SINGLE TENANT NN W/DRIVE-THRU

Investment Opportunity

STARBUCKS

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

8+ Years Remaining | Fronting SW Archer Rd (51,500 VPD) | 1.8 Miles to UF (62,000 Students) | Near Butler Plaza (10.5M+ Visitors)

WATCH DRONE VIDEO

4344 SW. Archer Road

GAINESVILLE FLORIDA

ACTUAL SITE

SRS CAPITAL MARKETS

EXCLUSIVELY MARKETED BY

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


Butler North
LOWE'S
ASHLEY
five BELOW
DICK'S SPORTING GOODS
Marshalls
DOLLAR TREE
Butler Plaza Central
BEST BUY
TRADER JOE'S
ROSS DRESS FOR LESS
PETSMART
BARNES & NOBLE
HIBBETT
Burlington
DSW
Michaels
Butler Plaza
REI CO-OP
WHOLE FOODS MARKET
LOVESAC
LOVESAC
ATHLETA
ANTHROPOLOGIE
Butler Plaza West
TARGET
Publix
OLD NAVY
RACK ROOM SHOES
carter's
sleep number
UFHealth
Walmart Supercenter
UrgentVet
Jersey Mike's SUBS
CEI
Residence INN
U-HAUL
Holiday Inn Express & Suites
STAYBRIDGE SUITES
Comfort INN
Red Roof
sam's club
extended STAY AMERICA
COURTYARD
DOUBLETREE by Hilton
75
93
104,500 VPD
SureStay COLLECTION by BEST WESTERN
Cracker Barrel
COUNTRY INN & SUITES
Future Development
TEXAS ROADHOUSE
#1 TXRH IN FLORIDA
98TH PERCENTILE NATIONWIDE
PER PLACER.AI
Capital City Bank
SW 43RD ST
Wawa
#1 WAWA IN FLORIDA
98TH PERCENTILE NATIONWIDE
PER PLACER.AI
SW ARCHER RD 51,500 VPD
24


