



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Starbucks

13731 Independence Blvd
Indian Trail, NC 28079

REPRESENTATIVE IMAGE

EXCLUSIVELY MARKETED BY:



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TABLE OF CONTENTS

04

06

07

12

15

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

Demographics
City Overview

TENANT OVERVIEW

Tenant Profile

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,500 SF Starbucks Located Approximately 15-Miles Southeast of Charlotte in Indian Trail, North Carolina. This Opportunity Includes a New High Quality Tenant With a 10 Year Lease, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$2,380,952
CAP	5.25%
NOI	\$125,000
PRICE PER SF	\$952.38
GUARANTOR	Corporate (Starbucks)

PROPERTY SUMMARY

ADDRESS	13731 Independence Boulevard Indian Trail, NC 28079
COUNTY	Union
BUILDING AREA	2,500 SF
LAND AREA	1.259 AC
BUILT	2020 (Under Construction)



HIGHLIGHTS

- Brand New 10 Year Starbucks Lease With Minimal Landlord Responsibilities
- No Early Termination Clause
- Starbucks is the World's #1 Specialty Coffee Retailer With More Than 31,256 Stores in Over 80 Markets
- Net Operating Income of \$125,000 With Increases in the Option Terms
- New Construction Building With Drive-Thru and Outdoor Patio
- Located Adjacent to the Signalized Intersection of Independence Blvd and Indian Trail Fairview Rd - Right In/Right Out Access on Independence Blvd and Full Ingress/Egress at the Signalized Intersection at Indian Trail Fairview Rd
- Situated Directly on Independence Blvd With Over 56,800 VPD on the "Going to Work" Side of the Road and an Additional 16,485 VPD on the Indian Trail Fairview Rd
- Excellent Demographics - Nearly 48,896 Residents Within a 3-Mile Radius With an Average Household Income of \$83,331
- Indian Trail is a Rapidly Growing Suburb Approximately 15-Miles Southeast of Charlotte in Union County
- Projected Population Growth Over 9% Within the Next 5 Years
- Nearby Tenants Include: Walmart Supercenter, Walgreens, Chick-fil-A, Taco Bell, Popeyes, Wendy's, Bojangles', Arby's, Zaxby's, Dunkin' and Panera Bread



