

# FOR SALE – STARBUCKS RESTAURANT

Wilmington, North Carolina 28401

Asking Price: \$2,895,146

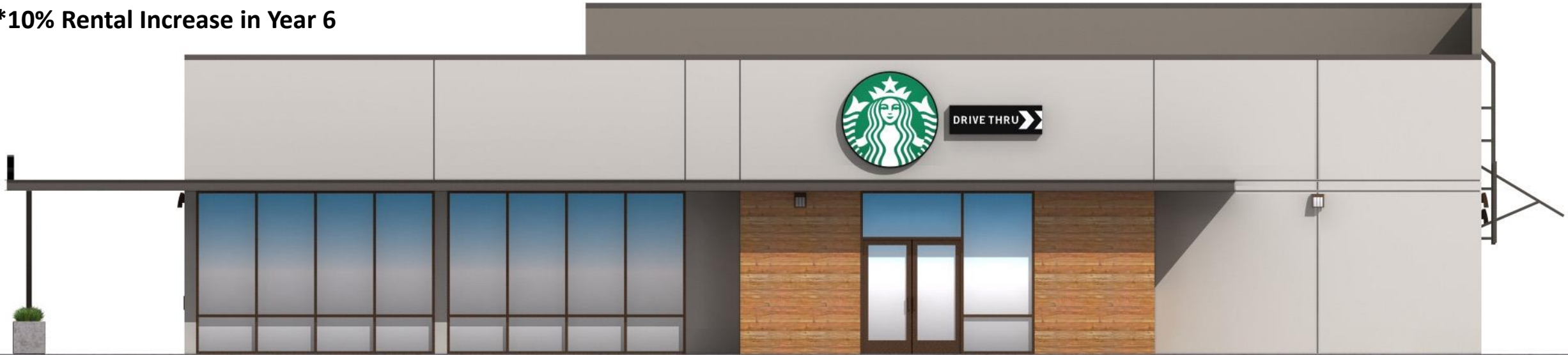
Cap Rate: 4.8%

Under Construction

\*Initial 10 Year Term

\*No Early Termination Clause

\*10% Rental Increase in Year 6



## Offering Memorandum



***National Asset Realty, LLC***

Please contact:

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# FOR SALE – STARBUCKS RESTAURANT

Wilmington, North Carolina

PROPERTY HIGHLIGHTS	
Tenant	Starbucks Corporation
Location	2018 S. 16 <sup>th</sup> Street, Wilmington, NC 28401
Building	2,510 SF
Site	.74+/- Acres
Parking	26 Spaces
Built	2020 (Opening February)
Initial Term	10 YR (No Early Termination Clause)
Lease	NN
Annual Rent	YR 1-5 \$138,967.00
	YR 6-10 \$152,863.00
Lease Commencement	February 1, 2020
Lease Expiration	February 28, 2030
Options	6 Five Year Options w/ 10% Rental Increase Per Option Period
Building	Single-Tenant, Single Story
Tenant Responsibilities	HVAC, Taxes, Insurance, Lighting, Plate Glass, Doors, Interior Walls



Side Photo



Side Photo

# FOR SALE – STARBUCKS RESTAURANT

Wilmington, North Carolina

Demographics 2019	1 Mile Radius	2 Mile Radius	3 Mile Radius
Population	7,765	32,525	61,180
Median Age	44.2	39.7	38.1
Median Household Income	\$42,319	\$40,895	\$43,893
Daytime Population	12,245	36,054	64,934