Butler North
DICK'S SPORTING GOODS
ASHLEY
five BELOW
LOWE'S
Marshalls
DOLLAR TREE
TILLYS
DAVID'S BRIDAL
Butler Plaza
REI CO-OP
WHOLE FOODS MARKET
LOVESAC
LOVESAC
ATHLETA
ANTHROPOLOGIE
UF UNIVERSITY of FLORIDA
KOHL'S
Robbinswood
VALE FOOD CO
CHIPOTLE MEXICAN GRILL
goodwill
sam's club
Butler Plaza Central
BEST BUY
TRADER JOE'S
PETSMART
ROSS DRESS FOR LESS
BARNES & NOBLE
HIBBETT SPORTS
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goodwill
CIRCLE K
Fairfield
MIDAS
CALIBER
CIRCLE K
BURGER KING
DRURY HOTELS
Sleep Inn
SPRINGHILL SUITES
Hampton
104,500 VPD
93
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HCA Healthcare
HCA 55-ACRE HOSPITAL/MEDICAL CAMPUS
OPENING MAY 2026
90 PRIVATE PATIENT ROOMS, 30-BED INPATIENT REHAB UNIT, ADVANCED
SURGICAL AND ROBOTIC TECHNOLOGY, 24/7 EMERGENCY CARE,
EXPERT ORTHOPEDIC SURGERY, GENERAL SURGERY, SPINE SURGERY TEAMS
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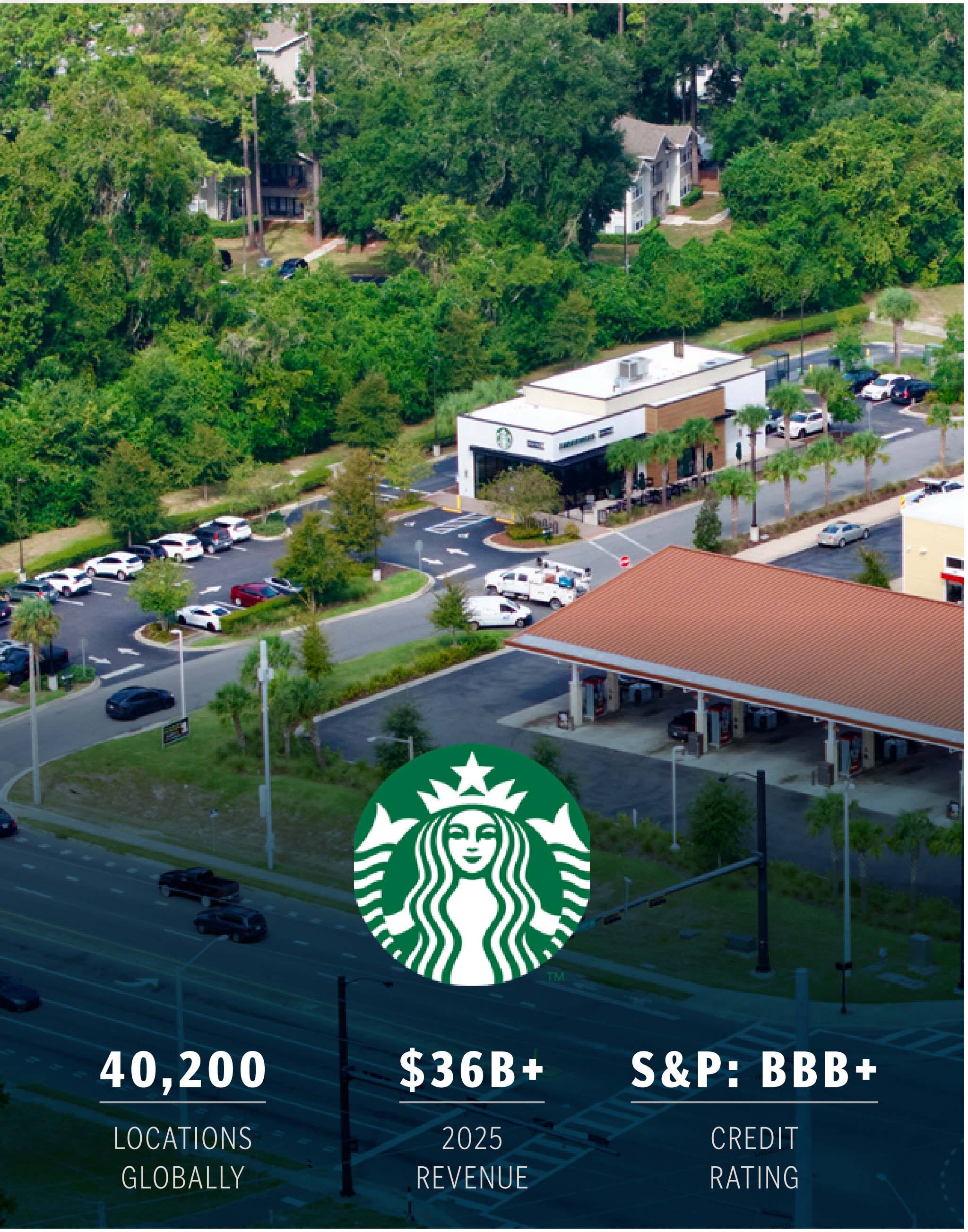


OFFERING

Pricing	$3,322,000
Net Operating Income	$166,100
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	4344 SW. Archer Road, Gainesville, Florida 32608
Rentable Area	2,500 SF
Land Area	0.86 AC
Year Built	2019
Tenant	Starbucks
Guaranty	Corporate (Nasdaq: SBUX) (S&P: BBB+)
Lease Type	NN
Landlord Responsibilities	Roof, Foundation, Exterior Walls & Structure
Lease Term Remaining	8+ Years
Increases	10% at Beginning of Each Option
Options	3 (5-Year)
Rent Commencement	February 2019
Lease Expiration	February 28, 2034

