

SINGLE TENANT NN W/DRIVE-THRU

Investment Opportunity



STARBUCKS®

(NASDAQ: SBUX | S&P: BBB+)

**Significant Tenant Investment | Fronting State Hwy 44 (44,000 VPD) | Corporate Signature |
Next To High-Performing Publix (Top 82% Nationwide via Placer.ai)**



1906 FL-44 | New Smyrna Beach, Florida

DAYTONA BEACH MSA

ACTUAL SITE



SRS

CAPITAL
MARKETS

EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739



NEW SMYRNA
BEACH

Winn-Dixie
Domino's Pizza

WELLS FARGO
MATTRESS FIRM



MASSEY

BANK OF AMERICA

44



44,000 VPD

Wawa



The Cottages @
Sugartree

Grand Oaks
Apartments of NSB

New Smyrna Beach
Middle School

New Smyrna Beach
High School

Publix ranks 82nd percentile nationwide
3rd amongst Publix's in a 15-mile radius
(7/32 in a 30-mile radius) per Placer.ai

New Smyrna Beach Regional Center

Publix

DOLLAR TREE

Pet Super market

bealls

SALLY.

BUDDY'S
HOME FURNISHINGS



AT&T



WATCH DRONE
VIDEO



New Smyrna Beach Regional Center

Publix

DOLLAR TREE

Pet Supermarket

bealls

SALLY.

BUDDY'S HOME FURNISHINGS



DUNKIN'

EDDIE RD

Grand Oaks Apartments of NSB

The Cottages @ Sugartree



BANK OF AMERICA



44,000 VPD

MATTRESS FIRM

Great Clips



Domino's Pizza

TD Bank

CIRCLE K

CRITTER Corner!



OFFERING SUMMARY



41,000

LOCATIONS
GLOBALLY

\$37B+

2025
REVENUE

S&P: BBB+

CREDIT
RATING

OFFERING

Pricing \$3,272,700

Net Operating Income \$180,000

Cap Rate 5.50%

PROPERTY SPECIFICATIONS

Property Address 1906 FL-44, New Smyrna Beach, Florida 32168

Rentable Area 2,500 SF

Land Area 1.06 AC

Year Built 2024

Tenant Starbucks

Lease Signature Corporate (Nasdaq: SBUX) (S&P: BBB+)

Lease Type NN

Landlord Expense Responsibilities Roof & Structure

CAM, Taxes, Property Insurance Fully Reimbursed by Tenant

HVAC Tenant maintains, repairs, and replaces

Lease Term Remaining 7+ Years

Increases 10% Every 5 Years

Options 6 (5-Year)

ROFO/ROFR Yes (30-Days)

Rent Commencement February 20, 2024

Lease Expiration February 20, 2034

[CLICK HERE FOR A FINANCING QUOTE](#)

IAN MAHONEY

Associate, Debt & Equity

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RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Starbucks	2,500	Feb. 2024	Feb 2034	Year 1	-	\$15,000	\$180,000	6 (5-Year)
(Corporate Signature)				Year 6	10%	\$16,500	\$198,000	

10% Rental Increase Beg. of Each Option Thereafter

Options To Extend | 2024 Construction | Options To Extend | Corporate Signed | Scheduled Rental Increases

- 7+ years remaining with 6 (5-year) options to extend, demonstrating their long-term commitment to the site
- 2024 construction which features high-quality materials, high-level finishes, and distinct Starbucks design elements
- The lease is corporate signed by Starbucks, an investment grade (S&P: BBB+), nationally recognized, and established firm with over 41,000 stores
- The lease features 10% rental increases every 5 years and at the beginning of each option

NN Leased | Fee Simple Ownership | No State Income Tax | Limited Landlord Responsibilities

- Tenant pays for taxes, insurance and maintains most aspects of the premises
- Limited landlord responsibilities
- Ideal, low-management investment for a passive investor in a state with no state income tax

Hard Corner | Outparcel to NSB Regional Shopping Center | Drive-Thru Equipped | Dense Retail Corridor | Dixie Hwy & I95

- Starbucks is ideally located at the signalized, hard corner of State Hwy 44, which averages 44,000 vehicles passing by daily
- The subject property is strategically located just east of I-95 (78,000 VPD) and west of S Dixie Hwy (28,000 VPD), both major thoroughfares that connect South Florida to North Florida
- The site is equipped with a drive-thru, allowing for Starbucks to maximize efficiency and productivity at this location
- The subject property is an outparcel to NSB Regional Shopping Center (118,000+ SF), which is anchored by Publix, Big Lots, Dollar Tree, and many more
- **The Publix ranks in the top 82% (226 out of 1,321) of all nationwide locations according to placer.ai**
- Other nearby national/credit tenants include Home Depot, Wawa, Chipotle, and Aldi

Local Demographics in 5-Mile Trade Area | Six-Figure Income | New Smyrna Beach

- More than 51,000 residents and 17,000 employees support trade area
- The site is located roughly 10 minutes from the beach
- An affluent average household income of \$100,917

BONUS DEPRECIATION



100% Bonus Depreciation

The One Big Beautiful Bill Act permanently restored 100% bonus depreciation for qualifying property acquired and placed in service after January 19, 2025. Most investors are unaware that single tenant retail properties offer substantial tax benefits.

