SINGLE TENANT NN W/DRIVE-THRU

Investment Opportunity

STARBUCKS

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

Part of Deltona Village Development (140 AC) | Directly off Interstate 4 (110,500 VPD) | Top 90% of Starbucks Nationwide (Placer.AI)

$3.89M
IN CREDIT CARD SALES
(PER CENTERCHECK)

3221 Howland Boulevard

DELTONA FLORIDA

ACTUAL SITE

SRS CAPITAL MARKETS

EXCLUSIVELY MARKETED BY

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OFFERING SUMMARY

OFFERING

Pricing	$3,333,000
Net Operating Income	$200,000
Cap Rate	6.00%

PROPERTY SPECIFICATIONS

Property Address	3221 Howland Boulevard, Deltona, Florida 32725
Rentable Area	2,630 SF
Land Area	0.86 AC
Year Built	2023
Tenant	Starbucks
Lease Signature	Corporate (Nasdaq: SBUX) (S&P: BBB+)
Lease Type	NN
Landlord Responsibilities	Roof, Structure & Foundation
Lease Term Remaining	7+ Years
Increases	10% Every 5 Years
Options	6 (5-Year)
Rent Commencement	September 30, 2023
Lease Expiration	February 28, 2034

CLICK HERE FOR A FINANCING QUOTE

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 ACTUAL SITE

RENT ROLL

		Lease Term				Rental Rates		
Tenant Name	**Square Feet**	**Lease Start**	**Lease End**	**Begin**	**Increase**	**Monthly**	**Annually**	**Options**
Starbucks	2,630	9/30/2023	2/28/2034	Current	-	$16,667	$200,000	6 (5-Year)
(Corporate Signature)				Year 6	10%	$18,333	$220,000	
				Option 1	10%	$20,167	$242,000	
					10% Rental Increase Beg. Each Option Thereafter			

7+ Years Remaining | Corporate Guaranty (S&P: BBB+) | 2023 Construction | Scheduled Rental Increases

- 7+ years remain on this lease with 6 (5-year) options to extend
- The lease features 10% rental increases every 5 years and at the beginning of each option, growing NOI and hedging against inflation
- The lease is corporate signed by Starbucks, an investment grade (S&P: BBB+), nationally recognized, and established firm with over 41,000 stores
- The asset features 2023 construction with high-quality materials, high-level finishes, and distinct Starbucks design elements built to last

Fee Simple Ownership (Land & Building) | No State Income Tax | NN Leased | Limited Landlord Responsibilities

- Tenant pays for taxes, insurance and maintains most aspects of the premises
- Limited landlord responsibilities to roof, structure and foundation
- Ideal, low-management investment for a passive investor in a state with no state income tax

Directly Off I-4 (110,500 VPD) | Strong Tenant Synergy | Drive-Thru Equipped | Excellent Visibility & Ease of Access

- Starbucks fronts the signalized intersection of Howland Boulevard and State Highway 472, collectively generating more than 65,500 VPD
- The asset will benefit from the presence of Interstate 4 which generates approximately 110,500 VPD on average
- The subject property will benefit from having multiple points of access, cross access with the neighboring Burger King and being drive-thru equipped
- National credit tenants in the immediate trade area include; Wawa, McDonald's, Burger King, Dollar General, Wendy's, O'Reilly Auto Parts, an Amazon Distribution Center and many others

Deltona Village Development (140 Acre) | Deltona High School | Amazon Distribution Expansion | Medical Center of Deltona

