

Dutch Bros Coffee

Woodstock, GA (Atlanta MSA)



FILE PHOTO



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Demographics

Fisher James Corp. ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



New Build-to-Suit Renovation

with a Double Drive-Thru



One of the Fastest Growing Tenants in the Country

1,000+ Locations, Plans for 2,000+ by 2029



~27 Miles North of Downtown Atlanta

Metro population of Over 6.3 Million

- New 15-Year Corporate Absolute NNN Lease to Dutch Bros Coffee (NYSE: BROS)
 - 10% Rent Increases Every 5 Years and at Options Providing a Hedge Against Inflation
 - Zero Landlord Responsibilities
- High-Growth National Brand with Strong Financial Performance (Completed IPO in September 2021)
 - 1,000+ Locations Across 19 States with Plans for 2,000 by 2029
 - New Mobile Ordering, Food Offerings, and Ongoing Expansion are Expected to Drive Sustained, Multi-Year Transactional Growth
 - 9.9 Billion Market Cap (January '26)
 - 2024 Annual Revenue of \$1.28 Billion – 32.6% Increase from 2023
 - 2024 Net Income of 66.5 Million – Up from \$10 Million in 2023
- 2025 Renovation for Dutch Bros with a Drive Thru Component
- Convenient, Highly Visible Location on GA-92/Alabama Rd (49,300 ADT) with Multiple Access Points
 - 2.5 Miles from I-575 (105,000 ADT)
- Established Retail Corridor in North Atlanta Metro
 - Near Walmart Supercenter, Kroger, Publix, ALDI, Walgreens, Bojangles, McDonald's, Starbucks, Circle K, Jersey Mike's, Culver's, & More
- Surrounded by Established, Growing Residential Neighborhoods and Employment Centers Supporting Daily Traffic
 - City of Woodstock, First Baptist Church Woodstock Complex, Hames Business Park, Cobblestone Business Park, River Ridge High School, Kell High School, Downtown Woodstock, & More



- Affluent, Educated Demographic Base in a Thriving Atlanta Suburb
 - 590,074 Population within 10 Miles with an Average Household Income of \$153,532
 - 1.10% Annual Population Growth Rate within 3 Miles
- Approximately 27 Miles North of Downtown Atlanta
 - Highly Diversified Economy; MSA GDP of \$570.7 Billion
 - Atlanta Metro Population of Over 6.3 Million



\$3,143,000

5.25% CAP RATE

[View on Map ↗](#)

ANNUAL RENT		
Year	Annual Rent	Return
Years 1-5	\$165,000	5.25%
Years 6-10	\$181,500	5.77%
Years 11-15	\$199,650	6.35%
Years 16-20	(Option 1) \$219,615	6.99%
Years 21-25	(Option 2) \$241,577	7.69%
Years 26-30	(Option 3) \$265,734	8.45%

LOCATION	11960 Alabama Rd/Highway 92, Woodstock, GA 30188
LOT SIZE	±0.77 acres or 33,541 square feet
IMPROVEMENTS	±1,604 square foot retail building for Dutch Bros Coffee with a double drive-thru component
YEAR BUILT/RENOVATED	2004/2025
PARKING	23 parking spaces
TENANT	Boersma Bros. LLC
LEASE TERM	15 years
RENT COMMENCEMENT	March 15, 2026
LEASE EXPIRATION	March 31, 2041
INITIAL ANNUAL RENT	\$165,000
RENTAL INCREASES	10% every 5 years
RENEWAL OPTIONS	Three (3) five-year options
REAL ESTATE TAXES	Tenant is responsible for all taxes and pays as Additional Rent
INSURANCE	Tenant is responsible for all insurance costs and pays as Additional Rent
MAINTENANCE	Tenant is responsible for all maintenance of the Premises, including building and HVAC; No landlord maintenance responsibilities
RIGHT TO PURCHASE	Tenant shall have a one-time Right to Purchase the property on the same terms and conditions as any bona fide third party offer and shall have five (5) days from receipt of Landlord's written notice of such offer to elect, in writing, to purchase the premises.
FINANCING	Delivered free and clear of permanent financing

Dutch Bros Coffee



New Mobile Ordering Accounts for ~10% of Transactions & Loyalty Program Now Accounts for 71% of Transactions

\$8.75 Billion Market Cap (February 2026)

Dutch Bros Coffee (NYSE: BROS) is a high growth operator and franchisor of drive-thru shops that focuses on serving hand-crafted beverages. With over 1,100 locations across 25 states, the company has targeted a goal of 4,000 total shops in the next 10–15 years. To accelerate store openings, the company plans to open at least 180+ stores in 2026. The company roasts its own coffee, a unique three-bean blend, and serves coffee, specialty espresso drinks, tea, Dutch chocolate milk, smoothies, lemonade, Dutch Soda, chai, energy drinks, muffins and granola. They have become known for their emphasis on personalized drinks and exceptional customer service. J.D. Power and Associates has consistently ranked the company among the top specialty coffee companies for customer satisfaction.