Maximize Your Returns

100% bonus depreciation allows for the immediate deduction of all non-structural assets in year one of ownership that have been identified by a cost segregation study (compared with the traditional 39-year schedule for commercial buildings).

Substantial Tax Benefits

By accelerating eligible depreciation deductions into the earlier years of ownership, an investor may reduce taxable income, improve after-tax cash flow and enhance the overall economics of the investment.

For more information, please contact:

Tom Brodie

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Tom.Brodie@CSSIServices.com



SRS recommends that the prospective Purchaser(s) consult with their tax professional for advice related to your specific situation and how you can take advantage of bonus depreciation.

Subject Property Example

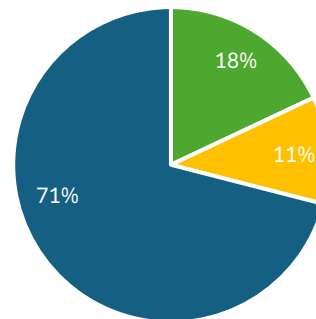
Estimated Building Cost - \$2,791,105

2026 Range of Benefits - Year of Application

	Conservative	High End
2026 Dep. - Accelerated Method	\$815,782	\$1,093,996
2026 Dep. - Straight Line Method	\$8,959	\$8,959
2026 Increased Deduction	\$806,822	\$1,085,037
2026 Tax Savings (37%)	\$298,524	\$401,464
ROI: 2026	51 : 1	69 : 1

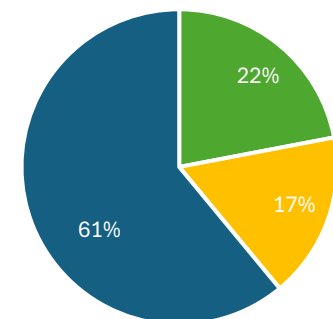
Estimated Allocation of Property

Conservative



■ 5 Year ■ 15 Year ■ 39 Year

High End



■ 5 Year ■ 15 Year ■ 39 Year

This property offers potential for **~\$1.09M** in bonus depreciation benefits!

PROPERTY PHOTOS



WATCH DRONE VIDEO



PROPERTY PHOTOS





STARBUCKS

starbucks.com

Company Type: Public (NASDAQ: SBUX)

Locations: 41,000+

2025 Employees: 381,000

2025 Revenue: \$37.18 Billion

2025 Net Income: \$1.86 Billion

2025 Assets: \$32.02 Billion

Credit Rating: S&P: BBB+

Since 1971, Starbucks Coffee Company has been committed to responsibly sourcing and roasting high-quality arabica coffee. Today, with a global footprint of more than 41,000 company-operated and licensed coffeehouses and a growing presence in consumer-packaged goods, they are the world's premier purveyor of specialty coffee. Through their unwavering commitment to excellence and their guiding principles, they bring the unique Starbucks Experience to life for every customer through every cup. Starbucks Corporation was founded in 1971 and is based in Seattle, Washington.



Source: about.starbucks.com, finance.yahoo.com



Starbucks Delivers Healthy Comparable Store Sales and Earnings Growth

SEATTLE--(BUSINESS WIRE)-- Starbucks Corporation (Nasdaq: SBUX) today reported financial results for its 13-week fiscal second quarter ended March 29, 2026. GAAP results in fiscal 2026 include items that are excluded from non-GAAP results. Please refer to the reconciliation of GAAP measures to non-GAAP measures at the end of this release for more information.

Q2 Fiscal Year 2026 Highlights:

- **Global comparable store sales increased 6.2%, primarily driven by a 3.8% increase in comparable transactions and a 2.3% increase in average ticket**
- **The company opened 11 net new stores in Q2, ending the period with 41,129 stores: 52% company-operated and 48% licensed**
- **Consolidated net revenues increased 9% to \$9.5 billion, or a 8% increase on a constant currency basis**
- **Effective tax rate of 29.8% compared to 23.5% in the prior year, with the increase primarily due to the impact of reorganizing certain entities in China, the \$8 million discrete increase to the change in indefinite reinvestment assertions as a result of classifying our Starbucks retail operations in China as held for sale in the first quarter of 2026, and the effect of higher pre-tax earnings and the proportionate impacts from certain permanent differences and discrete items**
- **GAAP earnings per share of \$0.45 increased 32% over prior year**

“Our second quarter marked the turn in our turnaround as our Back to Starbucks plan drove both top and bottom line growth,” commented Brian Niccol, chairman and chief executive officer. “This is the Starbucks our customers deserve and the Starbucks we believe will deliver long-term growth and value for our partners and shareholders as we execute consistently, at-scale.”



