

410 MYRTLE STREET
LONGWOOD, FL



**OFFERED
FOR SALE**


\$3,145,000 | 6.20% CAP

Walgreens
RONALD REAGAN BLVD 22,305 VPD



MYRTLE ST

CONFIDENTIAL OFFERING MEMORANDUM

 **W SR 434 34,800 VPD**



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	6.20%
Current Term	1/15/2030 - 1/14/2035	\$214,500	6.82%
1st Extension Term	1/15/2035 - 1/14/2040	\$235,950	7.50%
2nd Extension Term	1/15/2040 - 1/14/2045	\$259,545	8.25%
3rd Extension Term	1/15/2045 - 1/14/2050	\$285,500	9.08%
4th Extension Term	1/15/2050 - 1/14/2055	\$314,049	9.99%
5th Extension Term	1/15/2055 - 1/14/2060	\$345,454	10.98%
6th Extension Term	1/15/2060 - 1/14/2065	\$380,000	12.08%

NOI	\$195,000
CAP RATE	6.20%
LIST PRICE	\$3,145,000



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

DON PABLO ESTATES
BRAND NEW LUXURY
TOWNHOMES

MYRTLE ST

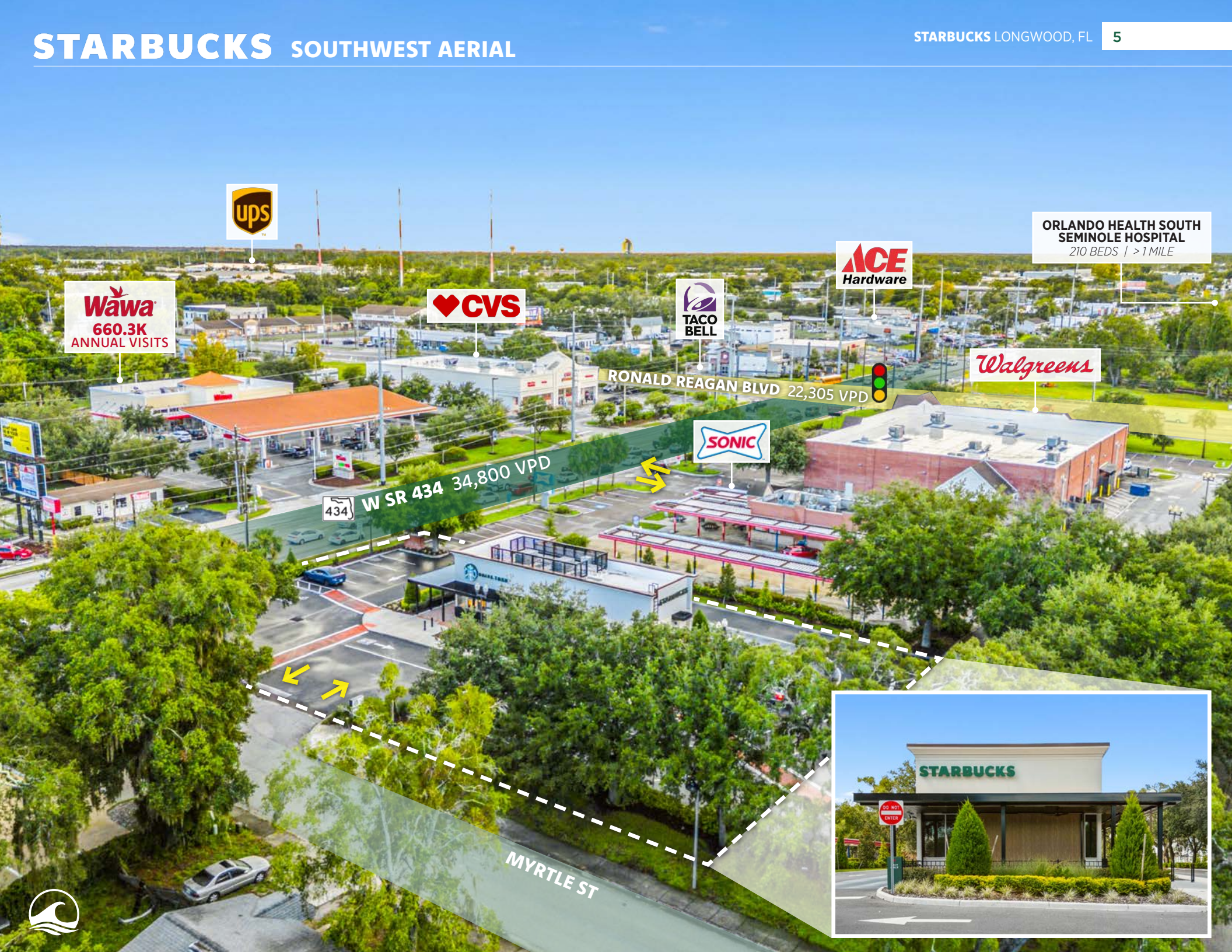
434

W SR 434 34,800 VPD

STARBUCKS

SONIC





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



MYRTLE ST



W SR 434 34,800 VPD





THE ADDISON LONGWOOD
277 LUXURY APARTMENT UNITS



MYRTLE ST

434

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

Wawa

Publix

MILWEE MIDDLE
1,373 Students

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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LONGWOOD, FL



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FOR SALE**

\$3,145,000 | 6.20% CAP

Exclusively Offered By



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