

STRICKLAND BROTHERS & SCOOTER'S COFFEE

49533 & 49537 US HWY 27, DAVENPORT (ORLANDO MSA), FL 33897

100% Bonus Depreciation Potential for Strickland Brothers Building



15-YR. CORP. LEASE WITH STRICKLAND BROTHERS AND 10-YR. GROUND LEASE WITH SCOOTER'S COFFEE, NO LANDLORD RESPONSIBILITIES



EXCELLENT ACCESS AND VISIBILITY TO 59,000 VPD ALONG HIGHWAY 27



82,261 RESIDENTS IN PRIMARY TRADE AREA, AVERAGE HOUSEHOLD INCOME OF \$92,475

▶ CLICK TO VIEW DRONE FOOTAGE



POSNER PARK/POSNER VILLAGE
A \$500M MIXED-USE RETAIL & RESIDENTIAL DEVELOPMENT WITH OVER 5.6M VISITS OVER THE LAST 12 MONTHS

POINT GRAND - UPCOMING DEVELOPMENT
288 MULTI-FAMILY UNITS

HAMPTON LAKES
450 VILLAS

83,354 VPD



amazon
FULFILLMENT CENTERS
100+ EMPLOYEES

FedEx
DISTRIBUTION CENTER
430+ EMPLOYEES

Walmart
DISTRIBUTION CENTERS
550+ EMPLOYEES

Publix

CVS
DISTRIBUTION CENTERS



UPCOMING DEVELOPMENT
RICHLAND COMMUNITIES RESORT

TRINITY RIDGE
77 HOMES

HIGHLAND RESERVE HOMES
SINGLE FAMILY HOME RESORT WITH 900 VILLAS

DOLLAR TREE



Mud Wash

Wendy's

Advance Auto Parts

UPCOMING DEVELOPMENT

59,000 VPD



SUBJECT PROPERTY

CHIPOTLE
MEXICAN GRILL

RESIDENTIAL COMMUNITIES
127,504 RESIDENTS IN PRIMARY TRADE AREA

CLICK TO VIEW DRONE FOOTAGE



BERRY TOWN CENTER



Walt Disney World

58 MILLION ANNUAL VISITORS & 75,000+ EMPLOYEES

BERRY PLAZA
UPCOMING OFFICE/RETAIL DEVELOPMENT

ORLANDO
35 MILES

BELLA PIAZZA CONDO ASSOCIATION
183 CONDOMINIUMS

WINDSOR ISLAND RESORT
617 VACATION HOMES



HARPER GROVE
264 CLASS A TOWN HOMES

HIGHLAND RESERVE
378 APARTMENTS

UPCOMING DEVELOPMENT



59,000 VPD



SUBJECT PROPERTY

TRINITY RIDGE
77 VACATION HOMES




UPCOMING DEVELOPMENT

RESIDENTIAL COMMUNITIES
127,504 RESIDENTS IN PRIMARY TRADE AREA

▶ CLICK TO VIEW DRONE FOOTAGE



 **ORLANDO INTERNATIONAL AIRPORT**
57 MILLION PASSENGERS ANNUALLY

 **REUNION RESORT**
2,226 ACRES OF PLANNED 6,233 RESIDENTIAL UNITS, 1,574 HOTELS ROOMS, 140,000 SF OF OCCICE SPACE AND 484,000 SF OF RETAIL SPACE

 **WINDSOR ISLAND RESORT**
617 VACATION HOMES

 **SOLARA RESORT**
700+ VACATION HOMES

 **CITRUS RIDGE ACADEMY**
1,457 STUDENTS

 **HARPER GROVE**
264 CLASS A TOWN HOMES

 **TRINITY RIDGE**
77 VACATION HOMES

CHASE 

 **HEARTLAND**

 **CHIPOTLE**
MEXICAN GRILL

SUBJECT PROPERTY

Advance Auto Parts 
UPCOMING DEVELOPMENT

 **Wendy's**

 **59,000 VPD**



 **RESIDENTIAL COMMUNITIES**
127,504 RESIDENTS IN PRIMARY TRADE AREA

OFFERING SUMMARY



**49533 & 49537 US HWY 27,
DAVENPORT, FL 33897**

\$3,734,000
6.20% CAP RATE



GROSS LEASABLE AREA

2,730± SF

STRICKLAND BROTHERS: 1,730 SF
SCOOTER'S COFFEE: 1,000 SF



LOT SIZE

1.46± ACRES



YEAR BUILT

2024



NOI

\$231,519

STRICKLAND BROTHERS

LEASE SUMMARY

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
TENANT/GUARANTOR	Corporate
LEASE TERM	15 Years
RENT COMMENCEMENT	12/3/2024
RENT EXPIRATION	12/31/2039
INCREASES	10% Every 5 Years
OPTIONS	Three, 5-Year