Launched in August 2024, Dutch Bros' mobile order and pay system is expected to drive significant transaction growth going forward. It now accounts for approximately 10% of transactions and is especially popular among loyalty members. The company is also focusing on expanding their food offering (8 new SKUs) to capture more morning traffic and additional beverage occasions as well as grow transaction volume. Additional growth has been driven by their strategic digital marketing and loyalty program (now covering 71% of transactions), driving both loyalty and frequency.

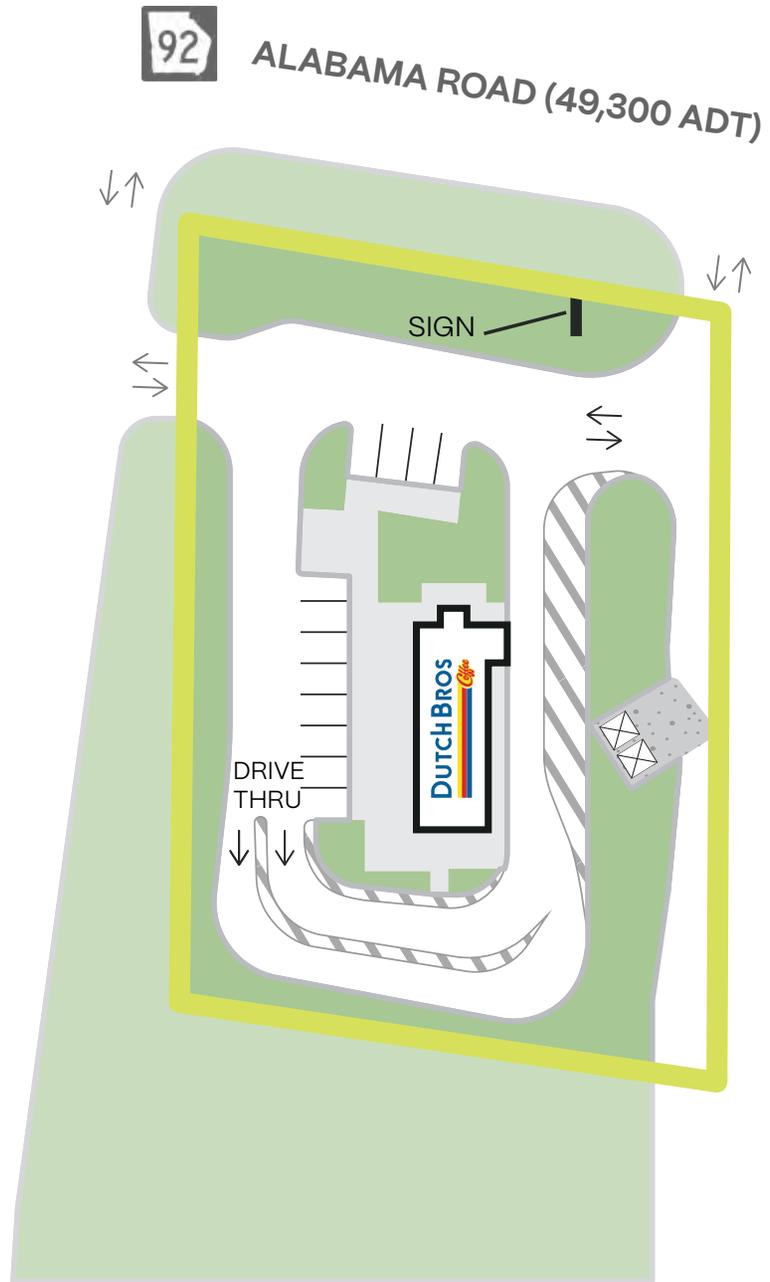
Dutch Bros Coffee underwent its IPO on September 15, 2021, and as of February 2026, it has a market capitalization of \$8.75 billion. Reported annual revenue for 2025 was \$1.64 billion, a 28% increase from 2024; and net income of \$117.4 million, up from \$66.5 million in 2024.

Boersma Bros, LLC, the lease entity, is a subsidiary of **Dutch Mafia, Inc.**, the corporate entity for Dutch Bros Coffee.



