

SINGLE TENANT CORPORATE NN LEASE

Investment Opportunity



STARBUCKS®

New Construction w/Drive-Thru | 15-Year Lease With Corporate Guaranty

**OFFERED
FOR SALE**

\$4,091,000 | 5.5% CAP

2693 US Hwy 441 S | Okeechobee, FL



EXCLUSIVELY LISTED BY:

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STARBUCKS®

EXECUTIVE SUMMARY

Index Companies is exclusively marketing the sale of a Starbucks in Okeechobee, FL. Chipotle signed a 15 year lease with six (6) five-year renewal options. The Asset is well positioned in a high retail corridor, benefiting from strong synergy with surrounding national anchors like Walmart, Home Depot, and Publix.

RENT SCHEDULE	RENT	RETURN
Current Term	1-5	\$225,000
Rent Escalation	6-10	\$247,500
Rent Escalation	11-15	\$272,250
1st Extension Term	16-20	\$299,475
2nd Extension Term	21-25	\$329,423
3rd Extension Term	26-30	\$362,365
4th Extension Term	31-35	\$398,601
5th Extension Term	36-40	\$438,461
6th Extension Term	41-45	\$482,307

NOI	\$225,000
CAP RATE	5.5%
LISTING PRICE	\$4,091,000



PROPERTY SPECIFICATIONS

Tenant Name	Starbucks
Address	2693 US Hwy 441 S, Okeechobee, FL 34974
Building Size (GLA)	2,500 SF +/-
Land Size	1.14 Acres +/-
Year Built	2026
Signatory/Guarantor	2605 HWY 441 S Holdings, LLC
Rent Type	NN
Rent Commencement Date	December 2025
Lease Expiration Date	November 2040
Remaining Term	15 Years
Rental Increases	10% Every 5 Years
NOI	\$225,000

Index Companies is also exclusively marketing the sale of the adjacent Chipotle.



28,479
POPULATION IN
5 MILE RADIUS



\$71,072
AHHI IN
5 MILE RADIUS



69,522
VPD ON
US HWY 441



STARBUCKS®

BRAND PROFILE

STARBUCKS OKEECHOBEE, FL

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Starbucks Corporation (NASDAQ: SBUX) is a global coffee leader committed to inspiring and nurturing the human spirit—one person, one cup, and one neighborhood at a time through ethically sourced, high-quality arabica coffee and a premium, craft-driven beverage experience. Since opening its first location in 1971, Starbucks has grown to more than 41,100 stores across nearly 90 countries—including major markets in the United States, China, Japan, South Korea, Canada, and the United Kingdom—uniquely balancing its footprint with roughly 52% company-operated and 48% licensed locations globally.

Backed by over 381,000 partners (employees) dedicated to delivering an exceptional customer experience, Starbucks continues to redefine the premier coffeehouse experience through its purpose-driven mission, digital leadership, and sustainability initiatives. From pioneering mobile order-and-pay systems and deeply integrated loyalty rewards to advancing environmentally conscious coffee-farming and green retail practices, Starbucks remains a recognized innovator in the beverage industry—committed to expanding ethical sourcing while creating long-term value for its stakeholders.

**The best coffee
For the best YOU**





LOCATION:

- **Prime US-441 Location:** This property has direct ingress/egress access along US Hwy 441; median cut ensuring maximum exposure to heavy daily traffic
- **Retail Synergy:** Positioned directly within Okeechobee's main commercial hub and surrounded by corporate retail giants including Walmart Supercenter, Home Depot, Publix, Chipotle, Dunkin Donuts, and Aspen Dental

OPPORTUNITY:

- **New Construction-** 2,500 SF newly constructed STARBUCKS offering an ideal investment from an industry-leading, global brand
- **High-Volume Digital & Drive -Thru Layout:** Optimized explicitly for Starbucks' newest high-volume prototype, featuring expanded vehicle stacking and streamlined staging to maximize mobile order and drive-thru capacity
- **Proprietary "Siren System" Infrastructure:** Equipped with Starbucks' latest internal counter architecture, reducing beverage production times by roughly 30% to significantly accelerate peak-hour transaction volume
- **Dominant QSR Synergy with Adjacent Chipotle:** Positions Starbucks next to a next-generation Chipotle prototype on the split parcel, creating a premier AM-to-PM daily-needs retail hub with continuous traffic

