

FEE SIMPLE INVESTMENT

BRAND NEW 20-YEAR NNN LEASE



OVER 800+ LOCATIONS IN 30 STATES

TAMPA MSA WITH GROWING POPULATION

Publix | NEIGHBORING HIGH PRODUCING UNIT

OPENING JUNE 2025!

DOWNTOWN ST. PETERSBURG 15-MIN DRIVE



9299 4TH STREET N, ST. PETERSBURG, FL 33702

SCOOTER'S COFFEE | ST. PETERSBURG FL | TAMPA MSA

VALU NET LEASE PARTNERS[®]

Actual Site

VALUE NET
LEASE
PARTNERS[®]

EXCLUSIVELY MARKETED SCOOTER'S COFFEE (ST. PETERSBURG, FL)



In Association with ParaSell, Inc. | A Licensed Florida Broker #CQ1059597

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Actual Site

INVESTMENT HIGHLIGHTS

SCOOTER'S COFFEE (ST. PETERSBURG, FL)



GROWING COMPANY WITH OVER 800+ LOCATIONS THROUGHOUT THE USA | STRONG UNIT ECONOMICS

- Scooter's Coffee now has 800+ stores operating across the US and has commitments to open stores in a total of 30 states as of 2025.
- Subject Property will be completed and open for business in June 2025.
- Average store sales (AUV's) for Scooter's Coffee range from \$850,000 to some locations with sales north of \$1.5MM.
- Average EBITDA margins for Scooter's franchisees range from 16%-22%, significantly higher than most other QSR brands. The high EBITDA margins allow for high profitability.

NEW CONSTRUCTION | 20 YEAR ABSOLUTE TRIPLE NET (NNN) LEASE | ZERO LANDLORD RESPONSIBILITIES

- Lease is guaranteed by the franchisee with plans to open 14 units in the Florida market.
- Zero Landlord Responsibilities – Tenant to Pay Tax, Insurance, and Maintenance.
- 20 Year Original Lease Term starting at the Close of Escrow.
- The Lease Features Attractive Rental Increase of 10% Every 5 Years.
- Absolute Triple Net Lease that provides as a hedge against inflation.

PRIME REAL ESTATE IN LARGE CITY WITH STRONG TRAFFIC COUNTS | NEIGHBORING OTHER NATIONAL RETAILERS

- Property boasts a highly visible and easily accessible location on 4th Street N with 20,000 VPD.
- Strategic placement of the property guarantees substantial customer traffic and visibility, establishing a robust foundation for Scooter's Coffee to thrive.
- The property is immediately surrounded by other national retailers including Chic Fil-A, Wal-Mart, McDonald's, Taco Bell, Publix, Panda Express, Chipotle, Starbucks.
- Large Population of 160k people within 5 Mile radius of the subject property.

FRANCHISEE GUARANTEE | LOW RENT TO SALES RATIO

- Lease is guaranteed by the franchise entity with plans to open multiple stores throughout the Florida Market.
- Rent to sale ratio of 10.5% based on projected 2025 sales numbers.

FINANCIAL SUMMARY

SCOOTER'S COFFEE (ST. PETERSBURG, FL)



PRICING SUMMARY

Property Name	Scooter's Coffee
Property Address	9299 4th Street N, St. Petersburg, FL 33702
Price	\$1,975,000
CAP Rate	6.8%
Initial NOI/Rent	\$135,000
Approx. Building Size	Approx. 664 SF
Approx. Lot Size	0.36 AC
Year Built/Renovated	2025

LOAN QUOTE

Loan to Value	50%
Equity	\$1.4M
Debt	\$1.4M
Amortization	25 Years
Interest Rate	7.00%

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	12,763	67,524	159,206
Total Households	6,028	33,325	72,512
Household Income	\$68,691	\$72,880	\$82,298

LEASE SUMMARY

Tenant	Scooter's Coffee
Guarantee	Franchisee (Future 14+ units)
Lease Type	Absolute Triple Net (NNN) Lease
Lease Commencement	COE
Lease Expiration	20 Years After COE
Original Term	20 Years
Option Term	Five 5-Year Options
Increases	10% Every 5 Years
Landlord Responsibilities	None
Tenant Responsibilities	Insurance, Tax, Maintenance
Lease Term Remaining	20 Years



RENT SCHEDULE

SCOOTER'S COFFEE (ST. PETERSBURG, FL)



