



4 PROPERTY PORTFOLIO | CAN NOT BE SOLD SEPARATELY



ACTUAL PROPERTY PHOTOS

STARBUCKS- 4 PROPERTY PORTFOLIO

(2) Florida, Georgia & Tennessee

Exclusively listed by:
MICHAEL MARZINSKE
Senior Advisor
612.428.7184
mikem@encorereis.com

In conjunction with:
ADAM SLUTZKY
#BK3128901 | #301797 | #159088
404.748.4200
adam@srgreality.com



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PORTFOLIO OFFERING

| Address | City, State | Price | Cap Rate |
|-------------------------|---------------------------|-------------|----------|
| 6575 Central Avenue | Saint Petersburg, Florida | \$1,450,000 | 6.25% |
| 8801 4th St N | Saint Petersburg, Florida | \$2,905,000 | 6.25% |
| 1615 Sycamore View Road | Memphis, Tennessee | \$1,595,000 | 6.25% |
| 12400 Highway 92 | Woodstock, Georgia | \$2,450,000 | 6.25% |
| | | \$8,400,000 | 6.25% |

| Financing Details | | |
|--------------------------------|-------------|-----|
| Assumable Balance | \$6,130,000 | 73% |
| Amortization | 30 Years | |
| Interest Rate | 5.36% | |
| Interest Only Maturity Date | 1/5/2021 | |
| Loan Maturity Date | 12/5/2027 | |
| Year 1: Interest Only Payment | \$328,568 | |
| Year 2-8: Debt Service Payment | \$411,220 | |

| Investment Overview | | |
|--------------------------------|-------------|-----|
| Price | \$8,400,000 | |
| Down Payment | \$2,270,000 | 27% |
| Net Operating Income | \$525,000 | |
| Year 1: Interest Only Payment | \$328,568 | |
| Year 1: Cash on Cash Return | 8.65% | |
| Year 2-8: Debt Service Payment | \$411,220 | |
| Year 2-8: Cash on Cash Return | 5.00% | |
| Average Cash on Cash Return | 5.47% | |

*25 Basis Point Assumption Fee
*Loan Can Be Prepaid Without Penalty 90 Days Prior To Maturity

STARBUCKS - 4 PROPERTY PORTFOLIO

6575 Central Avenue | Saint Petersburg, FL 33710

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

ST. PETERSBURG, FL | EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|-------------|
| List Price: | \$1,450,000 |
| NOI: | \$90,744 |
| Cap Rate: | 6.25% |
| Land Acreage: | 0.38 Acres |
| Year Built: | 2006 |
| Building Size: | 1,440 |
| Price / SF: | \$954.80 |

LEASE SUMMARY

| | |
|--------------------------|----------------------|
| Lease Type: | NN |
| Taxes / Insurance / CAM: | Landlord |
| Roof / Structure: | Tenant |
| Term Remaining: | 7.0 Years |
| Original Lease Term: | 10 Years |
| Commencement Date: | May 20th, 2005 |
| Current Term Expiration: | September 30th, 2026 |
| Options: | Four (4), Five Years |
| Increases: | 10% In Options |
| Guarantor: | Corporate |

PROPERTY HIGHLIGHTS

- Corporate Guarantee from Starbucks Coffee Company.
- BBB+ Credit Rating from Standard & Poor's (S&P).
- Double Net Lease - Offers Minimal Landlord Obligations (Roof & Structure).
- Prototypical Freestanding Building with Drive-Thru.
- Household Income Within a 1 Mile Radius is Over \$66,000.
- Dense Corridor - Population Within a 3 Mile Radius is Over 100,000 People.
- Combined Traffic at The Intersection of Central Avenue and 66th Street is 30,000 Vehicles Per Day.
- Tax Free State

STARBUCKS - 4 PROPERTY PORTFOLIO

8801 4th Street N | Saint Petersburg, FL 33702

LOCATION OVERVIEW



SAINT PETERSBURG, FLORIDA

St. Petersburg is a city in Pinellas County, Florida. The estimated population is 265,098, making it the fifth-most populous city in Florida and the second-largest city in the Tampa Bay Area, after Tampa.

Together with Clearwater, these cities comprise the Tampa–St. Petersburg Clearwater Metropolitan Statistical Area, the second-largest in Florida with a population of around 2.8 million.

