

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



(NYSE: BROS)

15-Year Lease | Brand New Construction | Adjacent to Gateway Plaza | Fronting US Highway 1 (34,000+ VPD)



2050 S. US Highway 1 | Fort Pierce, Florida

**PORT ST. LUCIE MSA**

REPRESENTATIVE PHOTO



## EXCLUSIVELY MARKETED BY



### **WILLIAM WAMBLE**

**EVP & Principal  
National Net Lease**

william.wamble@srsre.com  
D: 813.371.1079 | M: 813.434.8278  
1501 W. Cleveland Street, Suite 300  
Tampa, FL 33606  
FL License No. SL3257920

### **PATRICK NUTT**

**Senior Managing Principal &  
Co-Head of National Net Lease**

patrick.nutt@srsre.com  
D: 954.302.7365 | M: 703.434.2599  
1501 W. Cleveland Street, Suite 300  
Tampa, FL 33606  
FL License No. BK3120739



NATIONAL NET LEASE

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

Treasure Coast International Airport

Lincoln Park Academy

CAST-Creative Arts Academy of St Lucie

PUBLIX RANKS IN THE 89TH PERCENTILE NATIONWIDE PER CENTERCHECK, WITH \$63.7M IN SALES

Publix

FORT PIERCE

HIBBETT SPORTS RANKS IN THE 87TH PERCENTILE NATIONWIDE PER CENTERCHECK, WITH \$1.8M IN SALES

HIBBETT SPORTS

GATEWAY PLAZA RANKS IN THE 92ND PERCENTILE NATIONWIDE PER PLACER.AI

Gateway plaza

Quincy Apartments

Treasure Cove STORAGE

Pizza Hut

JJ

W

metro by T-Mobile

bp

DOLLAR TREE

KFC

ALDI

HAVERTY'S FURNITURE • EST. 1883

TIRE PLUS

TD Bank

Seacoast Bank

TACO BELL

TruckMax

VAKANI orthodontics

BUDDY'S HOME FURNISHINGS SHERWIN-WILLIAMS

Starbucks

Wawa

TENNESSEE AVE

DUNKIN'

