

410 MYRTLE STREET
LONGWOOD, FL



**OFFERED
FOR SALE**

\$3,120,000 | 6.25% CAP

Walgreens

RONALD REAGAN BLVD 22,305 VPD



MYRTLE ST

CONFIDENTIAL OFFERING MEMORANDUM

434

W SR 434 34,800 VPD

 **Atlantic**
CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this newly renovated Starbucks featuring a 10 Year Net Lease with 10% rental increases every 5 years. Starbucks has been open for business since January.



**TROPHY
ASSET**



**RARE DRIVE-THRU
ONLY LOCATION**



**TOP
GROWTH
MARKET
NATIONALLY**

| RENT SCHEDULE | TERM | ANNUAL RENT | RETURN |
|--------------------|-----------------------|-------------|--------|
| Current Term | 1/15/2025 - 1/14/2030 | \$195,000 | 6.25% |
| Current Term | 1/15/2030 - 1/14/2035 | \$214,500 | 6.88% |
| 1st Extension Term | 1/15/2035 - 1/14/2040 | \$235,950 | 7.56% |
| 2nd Extension Term | 1/15/2040 - 1/14/2045 | \$259,545 | 8.32% |
| 3rd Extension Term | 1/15/2045 - 1/14/2050 | \$285,500 | 9.15% |
| 4th Extension Term | 1/15/2050 - 1/14/2055 | \$314,049 | 10.07% |
| 5th Extension Term | 1/15/2055 - 1/14/2060 | \$345,454 | 11.07% |
| 6th Extension Term | 1/15/2060 - 1/14/2065 | \$380,000 | 12.18% |

| | |
|-------------------|-------------|
| NOI | \$195,000 |
| CAP RATE | 6.25% |
| LIST PRICE | \$3,120,000 |



ASSET SNAPSHOT

| | |
|---------------------------------------|--|
| Tenant Name | Starbucks |
| Signator/Guarantor | Starbucks Corporation (Parent) |
| Address | 410 Myrtle St. Longwood, FL 32750 |
| Building Size (GLA) | 1,400 SF |
| Land Size | 0.77 Acres |
| Year Built/Renovated | 2008/2025 |
| Expense Reimbursements | NN (Tenant reimburses CAM, Taxes, Insurance, Declaration Assessments & Administration Fee) |
| Landlord Maintenance Responsibilities | Roof, structure, parking areas, landscaping, drainage and utilities outside the building |
| Rent Commencement Date | January 15, 2025 |
| Early Termination | None |
| Remaining Term | 9.5 Years |
| Current Annual Rent | \$195,000 |
| Rental Increases | 10% Every 5 Years |



41,782 PEOPLE
IN 3 MILE RADIUS



\$80,826 AHHI
IN 3 MILE RADIUS



34,800 VPD
ON W STATE RD (FL 434)



TROPHY ASSET

Rare opportunity to own a hyper secure, newly constructed 10-YR Starbucks in Orlando, FL



TOP GROWTH MARKET NATIONALLY

Orlando ranked #1 nationally in employment growth in 2024 and #8 nationally in new housing starts



HIGH-PROFILE LOCATION

High-profile location surrounded by traffic generators Wawa, Walgreens, Sonic, Taco Bell and CVS



EXCELLENT UNDERLYING FUNDAMENTALS

Clear visibility and full access to over 36,000 VPD at the intersection of 434 and Ronald Reagan Blvd



INVESTMENT GRADE CREDIT

Starbucks has an investment grade credit rating and is the largest coffee provider in the World with over 35,700 stores



RARE DRIVE-THRU ONLY LOCATION

Starbucks executives have stated that drive-thru only stores deliver superior unit level economics



INFLATION HEDGE

Fixed 10% increases every 5 years provide a hedge against inflation and consistent rent growth



DEPRECIATION

Fee simple ownership of the building allows for depreciation boosting after tax returns