The city is often referred to by locals as St. Pete. With an average of some 361 days of sunshine each year, and a Guinness World Record for logging the most consecutive days of sunshine (768 days between 1967 and 1969), it is nicknamed "The Sunshine City".

STARBUCKS - 4 PROPERTY PORTFOLIO

6575 Central Avenue | Saint Petersburg, FL 33710

ST. PETERSBURG (CENTRAL AVE), FL PHOTOS



1st Ave N



8,600+

66th St N



Central Ave North

17,000+





LA VISTA

Walgreens

jiffy lube
CVS/pharmacy

Central Ave North

693

7th Ave N

1st Ave N

1st Ave N

17,000+

Hungry Howie's
FLAVORED CRUST PIZZA

WELLS FARGO K

PASADENA ON THE GULF

SUBJECT PROPERTY

Pizza Hut
WELLS FARGO
TACO BELL
Bank of America

CVS/pharmacy Walmart
SUBWAY GNC UPS
PIZZA PAPA JOHN'S DOLLAR TREE
DUNKIN' DONUTS ACE Hardware
H&R BLOCK Fantastic Sams

Pasadena Ave

693

Gulfport Blvd S

Walmart Neighborhood Market

Wendy's

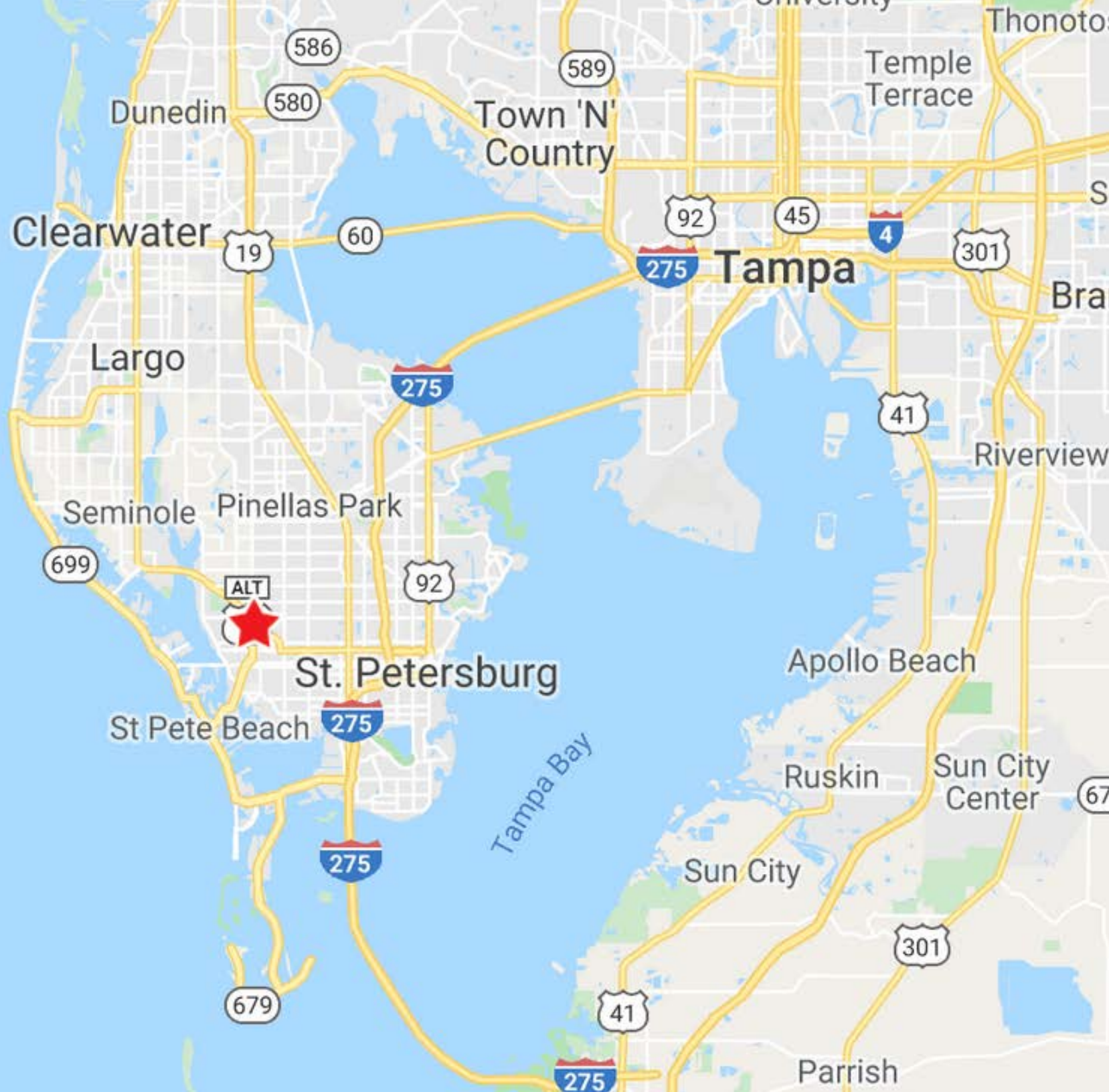
Bear Creek Elementary

Stetson University College of Law

15th Ave S

Gulfport Blvd S

Palms of Pasadena Hospital



STARBUCKS - 4 PROPERTY PORTFOLIO

6575 Central Avenue | Saint Petersburg, FL 33710

ST. PETERSBURG (CENTRAL AVE), FL DEMOGRAPHICS

| Population: | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------|----------|----------|----------|
| 2024 Projection | 11,099 | 104,048 | 241,553 |
| 2019 Estimate | 10,674 | 99,640 | 229,262 |
| 2010 Census | 10,528 | 95,920 | 208,958 |
| Growth 2019-2024 | 3.98% | 4.42% | 5.36% |
| Growth 2010-2019 | 1.39% | 3.88% | 9.72% |
| 2019 Population Hispanic Origin | 735 | 7,790 | 19,113 |
| 2019 Population by Race: | | | |
| White | 9,672 | 79,183 | 165,894 |
| Black | 516 | 14,667 | 47,062 |
| Am. Indian & Alaskan | 48 | 401 | 872 |
| Asian | 248 | 3,230 | 9,958 |
| Hawaiian & Pacific Island | 10 | 71 | 231 |
| Other | 181 | 2,088 | 5,245 |
| U.S. Armed Forces: | 41 | 150 | 265 |
