



2195 FL-71
MARIANNA, FL



**OFFERED
FOR SALE**

\$3,454,500 | 5.50% CAP

HIGHWAY 71 19,990 VPD

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 12 Year Self-Maintain Net Lease with 10% rental increases every 5 years. Starbucks has been open for business since July.



**TROPHY
ASSET**



**OVER-SIZED
SIGNALIZED
CORNER**



**INVESTMENT
GRADE CREDIT**

| LEASE YEARS | ANNUAL RENT | RETURN |
|--------------------------|-------------|--------|
| Years 1 - 6 | \$190,000 | 5.50% |
| Years 7 - 12 | \$209,000 | 6.05% |
| Years 13 - 17 (Option 1) | \$229,900 | 6.66% |
| Years 18 - 22 (Option 2) | \$252,890 | 7.32% |
| Years 22 - 27 (Option 3) | \$278,179 | 8.05% |
| Years 28 - 32 (Option 4) | \$305,997 | 8.86% |
| Years 33 - 37 (Option 5) | \$336,597 | 9.74% |
| Years 38 - 42 (Option 6) | \$370,256 | 10.72% |

| | |
|----------------------|--------------------|
| NOI | \$190,000 |
| CAP RATE | 5.50% |
| LISTING PRICE | \$3,454,500 |



ASSET SNAPSHOT

| | |
|---------------------------------------|--|
| Tenant Name | Starbucks |
| Signator/Guarantor | Starbucks Corporation (Parent) |
| Address | 2195 FL-71 Marianna, FL 32448 |
| Building Size (GLA) | 2,700 SF |
| Land Size | 1.40 |
| Year Built | 2025 |
| Lease Type | NN+ (Tenant Self-Maintains Parcel) |
| Landlord Maintenance Responsibilities | Roof & Structure (20 Year Roof Warranty) |
| Rent Commencement Date | July 23, 2025 |
| Early Termination | None |
| Remaining Term | 11.7 years |
| Renewal Options | 6 X 5 Years |
| Current Annual Rent | \$190,000 |
| Rental Increases | 10% Every 5 Years |



44,110 PEOPLE
IN 5 MILE RADIUS



\$64,104 AHHI
IN 5 MILE RADIUS



19,990 VPD
ON HWY 71



INVESTMENT HIGHLIGHTS

STARBUCKS MARIANNA, FL

3



TROPHY ASSET

Rare opportunity to own a hyper secure, newly constructed 12-YR Starbucks in FL's Panhandle



OVER-SIZED SIGNALIZED CORNER

1.40 Acre signalized corner lot provides long-term upside potential and security



INVESTMENT GRADE CREDIT

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



INTERSTATE LOCATION NEXT TO TRAFFIC GENERATORS

Located immediately off I-10 interchange next to Walmart & Lowe's



2025 CONSTRUCTION WITH ROOF WARRANTY

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



DEPRECIATION

Fee simple ownership of the building allows for depreciation boosting after tax returns



INFLATION HEDGE

Fixed 10% increases every 5 years provide a hedge against inflation and consistent rent growth