Fiscal Year 2026 Guidance:

- **The company updates its fiscal year 2026 guidance (all growth targets are relative to fiscal year 2025 non-GAAP measures unless specified):**
- **Global and U.S. comparable store sales growth of 5.0% or greater;**
- **Consolidated net revenues roughly flat year over year;**
- **Non-GAAP consolidated operating margin to slightly improve year over year;**
- **Non-GAAP earnings per share in the range of \$2.25 to \$2.45; and**
- **Approximately 600 to 650 net new coffeehouses globally across company-operated and licensed businesses.**

Source: Starbucks

[Read Full Report HERE](#)

PROPERTY OVERVIEW



LOCATION



New Smyrna Beach, Florida
Volusia County
Deltona-Daytona Beach-Ormond Beach MSA

ACCESS



State Highway 44: 1 Access Point

TRAFFIC COUNTS



State Highway 44: 44,000 VPD
Mission Drive: 15,000 VPD
S. Dixie Freeway/U.S. Highway 1: 28,000 VPD
Interstate 95: 78,000 VPD

IMPROVEMENTS



There is approximately 2,500 SF of existing building area

PARKING



There are approximately 32 parking spaces on the owned parcel.
The parking ratio is approximately 12.8 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 7343-06-00-0720
Acres: 1.06
Square Feet: 46,174

