

Opened
May 3, 2019



FURMAN
CAPITAL ADVISORS

Starbucks - Brand New Construction

Anderson, SC

CONFIDENTIAL OFFERING MEMORANDUM

TABLE OF CONTENTS

Investment Overview

03 Executive Summary

Property Overview

04 Regional Maps

06 Local Map

07 Retailer Map

08 Survey

09 Property Photos

Tenant Overview

10 Tenant Summary

Market Overview

11 Market Analysis

13 Demographics

EXCLUSIVELY LISTED BY



Peter Couchell

Managing Director/Shareholder

couchell@furmancap.com

864 678 5923



Rob Schmidt

Vice President

rschmidt@furmancap.com

864 678 5995



INVESTMENT OVERVIEW

PROPERTY SUMMARY

Address	4680 Clemson Blvd. Anderson, SC 29621
Total GLA	±2,200 SF
Total Land Size	±0.66 Acres
Year Built	2019
Parking	20 Spaces
Age of Parking Lot	2019
Age of Roof	2019
Type of Ownership	Fee Simple
Financing	Delivered Free and Clear

LEASE SUMMARY

Base Rent Year 1-5	\$85,000
Base Rent Year 6-10	\$93,500
Renewal Options	4, 5 year options with 10% bumps
Rent Commencement Date	May 3, 2019
CAM	Tenant responsible for upkeep of CAM
Property Taxes	Reimburses monthly with base rent
Landlord Insurance	Reimburses monthly with base rent