CLICK HERE FOR A FINANCING QUOTE

JORDAN YAROSH
Vice President, Debt & Equity
jordan.yarosh@srsre.com | M: 516.382.1873

	LEASE TERM			RENTAL RATES				
Tenant Name	**Square Feet**	**Lease Start**	**Lease End***	**Begin**	**Increase**	**Monthly**	**Annually**	**Options**
Starbucks	2,500	Feb. 2019	Feb. 2034	Current	-	$13,842	$166,100	3 (5-Year)
(Corporate Signature)				March 2029	10%	$15,226	$182,710	
				Option 1	10%	$16,748	$200,981	
				Option 2	10%	$18,423	$221,079	
				Option 3	10%	$20,266	$243,187	

***In May 2024, Starbucks extended their lease term through February 28, 2034.**

8+ Years Remaining | Options To Extend | Corporate Signed | Scheduled Rental Increases

- Starbucks has 8+ years remaining on their initial lease with 3 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease is corporate signed by Starbucks, an investment grade (S&P: BBB+), nationally recognized, and established firm with over 40,200 stores
- The lease features 10% rental increases 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

Gainesville, FL | Strong Demographics In 5-Mile Trade Area

- Gainesville is recognized as one of the fastest-growing cities in the U.S., offering an alternative to cities like Orlando and Miami with development in tourism, health, education, and infrastructure
- More than 151,000 residents and 93,000 employees support the trade area
- $91,788 average household income

Signalized, Four-Way Intersection | Off I-75 (104,500 VPD) | Next to #1 Wawa and Texas Roadhouse Locations in FL | UF (62,000 Students)

- Located at the signalized, four-way corner intersection of SW 43rd Street & SW Archer Road
- Wawa next door ranks in the 98th percentile (18 out of 1,041) of all nationwide locations and 100th percentile (1 out of 283) in FL via Placer.ai
- Adjacent to Texas Roadhouse which ranks in the 98th percentile (14 out of 663) of all nationwide locations and 100th percentile (1 in 45) in FL via Placer.ai
- Just West off the I-75 exit (104,500 VPD), allowing users to benefit from direct on/off ramp access to the site and surrounding trade areas
- **Across from the newly constructed HCA Florida Gainesville - 55 acre Hospital and Medical Campus providing steady traffic throughout the day**
- **Half a mile West of Butler Plaza Central, Butler Town Center, Butler Plaza West, etc., which boasts 10.5M+ visitors annually and ranks in the 96th - 98th percentile for nationwide community shopping centers via Placer.ai**
- 1.8 miles away from the University of Florida, the fifth largest public university campus in the United States, with over 62,000 students and 20,000 employees. A single home football game in Gainesville generates between $15 million and $20 million in local economic impact for Alachua County. During the 2025 season, hotel occupancy in Gainesville reached nearly 100% for home games, with average daily rates (ADR) surging by 200-300% on game weekends. Florida's sports tourism, bolstered significantly by UF's athletic presence, is part of a statewide industry projected to deliver over $3 billion in economic impact in 2026.

STARBUCKS

starbucks.com
Company Type: Public (NASDAQ: SBUX)
Locations: 40,200
2025 Employees: 381,000
2025 Revenue: $36.18 Billion
2025 Net Income: $3.76 Billion
2025 Assets: $31.34 Billion
Credit Rating: S&P: BBB+

Since 1971, Starbucks Coffee Company has been committed to ethically sourcing and roasting high-quality arabica coffee. Today, with nearly 40,200 stores worldwide, the company is the premier roaster and retailer of specialty coffee in the world. Through our unwavering commitment to excellence and our guiding principles, we 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: stories.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

LOCATION

Gainesville, Florida
Alachua County

PARKING

There are approximately 31 parking spaces on the owned parcel.
The parking ratio is approximately 12.4 stalls per 1,000 SF of leasable area.

