**
- The Publix to the East ranks in the 92nd percentile (5,280 out of 69,058) of all nationwide grocery stores via Placer.ai
- Across the street from a new development that features MD Now, Culver's, MUV, KFC, Aspen Dental, and Hampton Inn, furthering the demand for new retail along this corridor
- Other new developments to East include a newly built HCA Florida Tamiami Trail ER and KIA dealership
- The surrounding tenants and strong consumer demand for retail will provide long-term viability in the underlying real estate
- In Q1 2025, The Sarasota County Public Hospital Board approved a \$450 million plan to build North Port's first hospital, less than 5 miles North of the subject property
- The six-story, 100-bed hospital on North Sumter Boulevard will be built on an undeveloped, 32-acre parcel that Sarasota Memorial Health Care System (SMH) owns
 - <https://www.sarasotamagazine.com/health-and-fitness/2025/01/north-port-florida-hospital-plans-approved>

PROPERTY PHOTOS



[WATCH DRONE VIDEO](#)



PROPERTY PHOTOS





DUTCH BROS

dutchbros.com

Company Type: Public (NYSE: BROS)

Locations: 1,043

2024 Employees: 18,000

2024 Revenue: \$1.28 Billion

2024 Net Income: \$35.26 Million

2024 Assets: \$2.50 Billion

2024 Equity: \$537.37 Million

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 we do, Dutch Bros now offers a wide variety of unique, customizable cold and hot beverages that delight a broad array of customers. We believe Dutch Bros is more than just the products we serve—we are dedicated to making a massive difference in the lives of our employees, customers and communities. This combination of hand-crafted and high-quality beverages, our unique drive-thru experience and our community-driven, people-first culture has allowed us to successfully open new shops and continue to share the “Dutch Luv” at 1,043 locations across 19 states as of June 30, 2025.

Source: investors.dutchbros.com, finance.yahoo.com



Dutch Bros plans to build 1K shops within 5 years.

The coffee chain expects annual revenue growth of roughly 20% and is targeting a store count of 2,029 by 2029.



Published March 28, 2025

Dutch Bros' growth strategy will be supported by an increase in mobile orders, a possible expansion into food and a new channel of consumer packaged goods.

The coffee chain expects annual revenue growth of roughly 20%, with new shop growth ranging from the low-single digits to mid-teens. The brand is pushing to raise company-operated shop contribution margins to about 30%, with the expectation of "maintaining this level to support long-term shop-level investments," the company said.

Such growth in revenue and store numbers could make Dutch Bros a much more formidable competitor in the U.S. QSR coffee market by the end of the decade.

"Led by field operations teams deeply rooted in our culture and hungry to grow, and supported by a leadership team with complementary skills and firsthand knowledge of scale, we are well positioned to deliver sustainable, long-term value," Christine Barone, CEO and president of Dutch Bros, said in a statement.

To further support its aggressive expansion, the chain appointed Brian Cahoe as chief development officer earlier this year to oversee new shop growth and the chain's development strategy. Cahoe has over 25 years of experience in QSRs, and most recently served as chief development officer at KFC U.S.

Additionally, the company continues to grow its mobile order and pay sales, which William Blair analyst Sharon Zackfia said is a particular positive for the chain.

"We believe upside potential exists as the brand embarks on a proven path of enhancing customer access through mobile order and pay (launched late 2024) with an expanded food offering on tap for 2026—both of which should serve to bolster Dutch's morning daypart, which stands at about one-third of sales versus roughly 50% for its peer group," she said in a report emailed to Restaurant Dive.

Mobile order and pay is now up to 10% of transactions, Zackfia said, compared to about 8% during the fourth quarter. This channel is increasing the use of Dutch's walk-up windows as well — utilization reached 15% compared to historical levels of 10%, with many mobile customers preferring to use this method for pickup.

A food menu is still in test with eight items, including a wrap, two breakfast sandwiches, a waffle and various bakery items, Zackfia said.

"The goal is to drive incremental morning sales and frequency with minimal complexity, with the opportunity to drive food mix much higher than the current 2% (peers are in the 25% range, although Dutch will likely not achieve that level given its truncated assortment)," Zackfia said.

In addition to its aggressive growth track, the chain will increase its brand awareness through consumer packaged goods, according to a press release. Partnering with Trilliant Food & Nutrition, Dutch Bros will sell packaged coffee and related products in retail outlets. Trilliant, which is one of the largest manufacturers of single-serve and ready-to-drink coffee, has a reach of 50,000 retail outlets.