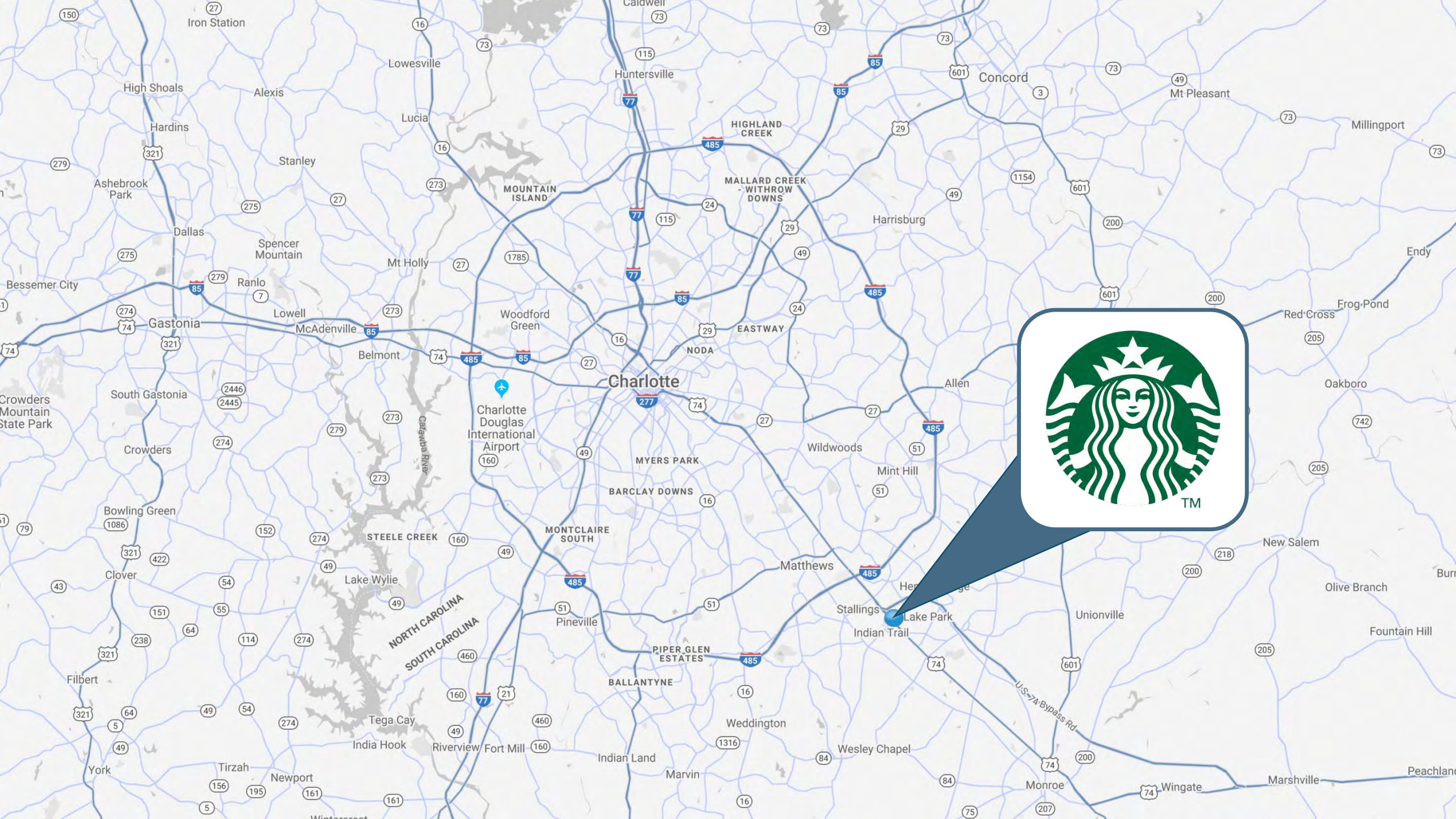
LEASE SUMMARY

TENANT	Starbucks
PREMISES	A Building of Approximately 2,500 SF
LEASE COMMENCEMENT	1 st Quarter 2020 (Exact Date TBD)
LEASE EXPIRATION	10 Years From Lease Commencement
LEASE TERM	10 Years
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	2.5% at Options
LEASE TYPE	NN
PERMITTED USE	Coffee
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
2,500 SF	\$125,000	\$50.00



ACTUAL PROPERTY IMAGES





MURPHY USA verizon bp Panera
McDonald's SUNTRUST SUBWAY
DUNKIN' GameStop SONIC

arby's two little monkeys FleetPride
KFC Rowells CSC
LINE-X Advance Auto Parts

MOSER COMMERCIAL REAL ESTATE SERVICES
DETAILING BY TIM
Ewing Irrigation & Landscape Supply
The SoundShop
ADM SOUTH
Community Home Care & Hospice
Stafford CUTTING DIES
pack PET RESORT

Walmart

Kate's

METROLINA
CHRISTIAN ACADEMY
ESTABLISHED 1992

VAPINGXTREME
Nape Shop
DOUGHNUT HOUSE
boostmobile
Rossini's Italian restaurant

METRO MOTORS

Chick-fil-A

Bojangles

Wendy's

SMOOTHIE KING

RED TIRE
AUTO SERVICE CENTERS

LOUISIANA
POPEYES

CAROLINA MADE imprintable sportswear

SPIVEY INSURANCE GROUP

Indian Trail Fairview Rd

CIRCLE K

Starbucks



WAFFLE HOUSE

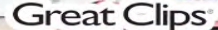
E Independence Blvd

Walgreens

TACO BELL



Indian Trail Fairview Rd



E Independence Blvd

Harris Teeter

Waffle House Great Clips



Indian Trail Fairview Rd

CIRCLE K Shell

Chick-fil-z

ZAXBY'S

NAPA TACO BELL Walgreens

Walmart Supercenter bp WOODFOREST NATIONAL BANK Little Caesars SUNTRUST SALLY BEAUTY FIREHOUSE SUBS MCDONALD'S SUBWAY Panera BREAD MURPHY USA CATO SportClips

FOOD LION Curves BRU-STER'S real ice cream Hungry Howie's FLAVORED CRUSTY PIZZA

Arby's SMOOTHIE KING Bojangles' MR. TIRE AUTO SERVICE CENTERS Popeyes FIRST NATIONAL BANK First Citizens Bank SOUTH STATE BANK