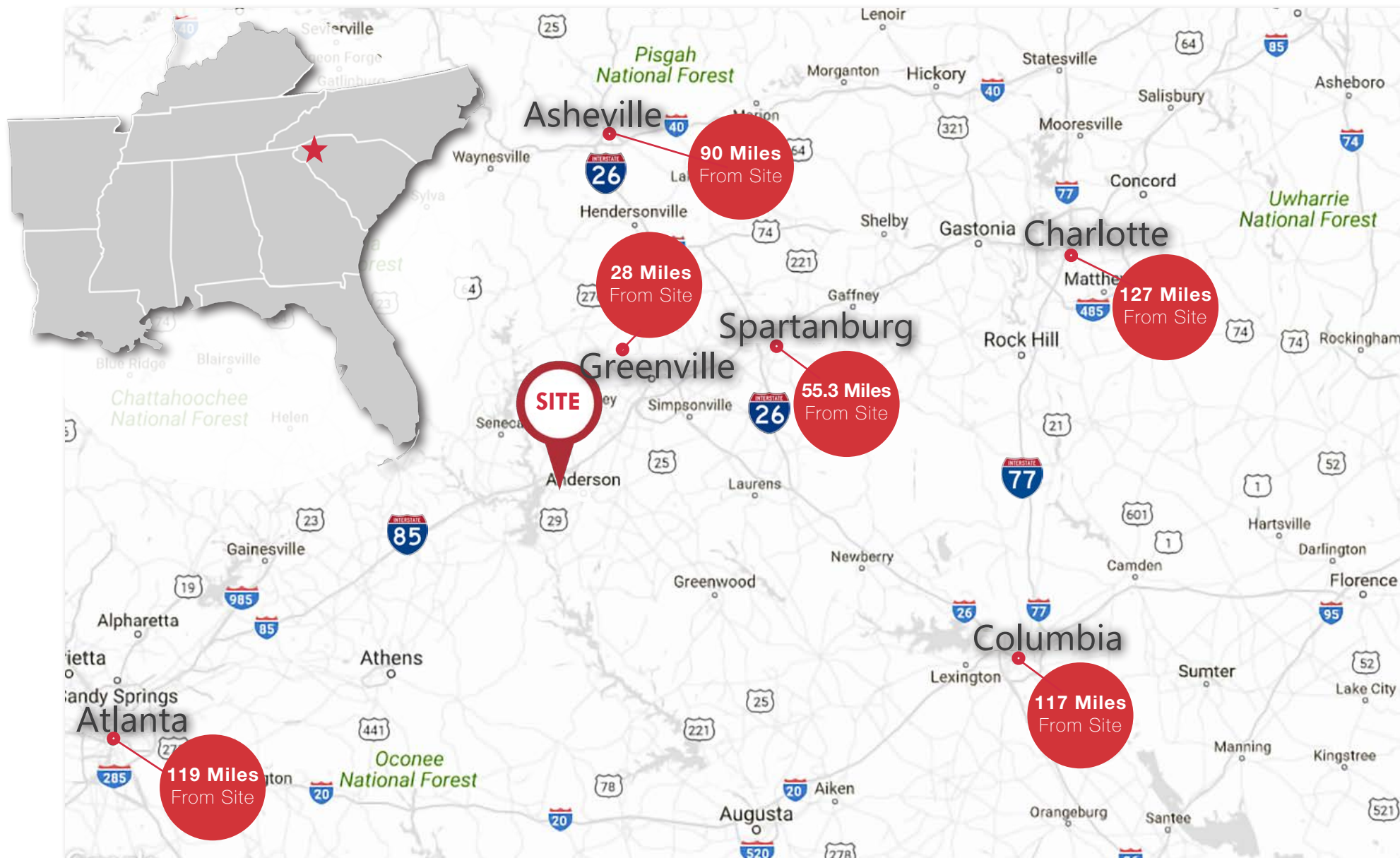
FINANCIAL SUMMARY

NOI	\$85,000
Cap Rate	5.23%
List Price	\$1,625,000

INVESTMENT HIGHLIGHTS

- **Access to High Volume Interstate Traffic:** Located at Exit 19 off I-85 directly between Charlotte and Atlanta, and serves as the main exit for the City of Anderson and Clemson University.
- **Large Customer Base:** In addition to servicing interstate traffic, Exit 19 also serves as the main lodging aggregation due to its central location, area amenities, and ability to service Anderson, Clemson University, and Anderson's many national and international manufacturing companies.
- **Located on the Primary Retail Artery:** Clemson Blvd boasts 4.2 MSF of retail with a vacancy of only 2.1%.
- **Future Hard Corner Location:** SCDOT has plans (2021) to realign Welpine Road directly next to the subject property and move the stoplight to create a hard corner.
- **Corporate Starbucks Lease:** Over 28,000 locations in 76 countries with corporate revenues in excess of \$24 billion (NASDAQ: SBUX).
- **Investment Grade Tenant:** Credit with an S&P Rating of BBB+.

