

# FOR SALE – STARBUCKS RESTAURANT

Orangeburg, South Carolina 29118

Store # 62613

Asking Price: \$1,965,000

Cap Rate: 5.75%



Initial 10 Year Term

Offering Memorandum

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# FOR SALE – STARBUCKS RESTAURANT

3251 St Matthews Rd. (US Hwy 601) Orangeburg, SC 29113

PROPERTY HIGHLIGHTS	
Tenant	Starbucks Corporation
Location- Exit 145-A I-26	3251 St Matthews Rd. (US Hwy 601) Orangeburg, SC 29118
Building	2,500+/- SF
Site	1.79 Acres
Parking	39 Spaces
Built	2020 (Opening October 2020)
Initial Term	10 YR
Lease	NN
Annual Rent	YR 1-10 \$113,000.00
Lease Commencement	Fall 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



Actual Site



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3251 St. Matthews Rd. (US Highway 601) Orangeburg, South Carolina

Demographics 2020	3 Mile Radius	5 Mile Radius	7 Mile Radius
Population	10,871	30,230	40,261
Households	4,450	11,339	15,271
Median Household Income	\$36,811	\$36,746	\$35,742
Average Household Income	\$51,677	\$52,776	\$51,610

INVESTMENT HIGHLIGHTS

2019 Traffic Count – US Hwy 601 = 29,100 VPD  
- I-26 = 53,700

This Starbucks has a drive thru and is located a half mile from the I-26 interchange.

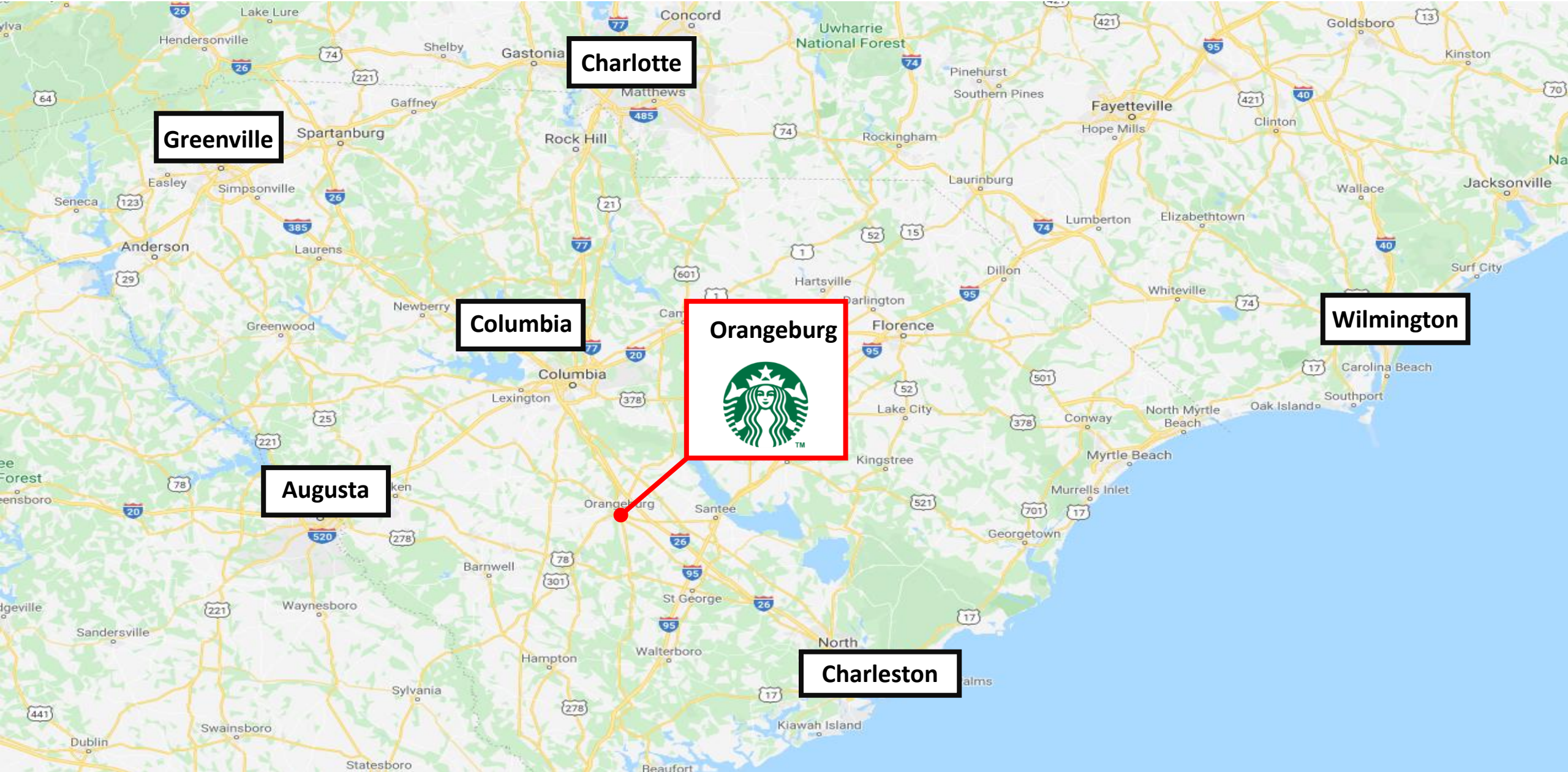
Surrounded by lots of other retailers including Chick-fil-A, Burger King, Huddle House, Waffle House, McDonalds, Taco Bell, Bojangles, Wendy’s, Ruby Tuesday, Hardees, Cracker Barrel, and Sonic. This interstate exit (145-A) also has the Orangeburg Regional Hospital (313 beds with 1200 employees) and Orangeburg- Calhoun Technical College 3,060 students). There are 11 hotels with a combined 963 rooms. There are 7 car dealerships within one mile.