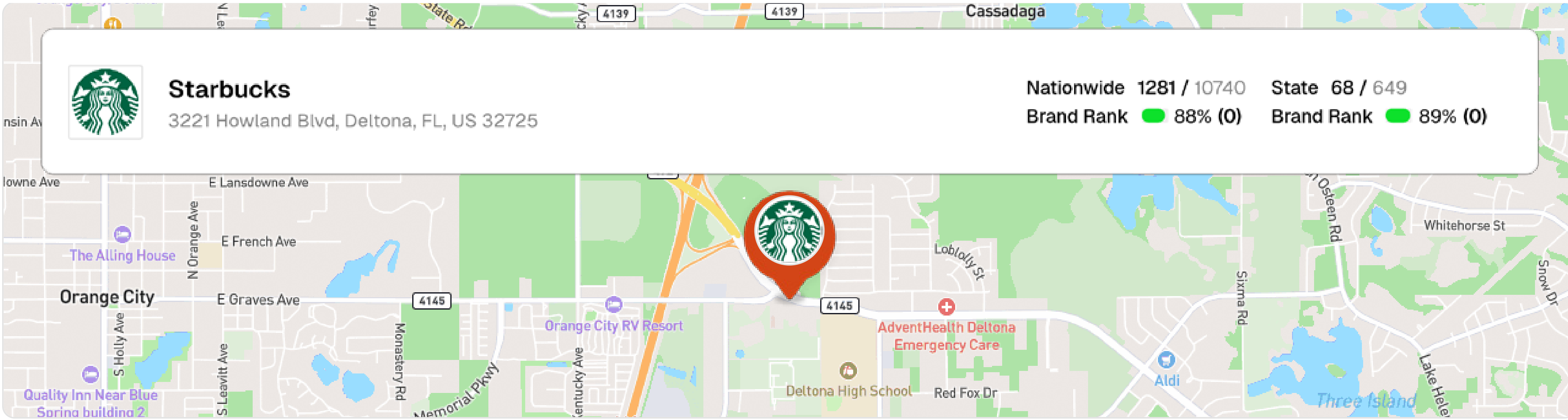
- Deltona Village is an approved 140 acre mixed-use development that will include 600+ new apartments, 50k square feet of light industrial/manufacturing, 25 acre Amazon Distribution Center expansion (1.4M SF to date), grocery-anchored retail development, hotel development and more
- Starbucks will also benefit from Deltona High School which fronts Howland Blvd and has more than 1,700 students enrolled
- Halifax Health Center is know as the medical center of Deltona, positioned behind the newly developed Wawa across the street, it provides 96 beds in private rooms, six operating suites pre-and post-op spaces, imaging center, ICU patients rooms and more

High Performing Location with Excellent Sales | Ranks in 90th Percentile According to Placer ai

- Top-performing Starbucks location with strong visitation metrics, ranking #1 of 9 Starbucks within a 15-mile radius and in the 90th percentile nationwide, with approximately 425,000 annual visits and a 9% YoY increase in foot traffic
- The site generates approximately $3.88 million in annual card sales (does not include mobile app orders) across 304,545 transactions

Ideal Demographics in Local Trade Area

- The average household income within a 3-mile radius is beyond $98,000
- Population counts exceed 131,300 individuals within a 5-mile radius



Starbucks
3221 Howland Blvd, Deltona, FL, US 32725

Nationwide 1281 / 10740
Brand Rank 88% (0)

State 68 / 649
Brand Rank 89% (0)

Date Range: **May 2025 - April 2026**

Card Sales	Transactions	Average Order Volume	Customers
$3,880,184 (+21.5%)	**304,545** (+23.8%)	**$12.74** (-1.9%)	**185,870** (+24%)

Age
millennial shoppers

- **28%** 25-34 yrs
- **23%** 35-44 yrs
- **18%** 45-54 yrs
- **13%** 18-24 yrs

Gender
balanced gender mix

- Female **58%**
- Male **42%**

Ethnicity
shopper composition

- **60%** Caucasian
- **22%** Hispanic
- **14%** African American
- **5%** Asian

Income
middle income shopper

- $61k-$80k **22%**
- $101-$150k **20%**
- $81k-$100k **18%**
- Other **40%**

CENTERCHECK

STARBUCKS

starbucks.com
Company Type: Public (NASDAQ: SBUX)
Locations: 41,000+
2025 Employees: 381,000
2025 Revenue: $37.18 Billion
2025 Net Income: $1.86 Billion
2025 Assets: $32.02 Billion
Credit Rating: S&P: BBB+

Since 1971, Starbucks Coffee Company has been committed to responsibly sourcing and roasting high-quality arabica coffee. Today, with a global footprint of more than 41,000 company-operated and licensed coffeehouses and a growing presence in consumer-packaged goods, they are the world's premier purveyor of specialty coffee. Through their unwavering commitment to excellence and their guiding principles, they 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 Surges as Its Turnaround Gains Steam

The coffee purveyor just provided a caffeinated jolt to investors.