ACCESS

SW. Archer Road/State Highway 24: 1 Access Point
SW. 43rd Street: 1 Access Point

PARCEL

Parcel Number: 06818-001-000
Acres: 0.86
Square Feet: 37,462

TRAFFIC COUNTS

SW. Archer Road/State Highway 24: 51,500 VPD
State Highway 93/Interstate 75: 104,500 VPD

CONSTRUCTION

Year Built: 2019

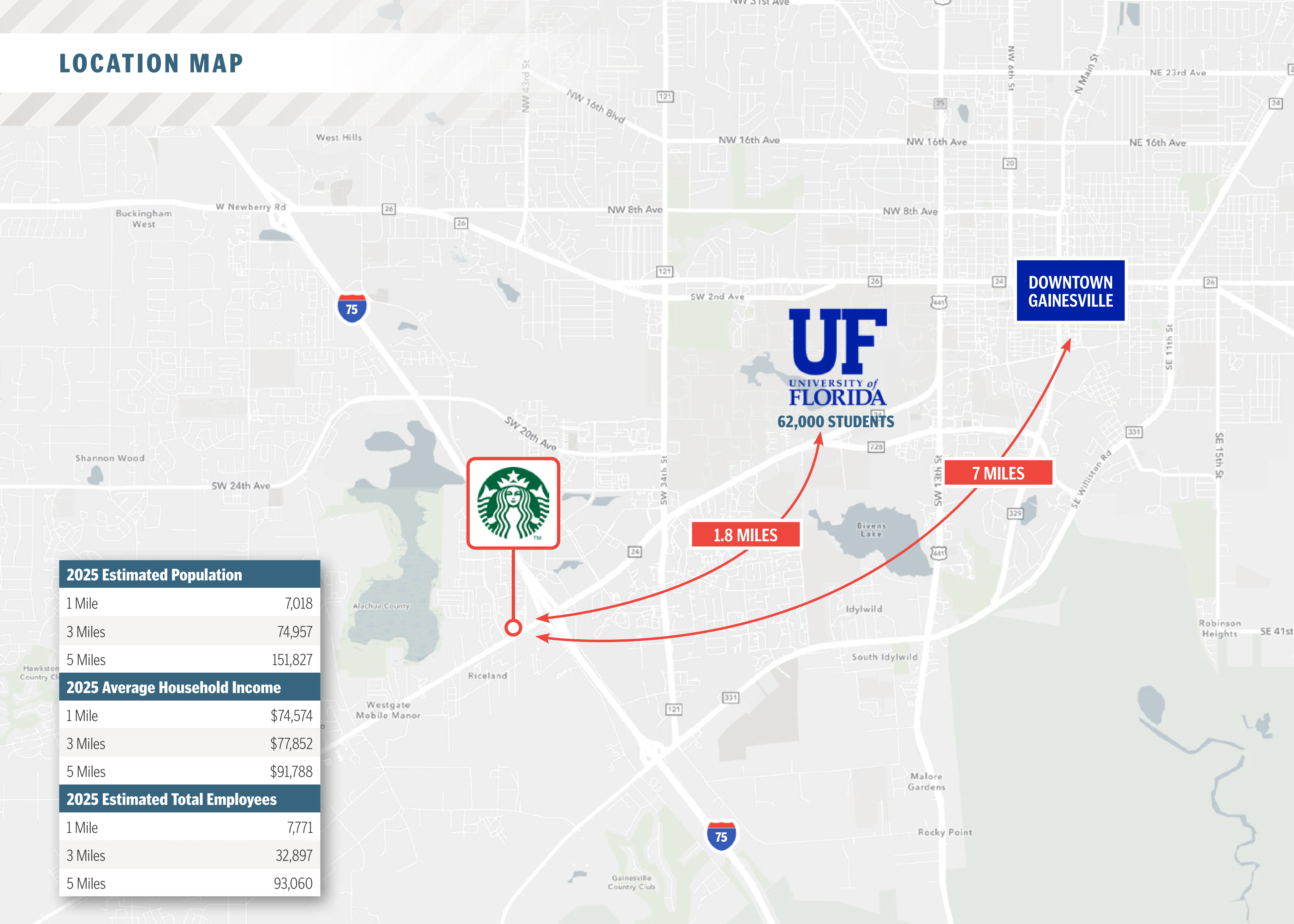
IMPROVEMENTS

There is approximately 2,500 SF of existing building area

ZONING

General Commercial

LOCATION MAP



2025 Estimated Population	
1 Mile	7,018
3 Miles	74,957
5 Miles	151,827
2025 Average Household Income	
1 Mile	$74,574
3 Miles	$77,852
5 Miles	$91,788
2025 Estimated Total Employees	
1 Mile	7,771
3 Miles	32,897
5 Miles	93,060

Newberry Square
Publix
FLOOR & DECOR
TJ·maxx
DOLLAR TREE
HomeGoods
H&R BLOCK
CATO
Pep Boys
Auto Service & Tires
WAFFLE HOUSE
DUNKIN'
jiffy lube
THE HOME DEPOT
The Oaks Mall
Dillard's
Lids
VANS
SHOE CARNIVAL
H&M
AMERICAN EAGLE
VICTORIA'S SECRET
Buckle
AÉROPOSTALE
belk
Foot Locker
CHAMPS SPORTS
SPENCERS
TORRID
LOFT
FINISH LINE
