



ACTUAL SITE PHOTO



STARBUCKS NET LEASED OFFERING

488 SPRINGRIDGE ROAD CLINTON, MS 39056

OFFERING
MEMORANDUM

PRESENTED BY:

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INVESTMENT OVERVIEW



The subject offering is a fee simple interest in a net leased Starbucks in Clinton, Mississippi. The corporately guaranteed lease calls for minimal landlord obligations. Starbucks shows commitment to this location.

The subject property is well situated on a major commercial thoroughfare, surrounded by major national retailers and hotels including The Home Depot, Taco Bell, Walmart Supercenter, Hilton Garden Inn and Fairfield Inn and Suites. This drive-thru Starbucks is visible to Over 20,000 CPD Along Springridge Road. The site is also walking distance from Mississippi College.

INVESTMENT HIGHLIGHTS

STARBUCKS NET LEASED OFFERING

MINIMAL LANDLORD RESPONSIBILITIES

WALKING DISTANCE FROM MISSISSIPPI COLLEGE

CORPORATE GUARANTY - NASDAQ: SBUX

S&P RATED A- INVESTMENT GRADE CREDIT

EXCELLENT VISIBILITY DIRECTLY OFF THE I-20 FREEWAY
(37,000 CPD) - DIRECT ACCESS TO JACKSON

OFFERING SPECIFICATIONS

PRICE \$1,213,240

CAP RATE 6.25%

NET OPERATING INCOME \$75,827.50

SQUARE FOOTAGE 1,750

LOT SIZE 0.45 AC

YEAR BUILT 2005

FINANCIAL SUMMARY

STARBUCKS • NET LEASED OFFERING

488 SPRINGRIDGE ROAD CLINTON, MS 39056

\$1,213,240 • 6.25%

SUMMARY

TENANT NAME	Starbucks
SQUARE FOOTAGE	1,750
LEASE ENDS	8/31/2025
ANNUAL RENT	\$75,827.50
INCREASES	10% Every 5 Years
OPTIONS	Three, 5 Year

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
OPTION 1	\$83,442.50	6.88%
OPTION 2	\$91,752.50	7.56%
OPTION 3	\$100,940.00	8.32%

TENANT OVERVIEW



STARBUCKS

Starbucks Corporation is an American coffee company and coffeehouse chain. Starbucks was founded in Seattle, Washington in 1971. As of early 2019, the company operates over 30,000 locations worldwide.

Starbucks is considered the main representative of “second wave coffee”, initially distinguishing itself from other coffee-serving venues in the US by taste, quality, and customer experience while popularizing darkly roasted coffee. Since the 2000s, 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, microground instant coffee known as VIA, espresso, caffe 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 (including their annual fall launch of the Pumpkin Spice Latte) 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.