CORPORATE GUARANTY:

- Starbucks (NASDAQ: SBUX) -market cap is approximately \$118.84 billion
- 41,100+ locations across nearly 90 countries—including major markets in the United States, China, Japan, South Korea, Canada, and the United Kingdom
- Strong brand recognition and consistent sales growth

STRONG LEASE FUNDAMENTALS:

- 15-year NN lease with zero landlord responsibilities
- Six (6) five-year renewal options
- Long-term passive income backed by an investment grade tenant

PROPERTY FEATURES:

- 2,500 SF drive-thru restaurant/QSR
- Excellent visibility and frontage on US Highway 441
- Across the street from Home Depot and Wal-Mart
- Adjacent to Chipotle
- Median Cut direct access on US 441



LOCATION MAP

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GULF OF
AMERICA

TARGET LOCATOR

TAMPA | 135 miles

ORLANDO | 104 miles

MIAMI | 128 miles

JACKSONVILLE
244 miles

ATLANTIC
OCEAN

Orlando

Tampa



STARBUCKS

Florida's Turnpike

VERO
48 miles

LAKE
OKEECHOBEE

WPB
62 miles

NAPLES
125 miles

EVERGLADES
NATIONAL PARK

MIAMI BEACH
132 miles



POPULATION (2025)

	3-Mile 19,290	Seasonal Sept - April 28,505	Projected 2028 33,868
	5-Mile 28,479	Seasonal Sept - April 42,919	Projected 2028 52,715
	10-Mile 38,675	Seasonal Sept - April 57,723	Projected 2028 47,235

AVERAGE HOUSEHOLD INCOME (2025)

	\$69,769 3-Mile
	\$71,072 5-Mile
	\$73,859 10-Mile



OKEECHOBEE, FL

Okeechobee County sits on the north shore of Lake Okeechobee, which is the largest lake in Florida and the second-largest body of freshwater in the contiguous United States. The lake is also a key driver in the county's economy, drawing visitors and residents alike on the strength of its unparalleled opportunities for anglers, and is known as "Bass Fishing Capital of the World". The Okeechobee Waterway connects the Atlantic and Gulf of America. We are located 30 minutes from Florida's Turnpike and I-95. Okeechobee County has long served as the driving force in the dairy and agricultural business, as well as a world-renowned fishing destination. Okeechobee is a prime location for global logistics and distribution. The region is centrally located, with easy access to metropolitan areas and a strong transportation network including seaports, airports, railroads and roadways. Major markets from Miami to Orlando to Tampa are reached by state and interstate highways.

