

FOR SALE – STARBUCKS RESTAURANT

Dillon, South Carolina 29536

Asking Price: \$2,057,692

Cap Rate: 5.2%

Under Construction

*Initial 10 Year Term



Offering Memorandum



National Asset Realty, LLC

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Dillon, South Carolina

PROPERTY HIGHLIGHTS	
Tenant	Starbucks Corporation
Location	713 Radford Blvd. Dillon, SC 29536
Building	2,500+/- SF
Site	.87+/- Acres
Parking	34 Spaces
Built	2020 (Opening May 2020)
Initial Term	10 YR
Lease	NN
Annual Rent	YR 1-10 \$107,000.00
Lease Commencement	May 1, 2020
Lease Expiration	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

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Dillon, South Carolina

Demographics 2019	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	1,259	11,493	17,138
Households	568	4,202	6,216
Median Household Income	\$34,003	\$32,573	\$31,878
Average Household Income	\$48,725	\$46,241	\$44,879

INVESTMENT HIGHLIGHTS

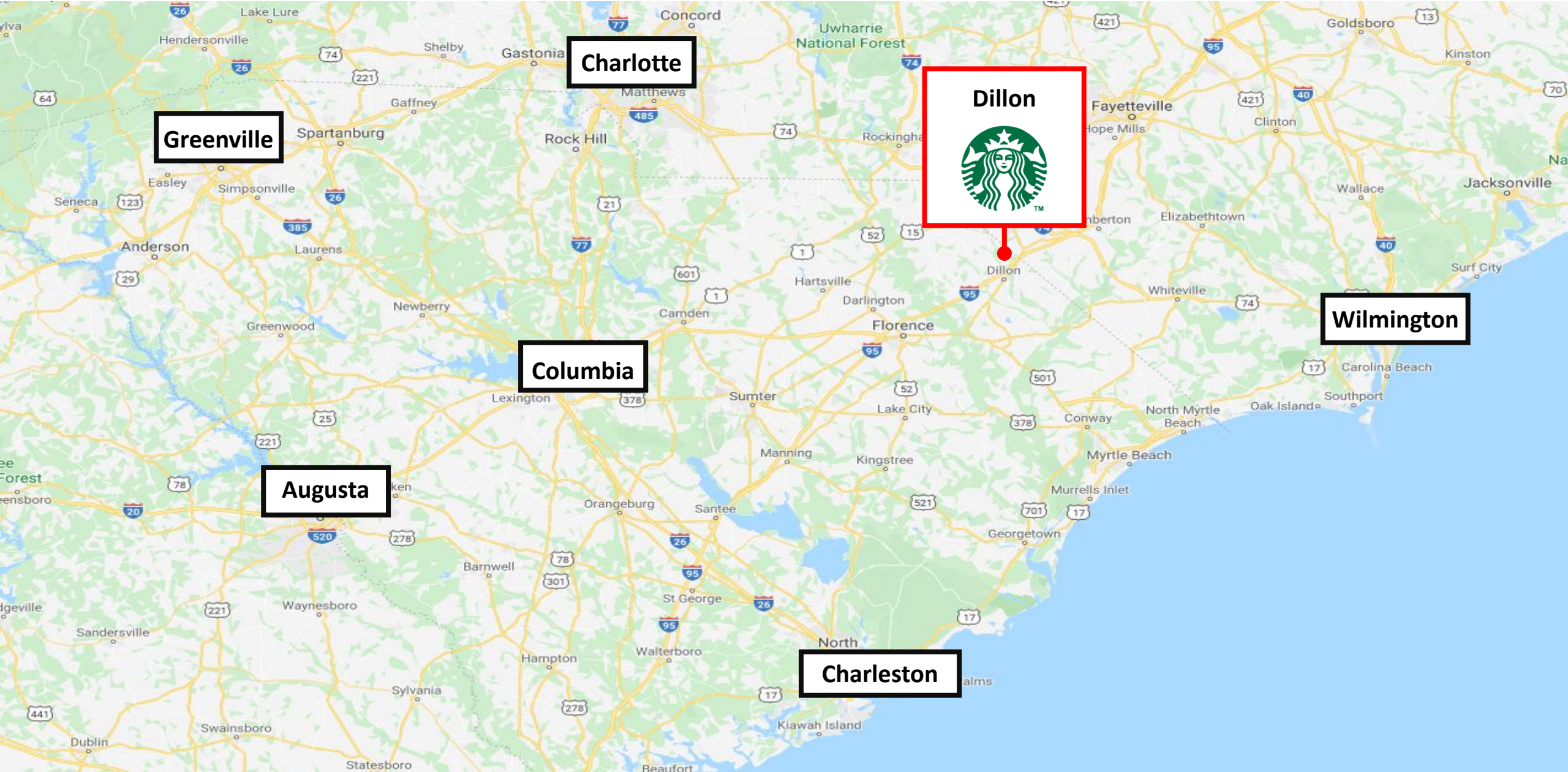
2018 Traffic Count - Radford Blvd = 12,900 VPD
- I-95 = 38,100

This Starbucks is located between the Super Walmart and I-95

Surrounded by lots of other retailers including Burger King, Huddle House, Waffle House, Zaxby's, Taco Bell, Popeye's, Cookout and Wendy's.

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Dillon, South Carolina was founded on December 22, 1887. The city of Dillon is the county seat and largest municipality in Dillon County.

The Starbucks is strategically located between the Super Walmart and I-95. From this site travelers on I-95 can quickly and easily come to the Starbucks and then get back on the interstate. I-95 is the main interstate linking New York and Florida.

This Starbucks is currently under construction and should be open in May 2020.

Dillon is rich in heritage and has a lot to offer its citizens and long-time residents. Ben Bernanke, the former Chairman of the Federal Reserve from 2006-2014 grew up in Dillon.

In the spring of 2018 the massive Dillon Inland Port was constructed, furthering economic growth based on the Port of Charleston. Since then, Dillon has had continuous growth.



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.
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- National Asset Realty represents the Seller of this property.