FILE PHOTO

The introduction of mobile ordering and food offerings, combined with ongoing store expansion, is expected to drive sustained, multi-year transactional growth for Dutch Bros.





DUTCH BROS Coffee

Alpharette (~12 Miles)

Arnold Mill Elementary School

LIFE TIME

Onelife FITNESS ZAXBY'S DUNKIN'

Starbucks 313,300 Annual Visits DISCOUNT TIRE

CENTER AT WOODSTOCK

ALDI Advance! Auto Parts

1.6M Annual Visits Publix 990,000 Annual Visits Pet Super market REGIONS CIRCLE K Domino's Pizza

PI

SHOPPES AT TRICKUM

2.7M Annual Visits Walmart Supercenter 2.1M Annual Visits

Trickum Rd (13,300 ADT)

ExtraSpace Storage

DOLLAR TREE 263,000 Annual Visits McDonald's Arby's PAPA JOHN'S BANK OF AMERICA WELLS FARGO

SUBWAY Little Caesars Wendy's

bp

MAVIS DISCOUNT TIRE

Woodstock First Baptist Church

92

WOODSTOCK CROSSING

Kroger 776,500 Annual Visits Bojangles Jersey Mike's Pizza Hut

Neese Rd

Culver's 347,000 Annual Visits

Located approximately 30 miles north of Atlanta, Woodstock is a fast-growing and highly desirable suburb with more than 30,000 residents. The city blends strong residential growth with a well-established commercial base and a business-friendly environment, making it one of the most attractive communities in North Metro Atlanta.

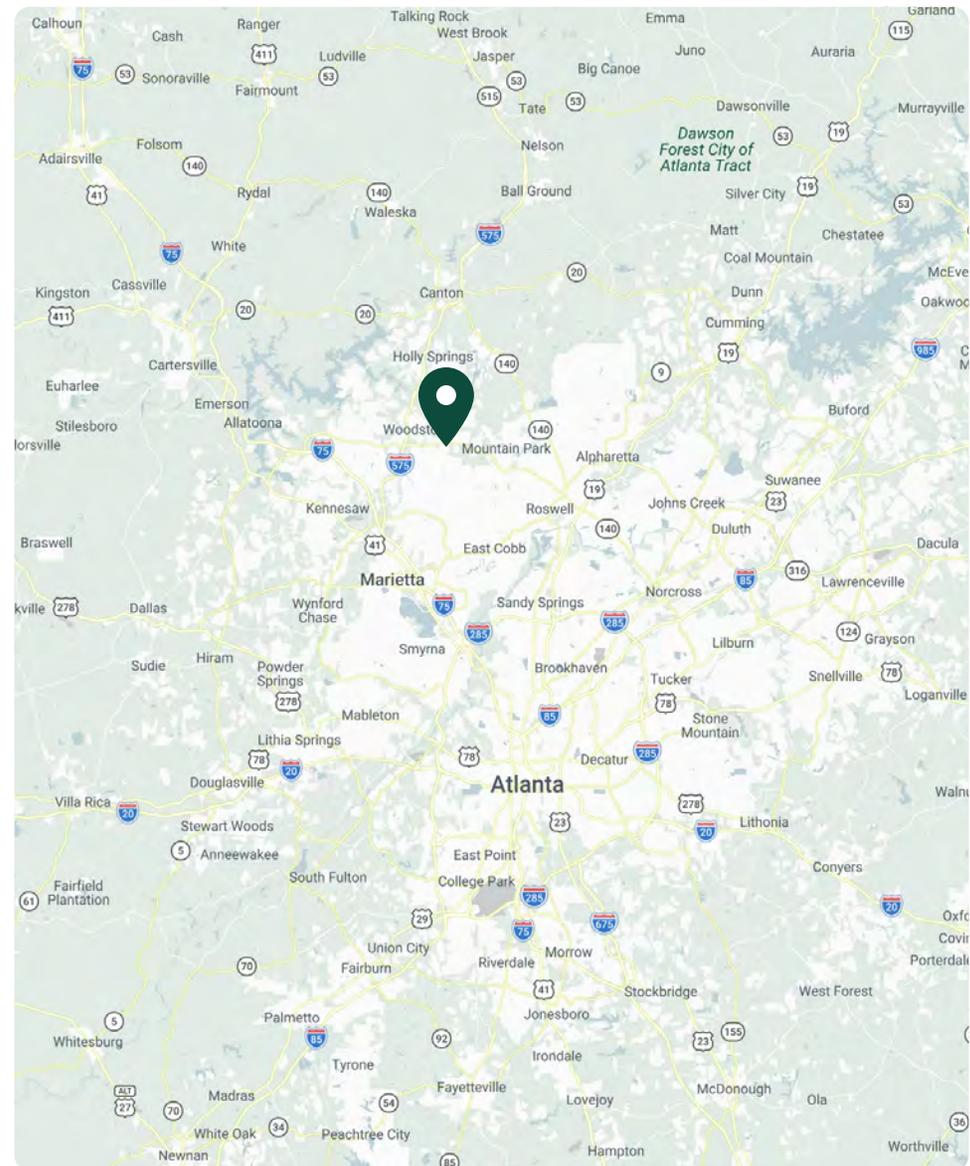
Woodstock is best known for its vibrant, historic downtown, which features a walkable Main Street with locally owned restaurants, shops, and entertainment venues that draw visitors from across the region. The downtown district serves as both a community gathering place and a destination, supported by frequent events and a steady stream of local and regional visitors.