OPTION TERM

Term	Year	Rent Per Year	Rent Per Month	Increase
Option 1	16	\$202,645	\$16,887	10.00%
Option 1	17	\$202,645	\$16,887	
Option 1	18	\$202,645	\$16,887	
Option 1	19	\$202,645	\$16,887	
Option 1	20	\$202,645	\$16,887	
Option 2	21	\$222,909	\$18,576	10.00%
Option 2	22	\$222,909	\$18,576	
Option 2	23	\$222,909	\$18,576	
Option 2	24	\$222,909	\$18,576	
Option 2	25	\$222,909	\$18,576	
Option 3	26	\$245,200	\$20,433	10.00%
Option 3	27	\$245,200	\$20,433	
Option 3	28	\$245,200	\$20,433	
Option 3	29	\$245,200	\$20,433	
Option 3	30	\$245,200	\$20,433	
Option 4	31	\$269,720	\$22,477	10.00%
Option 4	32	\$269,720	\$22,477	
Option 4	33	\$269,720	\$22,477	
Option 4	34	\$269,720	\$22,477	
Option 4	35	\$269,720	\$22,477	
Option 5	36	\$296,692	\$24,724	10%
Option 5	37	\$296,692	\$24,724	
Option 5	38	\$296,692	\$24,724	
Option 5	39	\$296,692	\$24,724	
Option 5	40	\$296,692	\$24,724	

INITIAL TERM

Term	Year	Rent Per Year	Rent Per Month	Increase
Initial	1	\$152,250	\$12,688	
Initial	2	\$152,250	\$12,688	
Initial	3	\$152,250	\$12,688	
Initial	4	\$152,250	\$12,688	
Initial	5	\$152,250	\$12,688	
Initial	6	\$167,475	\$13,956	10%
Initial	7	\$167,475	\$13,956	
Initial	8	\$167,475	\$13,956	
Initial	9	\$167,475	\$13,956	
Initial	10	\$167,475	\$13,956	
Initial	11	\$184,223	\$15,352	10%
Initial	12	\$184,223	\$15,352	
Initial	13	\$184,223	\$15,352	
Initial	14	\$184,223	\$15,352	
Initial	15	\$184,223	\$15,352	

AERIAL MAP

SCOOTER'S COFFEE (ST. PETERSBURG, FL)



DOWNTOWN
ST. PETERSBURG
15-MIN DRIVE



VALU NET LEASE PARTNERS[®]

AERIAL MAP

SCOOTER'S COFFEE (ST. PETERSBURG, FL)



AERIAL MAP

SCOOTER'S COFFEE (ST. PETERSBURG, FL)





EST. 1998

SCOOTER'S
COFFEE

TENANT AND GUARANTEE SUMMARY

SCOOTER'S COFFEE (ST. PETERSBURG, FL)



TENANT HEADQUARTERS:
OMAHA, NE

TENANT:
SCOOTER'S COFFEE

OPERATOR:
SCOOTER'S COFFEE

GUARANTEE:
FRANCHISEE (FUTURE 14+ UNITS)

TENANT LOCATIONS:
800+ STORES

DESCRIPTION OF SCOOTER'S COFFEE

- Scooter's Coffee is a specialty coffee franchise founded in 1998 by Don and Linda Eckles.
- The brand is known for its drive-thru coffee kiosks and coffeehouses, offering a wide range of coffee beverages, including lattes, mochas, cappuccinos, and espresso-based drinks.
- Scooter's Coffee sources its coffee beans from around the world, focusing on high-quality Arabica beans. They have their own roasting facility to ensure freshness and consistency in their coffee products.
- Scooter's Coffee has expanded rapidly since its inception and has grown to over 800 locations in 30 states across the United States. Many of their locations are drive-thru kiosks, making it convenient for customers on the go.
- In addition to coffee, Scooter's Coffee also offers a variety of other beverages, including smoothies, teas, and hot chocolates. They also have a selection of pastries, muffins, and breakfast sandwiches to complement their drinks.
- The company is committed to giving back to the community and is involved in various charitable initiatives. They have established the Scooter's Coffee Caring for Kids Foundation, which supports organizations that focus on children's health and education.



[READ FULL ARTICLE](#)

THESE 10 RETAIL BRANDS ARE THE FASTEST GROWING IN THE U.S., YELP SAYS

Wednesday, April 10, 2024

The Midwestern coffee chain was founded in 1998 in Nebraska but has only recently begun aggressively expanding through franchised locations. Its standard, drive-thru-only location is only 664 square feet. The restaurant's small size makes it cheaper to operate and quicker to build, helping the chain and its franchisees accelerate development quickly.

