

Brand-New 15-Year Corp. Guarantee...

803 N State Road 434, Altamonte Springs, FL 32714



Presented By:
Commercial Real Estate Professionals, Inc



Brand-New 15-Year Corp. Guaranteed Starbucks

803 N State Road 434, Altamonte Springs, FL 32714

Property Details

Price: \$5,314,286

- Brand-new Starbucks (2026) provides investors with a rare 15-year corporate-guaranteed lease backed by one of the world's most recognized brands.
- Annual rent of \$279,000 is supported by a self-maintained NN lease, with Starbucks responsible for taxes, insurance, maintenance, and repairs.
- Long-term income security is enhanced by four five-year extension options and 10% rent escalations every five years, creating built-in revenue growth.
- Starbucks' network of roughly 16,854 US locations underscores the company's proven track record, industry leadership, and long-term credit quality.
- Within the rapidly expanding Altamonte Springs, just north of Orlando, positions the property in Central Florida's most desirable growth market.
- Predictable monthly cash flow offers the secure, worry-free "mailbox money" income stream sought by 1031 exchange and passive investment buyers.

View the full listing here: <https://www.loopnet.com/Listing/803-N-State-Road-434-Altamonte-Springs-FL/38013079/>

Price:	\$5,314,286
Property Type:	Retail
Property Subtype:	Fast Food
Building Class:	B
Sale Type:	Investment
Cap Rate:	5.25%
Lot Size:	1.38 AC
Gross Building Area:	2,700 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	2026
Tenancy:	Single
Parking Ratio:	2.29/1,000 SF
Zoning Description:	Restaurant - Retail
APN / Parcel ID:	09-21-29-519-0000-0010

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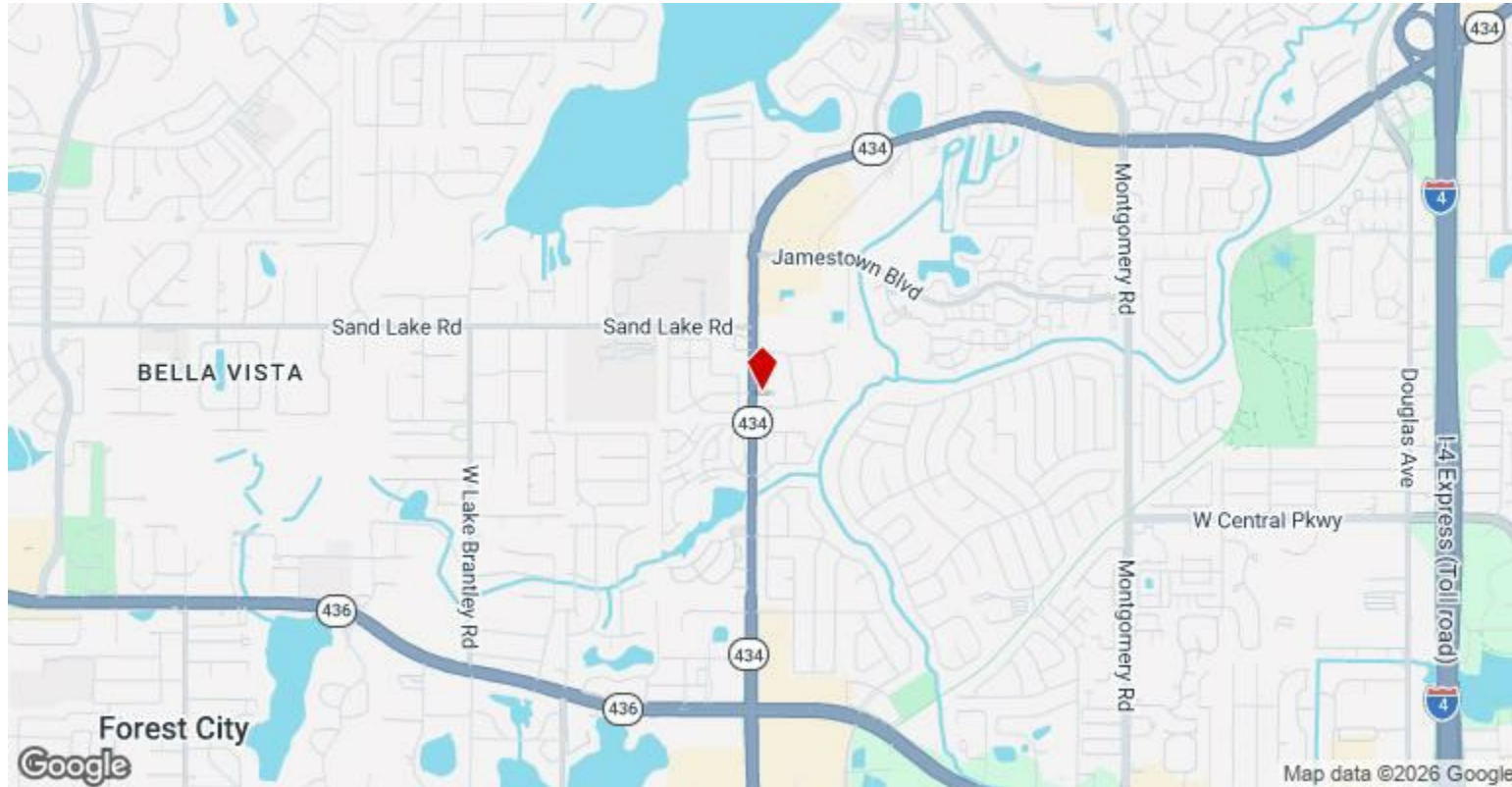
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Starbucks Corporate	-	