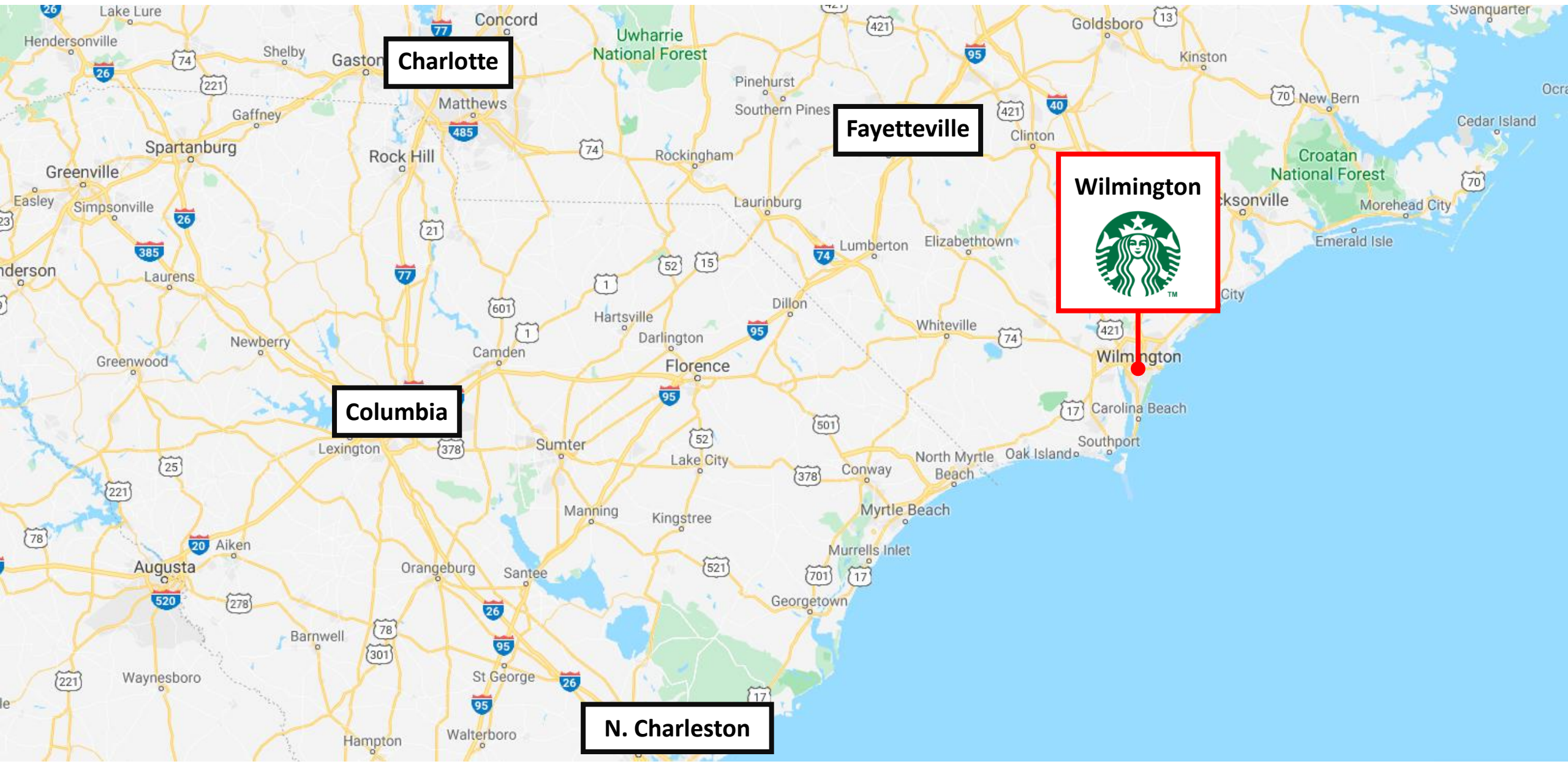
INVESTMENT HIGHLIGHTS
2018 Traffic Count (16 <sup>th</sup> Street): 37,000 VPD
This Starbucks is located across the street from the New Hanover Regional Medical Center (745 bed hospital).
Across the street, is the new surface parking lot for NHRMC. Construction to build a new parking garage to begin soon.
It is down the street from the new Orthopedic Hospital with 108 beds completed in 2019





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Wilmington, North Carolina





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Wilmington, North Carolina



NEW  
Hospital Surface Parking Lot

37,000 VPD



Walgreens

NHRMC Employee Parking Garage



NEW  
Hanover Regional Medical Center  
(745 Beds)

NEW  
Orthopedic Hospital  
(108 Beds)



# FOR SALE – STARBUCKS RESTAURANT

Wilmington, North Carolina

Wilmington is located in southeastern corner of North Carolina on the Cape Fear River. It is an historical port city, and in 2003 the U.S. Congress designated it a “Coast Guard City”.

It is also the eight largest city in North Carolina with a 2018 population of 122,607. The population has grown over 15% since 2010.

Wilmington is the county seat of New Hanover County and the principle city of the Wilmington Metropolitan Statistical Area (MSA). Wilmington is also home to UNC Wilmington, which has an enrollment of approximately 17,000 students.

Carolina Beach and Wrightsville beach are just a few of the many beaches located near Wilmington. The World War II Battleship USS North Carolina as well as the US Coast Guard Cutter Diligence are located near the beautiful river walk area of Wilmington.

The largest TV and movie production studio in the U.S. outside of California, EUE Screen Gems Studios, opened in Wilmington in 1984.



# DISCLAIMER

- The information contained in this offering memoranda has been prepared to provide a summary of information. It does not purport to be all-inclusive and is not a substitute for a thorough due diligence investigation. The owner and its representatives make no warranty or representation as to the accuracy of this information.
- National Asset Realty has not verified and will not verify any of the information contained within. The information contained in the offering memorandum has been obtained from sources we believe to be reliable. No legal obligations shall rise from the contents of this memorandum.
- By receipt of this memorandum you agree that the information within is of a private nature and that you will keep it confidential. You also agree to hold National Asset Realty harmless from any claim or liability throughout your investigation and or purchase of the property.
- National Asset Realty represents the Seller of this property.