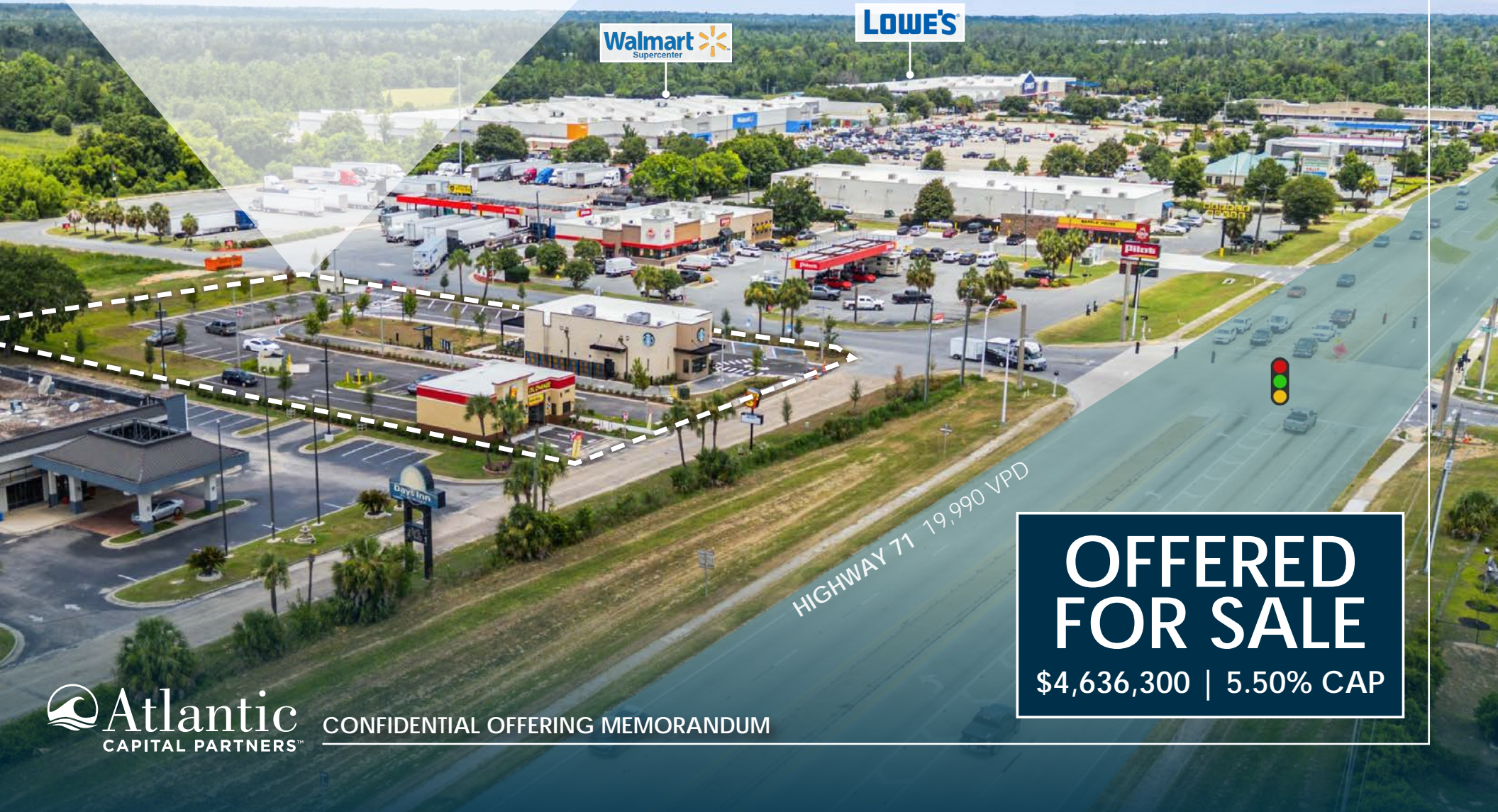




2193 S HIGHWAY 71  
MARIANNA, FL



OFFERED  
FOR SALE

\$4,636,300 | 5.50% CAP





## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of two free-standing buildings leased to Starbucks & Take 5 Oil Change. This opportunity features 12-year corporately guaranteed NNN leases with 10% rental increases.