DUTCH BROS Coffee

34,500 VPD

Mobil

CVS pharmacy

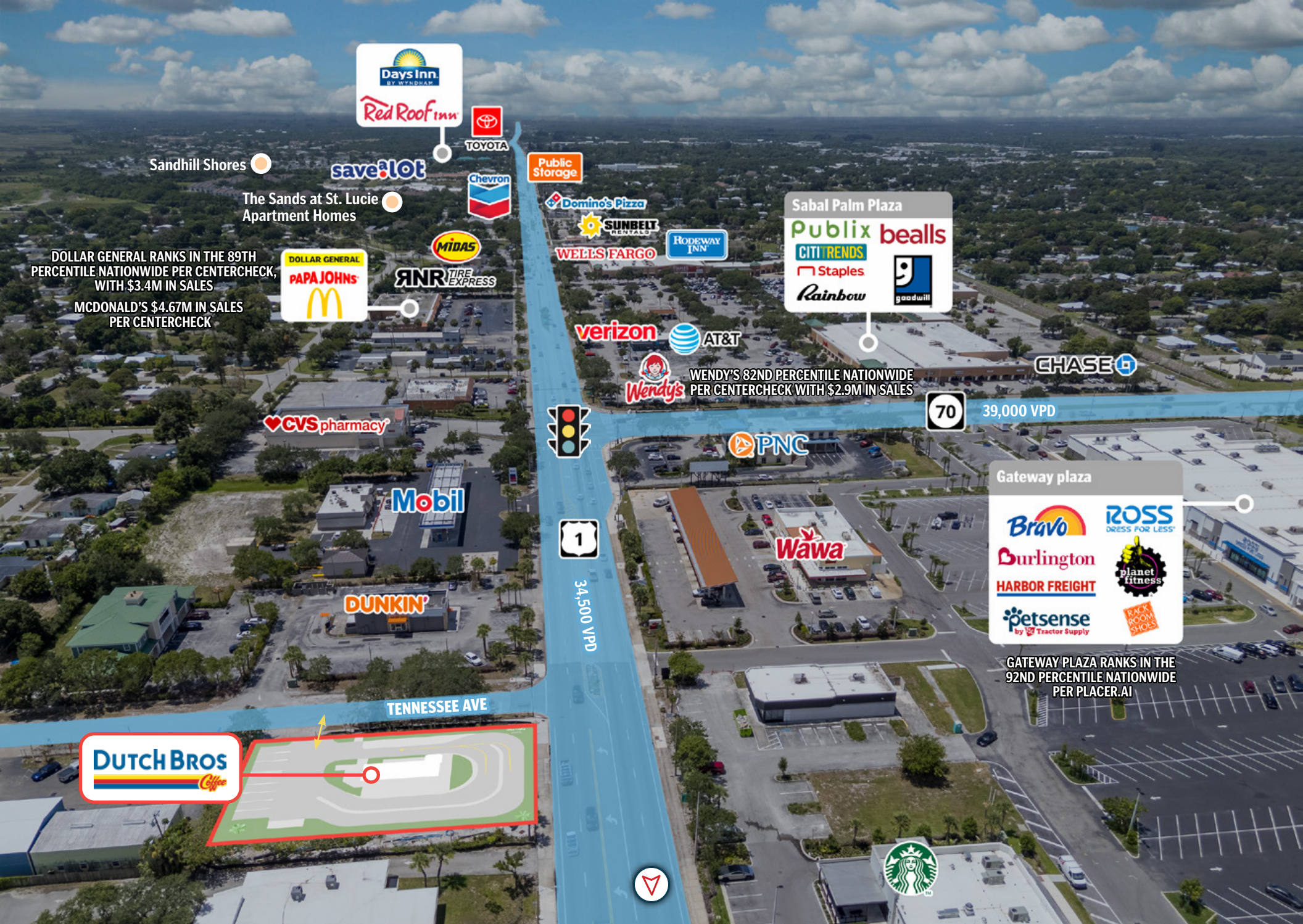
70

39,000 VPD

Wendy's

GREAT FLORIDA INSURANCE

Angels of Hope OUTREACH MINISTRIES



Sandhill Shores

The Sands at St. Lucie  
Apartment Homes

DOLLAR GENERAL RANKS IN THE 89TH  
PERCENTILE NATIONWIDE PER CENTERCHECK,  
WITH \$3.4M IN SALES  
MCDONALD'S \$4.67M IN SALES  
PER CENTERCHECK



WENDY'S 82ND PERCENTILE NATIONWIDE  
PER CENTERCHECK WITH \$2.9M IN SALES



39,000 VPD

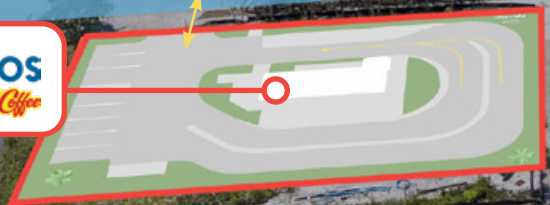


34,500 VPD

TENNESSEE AVE



GATEWAY PLAZA RANKS IN THE  
92ND PERCENTILE NATIONWIDE  
PER PLACER.AI



# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$3,236,380
<b>Net Operating Income</b>	\$169,910
<b>Cap Rate</b>	5.25%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	2050 S. US Highway 1, Fort Pierce, Florida 34950
<b>Rentable Area</b>	950 SF
<b>Land Area</b>	0.49 AC
<b>Year Built</b>	2026
<b>Tenant</b>	Dutch Bros
<b>Guaranty</b>	Corporate (NYSE: BROS)
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	15 Years
<b>Increases</b>	10% Every 5 Years
<b>Options</b>	3 (5-Year)
<b>Rent Commencement</b>	August 2026
<b>Lease Expiration</b>	August 2041

[CLICK HERE FOR A FINANCING QUOTE](#)

**JORDAN YAROSH**

Vice President, Debt & Equity

jordan.yarosh@srsre.com | M: 516.382.1873



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Dutch Bros	950	August 2026	August 2041	Year 1	-	\$14,159	\$169,910	3 (5-Year)
(Corporate Guaranty)				Year 6	10%	\$15,575	\$186,901	
				Year 11	10%	\$17,132	\$205,591	
10% Increase Beg. of Each Option								

## Brand New 15-Year Lease | Scheduled Rental Increases | Options to Extend | Established Tenant | 2026 Construction

- The tenant recently signed a brand new 15-year lease with 3 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 10% rental increases every 5 years during the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- Dutch Bros is the third largest coffee chain in the US with over 1,203 locations throughout 25 states and a long-term goal of hitting 4,000+ stores
- 2026 build-to-suit construction featuring high-quality materials, distinct design elements, and high-end finishes, including Dutch Bros' famous drive-thru prototype