PUBLICLY TRADED



30,000+ LOCATIONS

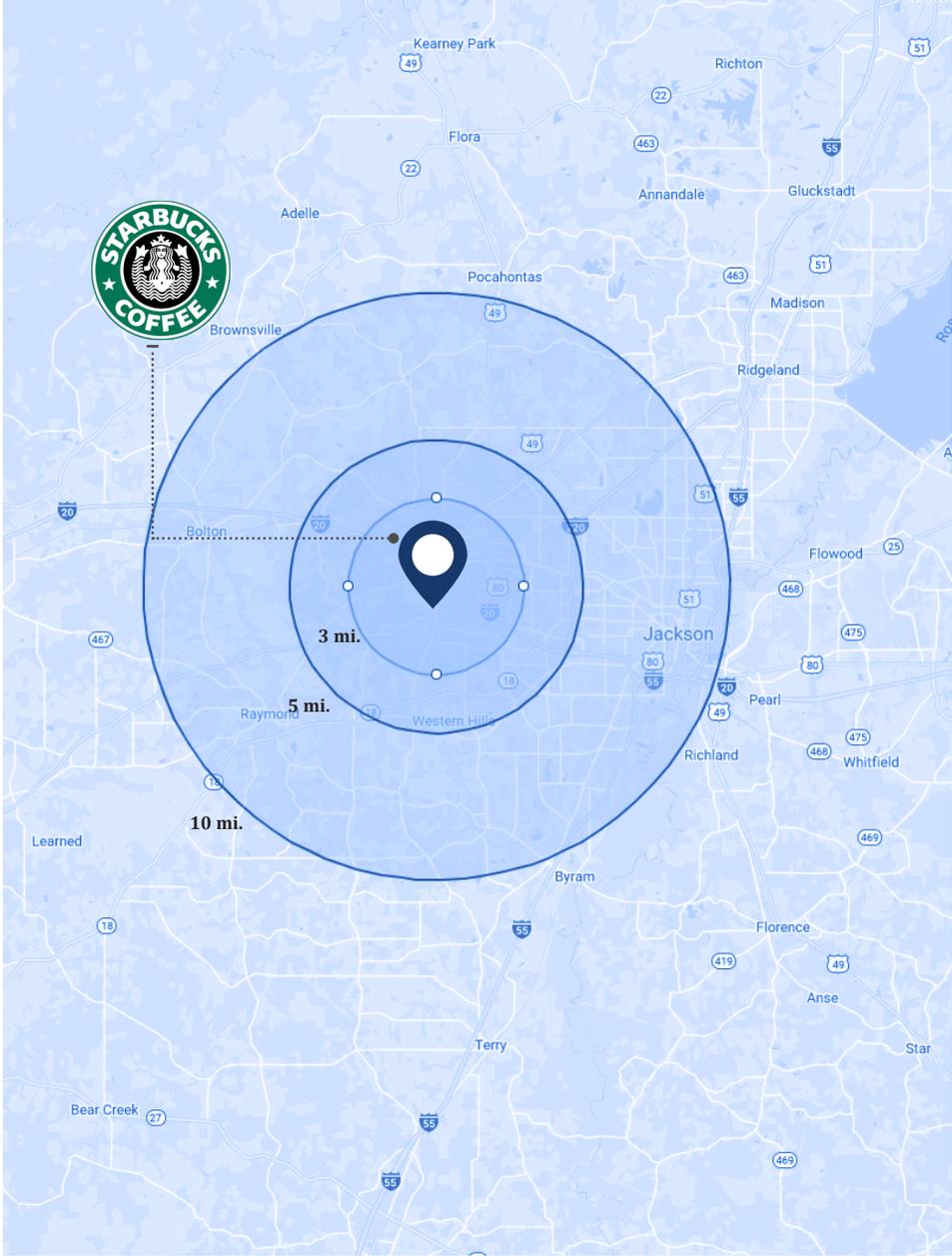
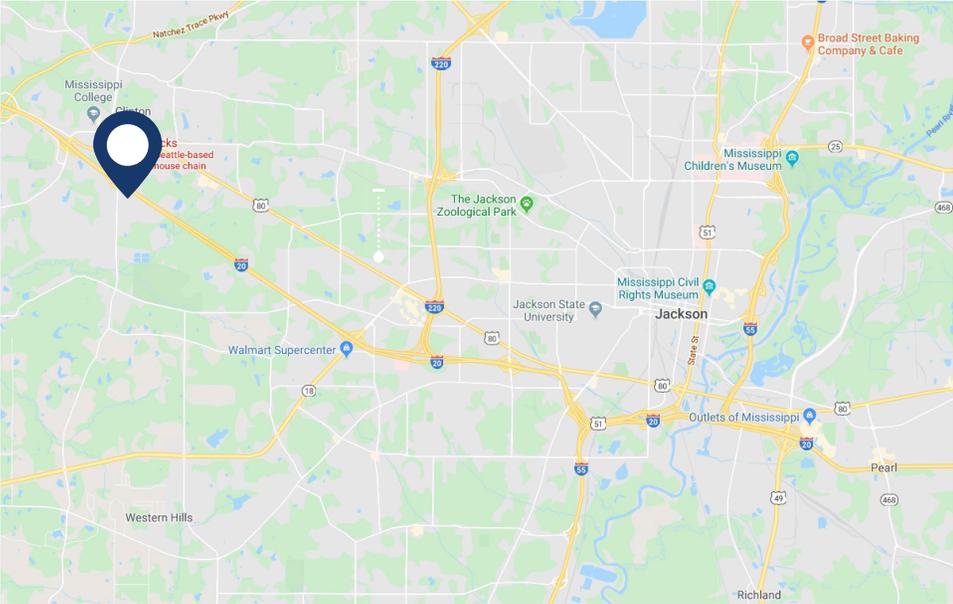
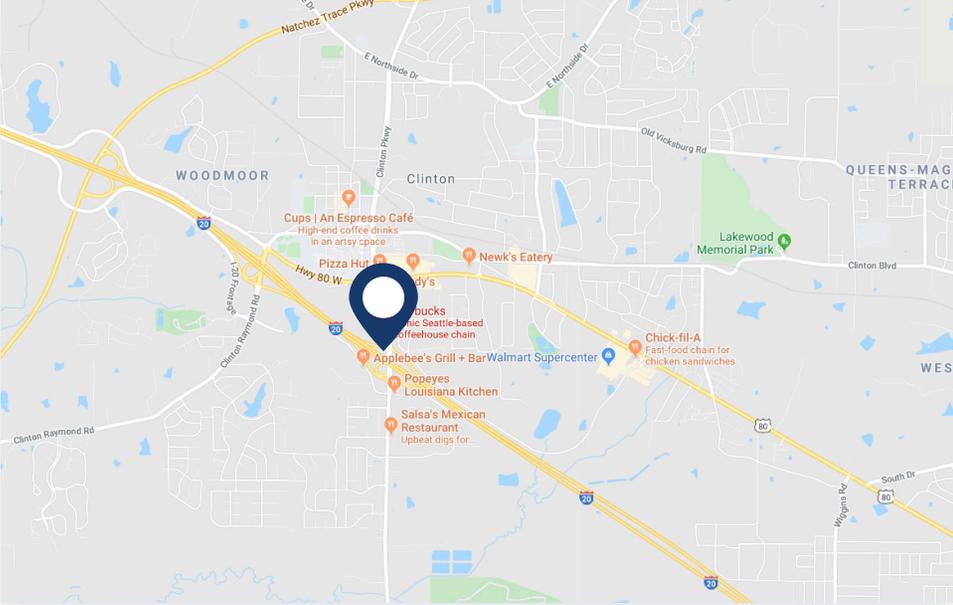