SCOOTER'S COFFEE

LEASE SUMMARY

LEASE TYPE	Absolute NNN Ground Lease
ROOF & STRUCTURE	Tenant Responsible
TENANT	Parand Industries One, LLC
GUARANTOR	Personal Guaranty
LEASE TERM	10 Years
RENT COMMENCEMENT	9/4/2024
RENT EXPIRATION	9/30/2034
INCREASES	10% Every 5 Years
OPTIONS	Four, 5-Year

RENT ROLL



TENANT	GLA	ANNUAL RENT	RENT COMMENCEMENT	LEASE EXPIRATION	OPTIONS	CHANGES ON	CHANGES TO
Strickland Brothers	1,730	\$156,519	12/3/2024	12/31/2039	Three, 5-Year	1/1/2030	\$172,171
						1/1/2034	\$189,388
						Option 1	\$208,327
						Option 2	\$229,160
						Option 3	\$252,075
Scooter's Coffee	1,000	\$75,000	9/4/2024	9/30/2034	Four, 5-Year	10/1/2029	\$82,500
						Option 1	\$90,750
						Option 2	\$99,825
						Option 3	\$109,808
						Option 4	\$120,788
TOTAL	2,730	\$231,519					



SECURE STREAM OF INCOME

- **New 15-Year Absolute NNN Lease with Strickland Brothers**
Corporate lease with zero landlord responsibilities
- **New 10-Year Absolute NNN Ground Lease with Scooter's Coffee**
Low occupancy cost with significant tenant investment to build location, providing long-term viability
- **Brand New 2024 Construction**
Latest prototype designs with drive-thru lanes
- **6.36% Implied Occupancy Cost for Scooter's Coffee**
Scooter's average unit sales are \$1,179,980
- **Corporate Guarantee from Strickland Enterprises**
Over 250 locations nationwide, projected to have 300+ locations open by end of 2025
- **Oil Change Facilities Can Qualify for 100% Accelerated Bonus Depreciation for 2025**
Consult with CPA



ACCESSIBLE LOCATION & DURABLE CUSTOMER BASE

- **Excellent Access and Visibility to 59,000 VPD Along Highway 27**

The main retail thoroughfare in Davenport and close to I-4 with 83,354 VPD

- **82,261 Residents in Primary Trade Area**

Average household income of \$92,475

- **Minutes to Posner Village**

A \$500M mixed-use retail and residential development, with over 5.6M visitors annually

- **Davenport's Population Has Grown 278% Since 2010**

2,600 new construction or planned units within trade area

- **11 Miles to Walt Disney World**

2.58M annual visitors and over 75,000 employees

- **Part of Orlando MSA**

The fourth largest city in Florida, ranked first in the nation for job growth for four consecutive years

TENANT OVERVIEW

STRICKLAND BROTHERS

All Strickland Brothers locations offer drive-thru oil change services so customers can stay in their car and see the job done right. The mission of Strickland Brothers is to exceed the expectations of every customer by setting and meeting service standards that are innovative and centered around the highest level of service, every time. Their aim is to provide dependable services and quality products for a fair price in a friendly, honest and accommodating environment. Franchisees are thoroughly vetted by Strickland Brothers for business experience and personal financial strength to satisfy personal guarantees and brand preservation.

Strickland Brothers is backed by a recent capital infusion from Princeton Equity Group who has a proven track record for growing emerging brands into household names. Princeton Equity Group is among the most experienced franchisor and multi-unit investors in the U.S. and exclusively invests in leading franchisor and multi-unit companies. Princeton Equity Group's principals have invested in the likes of Massage Envy, Card My Yard, European Wax Center, Sola Salon Studios and Urban Air Adventure Park. The Strickland Brothers corporate management team is made up of industry veterans experienced in operations, who together with Princeton Equity's backing, have established aggressive growth goals for the emerging brand. In today's market, Strickland Brothers real estate investments are being offered at favorable pricing and a higher yield compared to competitor brands. With a promising near-term growth profile for Strickland Brothers, a potential investor has the potential to realize a strong going-in yield coupled with potential upside, as the emerging brand continues to rapidly grow its footprint across the U.S.