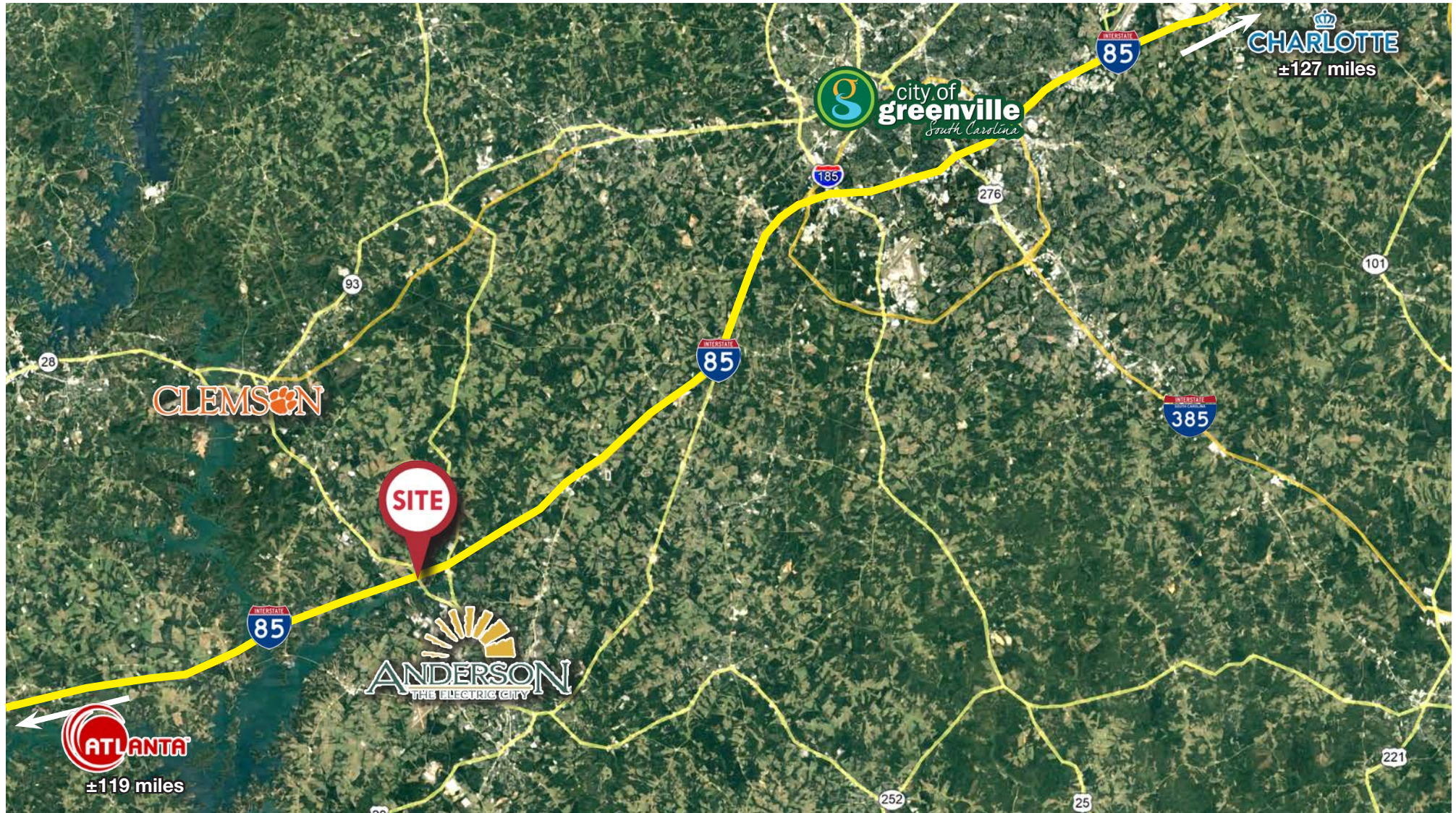
PROPERTY OVERVIEW



PROPERTY OVERVIEW

Regional Map

Starbucks is perfectly positioned just off I-85 in **Anderson's most traveled retail corridor**, and only **minutes** from the **City of Clemson**, home to Clemson University, the 2018 NCAA Football National Champions.



PROPERTY OVERVIEW

Local Map

Clemson Blvd is **Anderson's primary retail corridor** boasting **4.2 MSF of retail** and a vacancy rate of only 2.1%.



