

1,208 HOMES UNDER CONSTRUCTION IN TAVARES
RARE 15-YEAR SELF-MAINTAINING LEASE



Publix

Popeyes

SEAPLANE
Dental Care

**OFFERED
FOR SALE**

\$4,476,000 | 5.25% CAP

29925 FL-19 TAVARES, FL
ORLANDO-KISSIMMEE-SANFORD MSA

SR-19 42,000 VPD

 **Atlantic**
CAPITAL PARTNERS™

CONFIDENTIAL OFFERING MEMORANDUM

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this newly constructed Starbucks featuring a 15 Year Net Lease with 10% rental increases every 5 years. Starbucks is planning to open for business in June.



LEASE YEARS	ANNUAL RENT	RETURN
Years 1-5	\$235,000	5.25%
Years 6-10	\$258,500	5.78%
Years 11-15	\$284,350	6.35%
Years 16-20 (Option 1)	\$312,785	6.99%
Years 21-25 (Option 2)	\$344,064	7.69%
Years 26-30 (Option 3)	\$378,470	8.46%
Years 31-35 (Option 4)	\$416,317	9.30%

NOI	\$235,000
CAP RATE	5.25%
LISTING PRICE	\$4,476,000



ASSET SNAPSHOT

Tenant Name	Starbucks
Signator/Guarantor	Starbucks Corporation (Parent)
Address	29925 FL-19, Tavares, FL
Building Size (GLA)	2,500 SF
Land Size	1.04 Acres
Year Built	2025
Lease Type	NN+ (Tenant Self-Maintains)
Landlord Responsibilities	Roof & Structure (20 Year Roof Warranty)
Rent Commencement Date	Estimated June 15, 2025
Early Termination	None
Remaining Term	15 Years
Current Annual Rent	\$235,000
Rental Increases	10% Every 5 Years

REPRESENTATIVE PHOTO



17,757 PEOPLE
IN 3 MILE RADIUS



\$79,762 AHHI
IN 3 MILE RADIUS



42,000 VPD
ON STATE RD 19



TROPHY ASSET

Rare opportunity to own a hyper secure, newly constructed 15-YR Starbucks in Central Florida



TOP FLORIDA GROWTH MARKET

Lake County's population has surged by more than 17% since 2020 making it one of the fastest growing counties in Florida



HIGH PROFILE PUBLIX OUTPARCEL

Prime location in front of high volume Publix and proximity to best in class traffic generators



CORPORATE NET LEASE

Starbucks Corporation guarantees the lease and is responsible for maintaining the parcel which provides passive ownership and long-term stable cash flow



INVESTMENT GRADE CREDIT

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



2025 CONSTRUCTION WITH ROOF WARRANTY

Brand new construction with drive-thru and 20-year transferable roof warranty



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



DOWNTOWN
TAVARES
← 2 MILES



CR-561 18,230 VPD

SR-19 42,000 VPD



STARBUCKS
TAVARES | FLORIDA





Publix

POPEYES

SEAPLANE
Dental Care

CIRCLE K
SUBWAY



SR-19 42,000 VPD

CR-561 18,230 VPD





STARBUCKS
TAVARES | FLORIDA


SEAPLANE
Dental Care

Your Space
Self-Store

DOWNTOWN
TAVARES
2 MILES

CR-561 18,230 VPD



SR-19 42,000 VPD





**WOODLEA
SPORTS COMPLEX**

**CRESSWIND AT LAKE
HARRIS**
600+ HOMES
UNDER CONSTRUCTION

SEAPORT VILLAGE
146 HOMESITES
UNDER CONSTRUCTION

LEELA RESERVE
362 HOMESITES
UNDER CONSTRUCTION

TAVARES CROSSROADS
Publix
Great Clips
Liquors AT&T

POPEYES

**TACO
BELL**

compass
SELF STORAGE

STARBUCKS
TAVARES | FLORIDA

SEAPLANE
Dental Care

Your Space
Self-Store

McDonald's

CIRCLE K
SUBWAY

7-ELEVEN

O'Reilly AUTO PARTS

WASH CITY
CAR WASH

SR-19 42,000 VPD

CR-561 18,230 VPD

MAJOR DEVELOPMENTS ALONG FL-19

Tavares, Florida, is experiencing a significant surge in development along State Road 19, with numerous residential and commercial projects reshaping the city's landscape. With 3,462 new homes in various stages of development, this vibrant hub shows no signs of slowing.



TAVARES, FL is located in Lake County and is part of the Central Florida region. Tavares is strategically located only 25 miles from Downtown Orlando and Walt Disney World but offers more affordable housing options for families and retirees. Since the 2020 census, Tavares population has grown by 17.91% and since 2000 has maintained an average annual growth rate of 4.83%. Currently there are 1,208 homes under construction and another 2,254 homes in planning or permitting in Tavares. The workforce in Tavares is predominantly engaged in white-collar occupations, comprising 82.26% of the employed population. The city's Economic Development Department has implemented a comprehensive plan focusing on key sectors, including the development of a "Medical Village" near AdventHealth Waterman, downtown revitalization, enhancement of the Tavares Seaplane Base & Marina, and improvements to railroad infrastructure. These initiatives aim to attract aviation industries and enhance recreational and sports facilities. Tavares' blend of economic growth, housing development, and unique attractions make it an increasingly popular destination in Central Florida.

**STARBUCKS
TAVARES**

• **ORLANDO**
20 MILES

• **TAMPA**
75 MILES

1 MILE

4,444

PEOPLE

\$71,210

AHHI

3 MILES

17,757

PEOPLE

\$79,762

AHHI

5 MILES

47,042

PEOPLE

\$81,941

AHHI





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



ORLANDO-KISSIMMEE-SANFORD MSA
29925 FL-19
TAVARES, FL



Publix

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Exclusively Offered By



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