## Absolute NNN | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor in a state with no state income tax

## Fronting US Highway 1 (34,000+ VPD) | Adjacent to Gateway Plaza | HCA Florida Lawnwood Hospital | Top-Performing National Retailers

- Dutch Bros is strategically located along U.S. Highway 1, which averages more than 34,000 vehicles per day, allowing the site to pull from strong daily traffic flow
- Located directly across from Gateway Plaza, anchored by Ross Dress for Less and Burlington, with other major tenants including Wawa, Starbucks, Planet Fitness, Harbor Freight Tools, PetSense, and more, **drawing more than 3 million annual visitors according to Placer.ai**
- Located near HCA Florida Lawnwood Hospital, a major area employer with more than 2,000 staff members and 497 licensed beds, providing a large built-in consumer pool
- Located near multiple high-performing national tenants, including Publix, Dollar General, and Hibbett Sports, all ranking in the 87th–89th percentile nationwide according to CenterCheck and driving strong consumer traffic to the immediate trade area

## Strong Demographics | Major Economic & Population Growth

- More than 80,000 residents and 41,000 employees support the 5 mile trade area
- \$75,727 average household income within a 5-mile radius
- Fort Pierce is positioned for major economic expansion through the planned Kings Highway Jobs Corridor, which is projected to create 21,000 direct jobs and nearly \$6B in economic output ([Article Link](#))
- The U.S. Census Bureau estimates St. Lucie County reached **402,449 residents in 2025, up from 329,226 in 2020, representing 22.2% growth** ([Article Link](#))

# BRAND PROFILE



## DUTCH BROS

**dutchbros.com**

**Company Type:** Public (NYSE: BROS)

**Locations:** 1,203+

**2025 Employees:** 24,000

**2025 Revenue:** \$1.64 Billion

**2025 Net Income:** \$79.84 Million

**2025 Assets:** \$3 Billion

**2025 Equity:** \$680.82 Million

Dutch Bros Inc. (NYSE: BROS) is a high-growth operator and franchisor of drive-thru shops that focus on serving high QUALITY, hand-crafted beverages with unparalleled SPEED and superior SERVICE. Founded in 1992 by brothers Dane and Travis Boersma, Dutch Bros began with a double-head espresso machine and a pushcart in Grants Pass, Oregon. While espresso-based beverages are still at the core of what they do, Dutch Bros now offers a wide variety of unique, customizable cold and hot beverages that delight a broad array of customers. They believe Dutch Bros is more than just the products they serve—they are dedicated to making a massive difference in the lives of their employees, customers and communities. This combination of hand-crafted and high-quality beverages, their unique drive-thru experience and our community-driven, people-first culture has allowed us to successfully open new shops and continue to share the “Dutch Luv” at 1,203 locations across 25 states as of May 19, 2026.

Source: investors.dutchbros.com, finance.yahoo.com, scrapehero.com

## Dutch Bros plans 2026 expansion. How many new locations will it open?

Ginnie Sandoval, Salem Statesman Journal  
February 14, 2026

The Dutch Bros corporation reported a record financial year in 2025 and plans to expand by opening more than 180 new locations across the United States in 2026.

Where will those new locations be? The company hasn't said.

The Oregon-born coffee chain released its 2025 fourth-quarter and full-year earnings report on Feb. 12, showing that the company generated \$1.64 billion in revenue in 2025, up 27.9% from \$1.68 billion the prior year. The company's net earnings were also 76.4% higher, rising to \$117.3 million compared to \$66.5 million in 2024.

Dutch Bros opened 154 new shops across 22 states in 2025, and plans to open another 181 shops in 2026, according to the company's report. The expansion includes 20 locations that were gained in a \$20 million acquisition of Clutch Coffee Bar, a coffee chain found in North and South Carolina, in January.

Dutch Bros ended 2025 with 1,136 locations in 25 states and aims to reach 2,029 shops by 2029. The company expects its 2026 revenue to land between \$2 billion and 2.03 billion. It also plans to invest up to \$290 million in capital expenditures to support growth.



Dutch Bros recently released a selection of coffee flavors and creamers that can now be purchased online and at select grocery stores, and is currently working towards expanding its breakfast menu to more locations in 2026.