Advance Auto Parts Kentucky Fried Chicken Valvoline

LIDL

SONIC Exxon 7 ELEVEN TFC SUBWAY SecurCare Self Storage

FOOD LION DOLLAR TREE Firestone

AutoZone CVS pharmacy DOLLAR TREE FIFTH THIRD BANK CUBESMART self storage

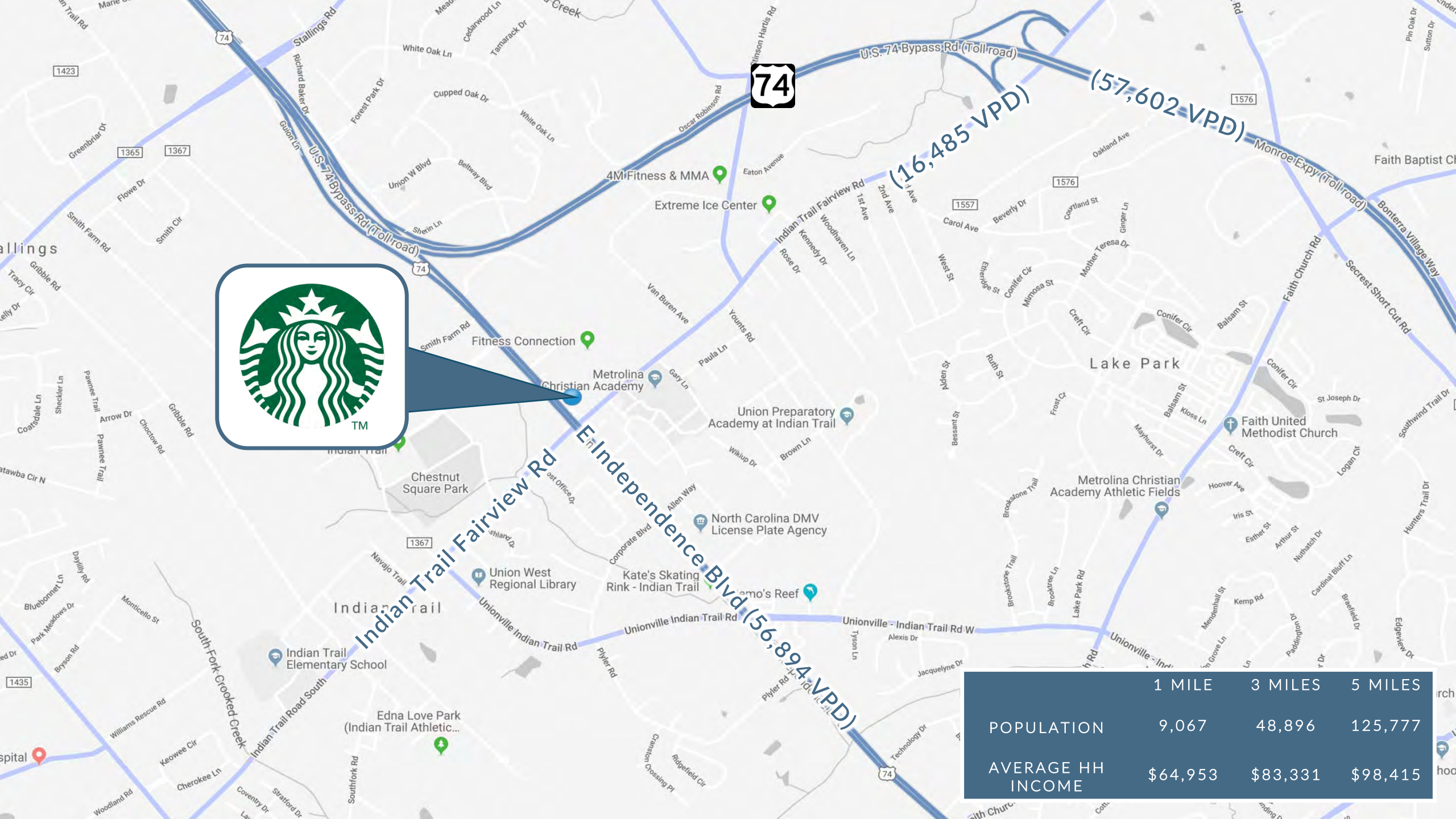
LOWE'S Exxon

ALDI

QT QuikTrip Public Storage

Quick Lane TIRE & AUTO CENTER

E Independence Blvd



	1 MILE	3 MILES	5 MILES
POPULATION	9,067	48,896	125,777
AVERAGE HH INCOME	\$64,953	\$83,331	\$98,415

INDIAN TRAIL | UNION COUNTY | NC

Indian Trail is a suburban town in Union County in the state of North Carolina. The city is located right outside of Charlotte and is in Charlotte's metropolitan area. Charlotte is the largest city in North Carolina. It is also the second largest city in the Southeastern U.S. and the third fastest growing major city in the U.S. In 2018 the population of Charlotte was 872,498 people. The Charlotte metropolitan area ranks 23rd largest in the US and had a 2018 population of 2,569,213 residents. Nicknamed the Queen City, Charlotte and its county received its name in honor of Charlotte of Mecklenburg-Strelitz, who had become queen of Great Britain the year before the city's founding. Charlotte is a metro area on the rise, and has its own culture, culinary sophistication and unique feel that's making it a more enticing place for people from all over the world to settle down.

Due to the cities close proximity, Charlotte's economy affects Indian Trail's. Charlotte is home to the corporate headquarters of Bank of America and the east coast operations of Wells Fargo, which among other financial operations makes it the second largest banking center in the United States. The Charlotte MSA is headquartered to 8 Fortune 500 and 7 Fortune 1000 companies including Bank of America, Duke Energy, Sealed Air Corporation, Nucor Steel, and Lowe's Home Improvement Stores. Additional headquarters include Harris Teeter, Food Lion, Cheerwine and Sundrop. It is home to one of the world's busiest airports, Charlotte Douglas International Airport, and is also the Carolinas' largest manufacturing region. Charlotte was voted "Top 20 Cities to Live In" and since then more people have moved into the Queen city helping it's economy increase.