STARBUCKS SITE PLAN

STARBUCKS LONGWOOD, FL

4

DON PABLO ESTATES
BRAND NEW LUXURY
TOWNHOMES

MYRTLE ST

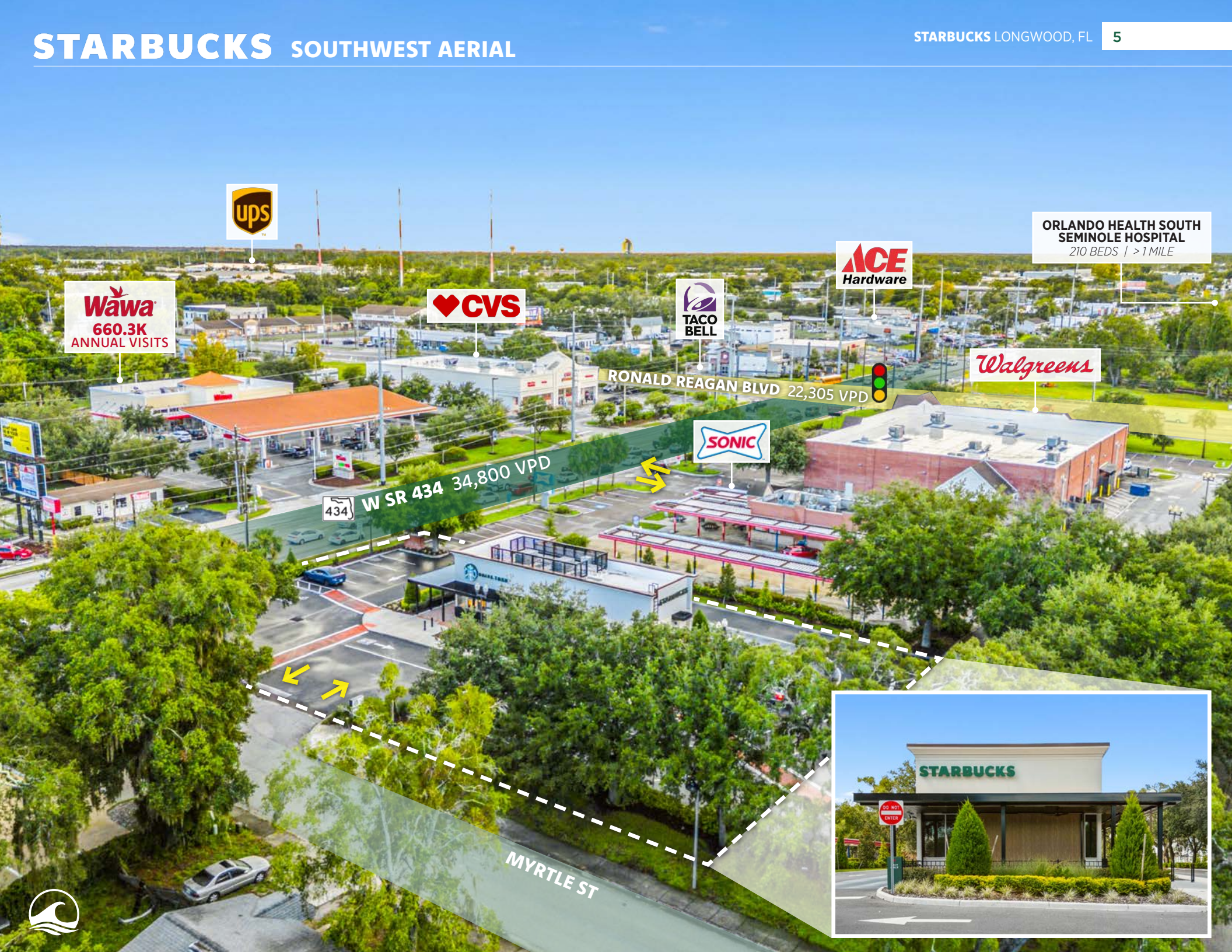
STARBUCKS

SONIC

434

W SR 434 34,800 VPD





Wawa
660.3K
ANNUAL VISITS



**ORLANDO HEALTH SOUTH
SEMINOLE HOSPITAL**
210 BEDS | > 1 MILE



RONALD REAGAN BLVD 22,305 VPD



434 W SR 434 34,800 VPD

MYRTLE ST



 **LONGWOOD STATION**
120K ANNUAL RIDERS

WESTON PARK AT LONGWOOD STATION
208 APARTMENT UNITS

HERITAGE VILLAGE COMMONS
272 APARTMENT UNITS

RONALD REAGAN BLVD 22,305 VPD

Walgreens

 **SONIC**



STARBUCKS
LONGWOOD | FLORIDA

MYRTLE ST



W SR 434 34,800 VPD





THE ADDISON LONGWOOD
277 LUXURY APARTMENT UNITS



MYRTLE ST



W SR 434 34,800 VPD





LONGWOOD

STARBUCKS LONGWOOD, FL

9

Winn✓Dixie
bealls

ORLANDO HEALTH
HOSPITAL

DUNKIN'

Walgreens

Wawa

O'Reilly
AUTO PARTS

Advance
Auto Parts

McDonald's

434

W SR 434 (34,800 VPD)

434

DOLLAR TREE

McDonald's
CHIPOTLE

TACO
BELL

CVS

ups

S RONALD REAGAN BLVD

STARBUCKS
LONGWOOD | FLORIDA

LAIFITNESS

DUNKIN'