Scooter's net new locations jumped 53% from 2022 to 2023, giving it the largest percentage growth of any restaurant brand on the list, according to Yelp. The company is committed to giving back to the community and is involved in various charitable initiatives. They have established the Scooter's Coffee Caring for Kids Foundation, which supports organizations that focus on children's health and education...

SCOOTER'S COFFEE INCLUDED AGAIN ON ENTREPRENEUR MAGAZINE'S FRANCHISE 500 LIST

Thursday, January 25, 2024

Scooter's Coffee, known for its specialty coffee, fast drive-thru kiosks, and serving smiles, is honored to be named among the top 500 franchises by Entrepreneur's Franchise 500®. For 45 years, the annual Entrepreneur Franchise 500® has been a highly sought-after honor in the franchise industry and recognized as an invaluable resource for potential franchisees. This year, Scooter's Coffee came in at No. 2 in the highly competitive coffee category and is the only other coffee brand to break the Top 100 in the overall Franchise 500® ranking.

"Every brand on the Franchise 500 has its own unique story, but they all collectively make the same statement: Franchising is strong and resilient, is full of innovation and opportunity, and provides a powerful entrepreneurial path for many people,"...



[READ FULL ARTICLE](#)

LOCAL MARKET

SCOOTER'S COFFEE (ST. PETERSBURG, FL)



Downtown St. Petersburg, FL



Downtown Tampa, FL

ST. PETERSBURG, FL

Nicknamed “The Sunshine City,” St. Petersburg, Florida offers a vibrant mix of tropical weather, arts and culture, shopping, dining, sports, and outdoor recreation all along a stunning shoreline that features some of the nation’s top-ranked beaches. With weather that sees averages of 74°F and 361 days of sunshine per year, St. Petersburg attracts tourists, new residents, and investments from across the country and beyond.

St. Petersburg is a peninsular city surrounded by 244 miles of shoreline along Tampa Bay, Boca Ciega Bay, the Gulf of Mexico, and the intra-coastal waterways. The natural surroundings are a haven of biodiversity that offer a broad range of landscapes and habitats across the city. Approximately 2,300 acres of public land are dedicated to 137 parks and recreation areas, including a seven mile preserved downtown waterfront, the third largest urban waterfront park system in North America. Unique parks in or near St. Petersburg include the 245-acre Boyd Hill Nature Preserve, Sunken Gardens botanical park, historic Weedon Island Preserve, and Ft. DeSoto Park.

Ranked as a top arts and cultural destination among cities its size, St. Petersburg is home to world-famous museums and independent galleries, a thriving performing arts scene, film festivals, live music, a vibrant literary arts community, a close-knit community of working artists and crafts-people, and a whole lot of public art and outdoor installations. Museums and galleries in St. Petersburg include The Dalí Museum, The Museum of Fine Arts, Fairgrounds St. Petersburg, The Chihuly Collection, Florida Holocaust Museum, The James Museum, St. Petersburg Museum of History, The Morean Arts Center and many more!

As one of the nation’s fastest-growing cities, St. Petersburg offers abundant opportunities that attract and retain businesses, investors, residents, and talent. From startups to Fortune 500s, St. Petersburg supports businesses small and large with systems and structures to help them launch, sustain, and thrive. Downtown development is booming and housing is expanding as more and more people are drawn to this area for the lifestyle and room to grow it provides. More than 265,000 people make their home here, living across 100+ distinct neighborhoods throughout the city and contributing to a regional workforce of over 1.4 million. We educate nearly 150,000 students across public, private, and technical schools and universities including St. Petersburg College, Eckerd College, University of South Florida St. Petersburg, Pinellas Technical Education Center, and Stetson University College of Law, many of whom fall in love with the city and stay local after graduation. Ranked as one of the top cities to live, find a job, and start a business, St. Petersburg is a place to shine.