By Danny Vena, CPA – Apr 28, 2026

It's been a tough few years to be a Starbucks **(SBUX+0.08%)** shareholder. After years of dependable growth, the coffee chain stumbled, with growth as tepid as day-old java. The company took a big swing, bringing in former Chipotle CEO Brian Niccol to right the ship, and there were already positive signs that his turnaround efforts were taking hold. Starbucks faced a critical test when the company reported after the market close on Tuesday, and the results came in piping hot.

For the company's fiscal **2026 second quarter** (ended March 29), **Starbucks delivered net revenue that jumped 9% year over year to $9.5 billion.** The results were fueled by comparable-store sales (comps) that climbed 6.2%, driven by a 3.8% increase in transactions and a 2.3% increase in the average ticket. This fueled earnings per share (EPS) of $0.45, up 32%, while adjusted EPS of $0.50 climbed 22%.

To give these results context, analysts' consensus estimates were calling for revenue of $9.23 billion and adjusted EPS of $0.44, so Starbucks cleared both hurdles with room to spare.

Digging into the results revealed even better news. Comps in North America -- the company's biggest market -- increased 7.1%, driven by a 4.4% increase in transactions and 2.6% increase in the average ticket. At the same time, international comps improved 2.6%, as transactions increased 2.1% and ticket total increased 0.5%. Management noted that «all 10 of Starbucks largest international markets delivered positive comps for the first time in nine quarters.»

Niccol heralded the results, saying, Our second quarter marked the turn in our turnaround as our 'Back to Starbucks' plan drove both top and bottom line growth.» He went on to say, 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.

The company also **opened 11 net new stores during the quarter**, bringing its total to more than 41,000 locations worldwide.

Starbucks continues to make progress with its previously announced joint venture (JV) with Boyu Capital, which will operate the company's retail locations in China. As part of the JV, Boyu Capital holds a 60% stake in Starbucks China, with Starbucks controlling the remaining 40%, while retaining ownership and licensing of the brand and intellectual property. Management noted that the impact of the transactions would begin to be reported in its Q3 results.

Perhaps the most important news concerned Starbucks' view of the future. **The company increased its full-year 2026 outlook and is now guiding for U.S. and global comps of 5% or greater, up from its forecast of 3% growth delivered just last quarter.**

Earlier this month, Starbucks announced a quarterly dividend of $0.62, payable on May 29, to shareholders of record as of May 15. With 1.14 billion shares outstanding, that works out to nearly $709 million in cash paid out, compared to net income of $511 million.

Source: The Motley Fool
Read Full Article HERE

140-acre Deltona development wins final OK

By Al Everson - August 3, 2023

Approximately 20 years of visioning, planning, revising and re-revising have culminated in the Deltona City Commission's approval of an ambitious mixed-use project that promises to give area residents and consumers the bustling commerce center they have craved.

Despite some misgivings about traffic problems associated with Deltona Village, the commission July 17 passed on second and final reading the latest changes in the 140-acre Business Planned Unit Development (BPUD).

Source: Beacon Online News
Read Full Article HERE

New Deltona mayor makes push for DT corridor, more mixed-use projects in city

By Dustin Wyatt | March 20, 2023

The newly elected mayor of Deltona is pitching a plan to bring a downtown corridor and other urban-style mixed-use development projects to Volusia County's most populous city.

Saying that many of Deltona's roughly 100,000 residents go elsewhere to dine and shop, Santiago Avila, who was sworn into his mayoral seat in November, has drafted a plan called "A city of Destiny: Looking Forward" in which he proposes three community center concepts he'd like to see emerge with restaurants, retailers, and apartments.

Source: Growth Spotter
Read Full Article HERE

Seventy-four acre senior living community planned for Deltona

By Dustin Wyatt | May 24, 2023

Newly-formed company JBEC Development LLC is working to bring a 74-acre wellness community with resort-style independent living, an assisted living facility, a skilled nursing facility, pickleball courts, walking trails, and more to land directly next to a hospital in Deltona.