PROPERTY OVERVIEW

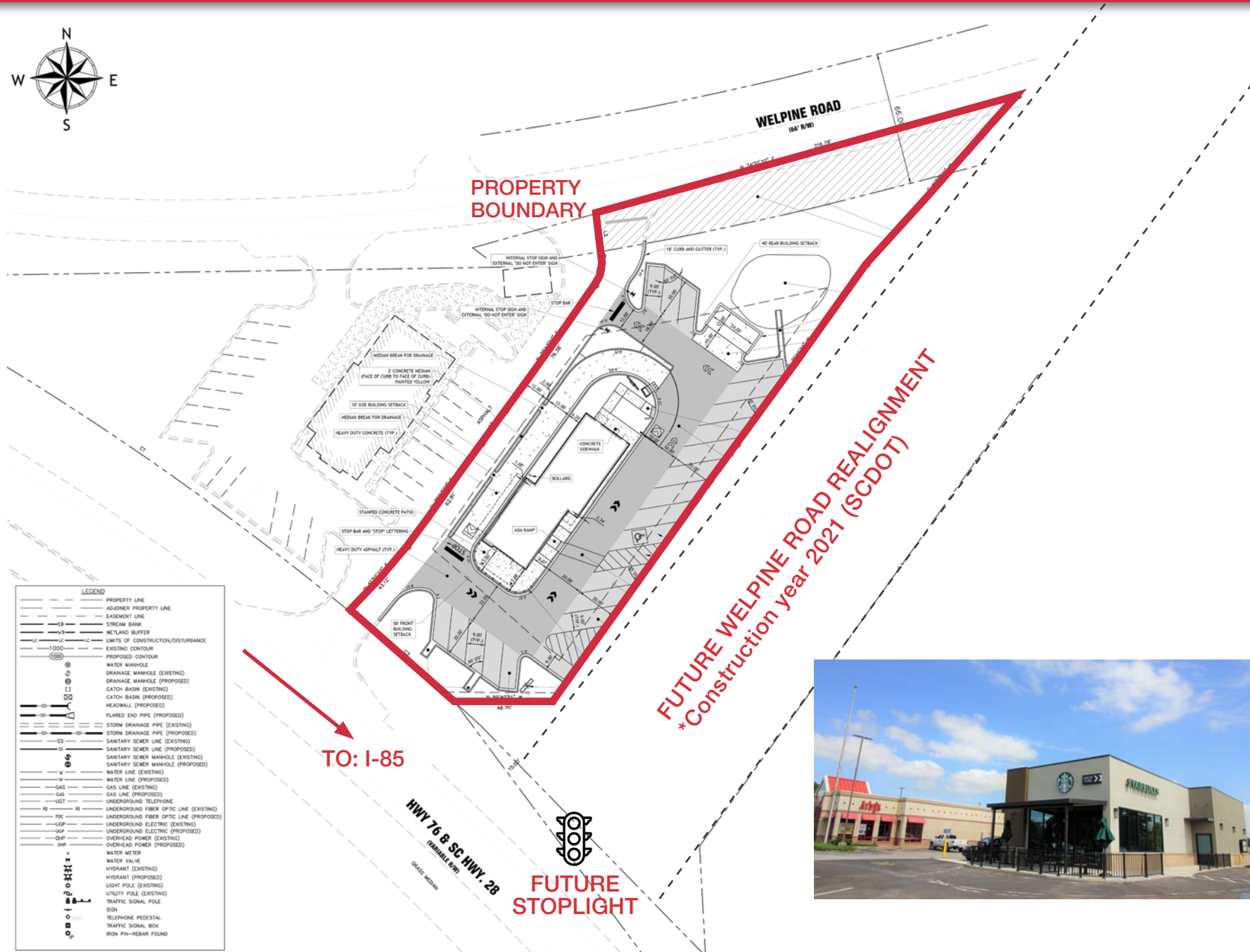
Retailer Map

Exit 19 serves as the **main exit for the City of Anderson**, with the City of Clemson just a few minutes North, home to Clemson University and NCAA Football's 2018 National Champions. The exit also serves as the **main lodging, food and beverage location** servicing Anderson, Clemson University, and the influx of national and international manufacturing companies located just off I-85 in Anderson. There are **9 hotels** located within half a mile of the property.



PROPERTY OVERVIEW

Survey



PROPERTY OVERVIEW

Property Photos



TENANT OVERVIEW

Tenant Summary



Founded	1971, Pike Place Market, Seattle, WA
Headquartered	Seattle, WA
S&P Rating	BBB+
Number of Locations	±28,218 retail stores in 76 countries
Number of Employees	±277,000
Stock Symbol	SBUX (NYSE)

Starbucks is an American global coffee company that is currently the largest coffee shop in the world with over 28,000 retail stores in 76 countries.

FactSet expects Starbucks to report earnings per share of 60 cents, up from 55 cents last year. Analysts tracked by FactSet expect revenue of \$6.27 billion, up from \$5.70 billion last year. Starbucks has beaten the FactSet revenue consensus for the past three quarters. Starbucks shares have also rallied 11.8% for the last three months, and are up 6.8% over the past year.

The company's brand portfolio includes Starbucks Coffee, Seattle's Best Coffee, Teavana, Tazo, Evolution Fresh, La Boulange, Ethos Water and Torrefazione Italia Coffee.



