



*BRAND NEW CONSTRUCTION, 10-YEAR LEASE WITH INCREASES EVERY 5 YEARS*

**STARBUCKS**

**BROOKSVILLE (NORTH OF TAMPA), FLORIDA**



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EXCLUSIVELY LISTED BY

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## ADDRESS

1000 S Broad St.  
Brooksville, FL 34601

## PRICE

\$3,800,000

## CAP RATE

6.00%

## NOI

\$228,093

# FINANCIAL OVERVIEW

PRICE	\$3,800,000
CAP RATE	6.00%
GROSS LEASABLE AREA	2,500 SF
YEAR BUILT	2024
LOT SIZE	1.22 +/- Acres

## Lease Summary

LEASE TYPE	NN
ROOF & STRUCTURE	Lamdlord Responsible
LEASE TERM	10 Years
RENT COMMENCEMENT	September 2024
INCREASES	10% Every Five Years, Including Options
OPTIONS	Six, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	Yes, Tenant has 15 Business Days to Respond

TERM	ANNUAL RENT	MONTHLY RENT
Year 1 - Year 5	\$228,093	\$19,008
Year 6 - Year 10	\$250,902	\$20,909
Option 1	\$275,993	\$22,999
Option 2	\$303,592	\$25,299
Option 3	\$333,951	\$27,829
Option 4	\$367,346	\$30,612
Option 5	\$404,081	\$33,673
Option 6	\$444,489	\$37,041



## TENANT OVERVIEW

OWNERSHIP: PUBLIC  
 TENANT: CORPORATE  
 GUARANTOR: STARBUCKS CORPORATION



HEADQUARTERED IN  
 SEATTLE,  
 WASHINGTON



38,000  
 LOCATIONS



PUBLICLY TRADED  
 COMPANY  
 NASDAQ:  
 SBUX



FOUNDED IN  
 1971



346,000  
 EMPLOYEES



FORTUNE 500  
 RANKING  
 #125

## Recent News

### TICKET AND TRAFFIC GROWTH AT STARBUCKS GENERATE RECORD REVENUES

November 2, 2023  
[www.nrn.com](http://www.nrn.com)

## LEASE SUMMARY

### LANDLORD RESPONSIBILITIES

Landlord shall maintain, repair and make replacements to the premises including (a) upkeep of the roof, roof membrane and roof systems (gutters, downspouts and the like, excluding cleaning), foundation, exterior walls, interior structure walls and all structural components of the premises and building and (b) all capital repairs and replacements to the sidewalks, parking lot (including repaving and/or resurfacing), and drainage systems including stormwater maintenance as well as all utility systems (excluding irrigation, HVAC and grease traps), dumpster enclosure and light poles.

### TENANT RESPONSIBILITIES

Tenant, at Tenant's expense, shall keep the premises in good order and repair, including maintaining all plumbing, grease traps, HVAC, electrical and lighting facilities and equipment, store front, doors, and plate glass of the premises as well as routine exterior maintenance including irrigation and repairs to the building and property including clearing of gutters and downspouts, painting interior and exterior walls, landscape maintenance and replacements, irrigation systems, parking lot sweeping, parking lot sealing and restriping, trash and recycling pick-up, light bulb replacement on the exterior and light poles, signage maintenance, utilities and system maintenance inside the building envelope and all of Tenant's fixtures, furnishings and equipment.

### TAXES

Tenant shall pay all real estate taxes.

### INSURANCE

Tenant shall obtain and keep in full force liability and property insurance.

Landlord shall also obtain and keep in full force liability and property insurance and Tenant shall reimburse Landlord for the cost of Landlord's insurance.

### ASSIGNMENT & SUBLETTING

Tenant may assign or sublet the lease with Landlord's consent but shall remain liable for the terms of the lease.

### ESTOPPEL

Tenant has 30 Days from receipt of request to provide an executed estoppel.