The city benefits from proximity to Lake Allatoona, a major recreational draw featuring multiple marinas, public boat ramps, and extensive opportunities for boating, fishing, hiking, and camping. In addition, Woodstock offers a network of parks and trails that enhance quality of life and reinforce its appeal to families and outdoor enthusiasts.

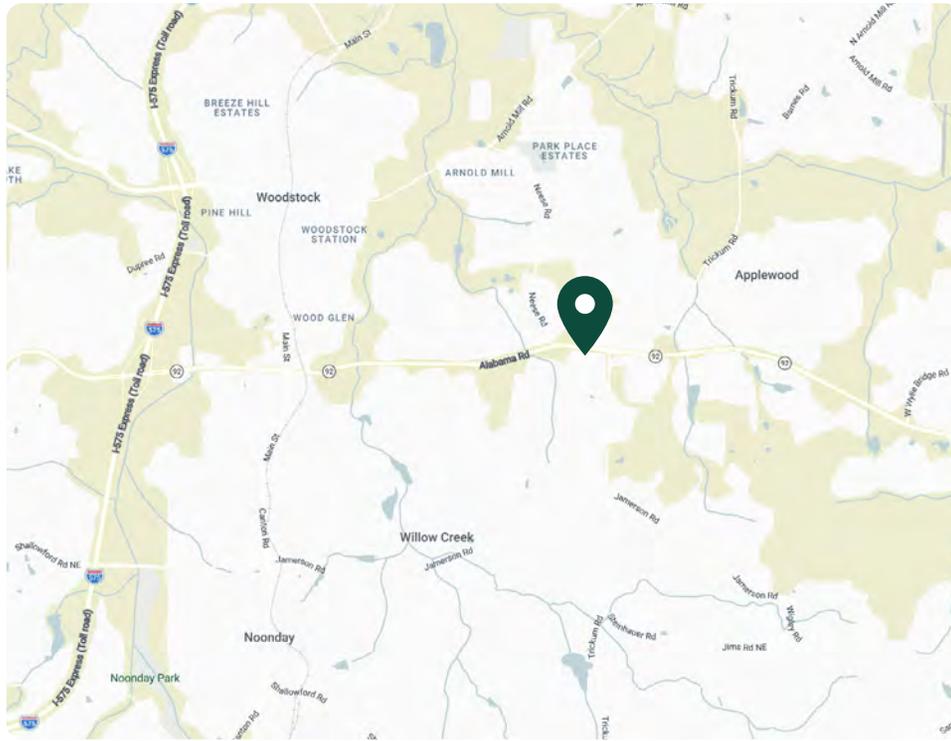
Regionally, Woodstock enjoys excellent connectivity via Interstate 575, providing convenient access to Atlanta's northern employment corridors and the broader metro area. The city is served by top-rated public schools and continues to experience ongoing residential and commercial expansion, positioning it as a stable, growing, and well-connected Atlanta suburb.

Metro Atlanta encompasses a 29-county Metropolitan Statistical Area with a population exceeding 6.3 million residents, ranking it as the 6th largest MSA in the United States. This scale provides investors with a deep and diverse base of consumers and a stable economic foundation. Atlanta's growth trajectory has been fueled by its role as a major transportation and logistics hub, anchored by Hartsfield-Jackson Atlanta International Airport, the busiest airport in the world by passenger volume, generating a \$34.8 billion economic impact for the metro, as well as its extensive interstate and rail connectivity.