CONSTRUCTION



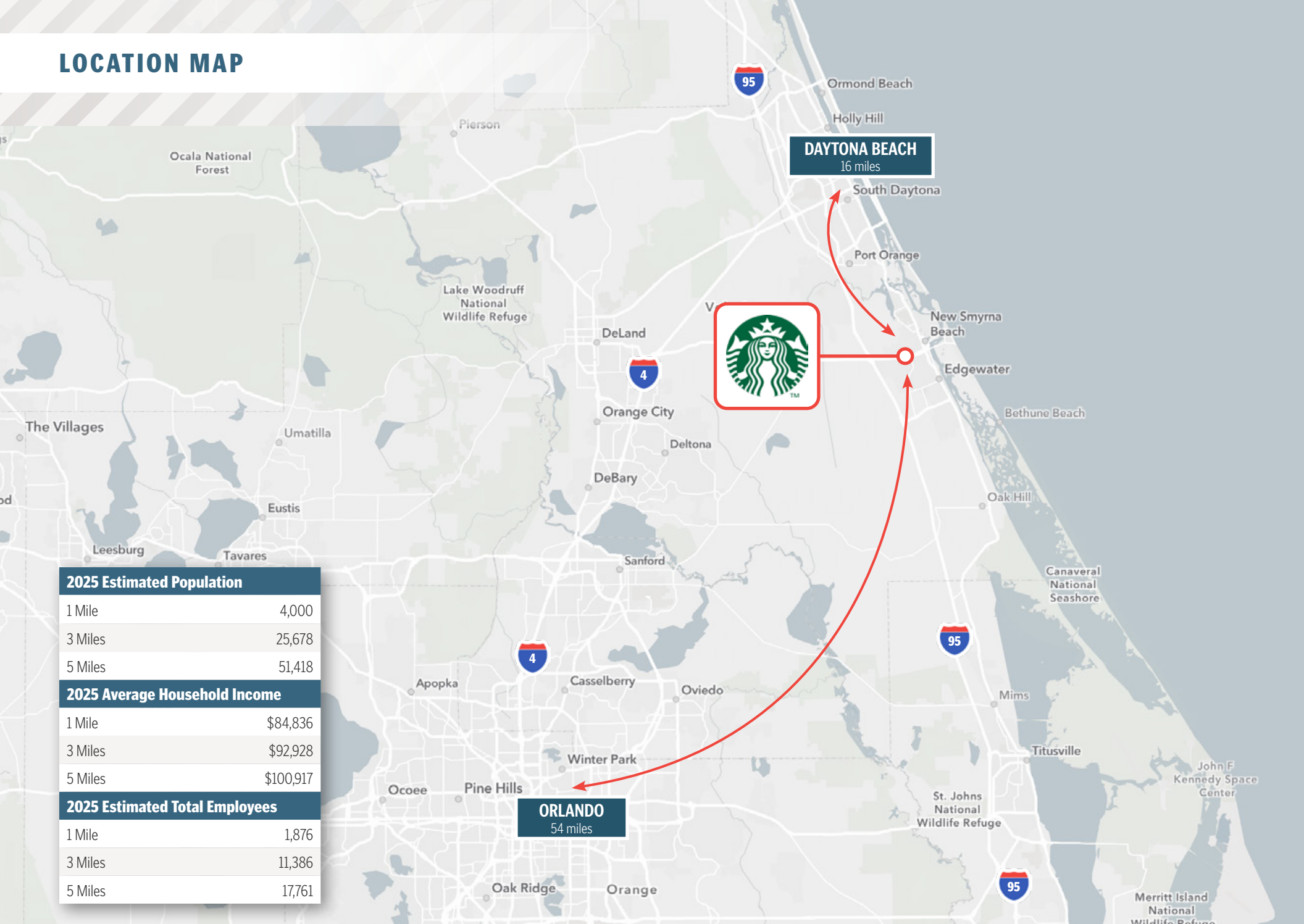
Year Built: 2024

ZONING



B-5 - Planned Shopping Center

LOCATION MAP



2025 Estimated Population

1 Mile	4,000
3 Miles	25,678
5 Miles	51,418

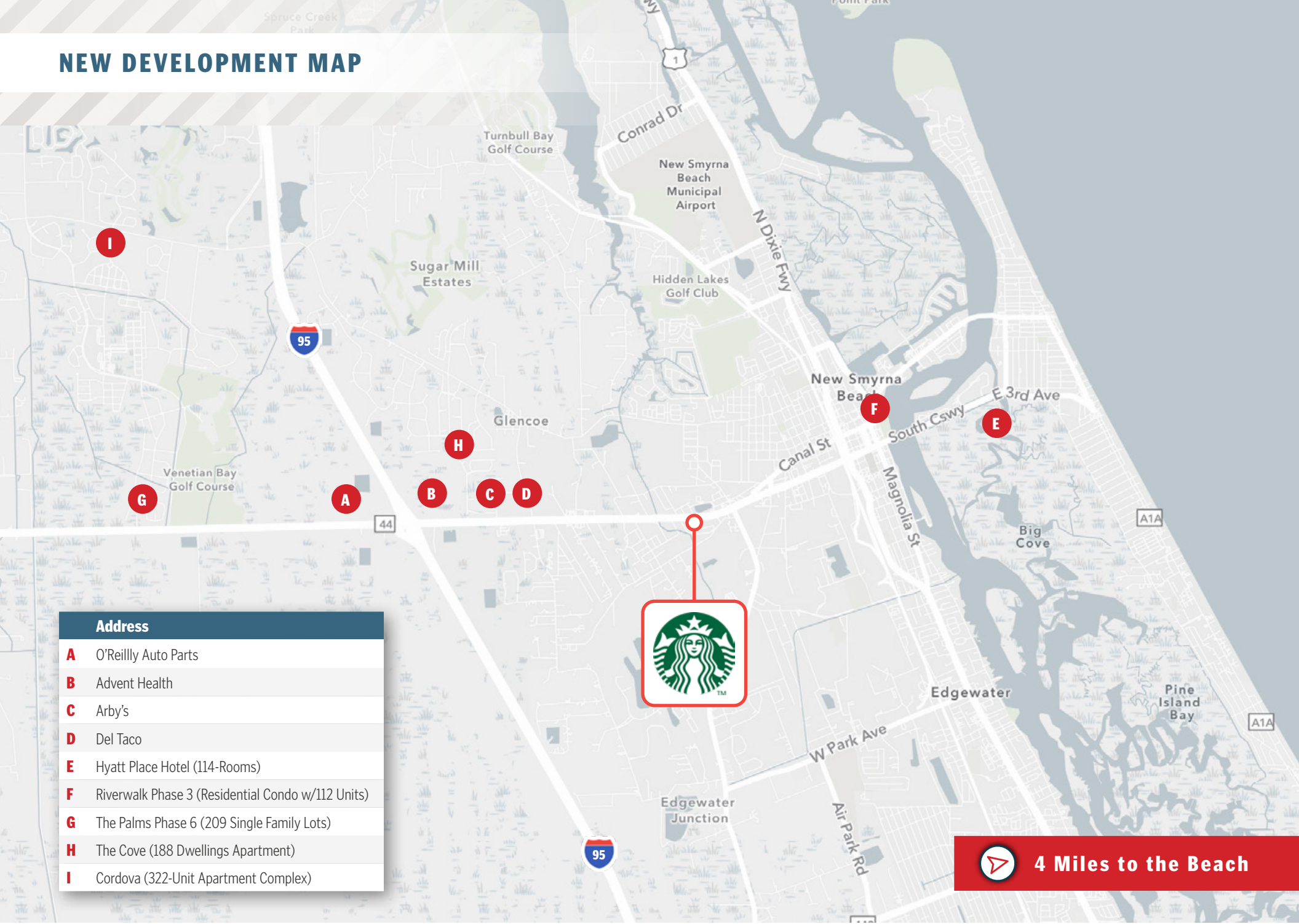
2025 Average Household Income

1 Mile	\$84,836
3 Miles	\$92,928
5 Miles	\$100,917

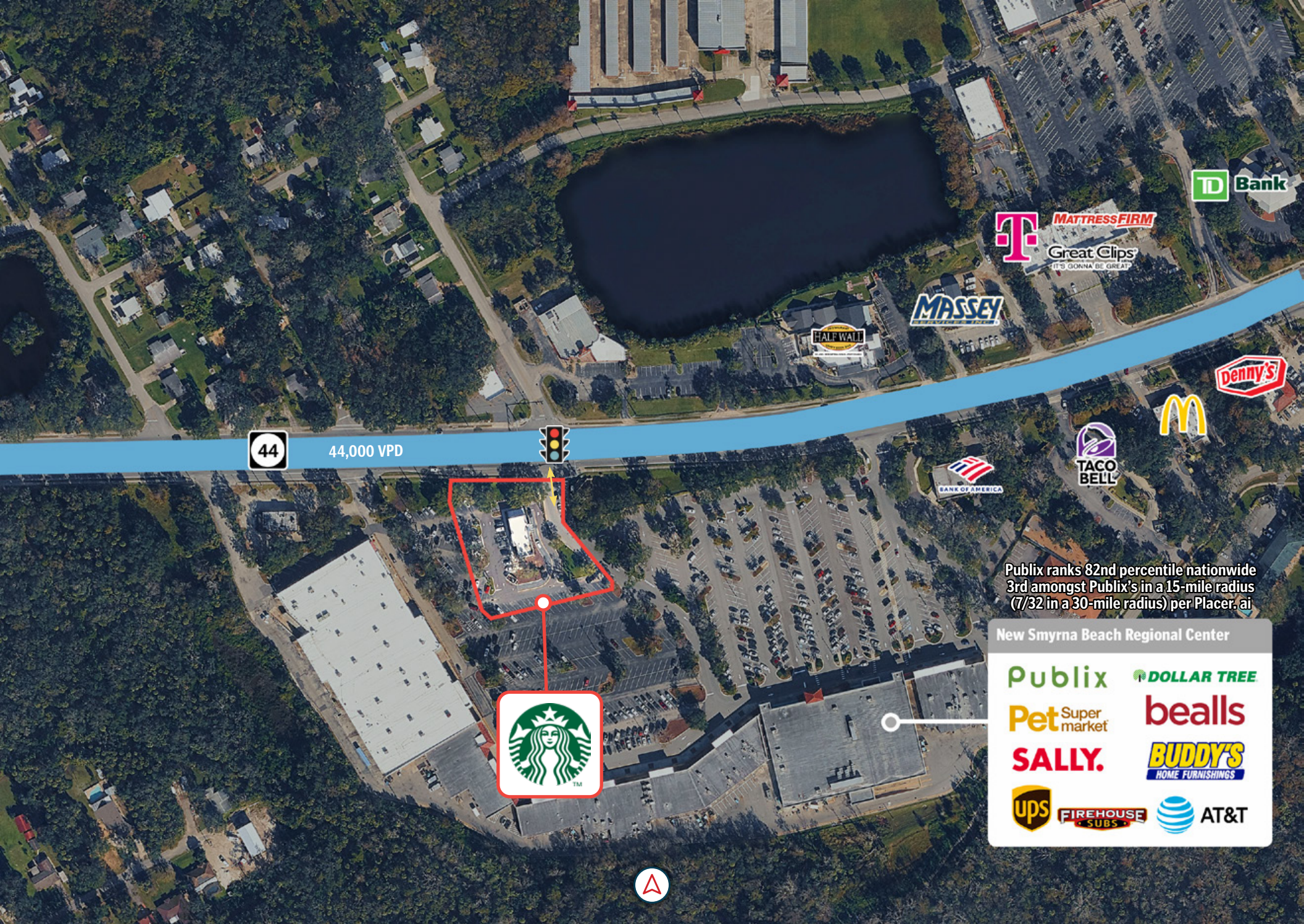
2025 Estimated Total Employees

1 Mile	1,876
3 Miles	11,386
5 Miles	17,761

NEW DEVELOPMENT MAP



Address	
A	O'Reilly Auto Parts
B	Advent Health
C	Arby's
D	Del Taco
E	Hyatt Place Hotel (114-Rooms)
F	Riverwalk Phase 3 (Residential Condo w/112 Units)
G	The Palms Phase 6 (209 Single Family Lots)
H	The Cove (188 Dwellings Apartment)
I	Cordova (322-Unit Apartment Complex)