One of the “World’s Most Admired Companies”
Fortune – 2009-2017

One of the “World’s Most Ethical Companies”
Ethisphere – 2007-2017

100% Rating on the Corporate Equality Index
Human Rights Campaign Foundation – 2015-2017

One of the “Top 10 Millennial Brands”
Adweek – 2017

One of the “World’s Most Valuable Brands”
Forbes – 2013-2017

Named a “Top Growing Global Brand”
Interbrand – 2017

One of the “Top 10 Military Spouse-Friendly Employers”
Victory Media – 2017

MARKET OVERVIEW

Market Analysis

Anderson, South Carolina



LOCATION

- Anderson is conveniently located in Upstate South Carolina, almost equidistant between New York and Miami
- Located on the I-85 corridor between Atlanta, GA and Charlotte, NC
- Twenty minutes from Greenville, SC, 45 minutes from Spartanburg, SC, and an hour from Asheville, NC



INFRASTRUCTURE

- Located on one of the most traveled interstates in the nation: I-85
- Greenville-Spartanburg International Airport serves more than 1.9 million passengers per year by 5 major airlines
- Three hours from the Port of Charleston
- Two major rail lines – CSX and Norfolk Southern – and two short line rail service providers serve the Upstate



HIGHER EDUCATION

- Anderson has 15 universities and colleges within 50 miles of the town
- Anderson is home to four-year institutions like - Anderson University, Clemson University, and Tri-County Technical College
- A quick 20-minute drive from Anderson is Clemson University, a public four-year institution with a total enrollment of more than 23,406 students (about 79,000 fans come to the area on home football game weekends)



COMMERCE

- With more than 200 manufacturers in the county, including 20 international companies, Anderson has a thriving business climate.
- The top major industries in Anderson include manufacturers of automotive products, metal products, industrial machinery, plastics, and textiles.
- Anderson is home to AnMed Health System which employs over 3,400 people and has 695 beds.



QUALITY OF LIFE

- Nicknamed “The Electric City,” the city hosts a variety of festivals and block parties in its Downtown each year.
- The county is a great place to play, with cultural activities including local theater and orchestra groups and college football nearby.
- Anderson County has over 84,000 acres of lakes with 1,500 miles of shoreline.
- The county is home to hiking trails and some of the area’s most beautiful and challenging golf courses.

MARKET OVERVIEW

Market Analysis

Greenville, South Carolina



LOCATION

- 4th among 15 of the fastest-growing large cities in the U.S. according to population estimates by the U.S. Census Bureau.
- Centrally located along the I-85 corridor directly between 2 of the largest cities in the Southeast - Atlanta, Georgia and Charlotte, North Carolina.
- Located 100 miles from the capitol city of Columbia and only 200 miles from the Port of Charleston SC.



INFRASTRUCTURE

- Greenville-Spartanburg International Airport is the 2nd busiest airport in the state with about 2.02 million passengers in 2016.
- 3 Interstate highways offer easy access to the North, South, Midwest, and all major markets on the Eastern Seaboard.
- Home to the Inland Port Greer connecting the Upstate to the Port of Charleston.



HIGHER EDUCATION

- Clemson University, Furman University, Bob Jones University, North Greenville University and Limestone College-Greenville among others are all located in Greenville.



COMMERCE

- Home to national and international corporations such as Fluor Corporation, Hubbell Lighting, BMW and Michelin North America.
- Other major businesses include Bausch and Lomb, the Perrigo Company of SC, Greenville Hospital System, Ernst and Young, IBM, Charter Communications, Dunlop Slazenger Group, Liberty Corporation Bank of America, GE Power & Water, Day & Zimmerman, Scan Source, Lockheed Martin Aircraft, Windstream, SYNEX Corporation and TD Bank.