Atlanta is internationally recognized as a Beta+ world city by the Globalization and World Cities Research Network (GaWC), underscoring its importance in linking regional economies to global markets. The city has cultivated influence in key sectors such as finance, logistics, education, healthcare, and media, while also emerging as a top U.S. hub for technology and innovation. Its prominence is further supported by the presence of 17 Fortune 500 headquarters, including The Coca-Cola Company, Delta Air Lines, Home Depot, and UPS, among many others.



The region's diverse economy, strategic location, and cultural prominence make Metro Atlanta a compelling environment for both businesses and residents. From its globally connected airport and robust logistics infrastructure to its thriving corporate base and nationally ranked universities, Atlanta stands as a key player in the global economic and cultural network.



The subject property benefits from a prominent and convenient location along Alabama Road/GA-92 (49,300 ADT), a major regional thoroughfare, with multiple access points that support strong ingress and egress. The site is situated within a well-established, high-performing retail corridor anchored by a deep roster of national tenants, including Kroger, Walmart Supercenter, Publix, ALDI, Bojangles, McDonald’s, Starbucks, Walgreens, Panda Express, Circle K, Wells Fargo, Bank of America, Wendy’s, Culver’s, Pizza Hut, Regions Bank, Arby’s, and many others that drive consistent daily traffic to the trade area.

The property is approximately 4.5 miles from the Outlet Shoppes at Atlanta, Georgia’s newest premium outlet destination featuring more than 100 world-class retailers such as Nike, Gap, Levi’s, Polo Ralph Lauren, The North Face, Coach, Le Creuset, and more. Along Alabama Road, additional major traffic generators include Life Time, a Sam’s Club-anchored center, Raising Cane’s, Chick-fil-A, and multiple national hotel brands that reinforce the corridor as a regional draw for both retail and hospitality demand.

Other nearby activity drivers include Ansley Golf Club at Settindown Creek, the First Baptist Church Woodstock complex, Hames Business Park, Cobblestone Business Park, River Ridge High School, Kell High School, Brookfield Country Club, and Downtown Woodstock. The downtown core is currently experiencing meaningful new development, including an 18-acre mixed-use project and, most notably, Woodstock City Center Phase 1, which incorporates a hotel, retail, offices, and a structured parking deck, further elevating the area’s profile and long-term appeal.

The surrounding demographics are exceptionally strong, with 590,074 residents within a 10-mile radius, an average household income of \$153,532, and an average home value of \$545,376. Additionally, 54.1% of residents age 25 and older hold a Bachelor’s Degree or higher, reflecting high educational attainment and significant discretionary spending power. The property is supported by robust ongoing residential growth, including South on Main, Woodstock’s new 60-acre master-planned urban village featuring 500-plus single- and multifamily homes, a clubhouse, 20 acres of parks, and future development phases; Winsome Park with over 50 new homes; Havencroft with 72 homesites; the expansive Vista Ridge single-family community; and additional developments throughout the immediate area.

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Shoppes at Trickum Walmart Dollar Tree	2.7M Annual Visits 2.1M Annual Visits 263,000 Annual Visits
Center at Woodstock Publix	1.6M Annual Visits 990,000 Annual Visits
Target	1.5M Annual Visits, #8 in GA
Chick-fil-A	898,100 Annual Visits
Kroger	776,500 Annual Visits
McDonald’s	441,700 Annual Visits
Starbucks	313,300 Annual Visits
Culver’s	347,000 Annual Visits

590,074



2025 Total Population

\$545,376



Average Home Value

\$153,532



Average Household Income



📍 11960 Alabama Rd/Highway 92, Woodstock, GA

Population Summary	3 Miles	5 Miles	10 Miles
2020 Total Population	63,161	158,339	563,456
2025 Total Population	68,992	168,589	590,074
2030 Total Population	72,859	175,644	611,507
2025-2030 Annual Growth Rate	1.10%	0.82%	0.72%
2025 Total Daytime Population	59,605	141,227	586,674
Average Household Income			
2025	\$139,586	\$148,578	\$153,532
2030	\$153,489	\$162,250	\$168,369
Average Home Value			
2025	\$508,900	\$522,822	\$545,376
2030	\$556,836	\$568,336	\$593,923

Major Employers in Atlanta Metro	# of Employees
Delta Air Lines	39,550
Emory University	33,497
Piedmont Healthcare	25,110
Northside Hospital	24,500
Publix Super Markets, Inc.	22,390
The Home Depot	21,310
AT&T	11,000
Children's Healthcare of Atlanta	10,027
Cox Enterprises	8,146
Grady Memorial Health	7,600
Wellstar Health System	7,200
Georgia State University	7,000
Georgia Institute of Technology	6,541
Kennesaw State University	5,581
Bank of America	5,100
Lockheed Martin	5,000



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