

STARBUCKS

703 Pike Street, Marietta, Ohio



Traffic Count - 2018 - 31,899

+ 2,232 since 2016

Marietta, Ohio

Interstate 77 and State Route 7



Area Employees and Students

Marietta, Ohio

Interstate 77 and State Route 7

POPULATION
Marietta (City): 13,877
Washington County, Ohio: 61,810
Parkersburg-Marietta-Vienna MSA: 162,274





Executive Summary

FINANCIAL SUMMARY

Price	\$2,069,760
Cap Rate	5%
Building Size	2,180 SF
Net Cash Flow	\$103,488
Year Built	2020
Lot Size	0.713 Acres

LEASE SUMMARY

Lease Type	Double Net (NN)
Tenant	Starbucks
Guarantor	Corporate
Roof & Structure	Landlord Responsibility
Lease Commencement Date	December 1, 2020
Lease Expiration Date	November 31, 2030
Lease Term	10 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5-Year Options

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
1 - 5	\$103,488	5%
6 - 10	\$113,836.80	5.5%
Options	Annual Rent	Cap Rate
Option 1	\$125,220.48	6.1%
Option 2	\$137,774.64	6.7%
Option 3	\$151,514.88	7.3%
Option 4	\$166,668.46	8.1%

Area Demographics

MARKETING PROFILE

701 Pike St, Marietta, Ohio, 45750



Rings: 1, 3, 5 mile radii

KEY FACTS

27,407

Population



Average Household Size

44.9

Median Age

\$47,071

Median Household Income

HOUSING STATS



\$136,649

Median Home Value



\$7,720

Average Spent on Mortgage & Basics



\$523

Median Contract Rent

INCOME

5 miles



\$47,071

Median Household Income



\$28,708

Per Capita Income



\$59,917

Median Net Worth

Variables	1 mile	3 miles	5 miles
2020 Per Capita Income	\$27,360	\$27,126	\$28,708
2020 Median Household Income	\$36,977	\$41,925	\$47,071
2020 Average Household Income	\$59,894	\$63,479	\$67,553
2025 Per Capita Income	\$28,901	\$28,948	\$31,045
2025 Median Household Income	\$38,058	\$44,266	\$50,178
2025 Average Household Income	\$62,728	\$67,608	\$72,887

EDUCATION

5 miles



8%
No High School Diploma



35%
High School Graduate



30%
Some College



27%
Bachelor's/Grad/Prof Degree

EMPLOYMENT

5 miles



62%

White Collar



24%

Blue Collar



15%

Services

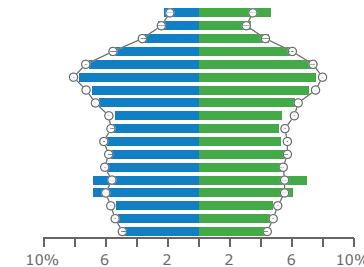
13.3%

Unemployment Rate

Variables	1 mile	3 miles	5 miles
2020 Total Population	1,251	19,136	27,407
2020 Total Households	572	8,079	11,620
2020 Average Household Size	2.12	2.19	2.22
2020 Median Household Income	\$36,977	\$41,925	\$47,071
2020 Median Age	44.0	43.2	44.9

Age Pyramid

5 miles



The largest group:
2020 Females Age 60-64

The smallest group:
2020 Males Age 85+

Dots show comparison to
Washington County

Property Description



- Brand New 10-Year Corporate Lease with Starbucks.
- 10% Rental Increases Every 5 Years
- Located in a Dense Retail Corridor - Walmart, Aldi, Lowes, Tractor Supply, IHOP, Wings, Etc., Dairy Queen, and more.
- New High-Quality Construction with a Drive-Thru
- High Visibility Along US State Route 7



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