An estimated $350 million development project that promises to create more than 400 jobs, Halifax Village includes plans for more than 800 units across a variety of housing options and an on-site wellness center with programs curated for residents.

Source: Growth Spotter
Read Full Article HERE

PROPERTY OVERVIEW


EXIT ONLY


DRIVE
THRU


STARBUCKS


DRIVE
THRU
3221

PROPERTY PHOTOS

LOCATION

Deltona, Florida
Volusia County

PARKING

There are approximately 34 parking spaces on the owned parcel.
The parking ratio is approximately 12.92 stalls per 1,000 SF of leasable area.

ACCESS

Howland Boulevard: 1 Access Point
Rhode Island Road: 1 Access Point

PARCEL

Parcel Number: 8107-06-00-0056
Acres: 0.86
Square Feet: 37,693

TRAFFIC COUNTS

Howland Boulevard: 30,500 VPD
E. Graves Avenue: 17,200 VPD
Interstate 4/State Highway 400: 110,500 VPD

CONSTRUCTION

Year Built: 2023

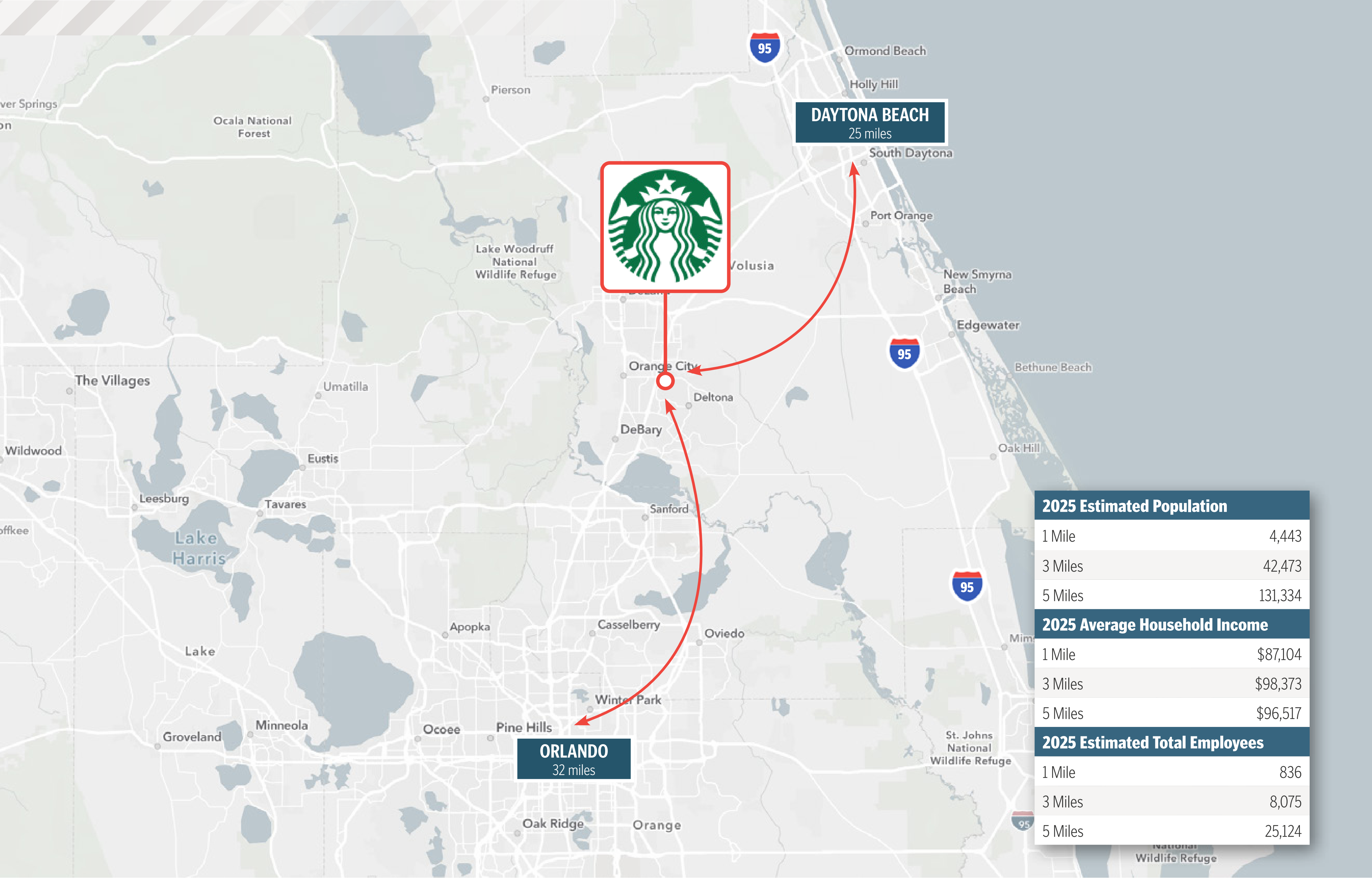
IMPROVEMENTS

There is approximately 2,630 SF of existing building area

ZONING

Commercial

LOCATION MAP

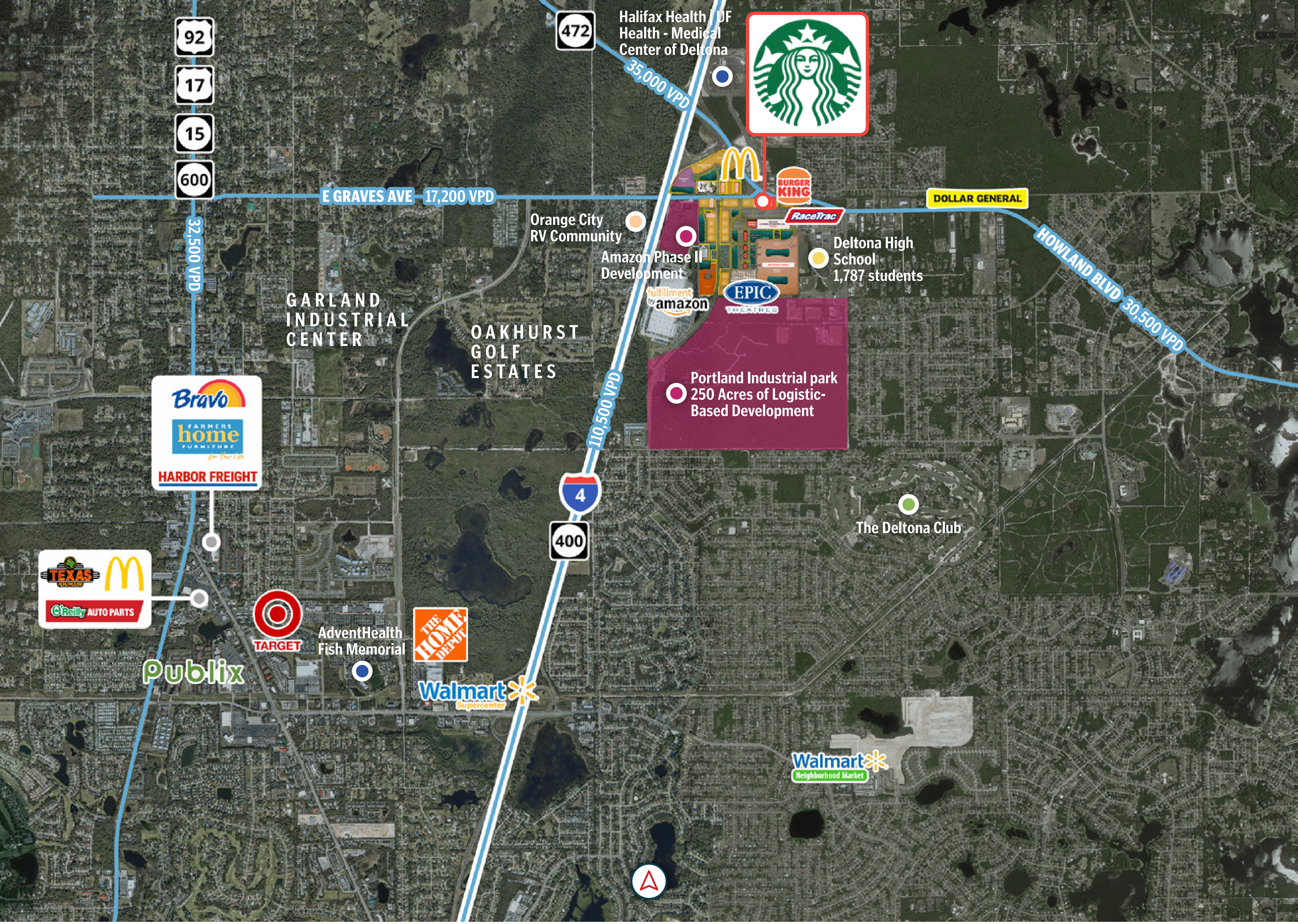


2025 Estimated Population	
1 Mile	4,443
3 Miles	42,473
5 Miles	131,334
2025 Average Household Income	