| Households: | | | |
| 2024 Projection | 5,052 | 47,206 | 106,126 |
| 2019 Estimate | 4,881 | 45,341 | 101,019 |
| 2010 Census | 4,916 | 44,103 | 93,041 |
| Growth 2019 - 2024 | 3.50% | 4.11% | 5.06% |
| Growth 2010 - 2019 | (0.71%) | 2.81% | 8.57% |
| Owner Occupied | 3,236 | 31,287 | 67,318 |
| Renter Occupied | 1,645 | 14,054 | 33,701 |
| 2019 Avg Household Income | \$66,723 | \$67,788 | \$65,298 |

STARBUCKS - 4 PROPERTY PORTFOLIO

8801 4th Street N | Saint Petersburg, FL 33702

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

ST. PETERSBURG, FL | EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|--------------|
| List Price: | \$2,905,000 |
| NOI: | \$181,525.50 |
| Cap Rate: | 6.25% |
| Land Acreage: | 1.24 Acres |
| Year Built: | 2007 |
| Building Size: | 2,971 |
| Price / SF: | \$925.74 |

LEASE SUMMARY

| | |
|--------------------------|----------------------|
| Lease Type: | NN |
| Taxes / Insurance / CAM: | Tenant |
| Roof / Structure: | Landlord |
| Term Remaining: | 8.5 Years |
| Original Lease Term: | 10 Years |
| Commencement Date: | June 20th, 2007 |
| Current Term Expiration: | February 29th, 2028 |
| Options: | Four (4), Five Years |
| Increases: | 10% In Options |
| Guarantor: | Corporate |

PROPERTY HIGHLIGHTS

- Corporate Guarantee from Starbucks Coffee Company.
- BBB+ Credit Rating from Standard & Poor's (S&P).
- Double Net Lease - Offers Minimal Landlord Obligations (Roof & Structure).
- Above Average Lot Size of 1.24 Acres
- Prototypical Freestanding Building with Drive-Thru.
- Household Income Within a 1 Mile Radius is \$67,000.
- Dense Corridor - Population Within a 3 Mile Radius is Over 74,000.
- Tax Free State
- Neighboring National Retailers Include: WaWa, McDonalds, Arby's, Taco Bell, Culver's, Dunkin Donuts, Well's Fargo, Bank of America, Regions Bank, BB&T Bank and Many More.