ACCOLADES

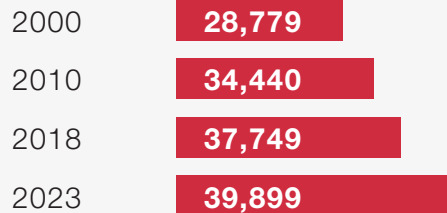
- #3 Top Small City in the U.S. (*Condé Nast Traveler Readers' Choice Awards*) 2017
- #9 Top 10 Cities for Millennials to Live in (*Growella.com*)
- 23 Best Small Town Main Streets in America (*Country Living*) 2017
- 5 Top Places in the US to Retire (*The Today Show*) 2017
- #13 of 52 Places to Go 'In The World' in 2017 (*The New York Times*) 2017
- The 10 Best Emerging Destinations (*USA Today 10 Best*) 2016
- Top 10 Best Places to Live (*Men's Journal*) 2016
- Top 10 Fastest Growing Cities in the U.S. (*CNN Money*)
- #35 Best Place to Live (*U.S. News & World Report*)
- Top 4 Best Places to Raise a Family (*MarketWatch*) 2016
- #2 Best City in America to Start a Business In (*Xome*) 2015
- Top 10 Small Cities Where Business is Thriving (*Entrepreneur*) 2015
- 3rd Strongest Job Market (*Bloomberg*) 2010
- 13th Best City for Young Professionals (*Forbes*)

MARKET OVERVIEW

Demographics

POPULATION GROWTH

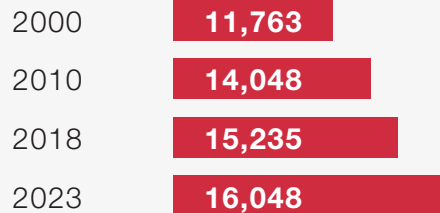
5-Mile



Growth since 2000

HOUSEHOLD GROWTH

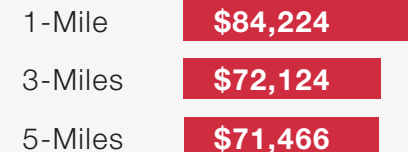
5-Mile



Growth since 2000

AVERAGE HOUSEHOLD INCOME

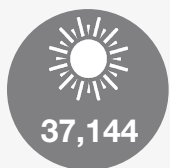
2018



2018 Average Household Income

DAYTIME POPULATION

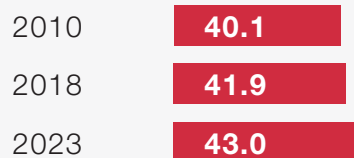
2018



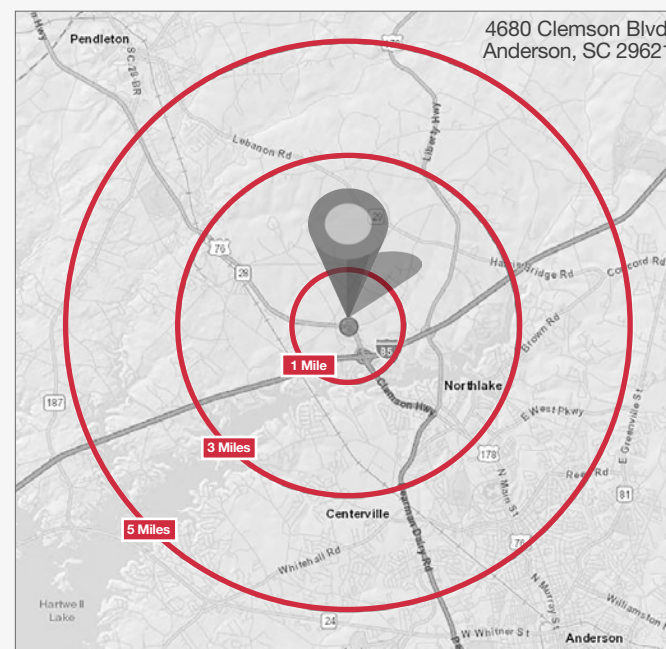
2018 (5-Mile)

MEDIAN AGE

5-Mile



2018 (5-Mile)



2018 Esri

DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 4686 Clemson Blvd., Anderson, SC 29621 ("Property"). It has been prepared by Furman Capital Advisors ("Agent"). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.

FURMAN

CAPITAL ADVISORS

101 E. Washington Street, Suite 400 | Greenville, SC 29601



864.235.6855



FurmanCapital.com