44

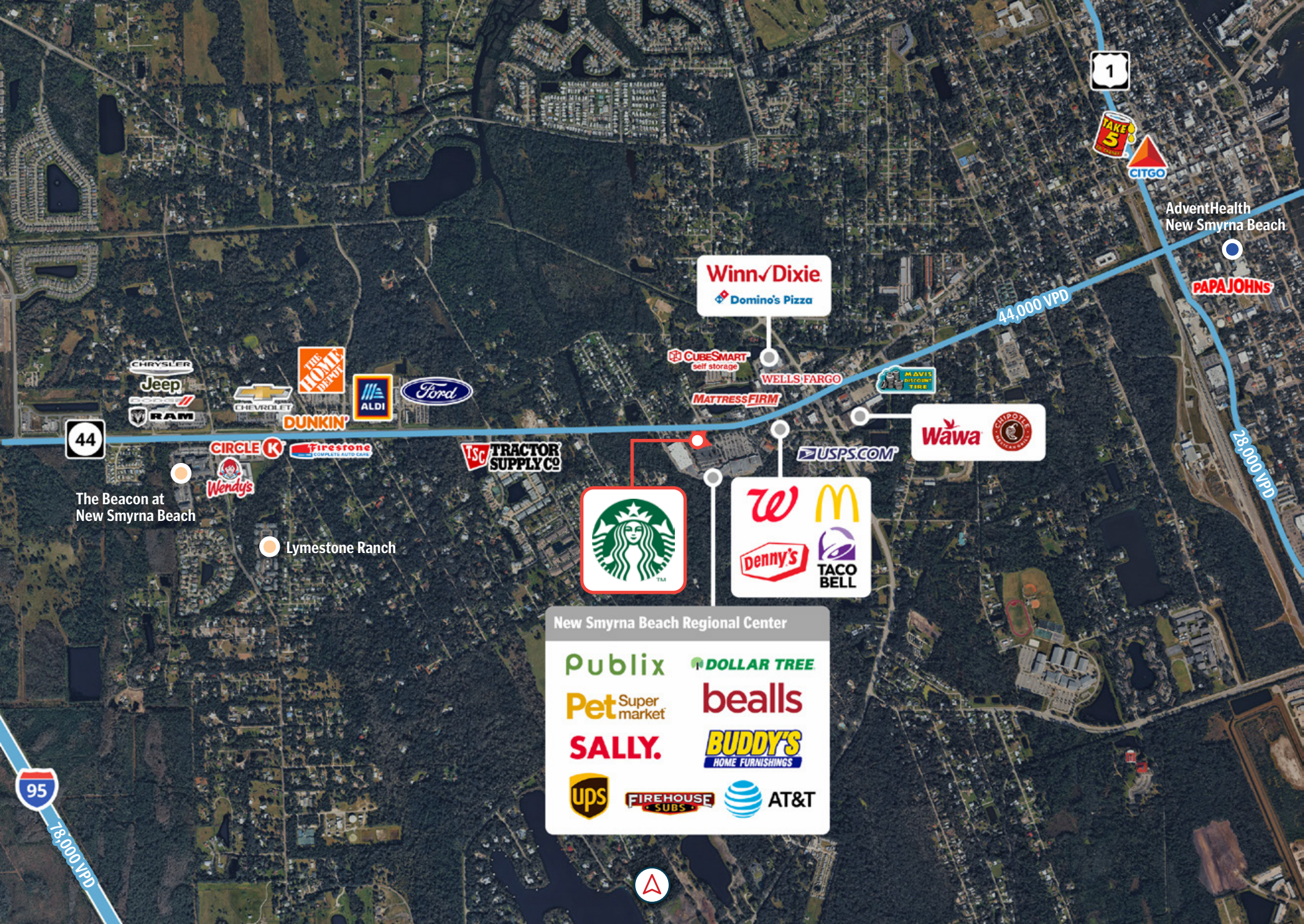
44,000 VPD

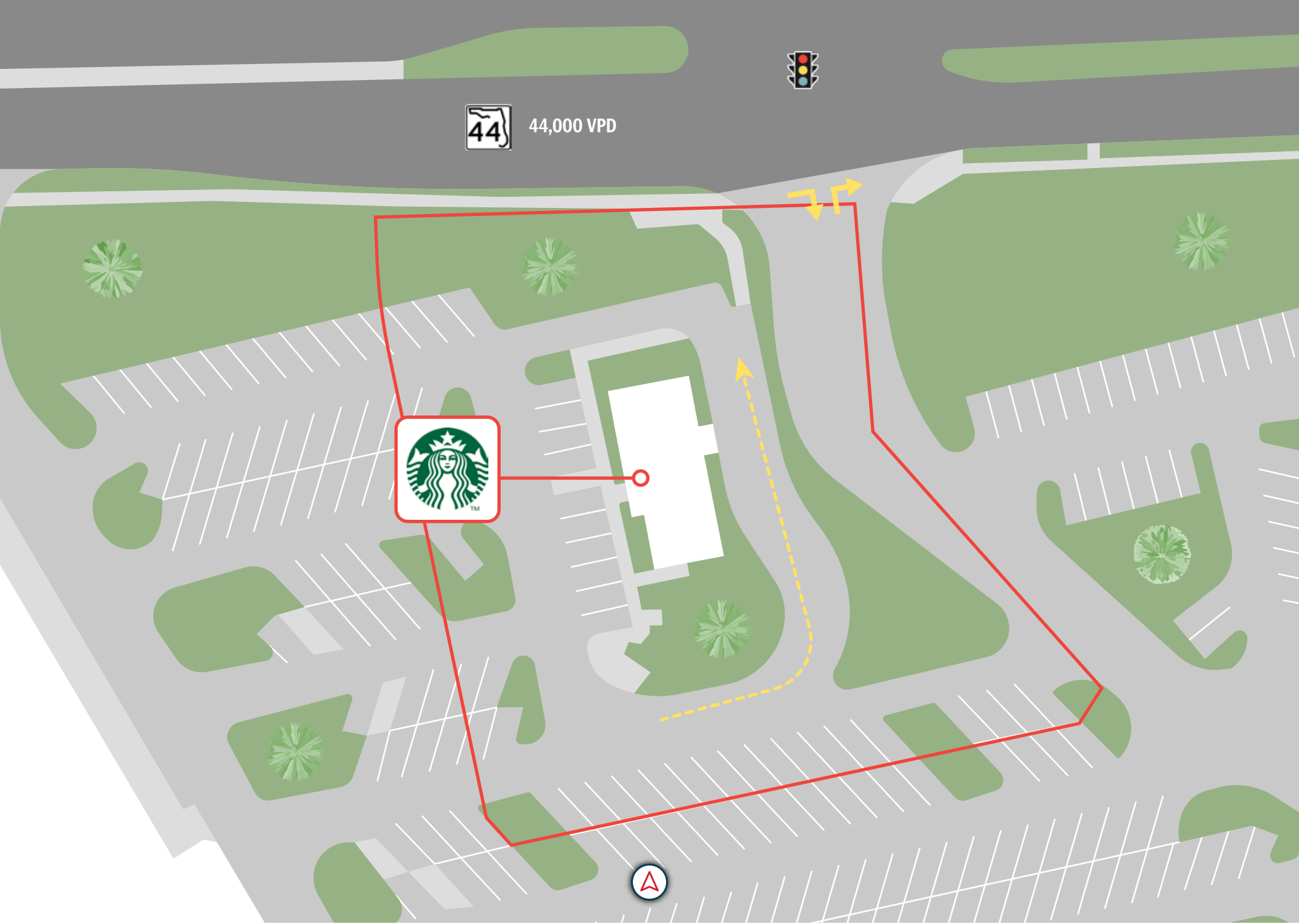


Publix ranks 82nd percentile nationwide
3rd amongst Publix's in a 15-mile radius
(7/32 in a 30-mile radius) per Placer.ai

New Smyrna Beach Regional Center







AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	4,000	25,678	51,418
2030 Projected Population	4,163	26,778	53,509
2025 Median Age	49.1	54.1	56.0
Households & Growth			
2025 Estimated Households	1,836	11,956	24,420
2030 Projected Households	1,935	12,661	25,823
Income			
2025 Estimated Average Household Income	\$84,836	\$92,928	\$100,917
2025 Estimated Median Household Income	\$66,197	\$69,623	\$72,385
Businesses & Employees			
2025 Estimated Total Businesses	236	1,586	2,520
2025 Estimated Total Employees	1,876	11,386	17,761



NEW SMYRNA BEACH, FLORIDA

New Smyrna Beach, Florida, in Volusia county, is 14 miles SE of Daytona Beach, Florida and 100 miles SE of Jacksonville, Florida. The city is located in the Daytona Beach metropolitan area. The City of New Smyrna Beach had a population of 33,241 as of July 1, 2025.

Tourism, fishing, and manufacturing (including boats and paint) are major economic factors; agriculture is also important. New Smyrna Beach prides itself on being a charming historic coastal community with a laid-back attitude. It is recognized as a thriving tourist center and artist community, with many natural preserve areas for fishing and eco-tourism. The white-sand beach area has been internationally recognized for outstanding surfing in magazines including National Geographic and Travel & Leisure, and on websites like SmarterTravel.com. There are also many opportunities to play golf, visit art galleries, and patronize shops and restaurants in two pedestrian friendly historic areas. The major economic driver for New Smyrna Beach is the tourism/hospitality industry. The City leads the county in retail sales per capita, being both the historic trade center for Southeast Volusia County, as well as being a popular tourist area. Of the top ten employers, the industry sectors represented are: Retail, Honorable Mayor Owen, and Members of the City Commission, City of New Smyrna Beach, Florida, Health, Education, Government, Utilities, Restaurant