STARBUCKS - 4 PROPERTY PORTFOLIO

8801 4th Street N | Saint Petersburg, FL 33702

ST. PETERSBURG (4TH STREET), FL PHOTOS





SUPER GAS

4th St

ny's Tailor Shop

Tour de pizza - Deux

1st Choice Pharmacy

Napptural Beginnings

4th St

Gandy Blvd

38,585+



SUBJECT
PROPERTY



Dr MLK Jr St N

Walgreens



33,880+

18,355+



Walgreens



The Wings of St. Peter

The Salvation Army
4th Street Family Store

FedEx Office Print
& Ship Center



STARBUCKS - 4 PROPERTY PORTFOLIO

8801 4th Street N | Saint Petersburg, FL 33702

ST. PETERSBURG (4TH STREET), FL DEMOGRAPHICS

| Population: | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------|----------|----------|----------|
| 2024 Projection | 14,628 | 74,211 | 176,152 |
| 2019 Estimate | 13,893 | 71,211 | 168,560 |
| 2010 Census | 12,704 | 69,335 | 161,482 |
| Growth 2019-2024 | 5.29% | 4.21% | 4.50% |
| Growth 2010-2019 | 9.36% | 2.71% | 4.38% |
| 2019 Population Hispanic Origin | 1,465 | 6,984 | 17,839 |
| 2019 Population by Race: | | | |
| White | 11,663 | 60,324 | 141,146 |
| Black | 1,229 | 5,392 | 11,357 |
| Am. Indian & Alaskan | 54 | 260 | 701 |
| Asian | 544 | 3,310 | 10,691 |
| Hawaiian & Pacific Island | 16 | 86 | 233 |
| Other | 388 | 1,840 | 4,431 |
| U.S. Armed Forces: | 11 | 251 | 355 |
| Households: | | | |
| 2024 Projection | 6,837 | 36,316 | 80,697 |
| 2019 Estimate | 6,505 | 34,848 | 77,308 |
| 2010 Census | 5,970 | 33,699 | 74,037 |
| Growth 2019 - 2024 | 5.10% | 4.21% | 4.38% |
| Growth 2010 - 2019 | 8.96% | 3.41% | 4.42% |
| Owner Occupied | 3,586 | 19,086 | 47,074 |
| Renter Occupied | 2,918 | 15,762 | 30,234 |
| 2019 Avg Household Income | \$67,114 | \$68,580 | \$69,582 |

STARBUCKS - 4 PROPERTY PORTFOLIO

1615 Sycamore View Road | Memphis, TN 38134

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

MEMPHIS, TN | EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|-------------|
| List Price: | \$1,595,000 |
| NOI: | \$99,662.76 |
| Cap Rate: | 6.25% |
| Land Acreage: | 0.92 Acres |
| Year Built: | 2007 |
| Building Size: | 1,818 |
| Price / SF: | \$830.61 |

LEASE SUMMARY

| | |
|--------------------------|----------------------|
| Lease Type: | NN |
| Taxes / Insurance / CAM: | Tenant |
| Roof / Structure: | Landlord |
| Term Remaining: | 7.5 Years |
| Original Lease Term: | 10 Years |
| Commencement Date: | October 17th, 2006 |
| Current Term Expiration: | June 30th, 2027 |
| Options: | Four (4), Five Years |
| Increases: | 10% In Options |
| Guarantor: | Corporate |

PROPERTY HIGHLIGHTS

- Corporate Guarantee from Starbucks Coffee Company.
- BBB+ Credit Rating from Standard & Poor's (S&P).
- Double Net Lease - Offers Minimal Landlord Obligations (Roof & Structure).
- Above Average Lot Size of .92 Acres
- Prototypical Freestanding Building with Drive-Thru.
- Household Income Within a 3 Mile Radius is \$63,000
- Dense Corridor - Population Within a 3 Mile Radius is Over 64,000.
- Tax Free State
- Neighboring National Retailers Include: Bass Pro Shop, Walgreens, McDonald's, AutoZone, Church's Chicken, Ruby Tuesday, IHOP, Waffle House, Family Dollar and Many More.

STARBUCKS - 4 PROPERTY PORTFOLIO

1615 Sycamore View Road | Memphis, TN 38134

LOCATION OVERVIEW



MEMPHIS, TENNESSEE

Memphis is a city on the Mississippi River in southwest Tennessee, famous for the influential strains of blues, soul and rock 'n' roll that originated there.

Memphis, TN is located in Shelby county, in the extreme southwestern area of Tennessee. It lies on the Chickasaw bluffs above the Mississippi River where the borders of Arkansas, Mississippi, and Tennessee meet.

