



# OFFERING MEMORANDUM

## STARBUCKS | FEE SIMPLE NNN INVESTMENT

3727 E. Silver Springs Blvd, Ocala, FL 34470

**Asking Price: \$2,500,000**

**Exclusively Listed By**

**Patricia C. Savio, Broker**

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# Executive Summary

Exceptional opportunity to acquire a fee simple Starbucks investment located at 3727 E. Silver Springs Blvd in Ocala, Florida. Situated along one of Ocala's premier commercial corridors, the property offers strong visibility, convenient access, and a recognizable corporate tenant in a growing Central Florida market. The asset is leased under a NNN structure in which the tenant is responsible for taxes, insurance, and CAM, while landlord responsibilities are generally limited to structural items, creating a dependable and largely passive income profile.

Details	
Property Type	Retail
Sub Type	QSR/Fast Food
Square Footage	2,500
Net Rentable (SqFt)	2,500
Cap Rate	5.5%
NOI	\$137,500
Occupancy	100%
Tenancy	Single
Brand/Tenant	Starbucks
Lease Type	NNN
Lease Term	10 Years
Lease Expiration	05/09/2034
Remaining Term	9 Years
Investment Type	Net Lease
Lease Commencement	05/09/2024
Ownership	Fee Simple
Ground Lease	No
Address	3727 E. Silver Springs Blvd, Ocala, FL 34470
Price	\$2,500,000

## Investment Highlights

- **Fee Simple Ownership** - Investor owns both the land and improvements, offering long-term control of the real estate and residual value.
- **Starbucks Corporate Tenancy** - Leased to one of the most recognized and established retail brands in the world.
- **NNN Lease Structure** - Tenant pays taxes, insurance, and CAM, with landlord obligations generally limited to structural items.
- **Premier Silver Springs Blvd Location** - Positioned on a high-visibility commercial corridor with strong surrounding retail and residential presence.
- **1031 Exchange Opportunity** - Attractive replacement property for investors seeking passive income and tax-deferred reinvestment.
- **Florida Tax Advantage** - Located in a no-state-income-tax state, enhancing overall investment appeal.
- **Growing Ocala Market** - Ocala continues to experience residential and commercial growth that supports long-term real estate fundamentals.

## Property Overview



### Marketing Description

Exceptional opportunity to acquire a high-quality fee simple Starbucks investment strategically located on Silver Springs Boulevard, one of Ocala's premier commercial corridors. This high-visibility, high-traffic location benefits from strong surrounding retail activity, nearby residential growth, and steady commuter flow, making it a highly desirable long-term investment. Backed by a globally recognized brand and positioned in a growing Florida market, the property is well suited for investors seeking stable cash flow and long-term value.

## Location Advantages

- Located along Silver Springs Boulevard, a well-traveled commercial corridor in Ocala.
- Strong visibility and accessibility within an established retail trade area.
- Surrounded by residential neighborhoods, daily commuter traffic, and complementary commercial uses.
- Ocala is a growing Central Florida market with continued population and business expansion.

## Tenant Overview

Starbucks is one of the most recognized coffee brands in the world, with a significant national and international presence and a long history of consumer demand. Its strong brand identity, broad customer base, and established operating platform contribute to the property's appeal as a single-tenant net lease investment.

## Broker Contact



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