# INVESTMENT *HIGHLIGHTS*

- New 10-Year Corporate Lease with No Early Termination Clause
- 10% Rental Increases Every 5 Years in the Base Term and Options
- Investment Grade Credit Tenant (Rated BBB+ by S&P), Ranked #125 on Fortune 500
- Brand New High-Quality Construction with a Patio and Drive-Thru
- Mobile App and Drive-Thru Orders Make Up 70%+ of Sales
- Serving Over 80,000 Residents in Rapidly Growing Trade Area, 45 Miles North of Downtown Tampa
- Hard Corner Location, Highly Visible to More Than 31,500 Cars/Day
- Down the Street from High-Volume Walmart Supercenter, Lowe's, Publix, Winn-Dixie, a Brand New Wawa, and Many More
- Minutes to Tampa General Hospital Brooksville with 348 Employees
- Strong Daytime Population, Over 25,600 Employees in the Primary Trade Area
- Close Proximity to Withlacoochee State Forest with 4+ Million Visitors Annually
- 60 Miles West of Walt Disney World Resort with 58 Million Annual Tourist Visits
- Tax Free State, No State Income Tax in Florida





 **BROOKSVILLE ELEMENTARY**  
652 STUDENTS

 **HERNANDO HIGH**  
1,299 STUDENTS

31,500 CARS/DAY

**ACE**  
Hardware

 **THE GRANDE**  
ASSISTED LIVING

 **JEROME BROWN**  
COMMUNITY CENTER

**AMERICAN FREIGHT**  
FURNITURE - MATTRESS  
**FAMILY DOLLAR**

**TSC**  
**TRACTOR SUPPLY CO**

**Hardee's**

**7**  
ELEVEN

 **BROOK HAVEN**  
140 UNITS

**Advance**  
Auto Parts

 **BROOKSVILLE**  
HEALTHCARE CENTER

**O'Reilly**  
AUTO PARTS

**Popeye's**

**ZAXBY'S**

**MCDONALD'S**

**DOLLAR GENERAL**

**WINN-DIXIE**  
**AutoZone**  
**REGIONS**  
**ups** **T-Mobile**

**7**  
ELEVEN

**THE JULEP**  
152 UNITS

**SUBJECT PROPERTY**

**DUNKIN'**

**CVS/pharmacy**

**Wawa**

**IHOP**

**EXPRESS**  
OIL CHANGE

32,000 CARS/DAY

**TGH** Tampa General Hospital.  
BROOKSVILLE

348 EMPLOYEES

**DOLLAR TREE**  
**Publix** **SUBWAY**  
**Bank of America**

**Walmart**  
Supercenter