Memphis has an estimated population of 670,000. Memphis metropolitan area, which includes counties in Arkansas and Mississippi, has an estimated population of 1.33 million, which makes Memphis the second-largest metro area in Tennessee after Nashville.

Memphis's central location has helped make it one of the largest distribution centers in the United States. Its international airport is the world's second busiest cargo airport (after Hong Kong's), and the city is among the nation's largest inland river ports.

With over 60 unique attractions in every corner of the city, Memphis is the perfect destination for your family, business or romantic getaway.

STARBUCKS - 4 PROPERTY PORTFOLIO


1615 Sycamore View Road | Memphis, TN 38134

MEMPHIS, TN PHOTOS



Sycamore View Rd



 27,600+

Shelby Oak Dr



Applebee's

SONIC

DOLLAR GENERAL

IHOP
RESTAURANT

Ruby
Tuesday

Walgreens

FAMILY DOLLAR

TACO
BELL

6

McDonald's

AutoZone

1
SUBWAY

DOLLAR TREE

Advance
Auto Parts

at home
Firestone

FAMILY DOLLAR

AutoZone

LOWE'S

SUBJECT
PROPERTY

Summer Ave

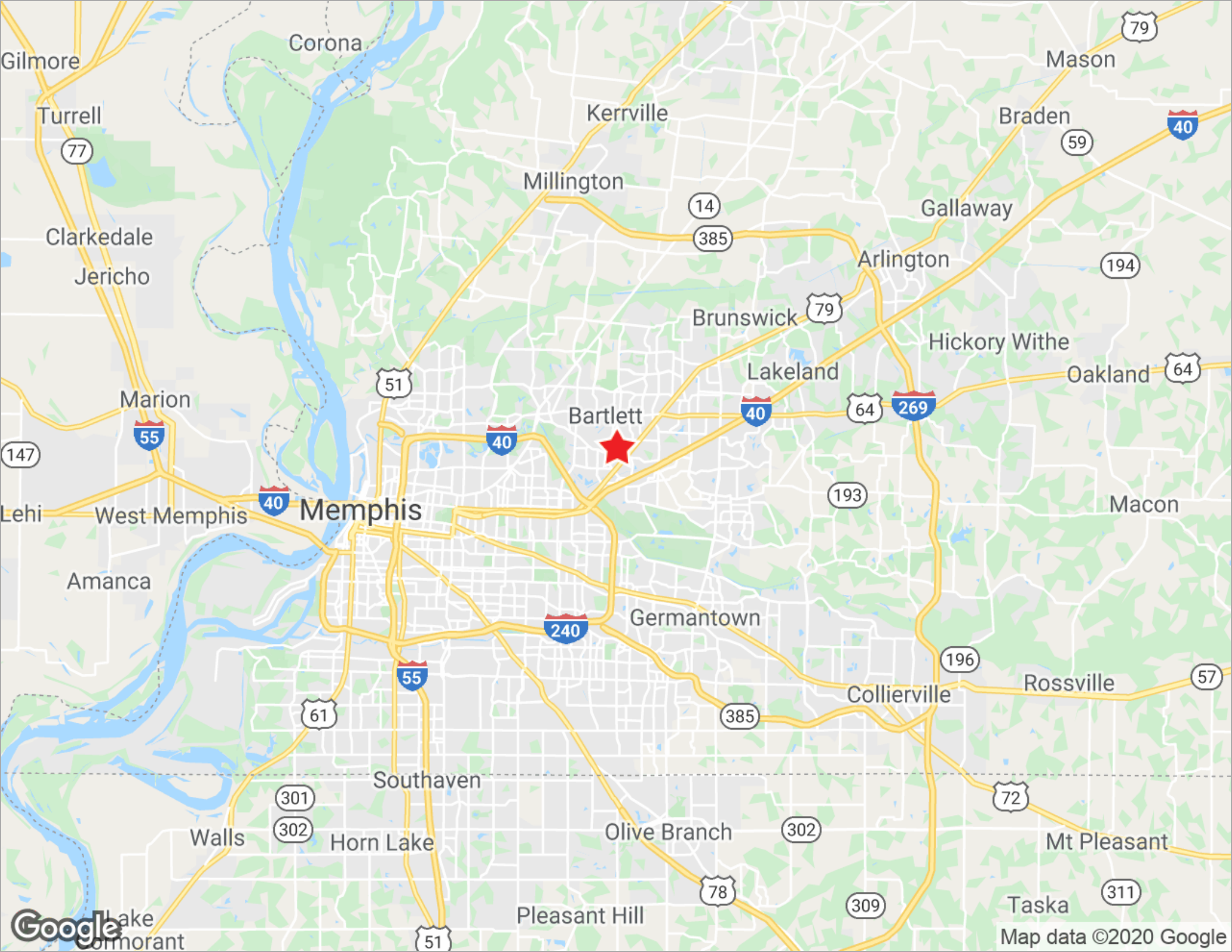
INTERSTATE
240

INTERSTATE
40

INTERSTATE
240

25,400+

27,600+



STARBUCKS - 4 PROPERTY PORTFOLIO

1615 Sycamore View Road | Memphis, TN 38134

MEMPHIS, TN DEMOGRAPHICS

| Population: | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------|----------|----------|----------|
| 2024 Projection | 6,780 | 64,542 | 187,584 |
| 2019 Estimate | 6,793 | 65,220 | 189,598 |
| 2010 Census | 6,746 | 67,562 | 196,513 |
| Growth 2019-2024 | (0.19%) | (1.04%) | (1.06%) |
| Growth 2010-2019 | 0.70% | (3.47%) | (3.52%) |