1 Mile	$87,104
3 Miles	$98,373
5 Miles	$96,517
2025 Estimated Total Employees	
1 Mile	836
3 Miles	8,075
5 Miles	25,124


Deltona High School
1,787 students
RHODE ISLAND RD
RaceTrac
1,000+ Parking Spaces
To Future Grocery-Anchored
Retail Center
COMING SOON
Wendy's
T
verizon
SUPERCUTS
BURGER KING
HOWLAND BLVD 30,500 VPD
COMING SOON
HEARTLAND
Wawa
E GRAVES AVE 17,200 VPD
HALIFAX CROSSING BLVD

StoreRight Self Storage
DOLLAR GENERAL
DUNKIN'
Mister Car Wash
O'Reilly AUTO PARTS
Timbercrest Elementary
Deltona High School
1,787 students
Wendy's
T
verizon
SUPERCUTS
COMING SOON
RaceTrac
BURGER KING
Wawa
Halifax Village
800-Unit
Apartments In
Development
Portland Industrial park
250 Acres of Logistic-
Based Development
1,000+ Parking Spaces
To Future Grocery-Anchored
Retail Center
Ingegra
Multi-Family
32 ACres
EPIC THEATRES
15 Acres Available
Grocery Anchor & JR Box
PANDA EXPRESS CHINESE KITCHEN
HEARTLAND DENTAL
E GRAVES AVE 17,200 VPD
Remaining
Retail/Office Pad
Central Florida
Regional Hospital
HALIFAX CROSSING BLVD
HOWLAND BLVD 30,500 VPD
Peninsula
Available for Many Uses
4
400
110,500 VPD


472
35,000 VPD
Halifax Health | UF Health - Medical Center of Deltona