291,000 EMPLOYEES

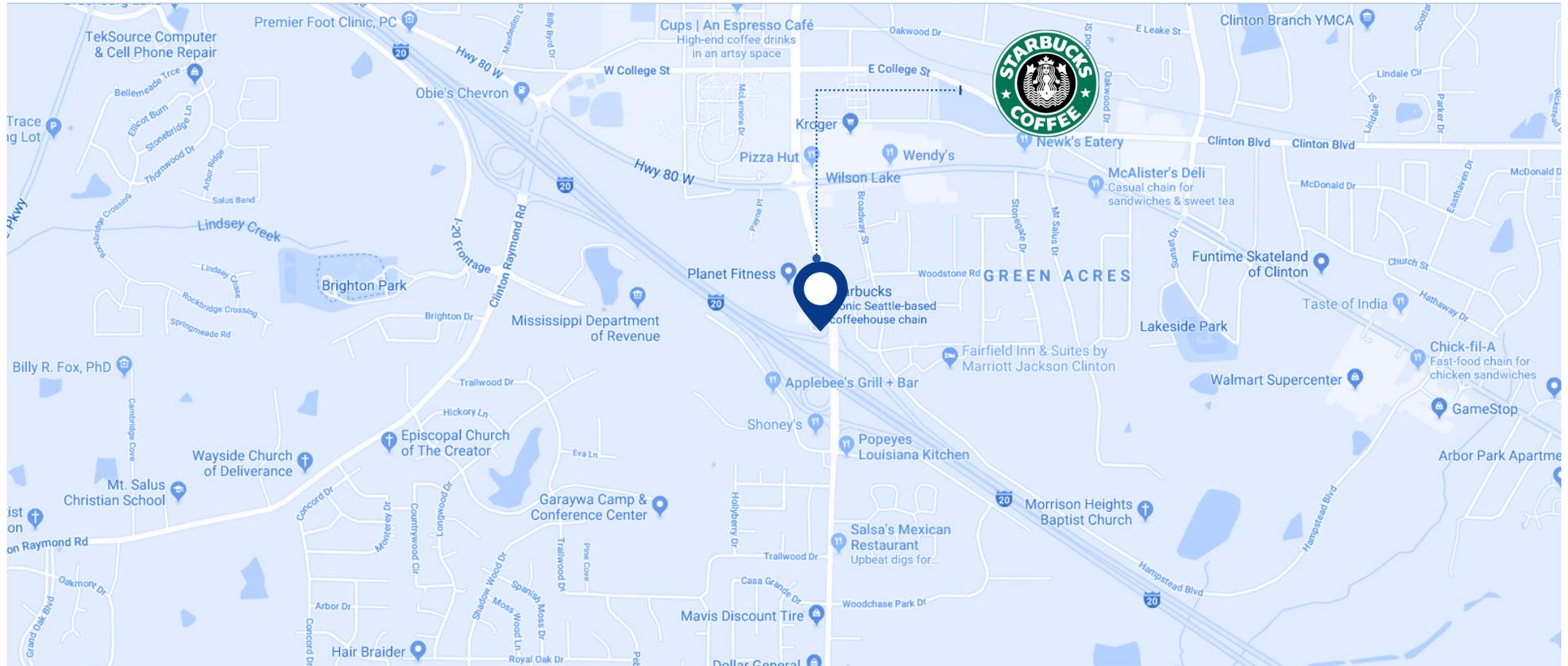
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	25,392	46,177	180,681
TOTAL HOUSEHOLDS	9,806	16,941	65,389
AVERAGE HOUSEHOLD INCOME	\$126,183	\$110,040	\$116,169
AVERAGE AGE	36.60	36.80	36.30