| 2019 Population Hispanic Origin | 873 | 8,122 | 20,166 |
| 2019 Population by Race: | | | |
| White | 2,756 | 39,693 | 120,607 |
| Black | 3,719 | 21,794 | 58,338 |
| Am. Indian & Alaskan | 33 | 275 | 777 |
| Asian | 165 | 2,091 | 5,952 |
| Hawaiian & Pacific Island | 0 | 37 | 163 |
| Other | 120 | 1,331 | 3,762 |
| U.S. Armed Forces: | 17 | 94 | 322 |
| Households: | | | |
| 2024 Projection | 1,998 | 23,519 | 72,856 |
| 2019 Estimate | 2,007 | 23,829 | 73,739 |
| 2010 Census | 2,014 | 24,984 | 76,914 |
| Growth 2019 - 2024 | (0.45%) | (1.30%) | (1.20%) |
| Growth 2010 - 2019 | (0.35%) | (4.62%) | (4.13%) |
| Owner Occupied | 717 | 14,092 | 45,965 |
| Renter Occupied | 1,291 | 9,737 | 27,774 |
| 2019 Avg Household Income | \$53,975 | \$63,875 | \$75,454 |

STARBUCKS - 4 PROPERTY PORTFOLIO

12400 Highway 92 | Woodstock, GA 30188

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

WOODSTOCK, GA | EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|--------------|
| List Price: | \$2,450,000 |
| NOI: | \$153,125.00 |
| Cap Rate: | 6.25% |
| Land Acreage: | 1.79 Acres |
| Year Built: | 2007 |
| Building Size: | 1,750 |
| Price / SF: | \$1,325.75 |

LEASE SUMMARY

| | |
|--------------------------|----------------------|
| Lease Type: | NN |
| Taxes / Insurance / CAM: | Tenant |
| Roof / Structure: | Landlord |
| Term Remaining: | 7.5 Years |
| Original Lease Term: | 10 Years |
| Commencement Date: | February 19th, 2007 |
| Current Term Expiration: | August 31st, 2027 |
| Options: | Four (4), Five Years |
| Increases: | 10% In Options |
| Guarantor: | Corporate |