Halifax Village 800-Unit Apartments In Development
PENDING
4
400
TIMBERCREST
ARBOR RIDGE
COMING SOON
Wendy's
T
verizon
SUPERCUTS REAL SMART HAIR
DELTONA WOODS
Wawa
BURGER KING
RaceTrac
E GRAVES AVE 17,200 VPD
HOWLAND BLVD 30,500 VPD
DOLLAR GENERAL
O'Reilly AUTO PARTS
Mister CAR WASH
StoreRight Self Storage
Amazon Phase II Development
DISCOUNT CLOTHING, PET SUPPLIES, SHOES PENDING
MULTIFAMILY PENDING
Deltona High School 1,787 students
SHERWOOD OAKS
110,500 VPD
EPIC THEATRES
fulfillment by amazon
Portland Industrial park 250 Acres of Logistic-Based Development


92
17
15
600
472
Halifax Health / UF Health - Medical Center of Deltona
35,000 VPD
E GRAVES AVE
17,200 VPD
32,500 VPD
Orange City RV Community
Amazon Phase II Development
fulfillment by amazon
EPIC THEATRES
BURGER KING
RaceTrac
DOLLAR GENERAL
Deltona High School 1,787 students
HOWLAND BLVD 30,500 VPD
GARLAND INDUSTRIAL CENTER
OAKHURST GOLF ESTATES
Portland Industrial park 250 Acres of Logistic-Based Development
110,500 VPD
4
400
Bravo
FARMERS home FURNITURE
HARBOR FREIGHT
TEXAS ROADHOUSE
O'Reilly AUTO PARTS
TARGET
AdventHealth Fish Memorial
THE HOME DEPOT
Publix
Walmart Supercenter
The Deltona Club
Walmart Neighborhood Market