WWW.SBOILCHANGE.COM



REPRESENTATIVE PHOTO



HEADQUARTERS
WINSTON-SALEM
NORTH CAROLINA



252
TOTAL LOCATIONS



GROWTH PLANS
300+
NEW LOCATIONS (2025)

STRICKLAND BROTHERS INFORMATION



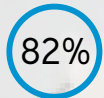
QUICK LUBE AUTOMOTIVE IS AN \$8 BILLION INDUSTRY



60% OF CUSTOMERS STATED THEIR OIL CHANGE BEHAVIOR DID NOT CHANGE DURING RECESSION



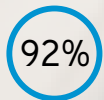
INDUSTRY AVERAGES 3.2 OIL CHANGES PER YEAR



82% OF CUSTOMERS PREFER TO GET THEIR OIL CHANGED AT A QUICK LUBE RATHER THAN A DEALERSHIP OF FULL-SERVICE AUTO CENTER



THERE ARE MORE THAN 230 MILLION LICENSED DRIVERS IN THE U.S.



92% OF EXISTING CUSTOMERS PLAN TO OR ALREADY HAVE RETURNED TO STRICKLAND BROTHERS FOR THEIR NEXT OIL CHANGE



WEBSITE
SBOILCHANGE.COM



FOUNDED
2016



GOOGLE RATING
WITH 19,000+
REVIEWS



CORPORATE
STORES OPEN



FRANCHISE
UNITS OPEN



PROJECTED
STORES OPEN BY
END OF 2025

#2

FAST 50
FRANCHISES

Triad Business Journal (2022)

#504

FASTEST GROWING
FRANCHISES

Inc. Magazine (2022)

#29

TOP NEW
FRANCHISES

Entrepreneur (2022)

TENANT OVERVIEW



HEADQUARTERS
OMAHA
NEBRASKA



TOTAL LOCATIONS
800+
ACROSS 30 STATES



YEAR FOUNDED
1977

SCOOTER'S COFFEE

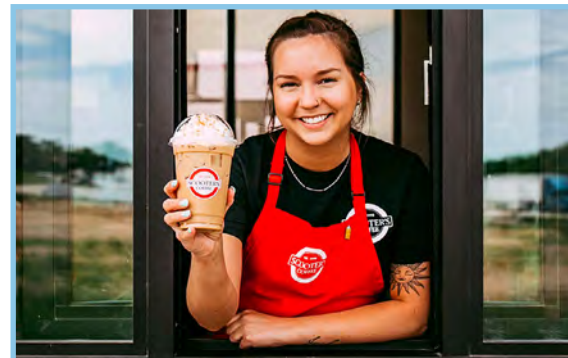
Scooter's Coffee is a rapidly growing drive-thru coffeehouse chain known for its high-quality espresso beverages, quick service, and warm customer interactions. Founded in 1998 by Don and Linda Eckles in Bellevue, Nebraska, the company started franchising in 2001 and has since expanded to over 800 locations across 30 states as of February 2024. With a focus on convenience and speed, Scooter's Coffee operates primarily through its compact 664-square-foot drive-thru kiosks, strategically placed along busy commuter routes. The brand has gained a loyal following thanks to its commitment to premium ingredients, expertly crafted drinks, and friendly service. Its signature beverage, the Caramelicious®, is a customer favorite, reflecting the company's dedication to creating flavorful and satisfying coffee experiences.

Beyond its strong operational model, Scooter's Coffee is dedicated to fostering a welcoming community atmosphere and supporting ethical business practices. The company prioritizes high-quality, responsibly sourced coffee beans, ensuring that both farmers and customers benefit from its sustainable approach. Additionally, Scooter's offers an extensive menu featuring hand-tamped espresso drinks, fruit smoothies, and baked-from-scratch pastries, catering to a wide range of tastes and preferences. Franchisees receive extensive support through comprehensive training programs, marketing assistance, and operational guidance, making it an attractive investment in the thriving specialty coffee industry. With its customer-first mindset, efficient service model, and commitment to quality, Scooter's Coffee continues to set itself apart as a trusted and beloved coffee destination across the U.S.