**LOWE'S**

**Davita**

**HARBOR FREIGHT TOOLS** **Save a lot BIG LOTS!**  
**Aaron's** **Applebee's** **WALGREENS**

**TACO BELL** **Pizza Hut**

**Ford**



**HARBOR FREIGHT TOOLS**  
**Save a lot BIG LOTS!**  
**Aaron's** Applebee's **WALGREENS**

**Ford**  
**Davita**

**LOWE'S** **Walmart** Supercenter

**DOLLAR TREE**  
**Publix** **SUBWAY**

**EXPRESS** OIL CHANGES

**ihop**

**BURGER KING**

**Wawa**

**CVS** pharmacy

**DUNKIN'** **BR** baskin robbins

**CHARLEY'S**

**KFC**

**Culver's**

**TIRE'S PLUS**

**DQ**

**Wendy's**

**Bank of America**

**T-Mobile**

**WINN-DIXIE**

**AutoZone**

**REGIONS** **ups**

**Wendy's**

**BROOKSVILLE HEALTHCARE CENTER**

**SUBJECT PROPERTY**

31,500 CARS/DAY

**7 ELEVEN**



 JEROME BROWN  
COMMUNITY CENTER

 THE GRANDE  
ASSISTED LIVING

AMERICAN FREIGHT  
FURNITURE - MATTRESS  
FAMILY DOLLAR

Mobil



O'Reilly  
AUTOPARTS

ZAXBY'S

Advance  
Auto Parts

POPEYES

MCDONALD'S

Checkers

CAPTAIN D  
D'NEAL'S RESTAURANT

DOLLAR GENERAL

DQ

7  
ELEVEN

SUBJECT  
PROPERTY

31,500 CARS/DAY

TIRE PLUS  
TIRE CARE CENTER

Calver's

Wendy's

KFC

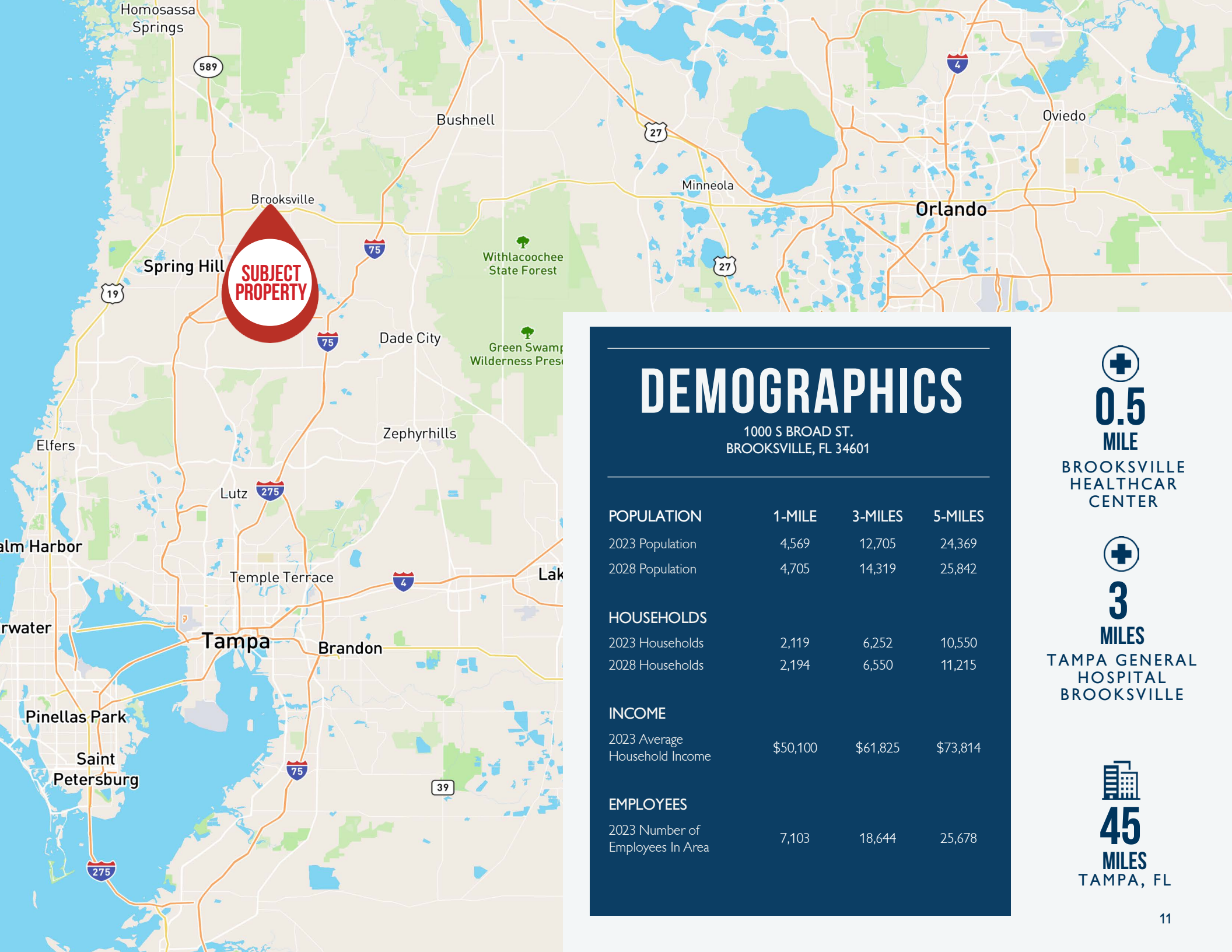












# DEMOGRAPHICS

1000 S BROAD ST.  
BROOKSVILLE, FL 34601

## POPULATION

	1-MILE	3-MILES	5-MILES
2023 Population	4,569	12,705	24,369
2028 Population	4,705	14,319	25,842

## HOUSEHOLDS

	1-MILE	3-MILES	5-MILES
2023 Households	2,119	6,252	10,550
2028 Households	2,194	6,550	11,215

## INCOME

	1-MILE	3-MILES	5-MILES
2023 Average Household Income	\$50,100	\$61,825	\$73,814

## EMPLOYEES

	1-MILE	3-MILES	5-MILES
2023 Number of Employees In Area	7,103	18,644	25,678



0.5  
MILE

BROOKSVILLE  
HEALTHCARE  
CENTER



3  
MILES

TAMPA GENERAL  
HOSPITAL  
BROOKSVILLE



45  
MILES

TAMPA, FL



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant(s). While a tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of the tenant(s) history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any lease, including the likelihood of locating a replacement tenant if a current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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O F F E R I N G   M E M O R A N D U M

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BROOKSVILLE, FLORIDA

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