Source:RestaurantDive
Read Full Article [HERE](#)



Retailers Embrace Efficiency with Smaller, Drive-Thru Only Formats

Starbucks, Take 5 Oil Change, 7 Brew, Wawa are just a few examples.

By Will Wamble | December 02, 2024

Recently there has been a proliferation of smaller prototype and drive-thru only format tenants in retail real estate. There are a wide range of retailers involved in this heightened trend including oil change companies, quick service restaurants (QSRs), and multiple coffee concepts, among others. Some specific brands include Starbucks, Take 5 Oil Change, 7 Brew, Wawa, Caribou Coffee, Scooter's, Salad and Go, Smalls Sliders, Jimmy John's, Checkers, Elliano's, Greenlane, Tim Hortons, and The Human Bean. Other QSRs like Chick-Fil-A, McDonald's, Chipotle, Taco Bell, and Portillo's have also recently experimented with drive-thru only models and buildings. Typically, the building size for this format is about 1,500 square feet (sf) or less.

Drive-thru only buildings enable retailers to maximize operational efficiencies by reducing facilities management expenses and labor costs. They also allow for increased customer convenience and accommodate shifting consumer preferences by streamlining digital and mobile ordering. Building construction is less capital intensive for both landlords and tenants with a lot of these users starting to incorporate prefabricated buildings in their designs. The smaller building footprints allow operators to establish a presence in denser, infill markets which otherwise have high barriers to entry.

In addition to the above efficiencies, smaller building footprints help landowners maximize value of smaller parcels. For example, most traditional QSRs typically



require 1.25 to 1.5 acres while, a majority of the newer drive-thru only concepts can utilize three-fourths of an acre or less. This allows developers or landowners to optimize smaller parcels and, in some cases, they can accommodate an additional tenant. Landowners aren't sacrificing much on annual rents since retailers are willing to pay higher rents for smaller buildings in order to be in prime locations that might have otherwise been unattainable. These tenants are typically creditworthy and willing to sign long-term absolute net leases or ground leases. If the property owner intends to sell the property, this helps them to attain attractive cap rates when selling the stabilized properties to investors seeking passive income.

Source: GLOBE STREET
Read Full Article [HERE](#)



LOCATION



North Port, Florida
Sarasota County
North Port-Bradenton-Sarasota MSA

ACCESS



S. Tamiami Trail/U.S. Highway 41: 1 Access Point

TRAFFIC COUNTS



S. Tamiami Trail/U.S. Highway 41: 37,500 VPD
S. Sumter Boulevard: 15,000 VPD

IMPROVEMENTS



There is approximately 950 SF of existing building area

PARKING



There are approximately 19 parking spaces on the owned parcel.
The parking ratio is approximately 20 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 1000-24-0009
Acres: 0.88
Square Feet: 38,439