WWW.SCOOTERSCOFFEE.COM

PARAND INDUSTRIES ONE, LLC

Parand Industries One, LLC is a multi location operator of Scooter's Coffee in Florida.



DEMOGRAPHICS DAVENPORT

POPULATION	1 MI	3 MI	5 MI	7 MI
2024 Total	9,181	38,056	82,261	127,504
2010 Total	3,625	17,082	29,579	46,343
2000 Total	888	5,852	10,861	18,186
Total Daytime Population	6,440	42,657	97,542	155,304
HOUSEHOLDS	3 MI	5 MI	7 MI	
2024 Total Households	3,113	25,422	65,978	105,638
INCOME	3 MI	5 MI	7 MI	
2024 Median Household Income	\$81,699	\$76,484	\$74,502	\$80,332
2024 Average Household Income	\$95,107	\$91,853	\$92,475	\$98,942

HIGHLIGHTS

127,304 Total Population within 7 Miles

\$98,942 Average Income within 7 Mile

105,638 Total Households within 7 Miles



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



DRONE FOOTAGE



SITE OVERVIEW

LOT SIZE

1.46±

ACRES

VPD

59,000

ALONG HIGHWAY 27

PARKING

21

SPACES

NEARBY TENANTS

PUBLIX, CHIPOTLE, ALDI'S,
CVS, DOLLAR GENERAL,
WENDY'S AND MORE

DAYTIME POPULATION

155,304

TOTAL



DAVENPORT, FLORIDA



DAVENPORT

Davenport, Florida, is a growing city in Polk County, located southwest of Orlando and near major attractions like Walt Disney World. Known for its suburban feel, Davenport has become a popular spot for residents seeking a quieter lifestyle while still enjoying easy access to Central Florida's theme parks, shopping centers, and employment opportunities. The city has seen significant development in recent years, with new residential communities, golf courses, and local businesses emerging. Its warm climate, proximity to major highways like I-4, and affordable housing make it an attractive option for families, retirees, and vacation home buyers.

ATTRACTIONS



Davenport is a hidden gem for tourists looking to explore Central Florida beyond the major theme parks. While it's just a short drive from Walt Disney World and Universal Studios, Davenport itself offers several attractions, including world-class golf courses like ChampionsGate Golf Club, known for its courses designed by Greg Norman. Visitors can also enjoy outdoor activities at Lake Davenport, which is great for fishing and boating, or explore the scenic trails and wildlife at the nearby Northeast Regional Park. The area is also home to Posner Park, a shopping and entertainment hub with retail stores, restaurants, and a cinema. For a taste of local charm, visitors can explore boutique wineries, historic sites, and nearby nature preserves, making Davenport a well-rounded destination for relaxation and adventure.

EDUCATION



Davenport is served by Polk County Public Schools, offering a range of educational options for families. The city has several elementary, middle, and high schools, including Davenport High School, which features specialized career academies. Charter and private schools provide additional choices, while nearby colleges, such as Polk State College and Valencia College, offer higher education opportunities. With ongoing growth, Davenport continues to expand its educational resources to support its growing population.

ECONOMY



Davenport's economy is driven by tourism, real estate, and retail, benefiting from its proximity to Orlando's major attractions. The city's rapid growth has led to a booming housing market, with new residential developments attracting families, retirees, and vacation homeowners. Hospitality and service industries thrive due to tourism, while retail centers like Posner Park contribute to local employment. Additionally, Davenport's location along I-4 provides easy access to job opportunities in Orlando and Tampa, making it a desirable place for commuters.

TRANSPORTATION



This vibrant city has a well-connected transportation network, primarily centered around Interstate 4, which provides easy access to Orlando, Tampa, and other major cities. U.S. Highway 27 runs through the area, supporting local commuting and business traffic. While Davenport lacks a major public transit system, residents can access bus services through Polk County's Citrus Connection. The city is also within driving distance of Orlando International Airport and smaller regional airports, making air travel convenient. With ongoing development, infrastructure improvements continue to enhance Davenport's accessibility and connectivity.

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**SUBJECT
PROPERTY**

**Advance
Auto Parts**

UPCOMING DEVELOPMENT

**VIEW DRONE
FOOTAGE**

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