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	25,392	46,177	180,681
TOTAL HOUSEHOLDS	9,806	16,941	65,389
PERSONS PER HOUSEHOLD	2.50	2.60	2.60
AVERAGE HOUSEHOLD INCOME	\$72,473	\$67,853	\$59,202
AVERAGE HOUSE VALUE	\$156,615	\$128,148	\$95,194
AVERAGE AGE	36.60	36.80	36.30
WHITE	11,901	15,312	37,854
BLACK	12,057	29,136	139,189
AM. INDIAN & ALASKAN	41	62	247
ASIAN	1,083	1,183	1,608
HAWAIIAN & PACIFIC ISLAND	15	18	33
OTHER	296	466	1,751

CLINTON, MS

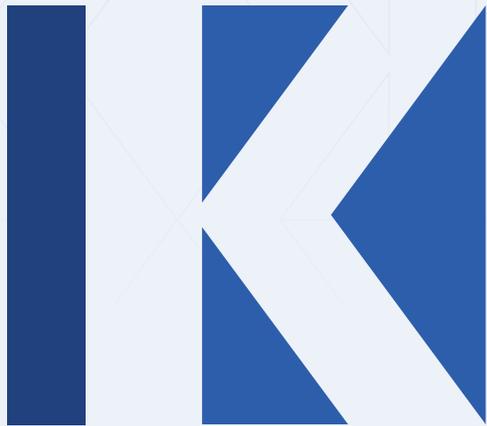
Clinton is located in central Mississippi between the state's capital city of Jackson and port city of Vicksburg. As part of the Jackson metropolitan area, Clinton enjoys the conveniences and workforce availability of the state's largest metropolis. The city was originally settled in the early 1800s and quickly became one of the state's largest cities. Today, Clinton continues to be known for its excellent business climate, progressive government, outstanding educational opportunities, and a location that combines metropolitan conveniences with historic charm.

The Jackson metropolitan area is home to over 539,000 people and spans five counties in Mississippi's central region: Copiah, Hinds, Madison, Rankin, and Simpson. The region serves as a major hub of the south, 600 miles from 30 percent of the American population with national interstate systems passing through the city.

Jackson has a strong service industry that supports the primary economic drivers: government, education, healthcare, technology, and entertainment. The majority of small business in Jackson and the metro area are wholesale trade, retail trade, professional services, and accommodation and food services. The region also has a strong student population with over 40,000 students. Major educational institutions in the area include Jackson State University, Bellhaven University, Millsaps College, Mississippi College School of Law, Tougaloo College, and the University of Mississippi Medical Center



CLINTON, MISSISSIPPI



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