SRS


HOWLAND BOULEVARD 30,500 VPD
Coming Soon
HEARTLAND
PANDA EXPRESS
CHINESE KITCHEN
BURGER KING

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	4,443	42,473	131,334
2030 Projected Population	4,769	45,621	137,865
2025 Median Age	45.4	46.1	44.2
Households & Growth			
2025 Estimated Households	1,610	16,656	50,736
2030 Projected Households	1,728	18,125	53,952
Income			
2025 Estimated Average Household Income	$87,104	$98,373	$96,517
2025 Estimated Median Household Income	$67,671	$78,159	$76,914
Businesses & Employees			
2025 Estimated Total Businesses	89	1,060	3,105
2025 Estimated Total Employees	836	8,075	25,124

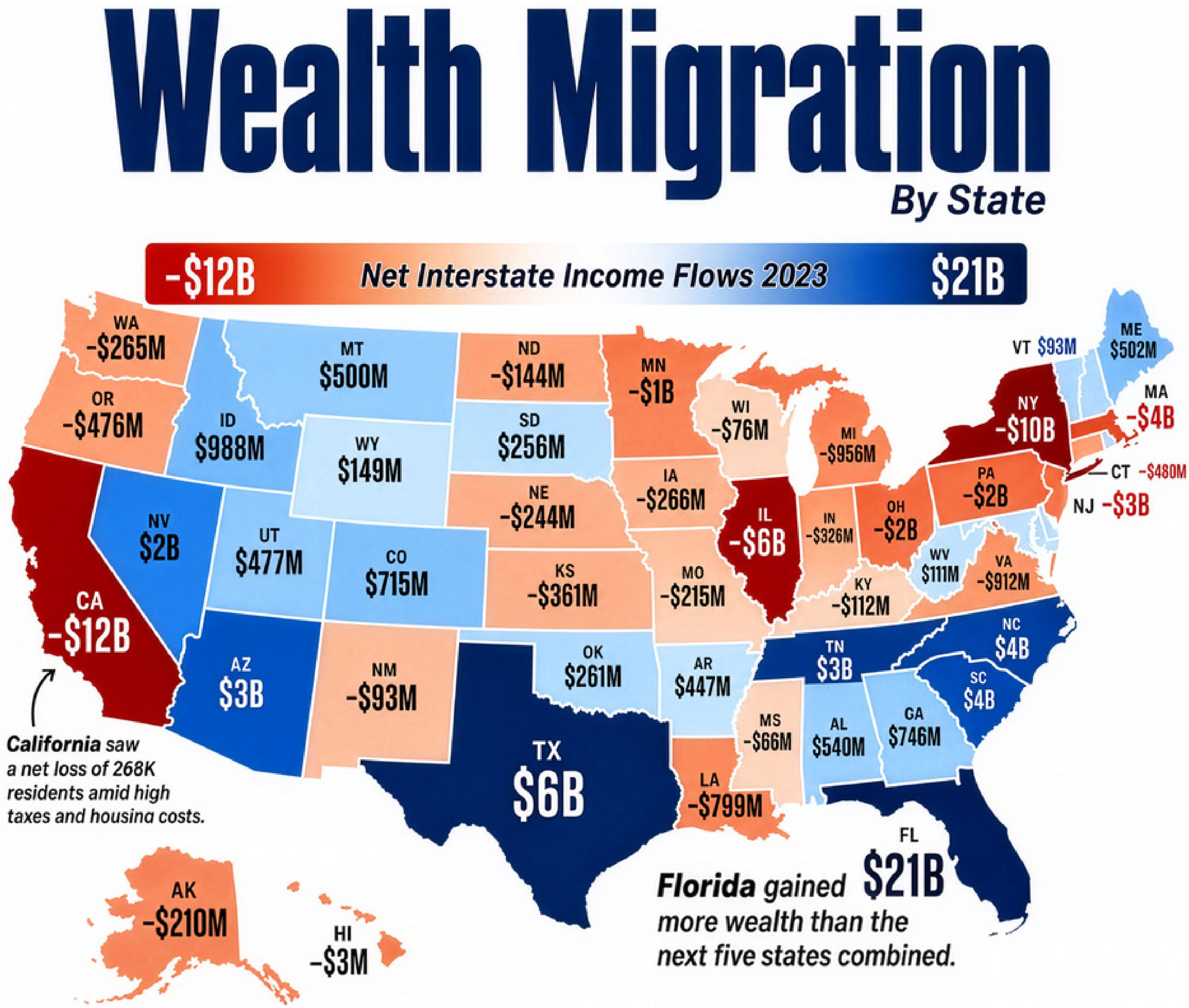
DELTONA, FLORIDA

The Florida city of Deltona is located in southwestern Volusia County, midway between Daytona Beach (30 miles to the northeast) and Orlando (30 miles to the southwest). Access to both cities is afforded via Interstate I-4, which passes through Deltona. The City of Deltona had a population of 96,670 as of July 1, 2025.

The largest industries in Deltona, FL are Health Care & Social Assistance, Retail Trade, and Construction, and the highest paying industries are Management of Companies & Enterprises, Information, and Public Administration. Portland Industrial Park, which is 250 acres of logistic-based development just off Howland Boulevard at Interstate-4 now has it's first business, Amazon, with a 1,400,000 square-foot logistics center. Halifax Health/University of Florida is also a major employer of the city.

The city of Deltona boasts over 100 lakes within its boundaries comprising a total of over 8 square miles of water. Fans of indoor recreation will appreciate the Deltona Arts & Historical Center, a venue which preserves Deltona's history and also features art exhibitions, performing