

410 MYRTLE STREET  
LONGWOOD, FL



OFFERED  
FOR SALE

\$3,120,000 | 6.25% CAP



W SR 434 34,800 VPD

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic  
CAPITAL PARTNERS™

# STARBUCKS

## 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
Signor/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

**STARBUCKS**

**SONIC**

434

W SR 434 34,800 VPD









TRUIST



THE ADDISON LONGWOOD  
277 LUXURY APARTMENT UNITS

MYRTLE ST

434

WSR 434 34,800 VPD





## LONGWOOD

STARBUCKS LONGWOOD, FL



STARBUCKS  
LONGWOOD | FLORIDA

LYMAN HIGH  
2,056 Students

MILWEE MIDDLE  
1,373 Students

Culver's

O'Reilly AUTO PARTS

Wawa

Publix

THE HOME DEPOT

10,900 VPD

US Hwy 17 (11,000 VPD)

DOG TRACK RD (17,300 VPD)

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

TARGET

PETSMART

Steak 'n Shake  
ALTAMONTE

PANDA EXPRESS  
CHINESE KITCHEN

TACO BELL

Longwood is part of the Orlando-Kissimmee-Sanford Metro Area which is 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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An aerial photograph of the property, which is a Starbucks located at 410 Myrtle Street in Longwood, FL. The property is surrounded by a parking lot and is located near a Walgreens and a Sonic. The surrounding area is a mix of commercial and residential buildings, with many trees and greenery. A dashed line indicates the property boundaries. The image is overlaid with various text and logos.

Exclusively Offered By

**Atlantic  
CAPITAL PARTNERS™**

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W SR 454 34,800 VPD