Dutch Bros shares rose 15% in pre-market trading on Feb. 13 following the announcement.

**Source: Yahoo!Finance**  
**Read Full Article [HERE](#)**

# PROPERTY OVERVIEW



## LOCATION



Fort Pierce, Florida  
St. Lucie County  
Port St. Lucie MSA

## ACCESS



U.S. Highway 1: 1 Access Point  
Tennessee Avenue: 1 Access Point

## TRAFFIC COUNTS



U.S. Highway 1: 34,500 VPD  
Virginia Avenue/State Highway 70: 39,000 VPD

## IMPROVEMENTS



There is approximately 950 SF of existing building area

## PARKING



There are approximately 11 parking spaces on the owned parcel.  
The parking ratio is approximately 9.89 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 2415-341-0005-000-3  
Acres: 0.49  
Square Feet: 21,344

## CONSTRUCTION



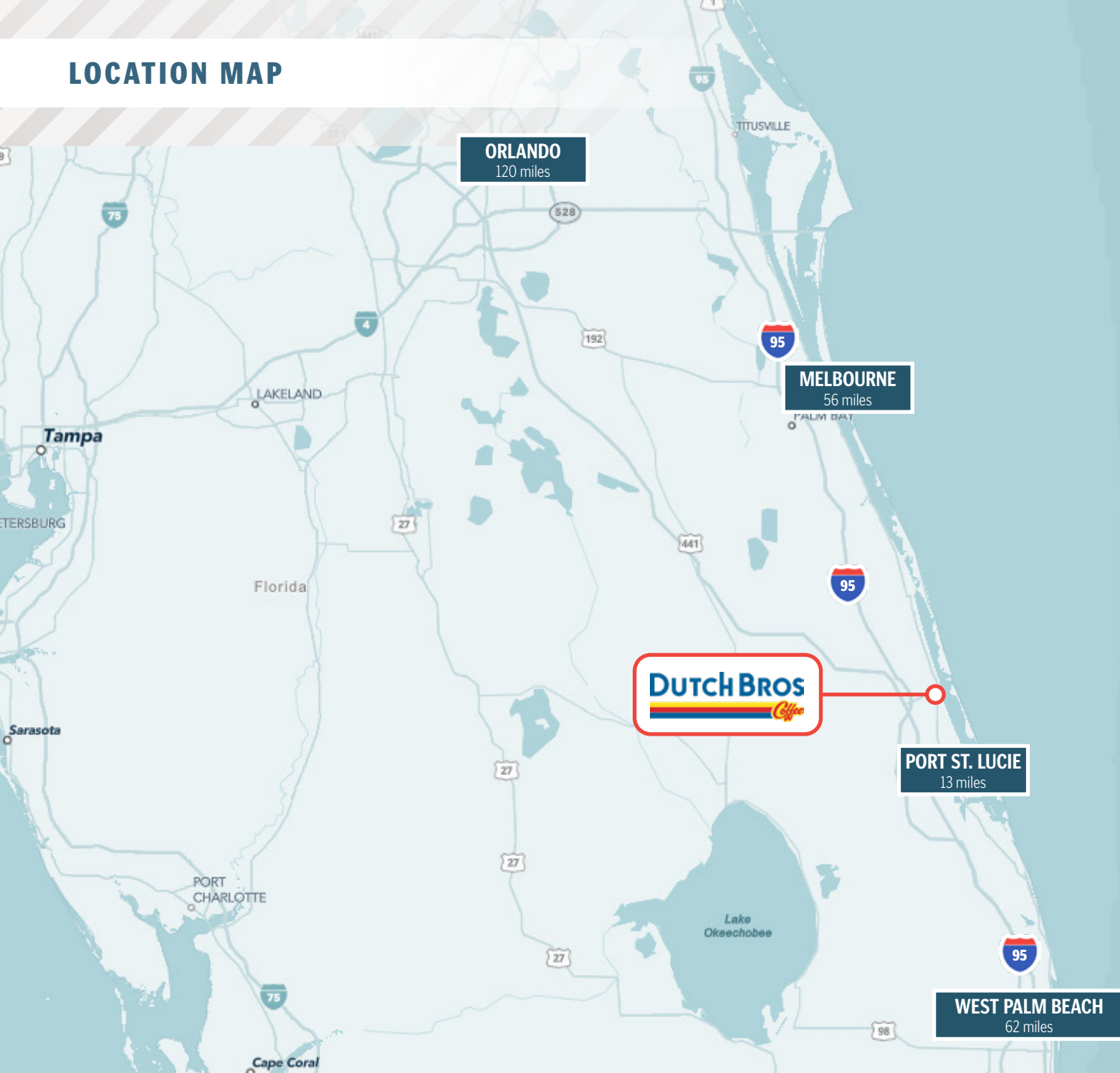