arts programs, cultural events, and music and acting workshops. About 30 minutes south of Deltona is the city of Orlando, home to several major Central Florida attractions, including Walt Disney World, Sea World Florida, and Universal Studios. Sports fans will recognize Orlando as home of the NBA's Orlando Magic and Arena Football's Orlando Predators, as well as the Spring Training home of baseball's Atlanta Braves. Daytona Beach (30 minutes to the north) has its share of sports as well. The city is home to the Daytona Cubs, the Minor League Baseball single-A affiliate of the Chicago Cubs. Daytona Beach also serves as the headquarters of NASCAR (National Association of Stock Car Auto Racing) and of the LPGA (Ladies Professional Golf Association).

Major airports near Deltona, Florida are Orlando Sanford International Airport & Daytona Beach International Airport.


Wealth Migration
By State
-$12B
Net Interstate Income Flows 2023
$21B
WA -$265M
OR -$476M
CA -$12B
NV $2B
ID $988M
MT $500M
WY $149M
UT $477M
CO $715M
AZ $3B
NM -$93M
ND -$144M
SD $256M
NE -$244M
KS -$361M
OK $261M
TX $6B
MN -$1B
IA -$266M
MO -$215M
AR $447M
LA -$799M
WI -$76M
IL -$6B
MI -$956M
IN -$326M
OH -$2B
KY -$112M
TN $3B
MS -$66M
AL $540M
GA $746M
FL $21B
SC $4B
NC $4B
VA -$912M
WV $111M
PA -$2B
NY -$10B
NJ -$3B
CT -$480M
MA -$4B
VT $93M
ME $502M
AK -$210M
HI -$3M
California saw a net loss of 268K residents amid high taxes and housing costs.
Florida gained $21B more wealth than the next five states combined.

SRS | CAPITAL MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+	29	$6.5B+	930+	$3.5B+
TEAM MEMBERS	OFFICES	TRANSACTION VALUE company-wide in 2025	CAPITAL MARKETS PROPERTIES SOLD in 2025	CAPITAL MARKETS TRANSACTION VALUE in 2025

40 Years OF GOING THE EXTRA MILE

SRSRE.COM/CapitalMarkets