



REAL PROPERTY SPECIALISTS, INC.®

Exclusive Offering



Bill Smith (VP of Development) Tel: (407)624-5582 / Fax: (407)624-5582 - Bill@rps-fl.com

FINANCIAL OVERVIEW

Address

5894 Conroy Rd
Orlando FL 32835

Price \$3,050,000
Cap Rate 4.10%
Gross Leasable Area (GLA) 2,200 SF
Year Built 2018



Tenant	GLA	%GLA	Annual Rent	Rent Commencement	Lease Term	Options
Starbucks	2,200	100%	\$125,000	05/11/2018	10yrs	Four (5 Years)

INVESTMENT OVERVIEW

- 10-Year Lease
- Brand New Construction
- 10% Increase every 5 years
- Adjacent to LA Fitness Anchored Shopping Center, Publix Shopping Center, Walgreens, Chick Fil A & many more
- Relocation of Central Florida's first Starbucks to a Free-standing Building with Drive Thru
- **Below Market Rent!**
- Excellent Visibility along Conroy Rd, over 36,470 ± CPD & over 57,000 CPD on S Kirkman Rd
- Approximately 2 miles from Universal Studio's, 6 miles from Orange County Convention Center, Seaworld, & Downtown Orlando, 14 miles from Disney World, & 16 miles from Orlando International Airport
- Located along the Florida Turnpike with exposure to over 100,000 vehicles per day
- Just down the road from Orlando's most affluent communities (Windermere, Isleworth, & Bayhill) with Orlando's Highest household incomes

DEMOGRAPHICS

POPULATION	1-MILE	3-MILES	5-MILES
2010 Population	12,890	97,826	208,294
2018 Population	15,588	116,215	243,777
2023 Population	17,277	128,527	269,090

HOUSEHOLDS

2010 Households	5,779	37,539	77,003
2018 Households	6,838	44,245	90,155
2023 Households	7,563	48,939	99,572

INCOME

2018 Average Household Income	\$57,106	\$62,819	\$63,532
-------------------------------	----------	----------	----------

AREA OVERVIEW

At the center of the Orlando metropolitan area, Orlando is one of the most visited cities in the United States. In 2017, more than 72 million people visited Orlando. The city offers everything when it comes to entertainment. The city was originally nicknamed "The City Beautiful," because of Lake Eola. In recent years, the city received the nickname of "The Theme Park Capital of the World." as it is home to seven of the top theme parks in the world. From theme parks and sunshine to continuously evolving dining scenes, Orlando is the only destination where you can enjoy it all. More than 43 million passengers use Orlando International Airport annually; making MCO the third busiest airport in the U.S.

PHOTO



TENANT OVERVIEW



Rent Commencement	05/11/2018
Lease Expiration	5/31/2028
Gross Leasable Area	2,200 SF
Original Term	10years
Options	Four (5years)
Increases	10% every 5 years
Years Remaining	10 Years
Number of Locations	28,000+
Headquartered	Seattle, Washington
Website	www.starbucks.com

Founded in 1971, Starbucks is undoubtedly the most iconic coffee company and coffeehouse chain in the world. Since its inception, Starbucks has been committed to ethically sourcing and roasting high-quality arabica coffee. As the premier roaster, marketer and retailer of coffee worldwide, Starbucks has been able to significantly outperform industry-level revenue growth in recent years. Starbucks consistently keeps top-line, double-digits sales growth thanks to its three-fold strategy: continued global expansion efforts, small increases in average ticket values and delivering an innovative product mix for customers. Starbucks offers a range of exceptional products that customers can enjoy in-store, at home and on the go— including more than 30 blends and single-origin coffees, handcrafted beverages, branded merchandise, food and other consumer products. The Starbucks brand portfolio extends to include Seattle’s best Coffee, Teavana, Tazo, Evolution Fresh, La Boulange, Ethos Water and Terrefazione Italia Coffee. Starbucks has won numerous awards and recognitions, including a 12-year run on Fortune’s list of the “Most Admired Companies in America” (2003–2015). Starbucks was also named by Fast Company in 2012 as one of the “World’s 50 Most Innovative Companies,” and was listed as one of the “World’s Most Ethical Companies” by Ethisphere for twelve consecutive years (2007–2018). As of December 2017, Starbucks operates more than 28,000 retail locations across the globe in a total of 75 countries. Nearly half of all Starbucks locations are corporate-operated, and the majority of them are based in the United States. Starbucks reported another quarter of record financial results in Q1 of 2018, with consolidated revenues up six percent over 2017. The Company delivered solid revenue and profit growth, reaching \$6 billion for Q1 2018 for the first time. As part of its long-term growth strategy, Starbucks announced plans to open 12,000 new stores globally and 3,400 in the U.S. by 2021, which will boost Starbucks’ unit count by 50 percent.

