



STARBUCKS NN LEASED INVESTMENT - GULF BREEZE

3703 GULF BREEZE PARKWAY
GULF BREEZE, FL 32563

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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,450,000
Cap Rate:	5.67%
NOI:	\$82,176
Lot Size:	0.68 Acres
Year Built:	2008
Building Size:	1,711 SF
Market:	Gulf Breeze
Submarket:	Tiger Point
Price / SF:	\$847.46

PROPERTY OVERVIEW

Available to purchase is a 1711 square foot, freestanding Starbucks investments located at 3703 Gulf Breeze Parkway in Gulf Breeze, FL. This investment contains a corporately guaranteed lease by Starbucks Corporation. There are approx. four [4] years left on the current 10-year lease and four [4], five-year renewal options with a 10% rent increase with each option.

PROPERTY HIGHLIGHTS

- Corporately Guaranteed Lease
- Great Trade Area [Tiger Point]
- Fair Market Rent
- No Kick Out Provision
- Immediately adjacent to Super Wal-Mart & Lowes Home Improvement Store
- Surrounded by retailers such as Dollar Tree, Walgreens, Wells Fargo, Zaxbys
- Located on a strong retail corridor with 41000 + VPD

Property Photos

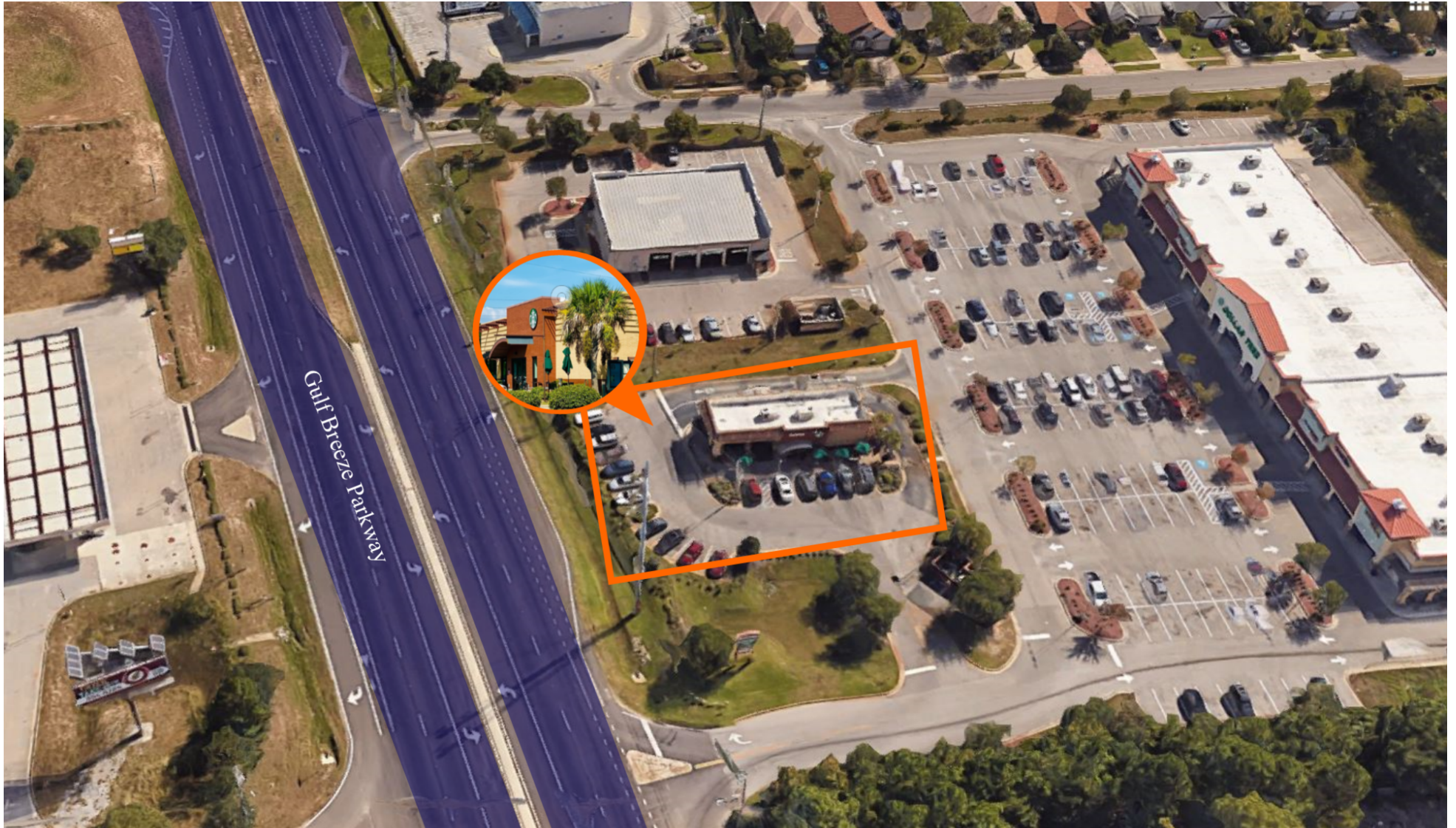


Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	LEASE START	ANNUAL RENT	% OF GLA	PRICE PER SF/YR	RECOVERY TYPE	COMMENTS
Starbucks	1	1,711	9/1/2013	8/31/2023	Current	\$82,128	100.0	\$48.00	NN	
Totals/Averages		1,711				\$82,128		\$48.00	\$0	\$0