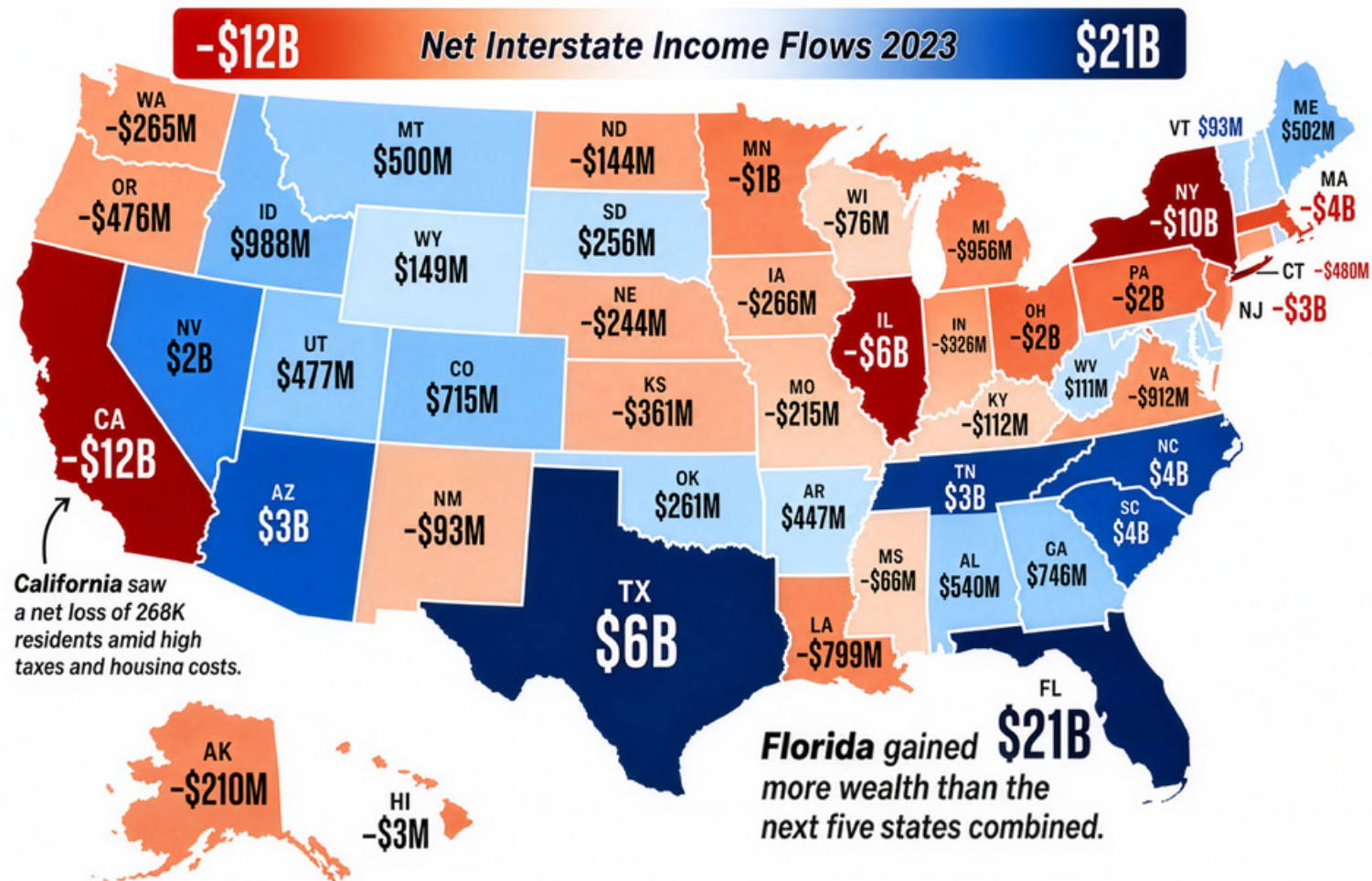
New Smyrna Beach and Nearby Attractions are The Marine Discovery Center, Arts on Douglas, Smyrna Dunes Park, Spruce Creek, Canaveral National Seashore, and The Turnbull Ruins. New Smyrna Beach has more than 13 miles of pristine white sand beaches, along with 24 miles of coastline at the nearby Canaveral National Seashore. The outdoor recreational activities include swimming, golf, scuba diving, hiking, windsurfing, fishing, boating and other water sports. New Smyrna Beach also organizes the Black Heritage Festival every year and Radio Disney Family Kidz Day's events twice a year.

Aviation and Aerospace training can be obtained from the Daytona Beach campus of Embry-Riddle Aeronautical University.



Wealth Migration

By State





THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025



OF GOING THE EXTRA MILE

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