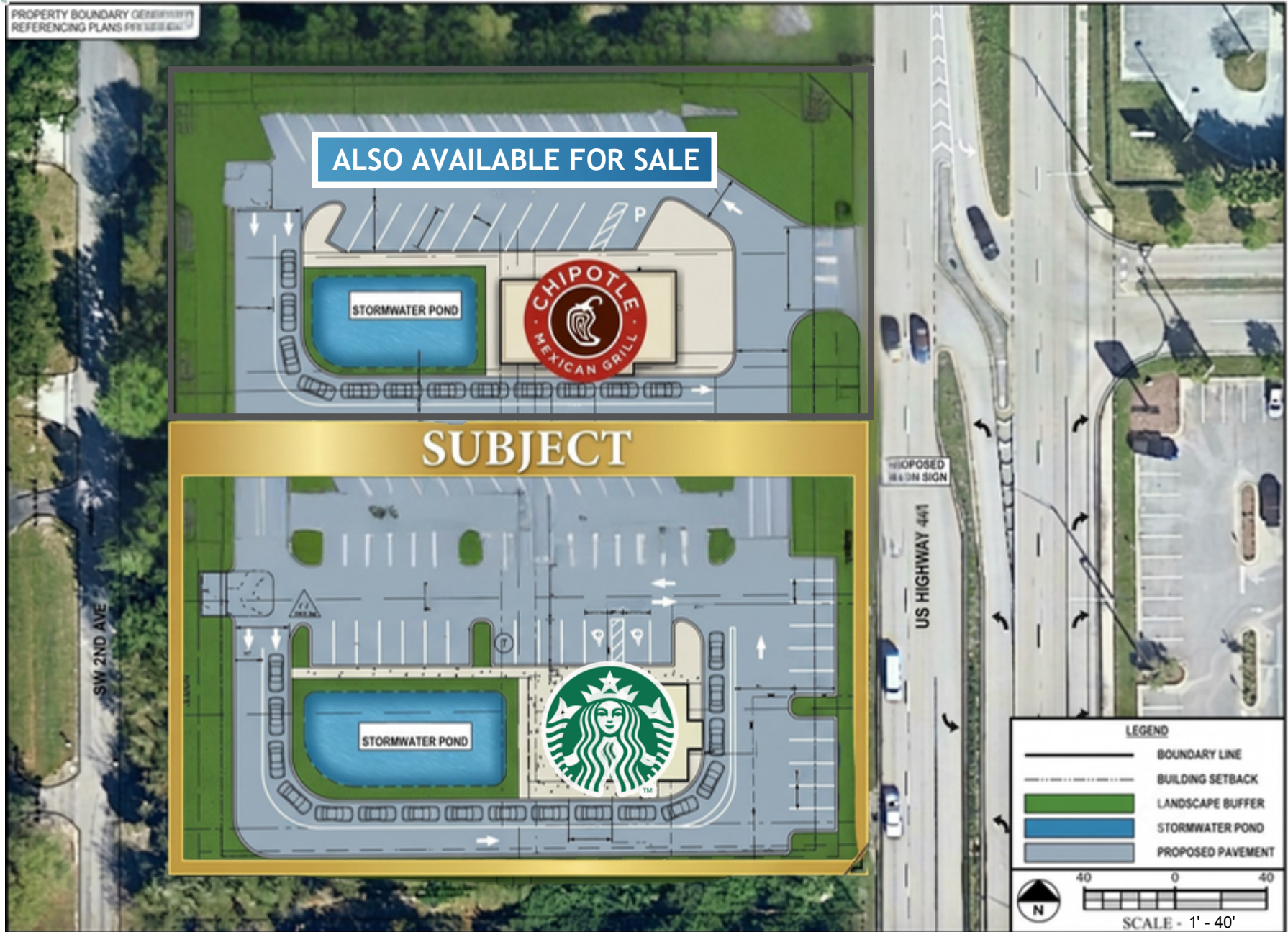
Okeechobee County's population has expanded to 42,608 residents across 15,113 households, driven by a massive influx of new residential construction. With over 6,000 new housing units currently in the development pipeline (including the massive 4,500-unit Dovani Springs and 1,300-unit Lakefront Estates), Okeechobee's baseline population of 42,608 is projected to expand by over 15,000 new residents. The immediate area is experiencing an unprecedented surge in residential density, dramatically escalating the local demand for premium national retail and fast-casual dining.

Okeechobee is considered a vital part of the Agricultural, Cattle, and Citrus industries of the State of Florida. One of the largest draws to Okeechobee is the yearlong tropical weather and Lake Okeechobee activities. Okeechobee's population and economy are experiencing recent strong growth due to its desirable location relative to SW Florida, SE Florida, and Orlando metropolitan areas.

During peak seasonal months (September to April), the county's population increases from 42,608 to over 65,000 people, due to a massive influx of winter residents and seasonal renters. Also, the local trade area during these months experience huge surges in consumer traffic from premier, large-scale music and outdoor sporting events that draw 30,000+ tourists per event directly into the immediate US-441 corridor.



SITE PLAN





FRONT BAR



INTERIOR ART VIEW



INTERIOR FULL CAFE



INTERIOR FULL VIEW





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