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Location



Brand-New 15-Year Corp. Guaranteed Starbucks

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Property Photos



803 N State Road 434 in Altamonte Springs, Florida



Context Aerial Map

Brand-New 15-Year Corp. Guaranteed Starbucks

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Property Photos



Front Entrance



Front Elevation

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Property Photos



Brand-New Construction (2026)



Drive-Thru Area

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Property Photos



Drive-Thru Area



Front Counter

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Property Photos



Lounge Area



Seating Area

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Property Photos



Seating Area



Front Counter

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Property Photos



Working Counter



Working Counter

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Property Photos



Covered Patio Seating



N State Road 434 Frontage

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Property Photos



N State Road 434 Frontage



Prime North-West Seminole County Corridor

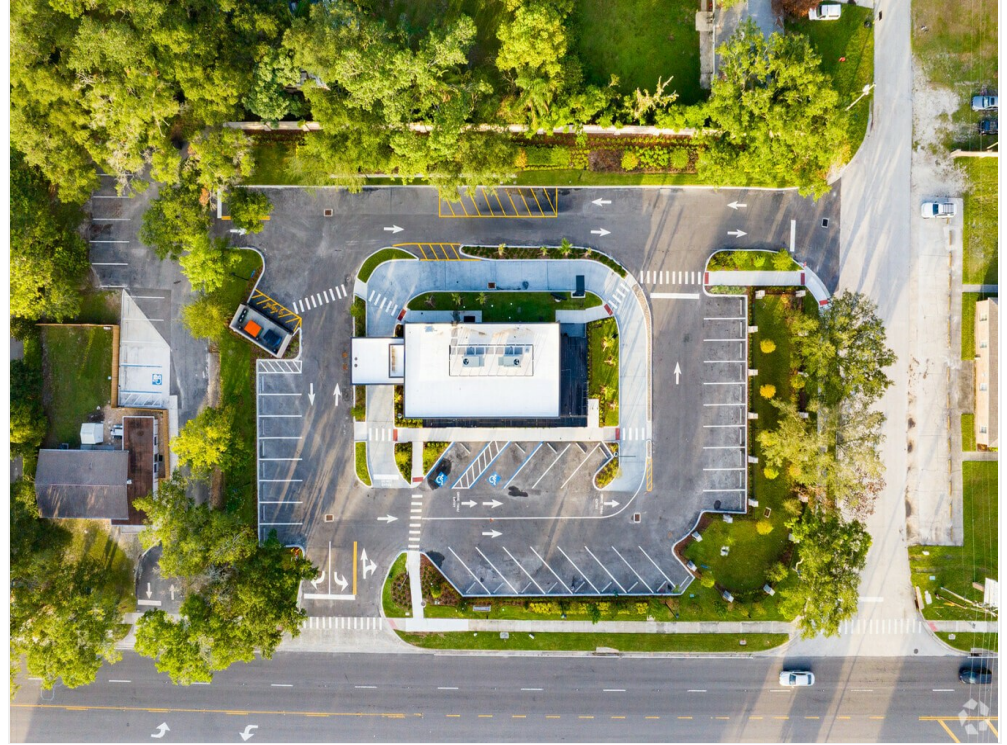
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Proximity to Interstate 4 and Orlando



Bird's-Eye Aerial

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