### ASSET SNAPSHOT

ADDRESS:	2193 S Hgway 71, Marianna, FL
LOT SIZE	2.05 AC
YEAR BUILT	2025
OCCUPANCY	100%
WALT	12 Years
RENTAL INCREASES	10% Every 5 Years
LEASE TYPE	NNN & Ground Lease
NOI	\$255,000
CAP RATE	5.50%
ASKING PRICE	\$4,636,300

NOI	\$255,000
CAP RATE	5.50%
PRICE	\$4,636,300



44,110 PEOPLE  
IN 5 MILE RADIUS



\$64,104<sup>AHHI</sup>  
IN 5 MILE RADIUS



19,990 VPD  
ON HWY 71







## INVESTMENT HIGHLIGHTS

STARBUCKS & TAKE 5 OIL MARIANNA, FL

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### LONG-TERM CORPORATE LEASES

Rare two-tenant asset with 12-year corporately guaranteed leases



### PASSIVE LEASE STRUCTURES

Starbucks NNN self-maintain lease and Take 5 Absolute Net Ground Lease provide very limited landlord maintenance responsibilities



### INDUSTRY LEADING TENANTS

Starbucks has investment-grade credit and a market capitalization of over \$107 billion; Take 5 operates 1,540+ locations and Driven Brands has a market capitalization of over \$2.9 billion



### SIGNALIZED CORNER

Excellent underlying real estate fundamentals with full access and clear visibility from a signalized intersection



### INTERSTATE LOCATION NEXT TO TRAFFIC GENERATORS

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



### INFLATION HEDGE

Fixed 10% rental increases every 5 years provide a hedge against inflation



### DEPRECIATION

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



### SUNSHINE STATE

Florida leads the nation in population and capital migration and has no state income tax





# RENT ROLL

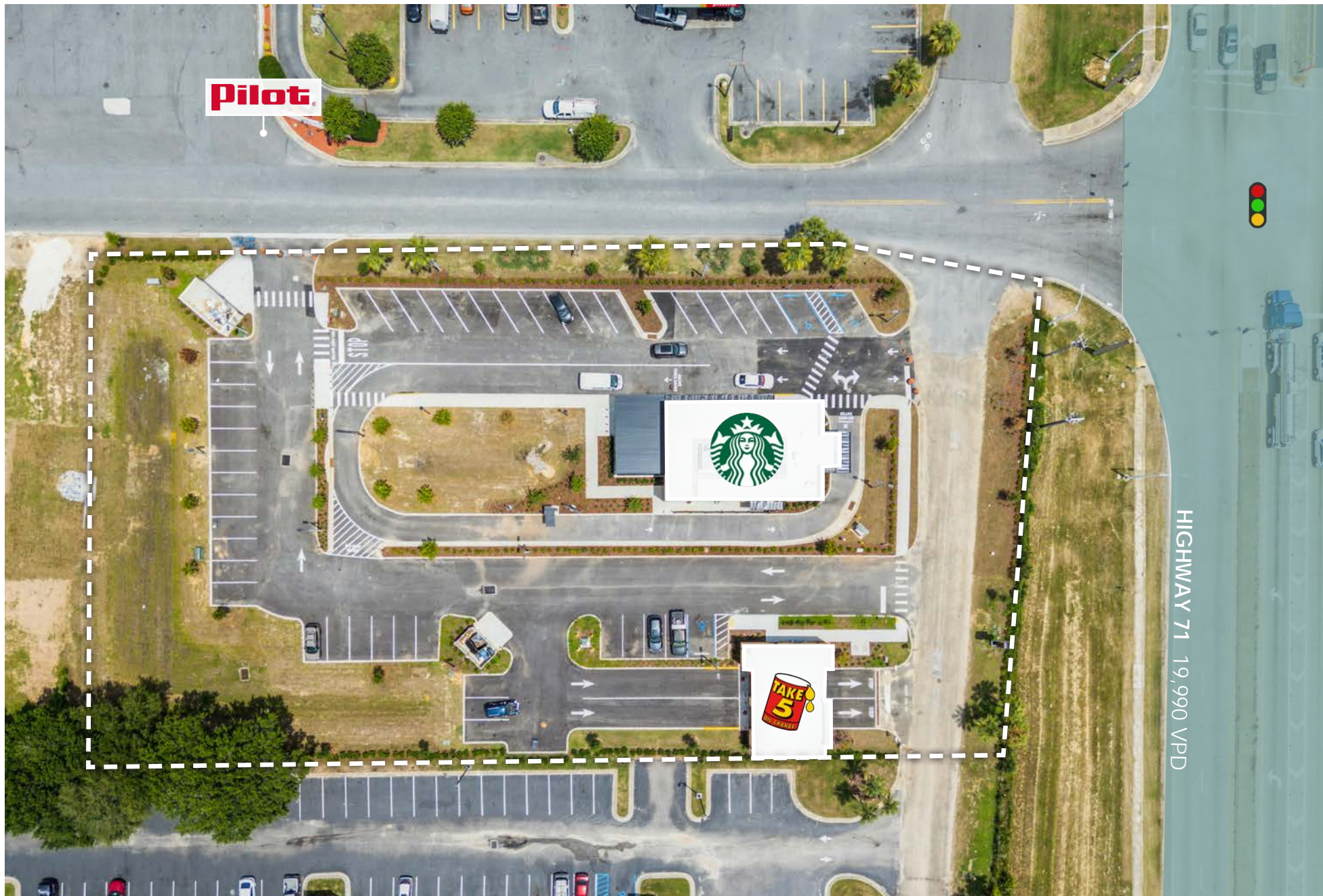
TENANT	GUARANTEE	LOT SIZE	% OF TOTAL LAND AREA	RENT COMMENCEMENT DATE	LEASE EXPIRATION	REMAINING LEASE TERM	ANNUAL RENT	RENT INCREASES	OPERATING EXPENSES	LANDLORD MAINTENANCE OBLIGATIONS	RENEWAL OPTIONS
Starbucks	Starbucks Corporation (Parent)	1.40 AC	68%	7/23/2025	7/31/2037	12 Years	\$190,000	10% Every 5 Years	NNN - Tenant Self-Maintains	Roof & Structure (20-Year Roof Warranty)	6, 5-Year
Take 5 Oil Change	Take 5 Properties Spv Llc	0.65 AC	32%	5/15/2025	5/31/2037	12 Years	\$65,000	10% Every 5 Years	Absolute Net - Tenant Self-Maintains	None	4, 5-Year
TOTAL		2.05 AC				12 Years	\$255,000				







