

**410 MYRTLE STREET**  
LONGWOOD, FL



**OFFERED  
FOR SALE**

**\$3,120,000 | 6.25% CAP**

*Walgreens*

RONALD REAGAN BLVD 22,305 VPD



MYRTLE ST

CONFIDENTIAL OFFERING MEMORANDUM

434

W SR 434 34,800 VPD

 **Atlantic**  
CAPITAL PARTNERS™



## 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	6.25%
Current Term	1/15/2030 - 1/14/2035	\$214,500	6.88%
1st Extension Term	1/15/2035 - 1/14/2040	\$235,950	7.56%
2nd Extension Term	1/15/2040 - 1/14/2045	\$259,545	8.32%
3rd Extension Term	1/15/2045 - 1/14/2050	\$285,500	9.15%
4th Extension Term	1/15/2050 - 1/14/2055	\$314,049	10.07%
5th Extension Term	1/15/2055 - 1/14/2060	\$345,454	11.07%
6th Extension Term	1/15/2060 - 1/14/2065	\$380,000	12.18%

<b>NOI</b>	\$195,000
<b>CAP RATE</b>	6.25%
<b>LIST PRICE</b>	\$3,120,000



## 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

STARBUCKS LONGWOOD, FL

4

**DON PABLO ESTATES**  
BRAND NEW LUXURY  
TOWNHOMES

MYRTLE ST

434

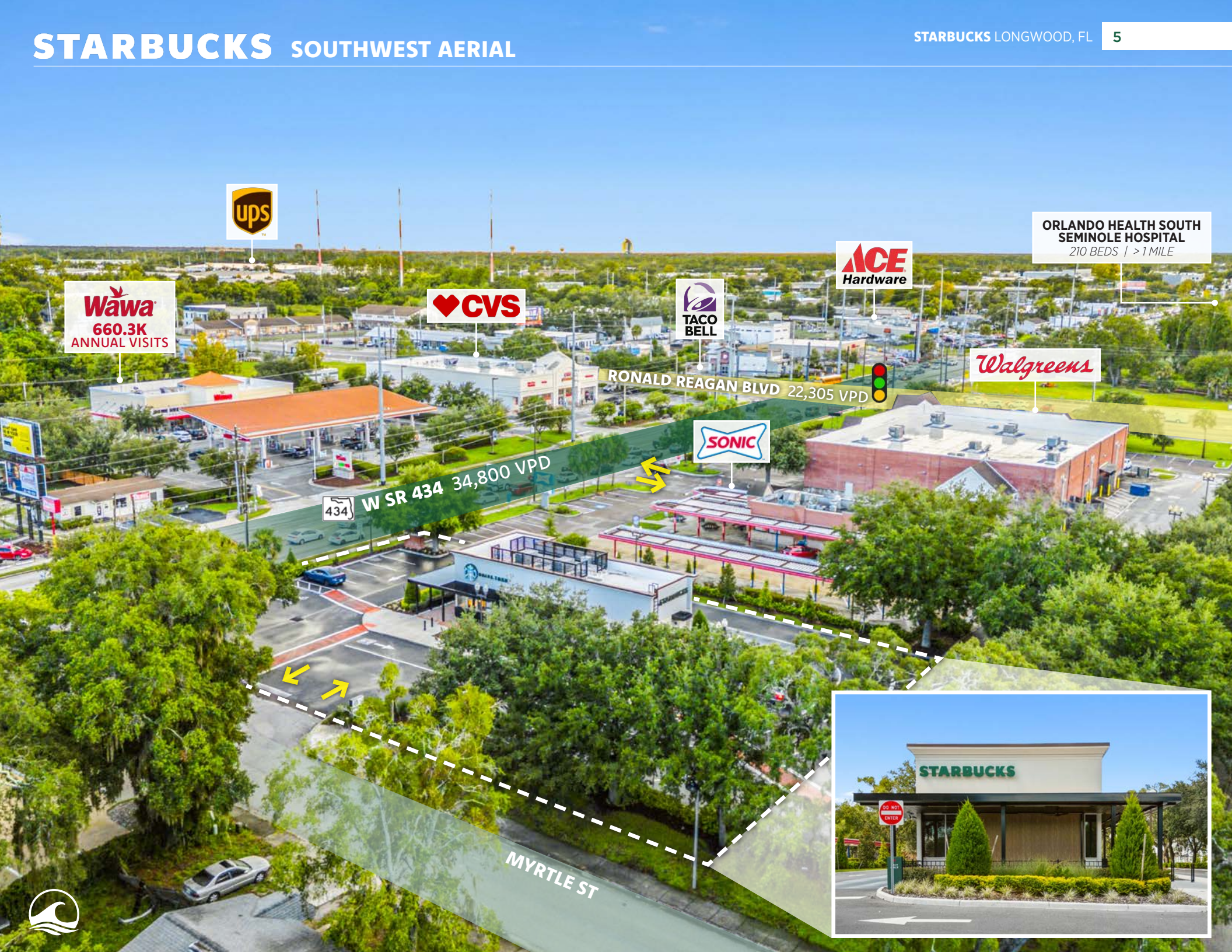
W SR 434 34,800 VPD

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*

 **SONIC**



**STARBUCKS**  
LONGWOOD | FLORIDA

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

MILWEE MIDDLE  
1,373 Students

Wawa

Publix

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





**410 MYRTLE STREET**  
LONGWOOD, FL



**OFFERED  
FOR SALE**

**\$3,120,000 | 6.25% CAP**

Exclusively Offered By



**PRIMARY DEAL CONTACTS**

**PATRICK WAGOR**

Partner

561.427.6151

[pwagor@atlanticretail.com](mailto:pwagor@atlanticretail.com)

**NATIONAL TEAM**

**DAVID HOPPE**

Head of Net Lease Sales

980.498.3293

[dhoppe@atlanticretail.com](mailto:dhoppe@atlanticretail.com)

**ERIC SUFFOLETTO**

Managing Director & Partner

508.272.0585

[esuffoletto@atlanticretail.com](mailto:esuffoletto@atlanticretail.com)

**ZACK HILGENDORF**

Senior Vice President

847.722.0865

[zhilgendorf@atlanticretail.com](mailto:zhilgendorf@atlanticretail.com)

**NICK HILGENDORF**

Associate

847.414.4749

[nhilgendorf@atlanticretail.com](mailto:nhilgendorf@atlanticretail.com)

**KENDRA DOHERTY**

Analyst

857.400.1568

[kdohertry@atlanticretail.com](mailto:kdohertry@atlanticretail.com)

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Starbucks - Longwood, 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.