Year Built: 2026

## ZONING

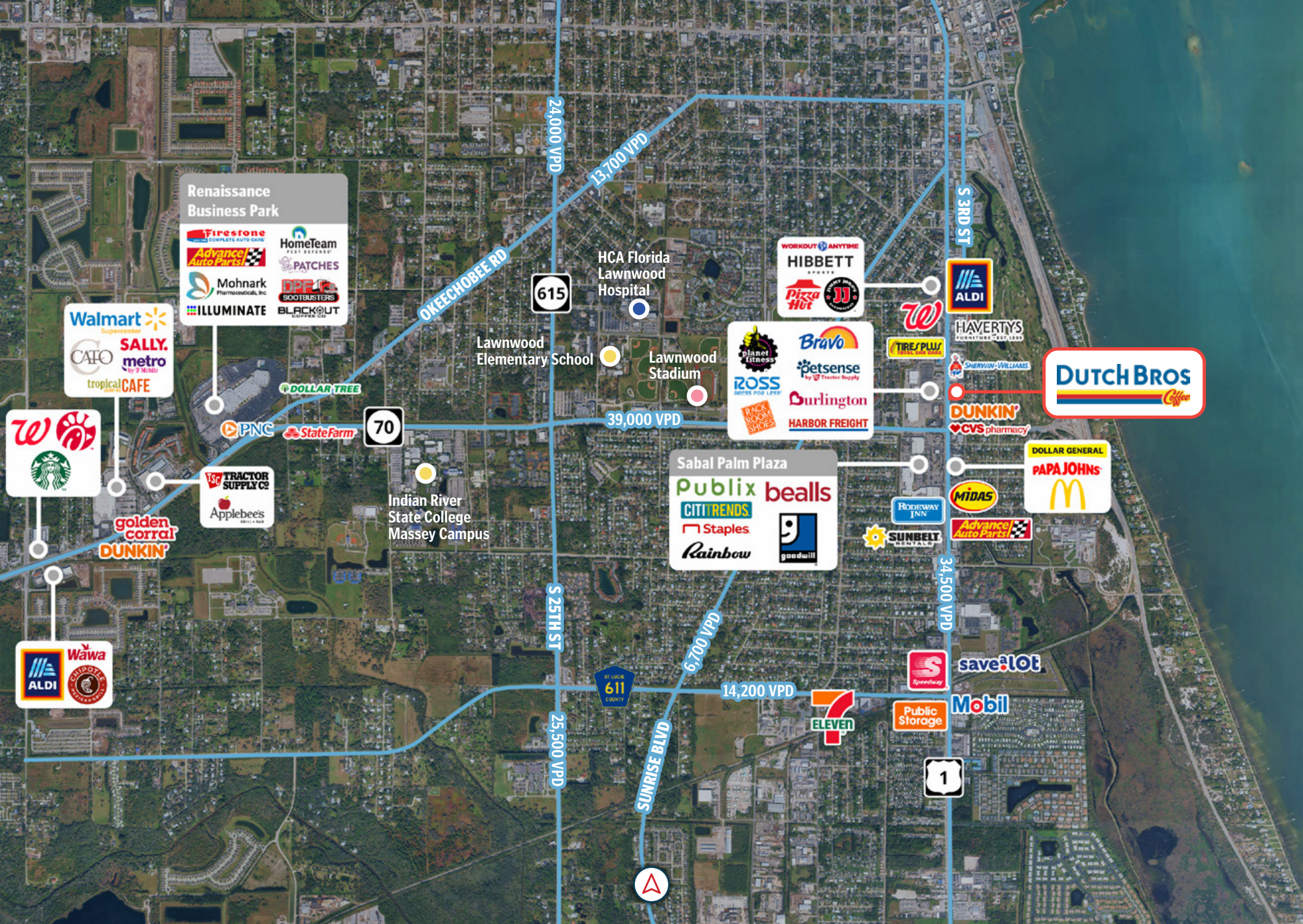


C-3: General Commercial

# LOCATION MAP

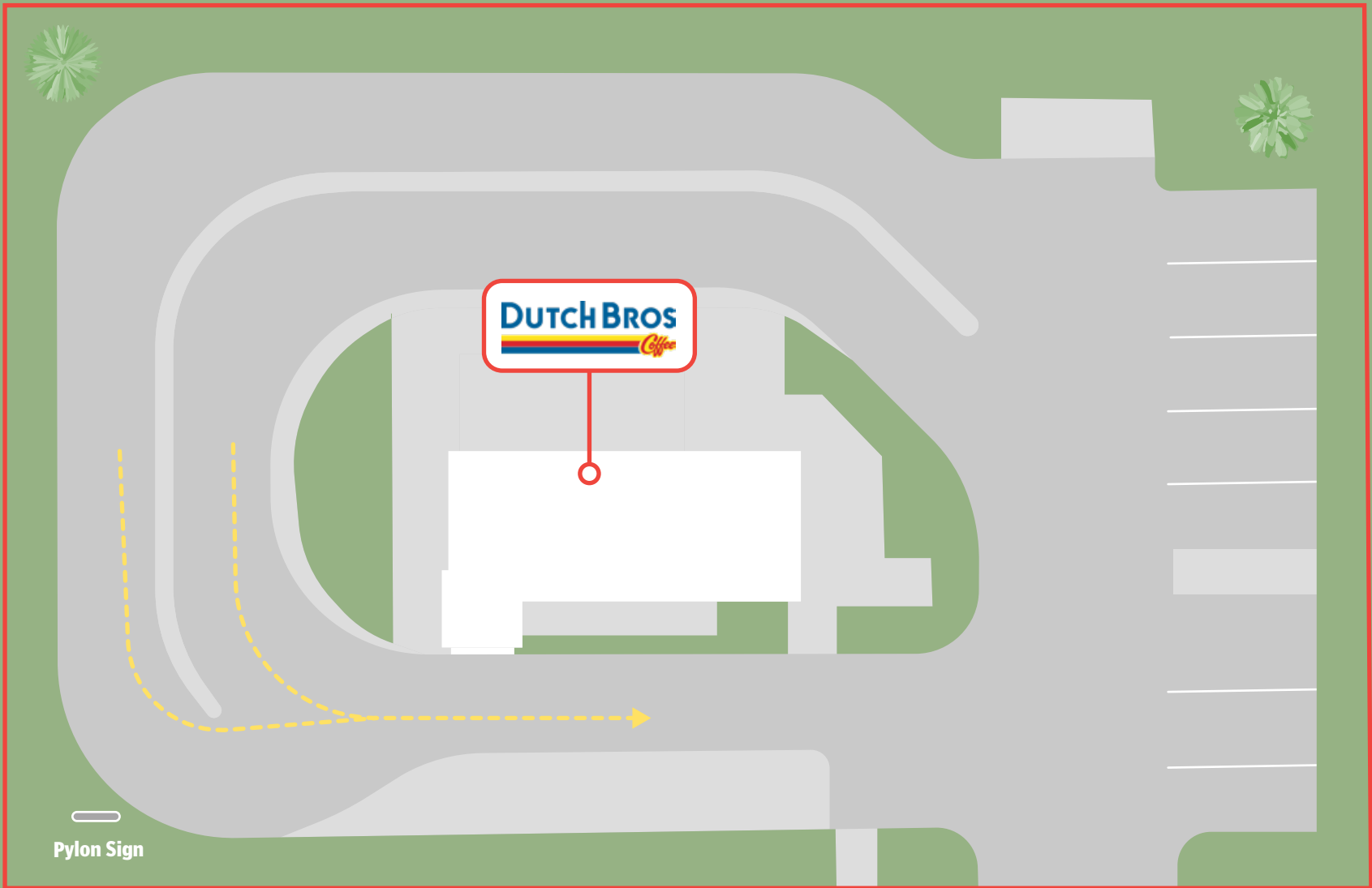


2026 Estimated Population	
1 Mile	8,873
3 Miles	49,010
5 Miles	80,132
2026 Average Household Income	
1 Mile	\$65,615
3 Miles	\$65,114
5 Miles	\$75,727
2026 Estimated Total Employees	
1 Mile	3,182
3 Miles	29,505
5 Miles	41,669