# SITE PLAN







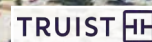
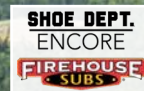
## PROPERTY PHOTOS







DOWNTOWN MARIANNA 4 MILES



HIGHWAY 71 19,990 VPD







HIGHWAY 71 19,990 VPD







# WEST AERIAL

STARBUCKS & TAKE 5 OIL MARIANNA, FL

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LOWE'S

Walmart  
Supercenter

BURGER KING

TRUIST HH

Pilot

Days Inn

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



ellianos  
coffee



1 MILE

13,860  
PEOPLE

\$55,541  
AHHI

3 MILES

22,656  
PEOPLE

\$56,312  
AHHI

5 MILES

44,110  
PEOPLE

\$64,104  
AHHI

HIGHWAY 71 19,990 VPD

INTERSTATE 10

INTERSTATE 10 21,727 VPD







GEORGIA  
FLORIDA

TALLAHASSEE

58 MILES

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.







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. 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:	NASDAQ: SBUX
# OF LOCATIONS:	40,199
HEADQUARTERS:	Seattle, WA



Take 5 Oil Change was founded in Metairie, LA in 1984 with the mission to provide fast, friendly, and affordable oil changes with an emphasis on an exceptional customer experience. The business model revolutionized the quick service oil change by introducing the "stay in your car" concept that specializes in oil changes completed in 10 minutes or less. While trends towards convenience-based auto-service was already very strong prior to COVID-19, the pandemic accelerated the strength of the value proposition offered by Take 5 Oil Change. Owned by Driven Brands, which has a \$2.6 billion market cap (NASDAQ: DRVN) and is based in Charlotte, NC, the company is incredibly well-positioned for sustained future growth. As of April 2025, there are over 1,100 locations in 41 states with plans for further expansion into additional states. The company's long-term goal over the next several years is to grow to more than 2,000 locations. This continued expansion is supported by strong unit economics and a scalable business model that performs well in both urban and suburban markets. With a proven track record of growth and a focus on customer convenience, Take 5 is well-positioned to capitalize on the increasing demand for quick, hassle-free automotive services nationwide.



## TAKE 5 OIL QUICK FACTS

FOUNDED:	1984
OWNERSHIP:	NASDAQ: DRVN
# OF LOCATIONS:	1000+
HEADQUARTERS:	Charlotte, NC



# OFFERED FOR SALE

\$4,636,300 | 5.50% CAP

2193 S HIGHWAY 71  
MARIANNA, FL



Exclusively Offered By



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