

**1,208 HOMES UNDER CONSTRUCTION IN TAVARES**  
**RARE 15-YEAR SELF-MAINTAINING LEASE**



**Publix**

**Popeyes**

**SEAPLANE**  
Dental Care

**OFFERED  
FOR SALE**

**\$4,476,000 | 5.25% CAP**

**29925 FL-19 TAVARES, FL**  
**ORLANDO-KISSIMMEE-SANFORD MSA**

**SR-19 42,000 VPD**

 **Atlantic**  
CAPITAL PARTNERS™

**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 15 Year Net Lease with 10% rental increases every 5 years. Starbucks opened for business July 2025.



LEASE YEARS	ANNUAL RENT	RETURN
Years 1-5	\$235,000	5.25%
Years 6-10	\$258,500	5.78%
Years 11-15	\$284,350	6.35%
Years 16-20 (Option 1)	\$312,785	6.99%
Years 21-25 (Option 2)	\$344,064	7.69%
Years 26-30 (Option 3)	\$378,470	8.46%
Years 31-35 (Option 4)	\$416,317	9.30%

<b>NOI</b>	\$235,000
<b>CAP RATE</b>	5.25%
<b>LISTING PRICE</b>	\$4,476,000

## ASSET SNAPSHOT

<b>Tenant Name</b>	Starbucks
<b>Signator/Guarantor</b>	Starbucks Corporation (Parent)
<b>Address</b>	29925 FL-19, Tavares, FL
<b>Building Size (GLA)</b>	2,500 SF
<b>Land Size</b>	1.04 Acres
<b>Year Built</b>	2025
<b>Lease Type</b>	NN+ (Tenant Self-Maintains)
<b>Landlord Responsibilities</b>	Roof & Structure (20 Year Roof Warranty)
<b>Rent Commencement Date</b>	July 1, 2025
<b>Early Termination</b>	None
<b>Remaining Term</b>	14.5 Years
<b>Current Annual Rent</b>	\$235,000
<b>Rental Increases</b>	10% Every 5 Years



**17,757** PEOPLE  
IN 3 MILE RADIUS



**\$79,762** AHHI  
IN 3 MILE RADIUS



**42,000** VPD  
ON STATE RD 19





## TROPHY ASSET

Rare opportunity to own a hyper secure, newly constructed 15-YR Starbucks in Central Florida



## TOP FLORIDA GROWTH MARKET

Lake County's population has surged by more than 17% since 2020 making it one of the fastest growing counties in Florida



## HIGH PROFILE PUBLIX OUTPARCEL

Prime location in front of high volume Publix and proximity to best in class traffic generators



## 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







DOWNTOWN  
TAVARES  
← 2 MILES



CR-561 18,230 VPD

SR-19 42,000 VPD



STARBUCKS  
TAVARES | FLORIDA







Publix

POPEYES

SEAPLANE  
Dental Care

CIRCLE K  
SUBWAY



SR-19 42,000 VPD

CR-561 18,230 VPD







**STARBUCKS**  
TAVARES | FLORIDA

SEAPLANE  
Dental Care

*Your Space*  
Self-Store

DOWNTOWN  
TAVARES  
2 MILES

CR-561 18,230 VPD



SR-19 42,000 VPD







**WOODLEA  
SPORTS COMPLEX**

**CRESSWIND AT LAKE  
HARRIS**  
600+ HOMES  
UNDER CONSTRUCTION

**SEAPORT VILLAGE**  
146 HOMESITES  
UNDER CONSTRUCTION

**LEELA RESERVE**  
362 HOMESITES  
UNDER CONSTRUCTION

TAVARES CROSSROADS  
**Publix**  
Great Clips  
Liquors AT&T

**POPEYES**

**TACO  
BELL**

**compass**  
SELF STORAGE

**STARBUCKS**  
TAVARES | FLORIDA

**SEAPLANE**  
Dental Care

*Your Space*  
Self-Store

**MCDONALD'S**

**CIRCLE K**  
**SUBWAY**

**7-ELEVEN**

**O'Reilly** AUTO PARTS

**WASH CITY**  
CAR WASH

SR-19 42,000 VPD

CR-561 18,230 VPD

## MAJOR DEVELOPMENTS ALONG FL-19

Tavares, Florida, is experiencing a significant surge in development along State Road 19, with numerous residential and commercial projects reshaping the city's landscape. With 3,462 new homes in various stages of development, this vibrant hub shows no signs of slowing.





**TAVARES, FL** is located in Lake County and is part of the Central Florida region. Tavares is strategically located only 25 miles from Downtown Orlando and Walt Disney World but offers more affordable housing options for families and retirees. Since the 2020 census, Tavares population has grown by 17.91% and since 2000 has maintained an average annual growth rate of 4.83%. Currently there are 1,208 homes under construction and another 2,254 homes in planning or permitting in Tavares. The workforce in Tavares is predominantly engaged in white-collar occupations, comprising 82.26% of the employed population. The city's Economic Development Department has implemented a comprehensive plan focusing on key sectors, including the development of a "Medical Village" near AdventHealth Waterman, downtown revitalization, enhancement of the Tavares Seaplane Base & Marina, and improvements to railroad infrastructure. These initiatives aim to attract aviation industries and enhance recreational and sports facilities. Tavares' blend of economic growth, housing development, and unique attractions make it an increasingly popular destination in Central Florida.

**STARBUCKS  
TAVARES**

• **ORLANDO**  
20 MILES

• **TAMPA**  
75 MILES

1 MILE

**4,444**

PEOPLE

**\$71,210**

AHHI

3 MILES

**17,757**

PEOPLE

**\$79,762**

AHHI

5 MILES

**47,042**

PEOPLE

**\$81,941**

AHHI







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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29925 FL-19  
TAVARES, FL



Publix

**OFFERED  
FOR SALE**

**\$4,476,000 | 5.25% CAP**

Exclusively Offered By



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