



RARE 15-YEAR SELF-MAINTAINING LEASE

**US HIGHWAY 27 &
EAGLE RIDGE MALL ENTRANCE RD.
LAKE WALES, FL**

**PEACE CROSSING
PROPOSED**

2,800 SINGLE-FAMILY HOMES
550 SINGLE-FAMILY ATTACHED HOMES
950 TOWNHOMES
1800 APARTMENT UNITS



**75,000 SF
PROPOSED
SELF-STORAGE**



**OFFERED
FOR SALE**

\$4,381,000 | 5.25% CAP

CONFIDENTIAL OFFERING MEMORANDUM



HWY 27 42,000 VPD

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
1-5	\$230,000	5.25%
6-10	\$253,000	5.77%
11-15	\$278,300	6.35%
16-20 (Option 1)	\$306,130	6.99%
21-25 (Option 2)	\$336,743	7.69%
26-30 (Option 3)	\$370,417	8.46%
31-35 (Option 4)	\$407,459	9.30%
36-40 (Option 5)	\$448,205	10.23%
41-45 (Option 6)	\$493,025	11.25%

NOI	\$230,000
CAP RATE	5.25%
LISTING PRICE	\$4,381,000



ASSET SNAPSHOT

Tenant Name	Starbucks
Signator/Guarantor	Starbucks Corporation (Parent)
Address	US Highway 27 & Eagle Ridge Mall Entrance Rd.
Building Size (GLA)	2,500 SF
Land Size	1.16 AC
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	\$230,000



14,592 PEOPLE
IN 3 MILE RADIUS



\$69,547 AHHI
IN 3 MILE RADIUS



42,000 VPD
ON HIGHWAY 27



TROPHY ASSET

Rare opportunity to own a hyper secure, brand new construction 15-YR Starbucks in major Florida growth market



FASTEST GROWING COUNTY IN FLORIDA

Polk County ranked as the #1 fastest-growing County in Florida in 2023, and 15,660 new homes are approved in the City of Lake Wales