CONSTRUCTION



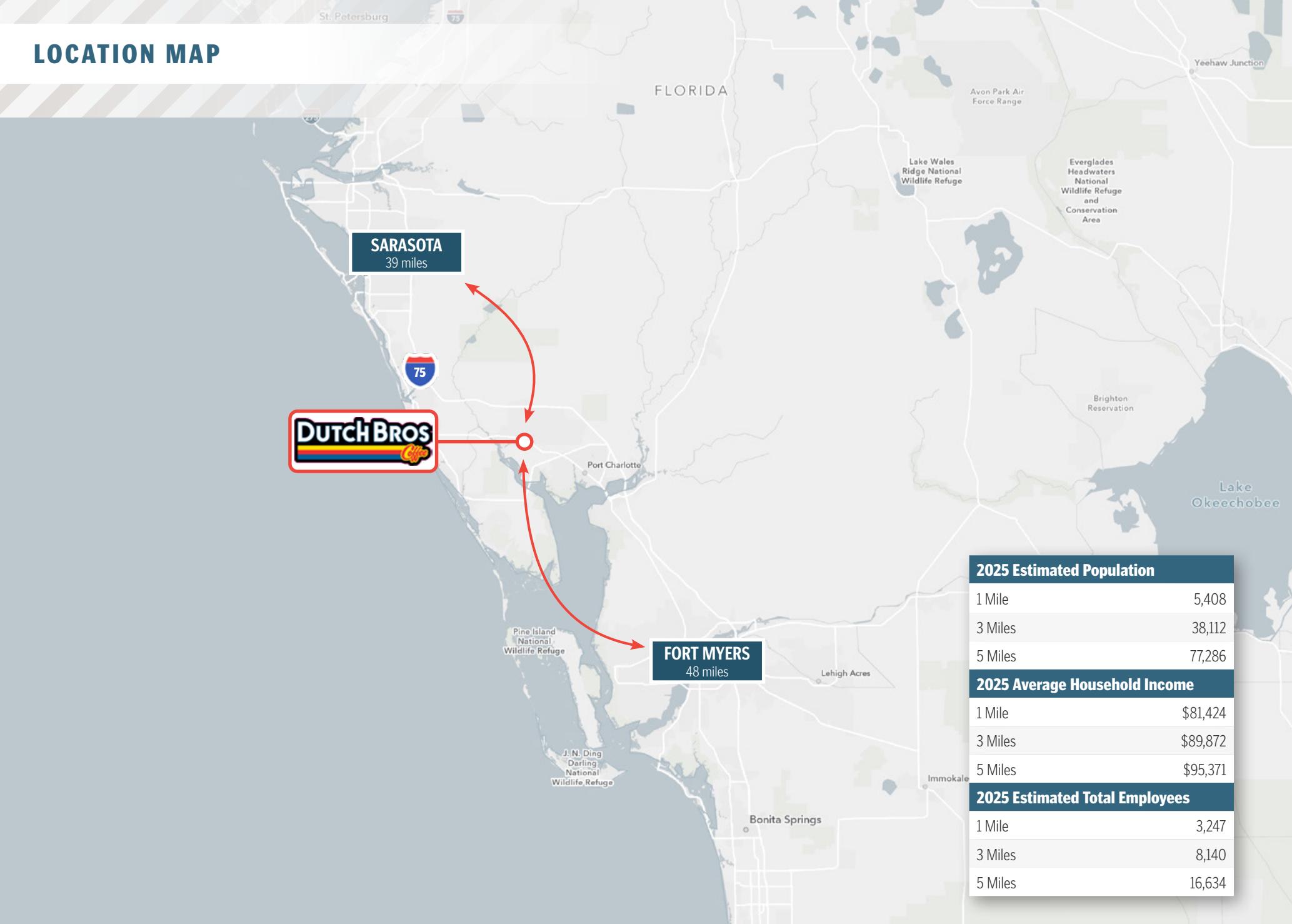
Year Built: 2025

ZONING



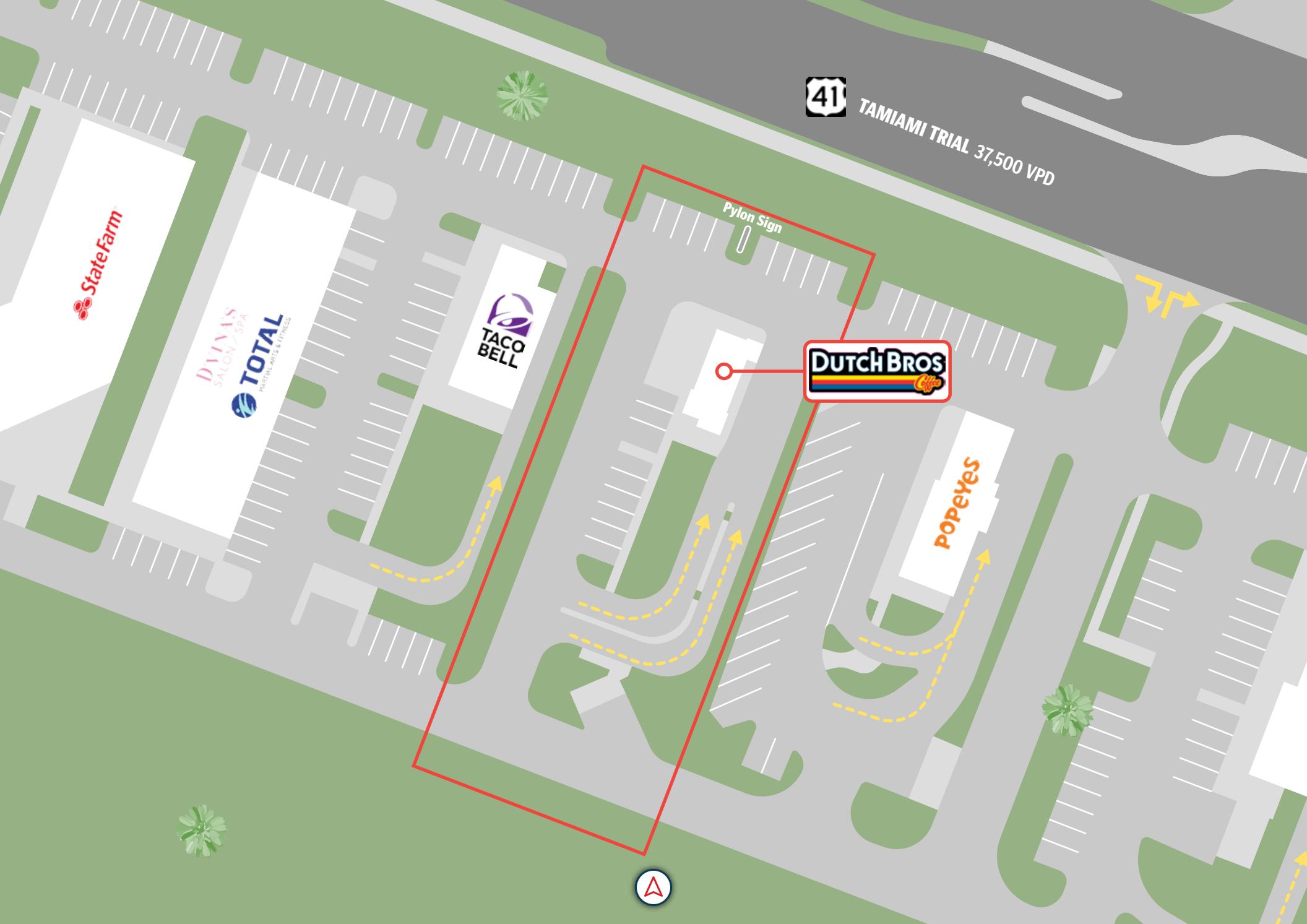
Commercial

LOCATION MAP











	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	5,408	38,112	77,286
2030 Projected Population	5,534	41,080	82,989
2025 Median Age	61.6	53.7	51.8
Households & Growth			
2025 Estimated Households	2,644	16,582	32,498
2030 Projected Households	2,726	18,038	35,230
Income			
2025 Estimated Average Household Income	\$81,424	\$89,872	\$95,371
2025 Estimated Median Household Income	\$63,768	\$71,095	\$74,832
Businesses & Employees			
2025 Estimated Total Businesses	324	1,033	2,068
2025 Estimated Total Employees	3,247	8,140	16,634



NORTH PORT, FLORIDA

North Port is a city in southern Sarasota County, Florida, United States. The City of North Port had a population of 87,041 as of July 1, 2024. North Port is a rapidly growing city located in Sarasota County, along Florida's southwestern Gulf Coast. Positioned between Tampa and Fort Myers, it is part of the North Port–Sarasota–Bradenton Metropolitan Area. North Port, a thriving young community founded in 1959, has the workforce, amenities and assets that make it attractive for headquarters, manufacturing, technology, distribution, financial services, cleantech, emerging technology and entrepreneurial endeavors.

North Port's economy is diverse, with strong sectors in construction, healthcare, retail, tourism, and small business development. Residential and commercial growth continues to drive local employment and attract investment. The Wellen Park master-planned community and proximity to Interstate 75 have boosted development and regional connectivity. Major employers in the area include Sarasota Memorial Health Care System, PGT Innovations, and local government services. The city also benefits from its location near Port Charlotte and Venice, expanding access to regional job markets. North Port is the Spring Training home for the Atlanta Braves, who hold extended spring training in North Port. Because of its unique, natural environment and its city leadership that pro-actively protects and preserves its tree canopies, bike and hike trails, flora and fauna, waterways, etc., North Port is becoming known as an eco-tourism destination.

North Port is known for its abundance of natural and recreational attractions. The Warm Mineral Springs Park, one of the only naturally occurring warm springs in Florida, is a major local landmark attracting visitors year-round. The city features over 80 miles of freshwater canals, scenic parks, and nature preserves, such as the Myakkahatchee Creek Environmental Park and Deer Prairie Creek Preserve.



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