Butler North
DICK'S SPORTING GOODS
ASHLEY
five BELOW
LOWE'S
Marshalls
DOLLAR TREE
TILLYS
DAVID'S BRIDAL
Walmart Supercenter
sam's club
KOHL'S
CVS pharmacy
Celebration Pointe
REGAL
NIKE
Bass Pro Shops
DAVE & BUSTER'S
75
HCA Healthcare
Kimball Wiles Elementary School
Kanapaha Middle School
Publix
CVS pharmacy
SW ARCHER RD 51,500 VPD
24
Butler Plaza West
TARGET
Publix
Publix
CIRCLE K
93
11,500 VPD
121
104,500 VPD
DOLLAR GENERAL
Butler Plaza Central
BEST BUY
TRADER JOE'S
ROSS DRESS FOR LESS
PETSMART
BARNES & NOBLE
HIBBETT
Burlington
DSW
Michaels
34th Street Plaza
CRUNCH
SHERWIN-WILLIAMS
Advance Auto Parts
121
45,000 VPD
Publix
26
53,000 VPD
Publix
UF UNIVERSITY of FLORIDA
Butler Plaza
REI co-op
WHOLE FOODS MARKET
LOVESAC
SEPHORA
ATHLETA
ANTHROPOLOGIE
24A
ALDI
DOLLAR TREE
226
33,000 VPD
331
CIRCLE K
441
33,500 VPD
Gainesville Shopping Center
Publix
BUDDY'S HOME FURNISHINGS
CITI TRENDS
HIBBETT
Rainbow
DTLR
RAC
Walmart Supercenter
KFC
Advance Auto Parts
O'Reilly AUTO PARTS
Prairie View Elementary School