HIGH PROFILE CORNER LOCATION

Signalized corner location (42,000 VPD) across from Lowe's and Eagle Ridge Mall



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



RESERVE AT FOREST
LAKE TOWNHOMES
60 TOWNHOMES
200 SINGLE-FAMILY

EAGLE RIDGE MALL
Dillard's
RACK ROOM SHOES
REGAL

planet
fitness

Bob Evans
FARMHOUSE KITCHEN

LOWE'S

ABC
FINE WINE
& SPIRITS

HWY 27 42,000 VPD

KM

EAGLE RIDGE MALL ENTRANCE



75,000 SF
PROPOSED
SELF-STORAGE

SLIM CHICKENS

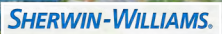
CHIPOTLE
UNDER CONSTRUCTION



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EAGLE RIDGE MALL ENTRANCE

EAGLE RIDGE MALL ENTRANCE



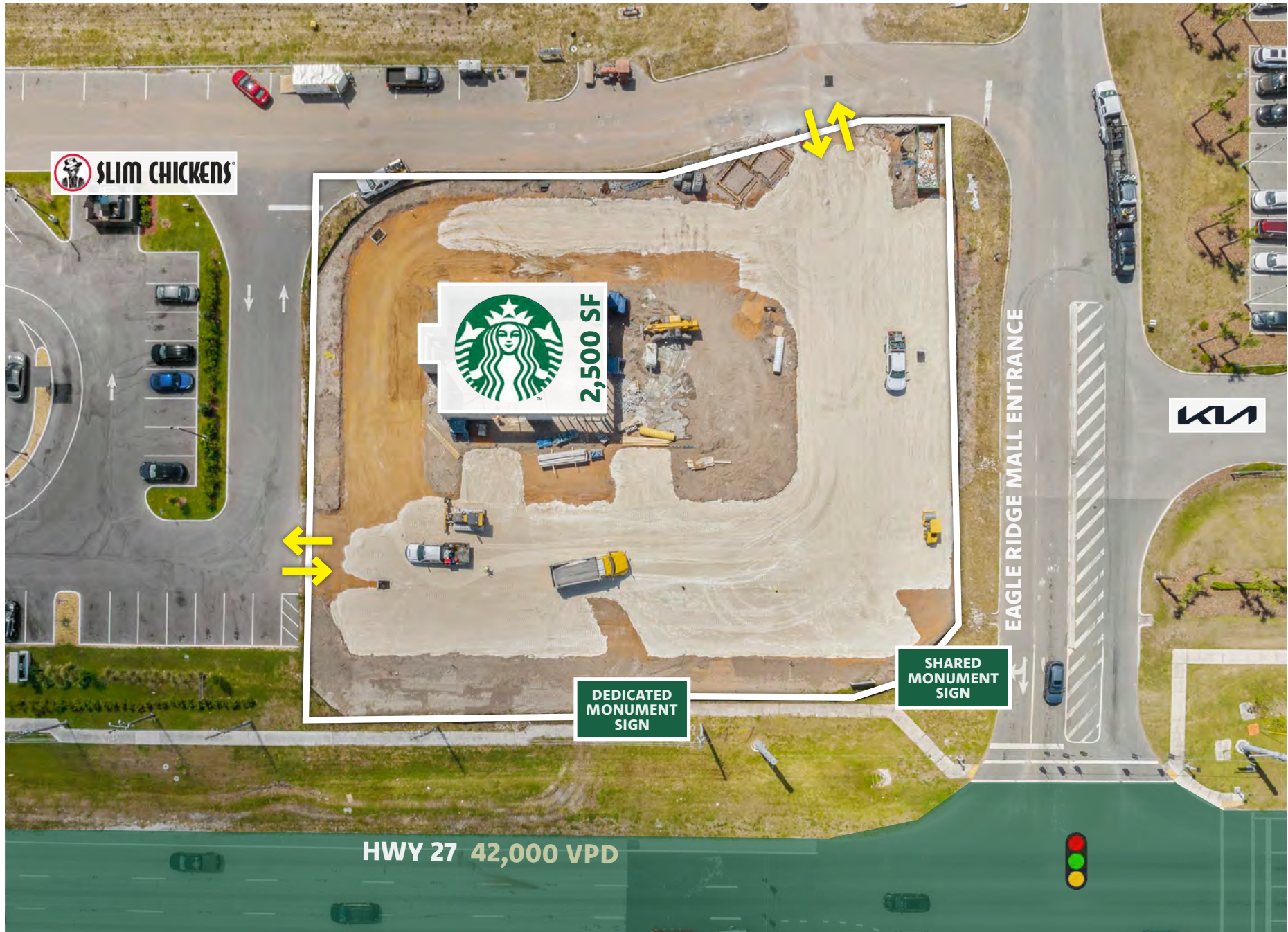
UNDER CONSTRUCTION

HWY 27 42,000 VPD





SITE PLAN





MARKET AERIAL



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550 SINGLE-FAMILY ATTACHED HOMES
950 TOWNHOMES
1800 APARTMENT UNITS

LEARN MORE

THE PRESERVE AT LAKE WALES
260 TOWNHOMES

LENNAR AT LEOMA'S LANDING
336 SINGLE-FAMILY

SERENITY AT LAKE WALES
360 MULTIFAMILY RESIDENTIAL COMPLEX

CHALET SUZANNE RD

RESERVE AT FOREST LAKE TOWNHOMES
60 TOWNHOMES
200 SINGLE-FAMILY

1 MILE
1,191 PEOPLE
\$59,465 AHHI

3 MILES
14,592 PEOPLE
\$69,547 AHHI





HOUSING AERIAL

NEW HOUSING DEVELOPMENT

1	The Carlton At Lake Dexter 561 Units	13	Scenic Bluff Phase 2 55 Single Family Homes
2	Prose Cypress Pointe 324 Units	14	Iron Mountain - 42 Single Family Homes, 250 Townhomes, 228 Units
3	The Waverly At Winterhaven 264 Units	15	Mammoth Grove 97 Single Family Homes
4	The Parc At Lake Wales 480 Units	16	Leighton Landing 46 Single Family Homes
5	West Ashton Preserve 456 Units	17	Robin's Run 144 Single Family Homes
6	The Preserve At Lake Ashton 450+ Single Family, 500+ Units	18	Robin's Walk 33 Single Family Homes
7	Seasons At Mabel Place 142 Single Family Homes	19	Bellevue Drive 155 Single Family Homes
8	Forest Lake 295 Single Family Homes	20	Jewel Ridge 172 Single Family Homes
9	Peace Crossing - 2,800 Single Family Homes, 550 Single Family Attached Homes, 950 Townhomes, 1800 Units	21	Hunt Club North - 600 Single Family Homes & Townhomes
10	Peace Creek Reserve 1,100 Single Family Homes	22	Hunt Club South - 351 Single Family Homes & Townhomes
11	Annabelle Estates 324 Single Family Homes	23	Groves at Orchard Mills 907 Units
12	Lakes Wales Commons 3,200 Units		

TOTALS

8,720 APARTMENT UNITS
7,356 SINGLE FAMILY HOMES
1,200 TOWNHOMES





LAKE WALES MSA

STARBUCKS LAKE WALES, FL

9

Part of Polk County, **LAKE WALES** is located in Central Florida, one of the fastest growing regions in the Country and the home of Walt Disney World, Legoland, SeaWorld, Universal Studios, Orlando International Airport (#2 in Florida) and the largest University in the Country. Polk County is experiencing tremendous population growth and ranked as the #1 fastest growing County in Florida in 2023 with a net migration of 26,029. In addition to this recent growth, there are no signs of slowing with over 15,000 new homes in various stages of development in Lake Wales as citrus grove and farm owners sell to home builders. Polk County benefits from it's strategic location between Orlando and Tampa, access to major transportation networks and a lower cost of living compared to nearby metros such as Tampa and Orlando. Polk County is home to the Corporate headquarters for Publix Supermarkets and serves as a pivotal junction for commerce and logistics, offering unparalleled connectivity and accessibility to key markets.

ORLANDO

1 MILE

1,191

PEOPLE

\$59,465

AHHI

3 MILES

14,592

PEOPLE

\$69,547

AHHI

5 MILES

54,835

PEOPLE

\$75,036

AHHI

LAKELAND

TAMPA

STARBUCKS
LAKE WALES

DISTANCE FROM ASSET

Tampa **50 Miles**

Orlando **42 Miles**

Lakeland **19 Miles**



TENANT SUMMARY

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 35,000 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:	40199
Headquarters:	Seattle, WA
Guaranty:	Corporate





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Exclusively Offered By



PRIMARY DEAL CONTACTS

PATRICK WAGOR

Partner

561.427.6151

pwagor@atlanticretail.com

NATIONAL TEAM

DAVID HOPPE

Head of Net Lease Sales

980.498.3293

dhoppe@atlanticretail.com

ERIC SUFFOLETTO

Managing Director & Partner

508.272.0585

esuffoletto@atlanticretail.com

ZACK HILGENDORF

Senior Vice President

847.722.0865

zhilgendorf@atlanticretail.com

NICK HILGENDORF

Associate

847.414.4749

nhilgendorf@atlanticretail.com

MATT AUSTIN

Analyst

508.686.0437

maustin@atlanticretail.com

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