Winn✓Dixie

Wendy's

1 MILE

11,918
PEOPLE

\$74,006
AHHI

3 MILES

41,782
PEOPLE

\$80,826
AHHI

5 MILES

117,791
PEOPLE

\$81,532
AHHI

LYMAN HIGH
2,056 Students

MILWEE MIDDLE
1,373 Students

Wawa

Publix

DOG TRACK RD (17,300 VPD)

THE
HOME
DEPOT

Calver's

O'Reilly
AUTO PARTS

US HWY 17 (71,000 VPD)

PANDA EXPRESS
CHINESE KITCHEN

PET SMART
TARGET

Steak
Shake

TACO
BELL

CASSELBERRY

436





FL 436 > 2 MILES FROM ASSET
51,340 VPD

> 3 MILES FROM ASSET

ALTAMONTE MALL & WHOLE FOODS
9.5M ANNUAL VISITORS | 746K ANNUAL VISITORS

Longwood is part of the Orlando-Kissimmee-Sanford Metro Area which the 4th largest Metro Area in the Southeastern United States with a population of over 2,500,000. Metro Orlando grew by 540,000 residents (25% growth) from 2010 to 2020, making it one of the fastest-growing markets in the Nation. Orlando led the Nation in job growth from 2015-2019 and has become a diverse economy with growth in the aerospace, defense, education, health sciences, biotech, professional services, construction, and technology sectors.

Orlando is home to the busiest airport in the State of Florida (58 million passengers annually), and the largest University in the Country, the University of Central Florida, which boasts an enrollment of nearly 70,000 students. Orlando is the theme park capital of the World and continues to be the #1 tourist destination in the United States with a record 74,000,000 visitors in 2023. Tourism contributes over \$58 Billion to the local economy, annually. Due to its diverse economy, year-round sunshine, and relatively low cost of living, Orlando is poised to continue its growth and has established itself as one of the most dynamic cities in the Nation.

| | DEMOGRAPHICS | 3 MILE |
|---|-----------------------------|----------|
|  | POPULATION | 41,782 |
|  | TOTAL EMPLOYEES | 60,230 |
|  | AVERAGE HH INCOME | \$80,826 |
|  | VPD ALONG W STATE RD 434 | 34,800 |



Starbucks, founded in 1971 in Seattle, Washington, is a globally renowned coffeehouse chain and is the largest provider of coffee in the world. It began as a single store focused on providing high-quality coffee beans and equipment. The company's expansion took off when Howard Schultz joined in 1982, envisioning Starbucks as a place for people to enjoy freshly brewed coffee in a cozy, community-oriented atmosphere. Starbucks has since grown into one of the world's largest coffeehouse chains, with over 40,000 locations in over 80 countries. Beyond its iconic coffee offerings, Starbucks provides an array of beverages, including teas, refreshers, and specialty espresso drinks, catering to diverse tastes. The brand is known for its commitment to ethical sourcing and environmental sustainability, reflected in initiatives like the Coffee and Farmer Equity (C.A.F.E.) Practices and the use of recyclable materials. Starbucks also offers an assortment of pastries, sandwiches, and snacks to complement its beverages, making it a popular spot for breakfast and quick meals. With its mobile app and rewards program, Starbucks has embraced technology to enhance customer convenience. The company's financial performance has remained robust, benefiting from its global presence and loyal customer base. Overall, Starbucks has become an integral part of the coffee culture and continues to evolve to meet the demands of modern consumers.



STARBUCKS QUICK FACTS

| | |
|-----------------|--------------|
| Founded: | 1971 |
| Ownership: | Public |
| Stock Symbol: | NASDAQ: SBUX |
| Market Cap: | \$92.58B |
| 2024 Revenue: | \$36.15B |
| # of Locations: | 40,199 |
| Headquarters: | Seattle, WA |
| Guaranty: | Corporate |



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Exclusively Offered By



PRIMARY DEAL CONTACTS

PATRICK WAGOR

Partner

561.427.6151

pwagor@atlanticretail.com

NATIONAL TEAM

DAVID HOPPE

Head of Net Lease Sales

980.498.3293

dhoppe@atlanticretail.com

ERIC SUFFOLETTO

Managing Director & Partner

508.272.0585

esuffoletto@atlanticretail.com

ZACK HILGENDORF

Senior Vice President

847.722.0865

zhilgendorf@atlanticretail.com

NICK HILGENDORF

Associate

847.414.4749

nhilgendorf@atlanticretail.com

KENDRA DOHERTY

Analyst

857.400.1568

kdoherthy@atlanticretail.com

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