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Aerial Map



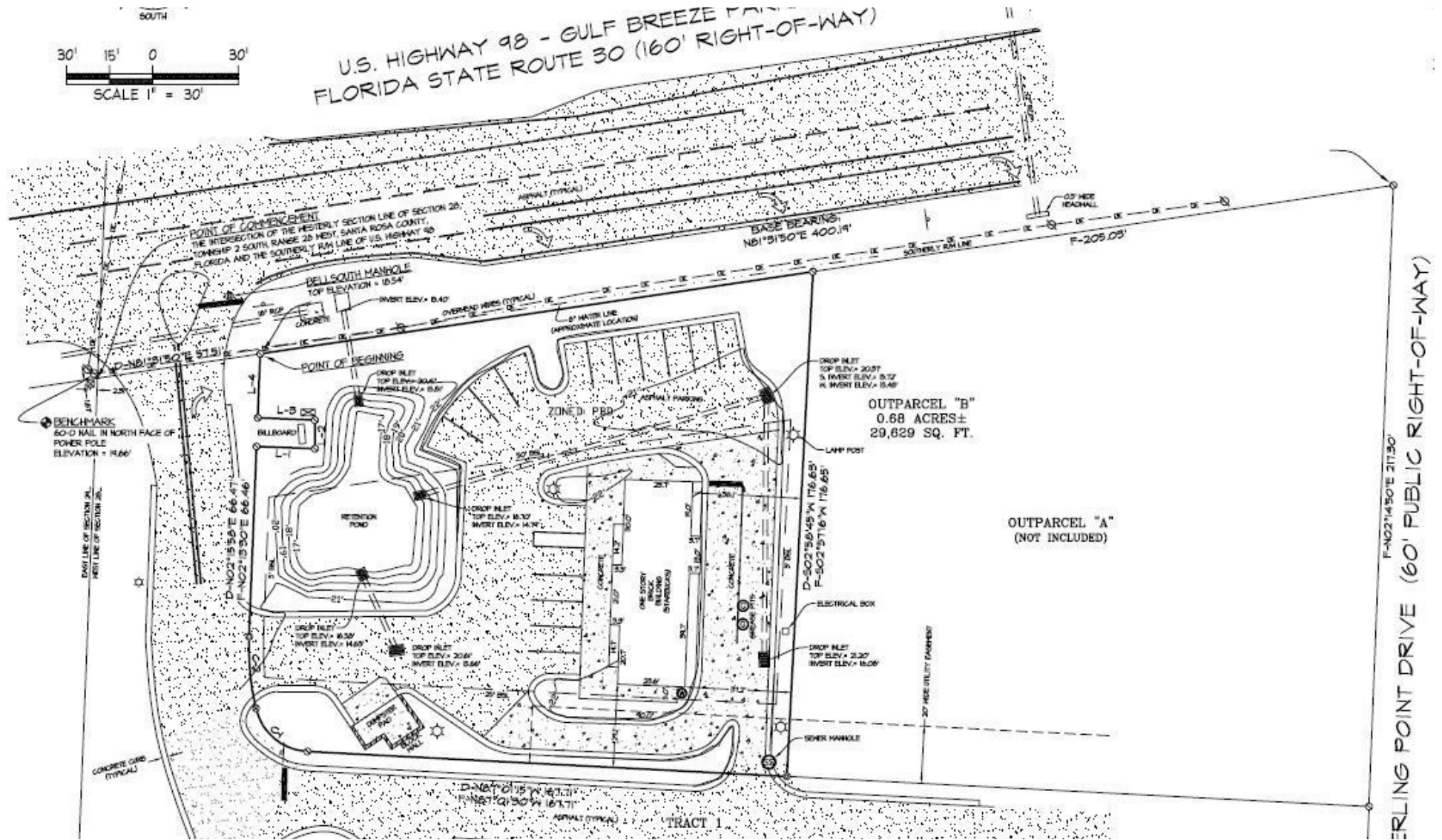
Aerial Map



Retailer Map



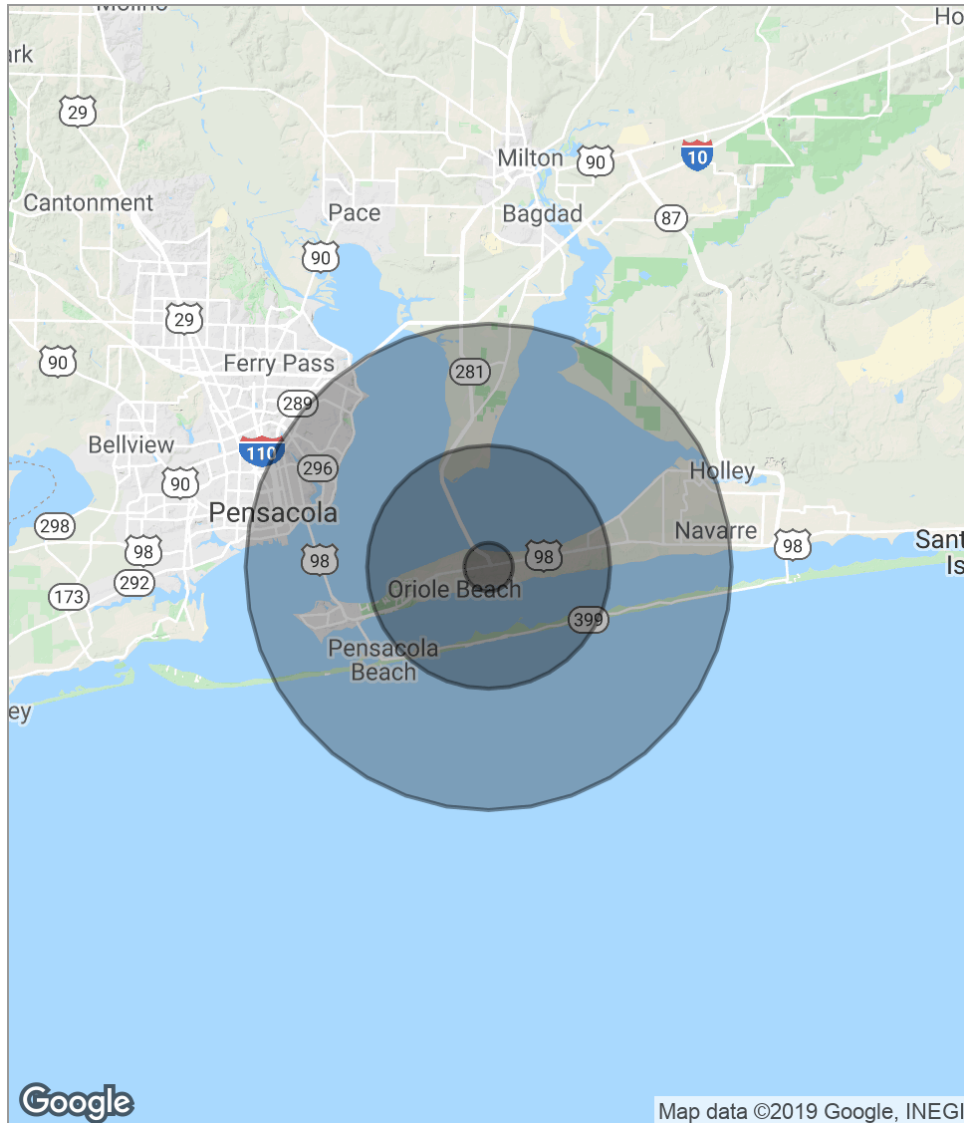
Survey



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,266	25,079	76,079
Median age	39.9	40.9	42.1
Median age [Male]	40.9	40.0	41.2
Median age [Female]	39.2	41.2	42.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	864	9,701	31,193
# of persons per HH	2.6	2.6	2.4
Average HH income	\$78,576	\$80,752	\$81,353
Average house value	\$284,589	\$304,950	\$299,724

* Demographic data derived from 2010 US Census

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