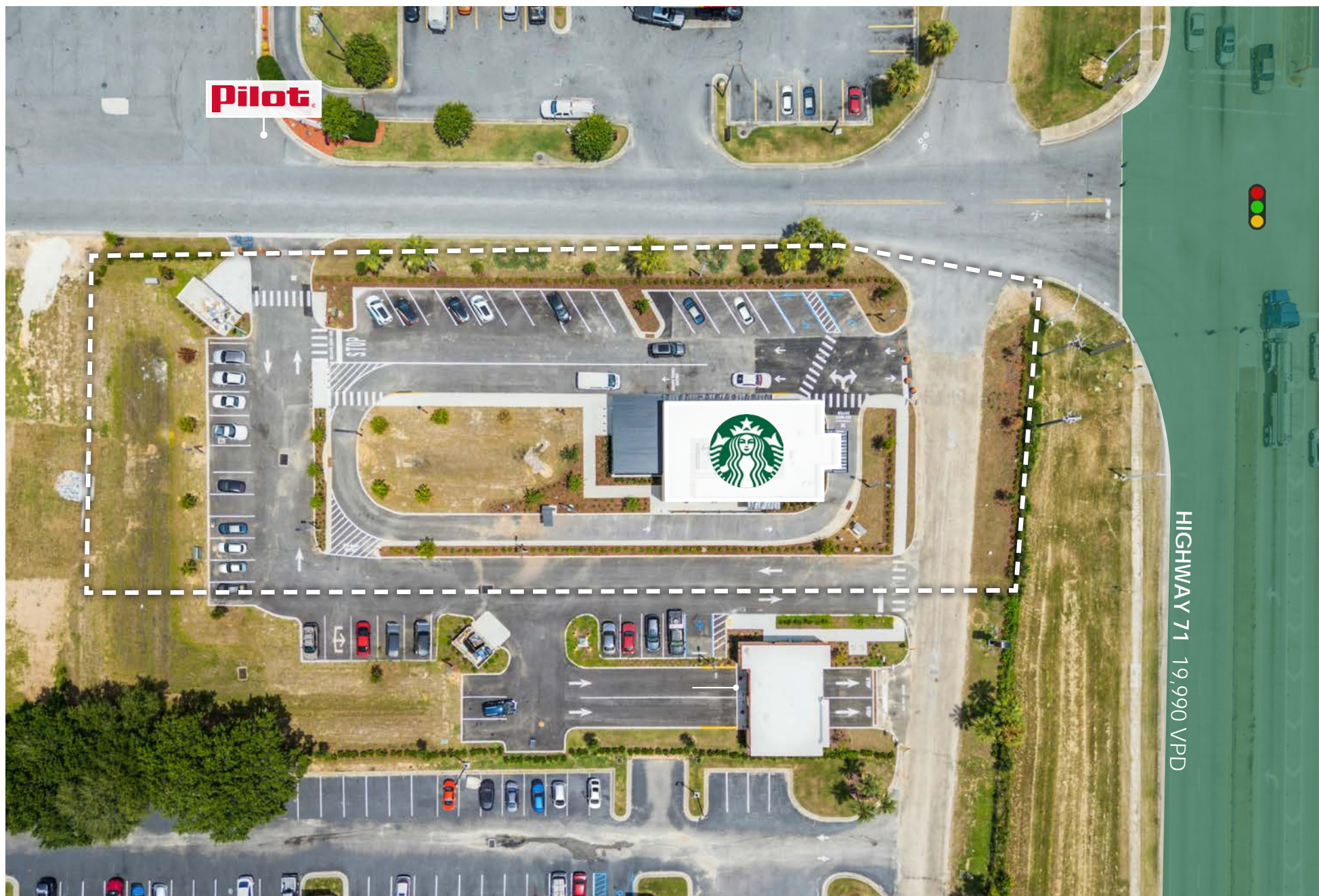


SUNSHINE STATE

Florida leads the nation in population and capital migration and Florida owners benefit from no state income tax and a business friendly political climate



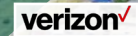
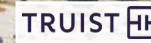
SITE PLAN







DOWNTOWN MARIANNA 4 MILES



HIGHWAY 71 19,990 VPD





HIGHWAY 71 19,990 VPD





WEST AERIAL

STARBUCKS MARIANNA, FL

8

LOWE'S

Walmart
Supercenter

BURGER
KING

TRUIST

Pilot

Days Inn



ellianos
coffee

SHOE DEPT.
ENCORE
FIREHOUSE
SUBS

SONNY'S
BBQ

verizon

FAIRFIELD
INN & SUITES
Marriott

Comfort
INN & SUITES

DUNKIN'

Wendy's

MICRÔTEL
BY WYNDHAM

Pizza
Hut

Ruby
Tuesday

HIGHWAY 71 19,990 VPD

INTERSTATE
10

INTERSTATE 10 21,727 VPD

1 MILE
13,860
PEOPLE
\$55,541
AHHI

3 MILES
22,656
PEOPLE
\$56,312
AHHI

5 MILES
44,110
PEOPLE
\$64,104
AHHI





GEORGIA
FLORIDA

58 MILES

TALLAHASSEE

65 MILES

52 MILES

PANAMA
CITY
BEACH

PANAMA
CITY

FLORIDA PANHANDLE REGION

Over the past decade, the Florida Panhandle Region has grown by approximately 10–12%, with key markets like Navarre, Pensacola, and Tallahassee driving the trend.

The region now supports over 542,700 households and 656,260 housing units, with steady year-over-year increases in both ownership and rental demand. Multifamily construction has surged, with nearly 4,700 units under development and over 4,600 delivered in 2024 alone—more than double the 10-year average—while occupancy remains high at 92%. This residential expansion is fueled by major investments in military infrastructure (e.g., \$4.9B rebuild of Tyndall AFB), tourism, aerospace, agriculture, and new healthcare campuses.

Marianna, Florida is emerging as a high-growth investment market in the Panhandle Region, fueled by strong population gains—over 16% since 2020 and projected to reach nearly 27% by 2025—and a wave of economic development across manufacturing, logistics, healthcare, and public sector employment. Major employers like Pulse Industrial's new \$278M clean-tech facility and the 800-employee Family Dollar distribution center are creating jobs and drawing new residents to the area. Supporting this growth is a surge in residential development, including new subdivisions, apartment projects, and the transformation of over 300 acres at the former Dozier School site for future housing and mixed-use. The city is also investing heavily in infrastructure upgrades, downtown revitalization, and business-friendly initiatives.





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 |
| # of Locations | 15,873 |
| Headquarters | Seattle, WA |
| Guaranty | Corporate |





2195 FL-71
MARIANNA, FL



Walmart
Supercenter

LOWE'S



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FOR SALE**

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This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Starbucks - Marianna, FL (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.