

Starbucks | Verizon Wireless

Augusta, GA

Contact Broker for Pricing Details



Investment Highlights

Ten-Year Leases with Increases

Both leases commenced in Q4 of 2018 and have rent increases every five years.

Well-Located Within Retail Corridor

The Property is visible from Peach Orchard Rd (30,000 VPD) and is in direct proximity to Interstate 520 (68,000 VPD). Nearby national tenants include: Lowe's Home Improvement, Advance Auto Parts, Walgreens, Chick-Fil-A, McDonald's and many more.

Investment Grade, E-Commerce Resistant Tenants

Asset is leased to a corporately operated Starbucks and Verizon Wireless.

Limited Landlord Responsibilities

Each tenant is responsible for their pro rata share of CAM, insurance and taxes. Landlord is responsible for roof and structure.

High Quality, New Construction

Built in 2018, this 4,200 SF building features attractive architecture with a drive-thru for Starbucks, and is situated in "hub-location."

Dense Population

The Property benefits from a population of 106k within a five-mile radius.

[Click Here for Website & Full Offering Memorandum](#)