



3727 E. Silver Spring Blvd, Ocala, FL 34470

\$2,500,000

Starbucks

Starbucks | Fee Simple NNN Investment | Ocala, FL



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Listing Added: 06/18/2025

Listing Updated: Today

 Brokerage logo



Details

Asking Price	\$2,500,000	Property Type	Retail
Sub Type	QSR/Fast Food	Investment Type	Net Lease
Investment Sub Type	Fee simple ownership	Lease Type	NNN
Tenancy	Single	Brand/Tenant	Starbucks
Lease Term	10 years	Lease Commencement	05/08/2024
Lease Expiration	05/08/2034	Remaining Term	9 years
Square Footage	2,500	Net Rentable (SqFt)	2,500
Cap Rate	5.50%	Occupancy	100%
NOI	\$137,500	Ground Lease	No

Marketing Description

Starbucks | Fee Simple NNN Investment | Ocala, FL

Exceptional opportunity to acquire a high-quality net-leased Starbucks 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. The property is leased under a NNN structure, with the tenant responsible for taxes, insurance, and CAM, while landlord responsibilities are limited to structural items, creating a dependable and relatively passive income stream. Backed by one of the most recognized and financially strong brands in the world, this asset offers stability, strong real estate fundamentals, and long-term investment appeal. Located in Florida, a no-state-income-tax state, this property is well suited for 1031 exchange buyers and investors seeking secure cash flow and future appreciation potential.



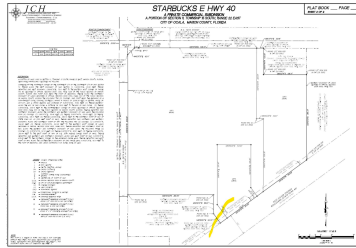
Investment Highlights

- Fee Simple Ownership** – Investor owns both the land and improvements, offering long-term control of the real estate and added residual value.
- NNN Starbucks Lease** – Stable income structure with tenant responsible for taxes, insurance, and CAM, while landlord obligations are limited to structural components.
- Premier Location | Silver Springs Blvd, Ocala, FL** – Positioned along a high-visibility retail corridor with strong traffic counts, excellent accessibility, and solid surrounding demographics.
- Corporate Credit Tenant | Starbucks Corporation (NASDAQ: SBUX)** – Leased to one of the most recognized and established global retail brands, offering strong tenant credit and consumer draw.
- Long-Term Lease with Rental Increases** – Provides dependable cash flow with scheduled rent escalations, helping support income growth and inflation protection over time.
- High-Traffic Signalized Intersection** – Excellent frontage, strong exposure, and convenient ingress and egress in a heavily traveled commercial area.
- 1031 Exchange Opportunity** – Well-suited for investors seeking a passive replacement property for tax-deferred exchange purposes.
- Florida Tax Advantage** – Located in a no state income tax state, enhancing overall investment appeal.
- Strong Growth Market** – Ocala continues to experience meaningful residential and commercial growth, supporting tenant performance and long-term real estate value.

Location (1 Location)



Property Photos (6 photos)



Demographic Insights