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# FOR SALE – STARBUCKS RESTAURANT

Highway 601- Orangeburg, South Carolina



Orangeburg Starbucks

29,100 AVPD

Orangeburg Regional Medical Center  
(313 beds with 1200 Employees)

Orangeburg-Calhoun Technical College  
(220 employees and 3,060 students)

Exit 145-A

53,700 AVPD

Google Earth



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## Orangeburg, South Carolina

Orangeburg, South Carolina is located in central South Carolina off of I-26 halfway between Columbia and Charleston. Exit 145-A is the main commercial interchange for Orangeburg and central South Carolina. This exit has 11 hotels with a combined 963 rooms. This exit also has the Orangeburg Regional Medical Center with 313 beds and 1,200 employees. Orangeburg-Calhoun Technical College is also located at this exit, and it has 220 employees and 3,060 students. It is across the street from the new Starbucks.

The Starbucks is strategically located a half mile from I-26 on St Matthews Road (US Highway 601). This Starbucks is surrounded by lots of other national retailers including Cracker Barrel, Burger King, Huddle House, Waffle House, McDonalds, Taco Bell, Bojangles, Ruby Tuesday, and Wendy's. The average daily traffic count of I-26 at this exit is 53,700. The average daily traffic count for St. Matthews Road is 29,100. Within one mile of the site there are 7 car dealerships. Orangeburg also has two universities....S.C. State has 760 employees with 3,054 students. Claflin University has 225 employees and 2,000 students.

Starbucks Corporation is an American multinational chain of coffeehouses and roastery reserves headquartered in Seattle, WA. As the world's largest coffee chain, Starbucks is seen to be the main representation of the United States' second wave of coffee culture. Starbucks Corporation serves as the second largest fast-food operator in the world by revenue and the largest by number of locations, with over 30,000 locations worldwide.

This Starbucks has just finished construction and is scheduled to open in October of 2020. It has a 10 year NN corporate guaranteed lease.



# DISCLAIMER

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