Butler North
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SEPHORA
ATHLETA
ANTHROPOLOGIE
Walmart Supercenter
Culver's
U-HAUL
Residence Inn
sam's club
Holiday Inn Express & Suites
Hilton Garden Inn
HOMEWOOD SUITES by Hilton
KOHL'S
Celebration Pointe
REGAL
NIKE
Bass Pro Shops
DAVE & BUSTER'S
Comfort Inn
extended STAY AMERICA
COURTYARD by Marriott
DOUBLETREE by Hilton
Butler Plaza Central
BEST BUY
TRADER JOE'S
PETSMART
ROSS DRESS FOR LESS
BARNES & NOBLE
HIBBETT
Burlington
DSW
Michaels
goodwill
SouthState
121
Fairfield by Marriott
Choreograph Gainesville 180 Units
City Place at Celebration Pointe 220 Apartments
Element at Celebration Pointe 252 Units
Reserve at Kanapaha 416 Units
SW 45TH ST
SureStay
Cracker Barrel
TEXAS ROADHOUSE
COUNTRY INN & SUITES
Capital City Bank
Wawa
75
104,500 VPD
CIRCLE K
BURGER KING
DRURY HOTELS
WAFFLE HOUSE
SPRINGHILL SUITES
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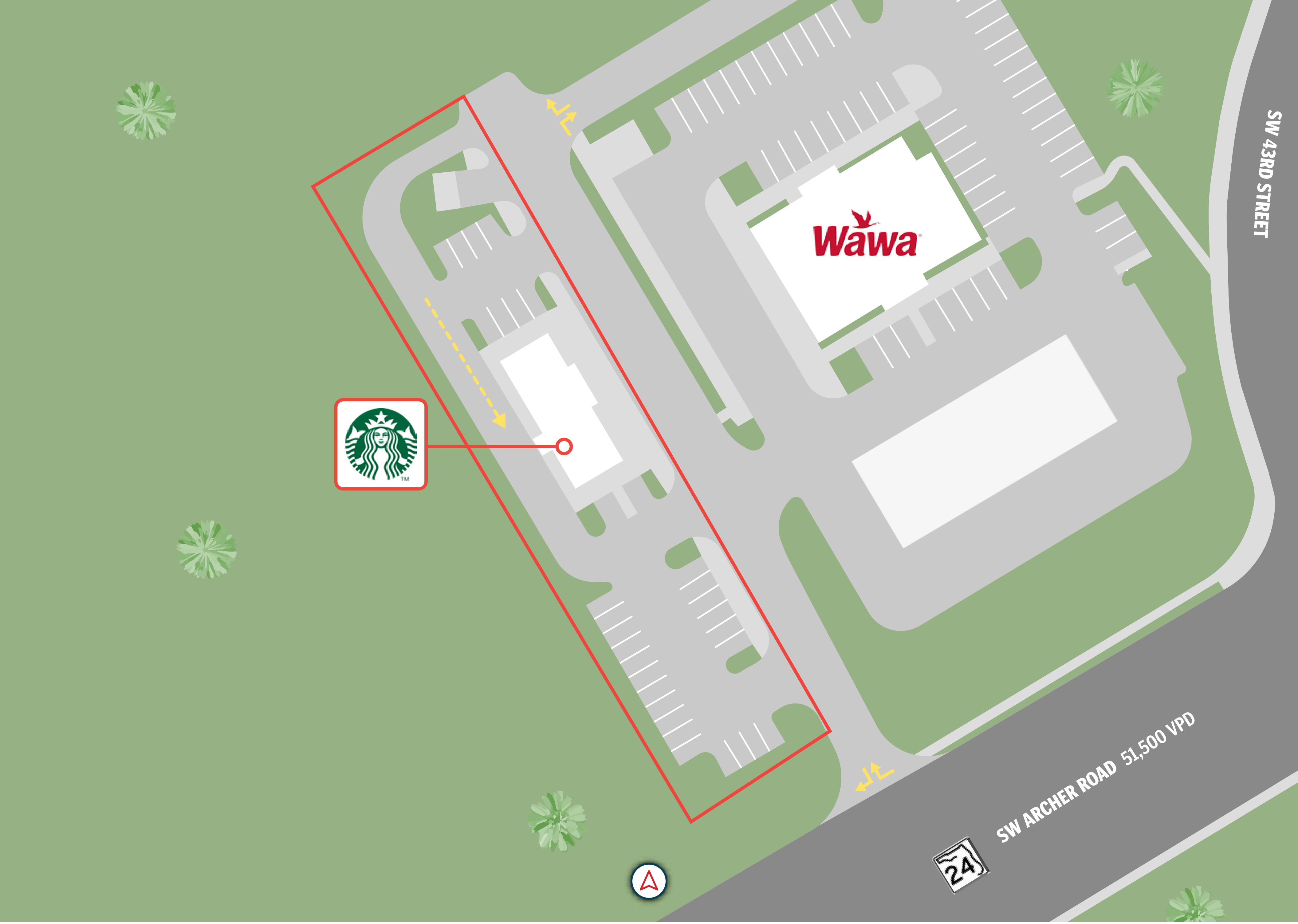
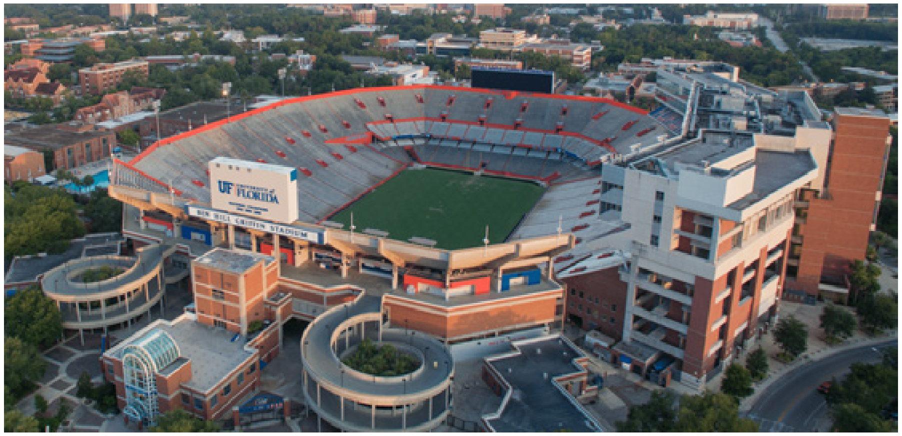
USPS.COM