34,500 VPD



Pylon Sign



TENNESSEE AVENUE



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2026 Estimated Population	8,873	49,010	80,132
2031 Projected Population	9,528	52,803	86,796
2026 Median Age	35.6	39.6	41.1
<b>Households &amp; Growth</b>			
2026 Estimated Households	3,247	19,116	31,524
2031 Projected Households	3,513	20,780	34,437
<b>Income</b>			
2026 Estimated Average Household Income	\$65,615	\$65,114	\$75,727
2026 Estimated Median Household Income	\$51,858	\$48,900	\$53,918
<b>Businesses &amp; Employees</b>			
2026 Estimated Total Businesses	436	2,563	3,771
2026 Estimated Total Employees	3,182	29,505	41,669



## FORT PIERCE, FLORIDA

Fort Pierce, Florida, in St. Lucie County, is 10 miles N of Port St. Lucie, Florida and 116 miles N of Miami, Florida. The city is located in Florida’s Treasure Coast and is one of the oldest communities situated along Florida’s East Coast. The city has an ethnically diverse population. The City is located on the southeastern coast of the state in an area categorized as the Fort Pierce Metropolitan Statistical Area. Fort Pierce has a 2026 population of 52,588.

Fort Pierce’s economy is supported by marine industries, healthcare, tourism, agriculture, logistics, retail, and professional services. The city’s waterfront location supports commercial fishing, boating, and marine-related businesses, while tourism contributes through beaches, waterfront attractions, and ecotourism. Healthcare providers, educational institutions, and distribution facilities are major employers, and agriculture—including citrus and nursery products—continues to play an important role in the regional economy. Ongoing redevelopment of the downtown and waterfront areas continues to attract new investment.

Fort Pierce is known for its beautiful beaches, historic downtown, and vibrant waterfront. Popular destinations include Fort Pierce Inlet State Park, offering swimming, surfing, fishing, kayaking, and nature trails, and the Sunrise Theatre, a restored historic venue hosting concerts and live performances. The city also features museums, marinas, farmers markets, and the Manatee Observation and Education Center. Residents enjoy easy access to boating, golf courses, and numerous parks throughout the Treasure Coast.



# Retailers Embrace Efficiency with Smaller, Drive-Thru Only Formats

**Starbucks, Take 5 Oil Change, 7 Brew, Wawa are just a few examples.**

By Will Wamble | December 02, 2024

Recently there has been a proliferation of smaller prototype and drive-thru only format tenants in retail real estate. There are a wide range of retailers involved in this heightened trend including oil change companies, quick service restaurants (QSRs), and multiple coffee concepts, among others. Some specific brands include Starbucks, Take 5 Oil Change, 7 Brew, Wawa, Caribou Coffee, Scooter's, Salad and Go, Smalls Sliders, Jimmy John's, Checkers, Elliano's, Greenlane, Tim Hortons, and The Human Bean. Other QSRs like Chick-Fil-A, McDonald's, Chipotle, Taco Bell, and Portillo's have also recently experimented with drive-thru only models and buildings. Typically, the building size for this format is about 1,500 square feet (sf) or less.

Drive-thru only buildings enable retailers to maximize operational efficiencies by reducing facilities management expenses and labor costs. They also allow for increased customer convenience and accommodate shifting consumer preferences by streamlining digital and mobile ordering. Building construction is less capital intensive for both landlords and tenants with a lot of these users starting to incorporate prefabricated buildings in their designs. The smaller building footprints allow operators to establish a presence in denser, infill markets which otherwise have high barriers to entry.

In addition to the above efficiencies, smaller building footprints help landowners maximize value of smaller parcels. For example, most traditional QSRs typically



require 1.25 to 1.5 acres while, a majority of the newer drive-thru only concepts can utilize three-fourths of an acre or less. This allows developers or landowners to optimize smaller parcels and, in some cases, they can accommodate an additional tenant. Landowners aren't sacrificing much on annual rents since retailers are willing to pay higher rents for smaller buildings in order to be in prime locations that might have otherwise been unattainable. These tenants are typically creditworthy and willing to sign long-term absolute net leases or ground leases. If the property owner intends to sell the property, this helps them to attain attractive cap rates when selling the stabilized properties to investors seeking passive income.

Source: [GLOBE STREET](#)  
Read Full Article [HERE](#)



## 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



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