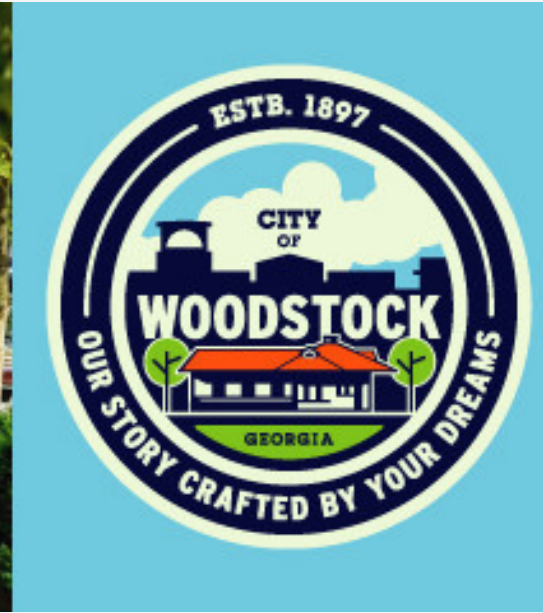
PROPERTY HIGHLIGHTS

- Corporate Guarantee from Starbucks Coffee Company.
- BBB+ Credit Rating from Standard & Poor's (S&P).
- Double Net Lease - Offers Minimal Landlord Obligations (Roof & Structure).
- Above Average Lot Size .92 Acres
- Prototypical Freestanding Building with Drive-Thru.
- Household Income Within a 1 Mile Radius Exceeds \$100,000.
- Dense Corridor - Population Within a 3 Mile Radius is Over 64,000.
- Neighboring National Retailers Include: Walmart, Kroger, Publix, McDonalds, Gamestop, Dollar Tree, Discount Tire, Arby's, Regions Bank, BB&T Bank and Many More.

STARBUCKS - 4 PROPERTY PORTFOLIO

12400 Highway 92 | Woodstock, GA 30188

LOCATION OVERVIEW



WOODSTOCK, GEORGIA

Woodstock is a city in Cherokee County, Georgia. It's located 30 miles Northwest of Atlanta and has a population 24,000 people.

Woodstock is home to dozens of restaurants offering a wide range of fare from farm-to-table, fresh seafood, Italian & Mexican cuisine, burgers, hotdogs, cupcakes, pies and even a food truck themed restaurant.

Stroll through charming downtown Woodstock and shop at over 30 local shops offering everything from, clothing, to books, to jewelry, to art. Or, visit the Outlet Shoppes of Atlanta and Shop over 100 brand name store.

In addition to becoming a shopping destination, Woodstock has also become an outdoor enthusiast's dream. Whether it is a picnic with the family at the beautiful Dupree Park or a stop at Woofstock park with the dog, there is something to do for everyone.