Wawa
SW 43RD STREET
SW ARCHER ROAD 51,500 VPD
24

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	7,018	74,957	151,827
2030 Projected Population	7,467	77,327	155,389
2025 Median Age	27.4	26.3	26.9
Households & Growth			
2025 Estimated Households	2,823	31,782	61,480
2030 Projected Households	3,045	33,166	63,530
Income			
2025 Estimated Average Household Income	$74,574	$77,852	$91,788
2025 Estimated Median Household Income	$52,076	$50,640	$56,354
Businesses & Employees			
2025 Estimated Total Businesses	502	2,035	5,810
2025 Estimated Total Employees	7,771	32,897	93,060



GAINESVILLE, FLORIDA

The City of Gainesville is the most populous city in, and serves as the county seat of, Alachua County. Gainesville is located midway between the Gulf of America and the Atlantic Ocean and halfway between Miami and Pensacola. The City of Gainesville had a population of 149,926 as of July 1, 2025.

The economic landscape in Gainesville continues to be dominated by the government sector. Statistics compiled by the Bureau of Economic and Business Research at the University of Florida indicate that one of every three jobs in Gainesville is provided by the federal, state or local government. Greater Gainesville is home to a growing IT/Software sector with companies ranging from game development to human engagement. Coupled with Florida's status as an in-demand location for hi-tech establishments, Greater Gainesville's tech scene provides the perfect place for tech companies of all sizes. Greater Gainesville's advanced manufacturing sector represents the future of the industry in Florida. Ranging from large-scale medical device manufacturers to life-saving gear for first responders, Greater Gainesville's manufacturing sector–which is comprised of about 200 companies employing 4,000 people– has evolved into a go-to source for in-demand consumer goods.

Gainesville is home to Florida's largest and oldest university, and is one of the state's centers of education, medicine, cultural events and athletics. The University of Florida and Shands Hospital at UF are the leading employers in Gainesville and provide jobs for many residents of surrounding counties.

The closest major airport to Gainesville, Florida is Gainesville Regional Airport.

SRS | CAPITAL MARKETS

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

45 Years OF GOING THE EXTRA MILE

SRSRE.COM/CapitalMarkets