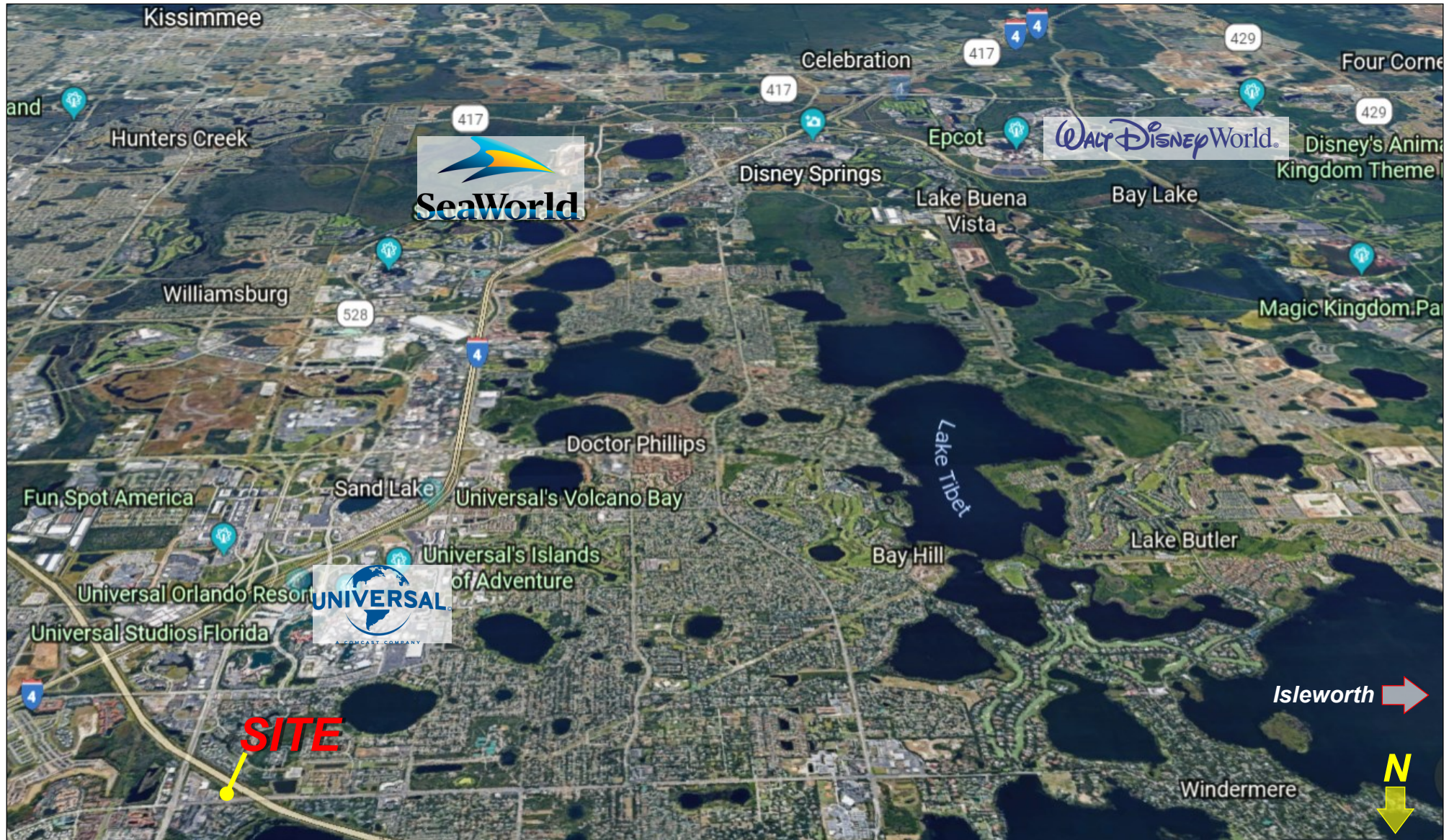
PHOTO



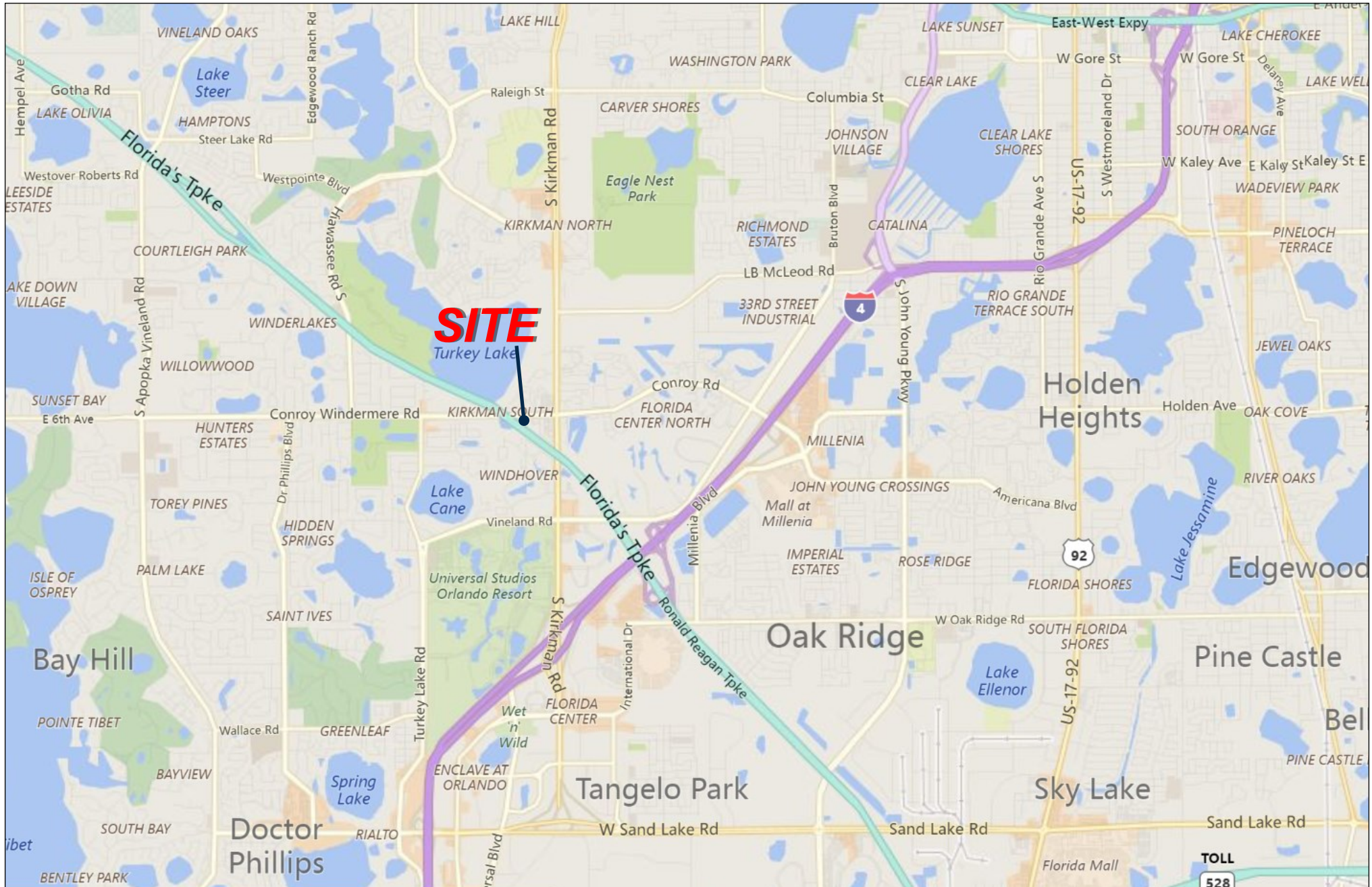
AERIAL PHOTO



SITE PLAN



LOCAL MAP



REGIONAL MAP