PROPERTY PHOTO

SCOOTER'S COFFEE (ST. PETERSBURG, FL)



PROPERTY PHOTO

SCOOTER'S COFFEE (ST. PETERSBURG, FL)



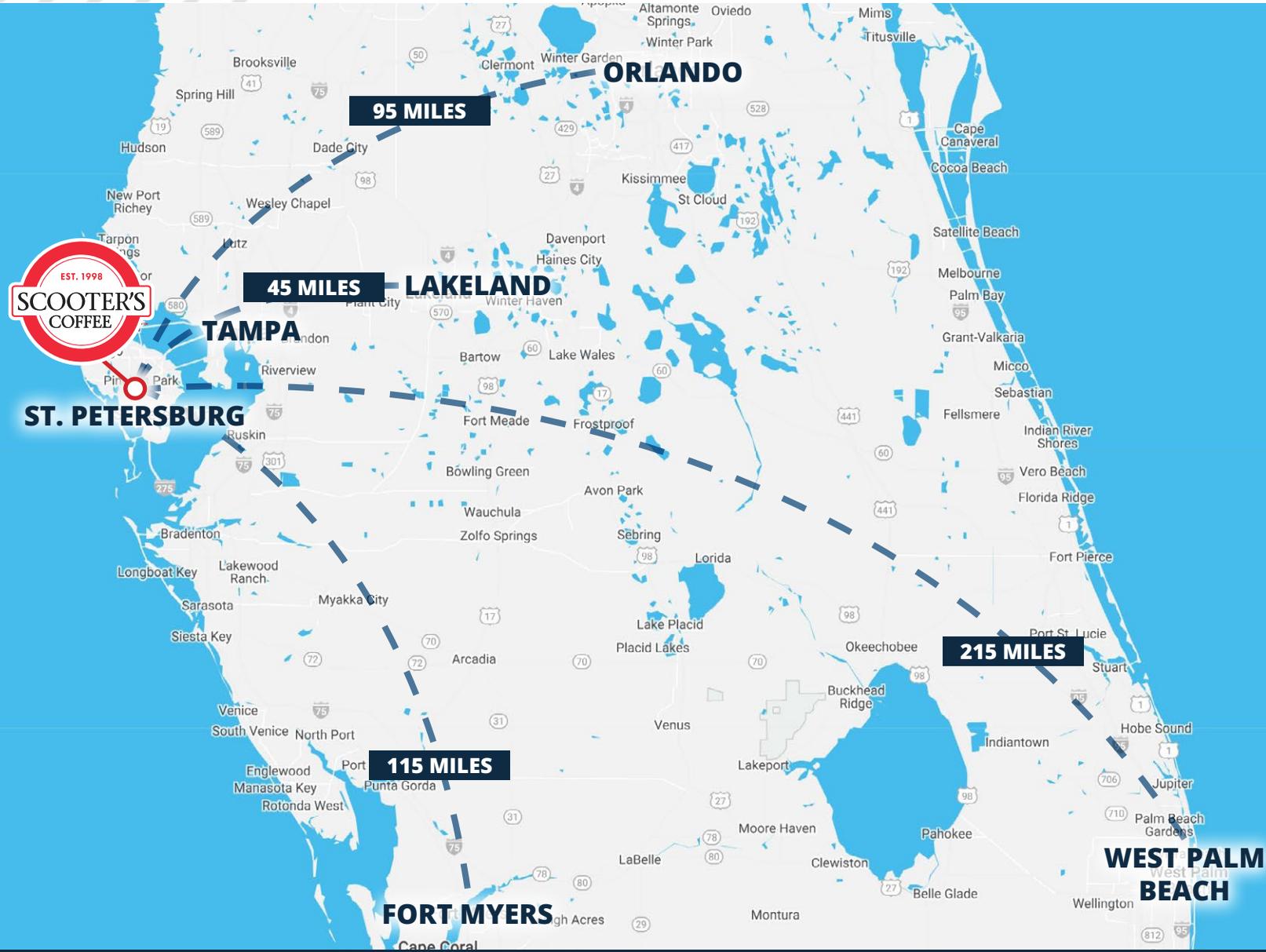
AERIAL PHOTO

SCOOTER'S COFFEE (ST. PETERSBURG, FL)



REGIONAL MAP

SCOOTER'S COFFEE (ST. PETERSBURG, FL)



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The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Value Net Lease and ParaSell, Inc. Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE VALUE NET LEASE AND PARASELL, INC. AGENT FOR MORE DETAILS.

In Association with ParaSell, Inc. | A Licensed Florida Broker #CQ1059597

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SHARED DATABASE

Centralized platform for up to date Off & On Market Properties



BUYER NETWORK

Proprietary and up to date buyer contact list



NATIONAL REACH

Network that sources buyers & sellers coast to coast



COLLABORATION CULTURE

Embracing synergy and fostering team work to drive transactions



#1 NET LEASE

Top Ranked Agents in Net Lease Industry



SPECIALIZED IN NET LEASE

Unparalleled Specialty Expertise in Tenant Net Lease Investment



TOOL BOX

Internal "Tool Box" of Proprietary Resources that leverage our clients & agents