Indian Trail is only a 20 minute drive to downtown Charlotte, making it the perfect city to spend the day. Culture is rich in Charlotte, with places like the Blumenthal Performing Arts Center, the Mint Museum and the Levine Museum of the New South offering plenty of opportunities to learn. Charlotte is home to a thriving craft brewing scene, with breweries hosting events such as yoga classes or running groups. The city also has thirty-seven miles of greenway trails that provide the perfect opportunity for outdoor activities. Among Charlotte's many notable attractions, some of the most popular include the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, two NASCAR Sprint Cup races and the NASCAR All-Star Race, the Wells Fargo Championship, the NASCAR Hall of Fame, Carowinds park, and the U.S. National Whitewater Center.



CHARLOTTE DOUGLAS AIRPORT



CAROWINDS AMUSEMENT PARK



CHARLOTTE, NC

SANDS INVESTMENT GROUP

CHARLOTTE ACCOLADES

25 BEST CITIES
FOR JOBS IN 2018

Glassdoor
2018

AMERICA'S BEST
PLACE TO RETIRE

Forbes
2019

TOP 100 PLACES
TO LIVE

Livability
2019

BEST OF THE BEST:
PLATINUM CHOICE
WINNER

Smart Meetings
2018

#1 BEST CITY FOR
HIGH PAY AND
LOW EXPENSES

Yahoo Finance
2015

#1 BEST CITY
TO WORK FOR A
SMALL BUSINESS

Wallethub
2015

STARBUCKS

TENANT PROFILE

Starbucks Corporation is an American coffee company and coffeehouse chain. Starbucks was founded in Seattle, Washington in 1971. Today it operates more than 31,256 retail stores in over 80 markets, and the company is planning to open 2,100 new locations in 2019. Starbucks is considered the main representative of "second wave coffee," initially distinguishing itself from other coffee-serving venues in the U.S by taste, quality, and customer experience, while popularizing darkly roasted coffee. Since the 2000's, third wave coffee makers have targeted quality-minded coffee drinkers with hand-made coffee based on lighter roasts, while Starbucks nowadays uses automated espresso machines for efficiency and safety reasons.

Starbucks locations serve hot and cold drinks, whole-bean coffee, micro-ground instant coffee known as VIA, espresso, café latte, full and loose-leaf teas including Teavana tea products, Evolution Fresh juices, Frappuccino beverages, La Boulange pastries, and snacks including items such as chips and crackers; some offerings are seasonal or specific to the locality of the store. Many stores sell pre-packaged food items, hot and cold sandwiches, and drinkware including mugs and tumblers; select "Starbucks Evenings" locations offer beer, wine and appetizers. Starbucks-brand coffee, ice cream and bottled cold coffee drinks are also sold at grocery stores.



COMPANY TYPE
NASDAQ: SBUX



FOUNDED
1971



OF LOCATIONS
31,256+



HEADQUARTERS
Seattle, WA



WEBSITE
starbucks.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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