STARBUCKS - 4 PROPERTY PORTFOLIO

12400 Highway 92 | Woodstock, GA 30188


WOODSTOCK, GA PHOTOS



ma Rd NE

Hwy 92

Highway 92

 38,410+

Alabama Rd N

BB&T

Arby's

STARBUCKS COFFEE

Starbucks

DISCOUNT TIRE

Discount Tire Store
- Woodstock, GA

LGE Community
Credit Union

First Baptist Student
Ministry - The Warehouse



**SUBJECT
PROPERTY**

Highway 92



38,410+

Kroger

Bell Woodstock

Starbucks

SONIC



**WELLS
FARGO**



Trickum Rd

Trickum Hills Dr

New Development

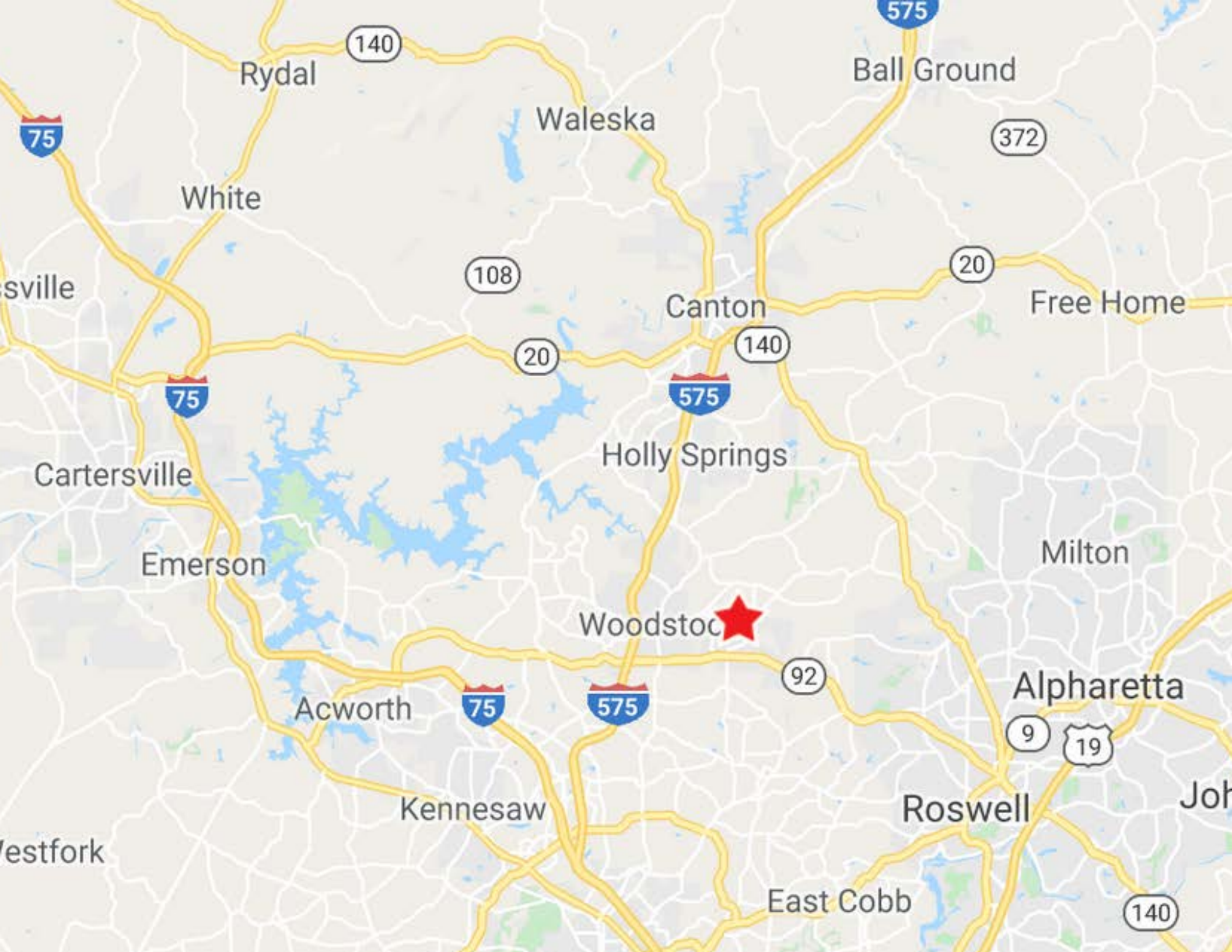
Mountain View UMC

Jamerson Rd

Kingdom Hall of
Jehovah's Witnesses

Cherokee Ln

Davis Elementary



STARBUCKS - 4 PROPERTY PORTFOLIO

12400 Highway 92 | Woodstock, GA 30188

WOODSTOCK, GA DEMOGRAPHICS

| Population: | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------|-----------|-----------|-----------|
| 2024 Projection | 9,207 | 64,354 | 158,163 |
| 2019 Estimate | 8,415 | 59,016 | 147,086 |
| 2010 Census | 7,639 | 49,434 | 130,109 |
| Growth 2019-2024 | 9.41% | 9.05% | 7.53% |
| Growth 2010-2019 | 10.16% | 19.38% | 13.05% |
| 2019 Population Hispanic Origin | 832 | 6,396 | 13,370 |
| 2019 Population by Race: | | | |
| White | 7,051 | 49,999 | 122,548 |
| Black | 679 | 4,896 | 13,331 |
| Am. Indian & Alaskan | 26 | 179 | 478 |
| Asian | 436 | 2,415 | 7,042 |
| Hawaiian & Pacific Island | 1 | 23 | 61 |
| Other | 222 | 1,504 | 3,626 |
| U.S. Armed Forces: | 3 | 38 | 61 |
| Households: | | | |
| 2024 Projection | 3,790 | 23,841 | 56,758 |
| 2019 Estimate | 3,478 | 21,847 | 52,769 |
| 2010 Census | 3,249 | 18,325 | 46,795 |
| Growth 2019 - 2024 | 8.97% | 9.13% | 7.56% |
| Growth 2010 - 2019 | 7.05% | 19.22% | 12.77% |
| Owner Occupied | 2,696 | 17,182 | 43,191 |
| Renter Occupied | 782 | 4,665 | 9,579 |
| 2019 Avg Household Income | \$100,671 | \$105,333 | \$112,761 |

RETAIL PROPERTY FOR SALE

STARBUCKS - 4 PROPERTY PORTFOLIO

(2) Florida, Georgia & Tennessee



ENCORE REAL ESTATE INVESTMENT SERVICES

30500 Northwestern Highway Suite 400
Farmington Hills, MI 48334
Encoreinvestmentrealestate.com

Exclusively listed by:

MICHAEL MARZINSKE
Senior Advisor
612.428.7184
mikem@encorereis.com

In conjunction with:

ADAM SLUTZKY
404.748.4200
TN #301797
adam@srgreality.com