

FOR SALE – STARBUCKS RESTAURANT



Fayetteville, North Carolina 28312
Store # 61617

Asking Price: \$2,125,000 Cap Rate: 5.25%

Initial 10 Year Term- No Early Termination

Offering Memorandum

Joe Pope
National Asset Realty, LLC
1530 Williams Street
Columbia, SC 29201
803-446-4457 (c)
joepope@nationalassetrealty.com

Opening December 2020



FOR SALE – STARBUCKS RESTAURANT

1855 Cedar Creek Road, Fayetteville, North Carolina 28312

PROPERTY HIGHLIGHTS	
Tenant	Starbucks Corporation
Location	1855 Cedar Creek Road.
Building	2,500+/- SF
Site	1.65+/- Acres
Parking	19 Spaces
Built	2020 (Opening December 2020)
Initial Term	10 YR (NO EARLY TERMINATION)
Lease	NN
Annual Rent	YR 1-10 \$111,533
Lease Commencement	December 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



FOR SALE – STARBUCKS RESTAURANT

1855 Cedar Creek Road, Fayetteville, North Carolina 28312

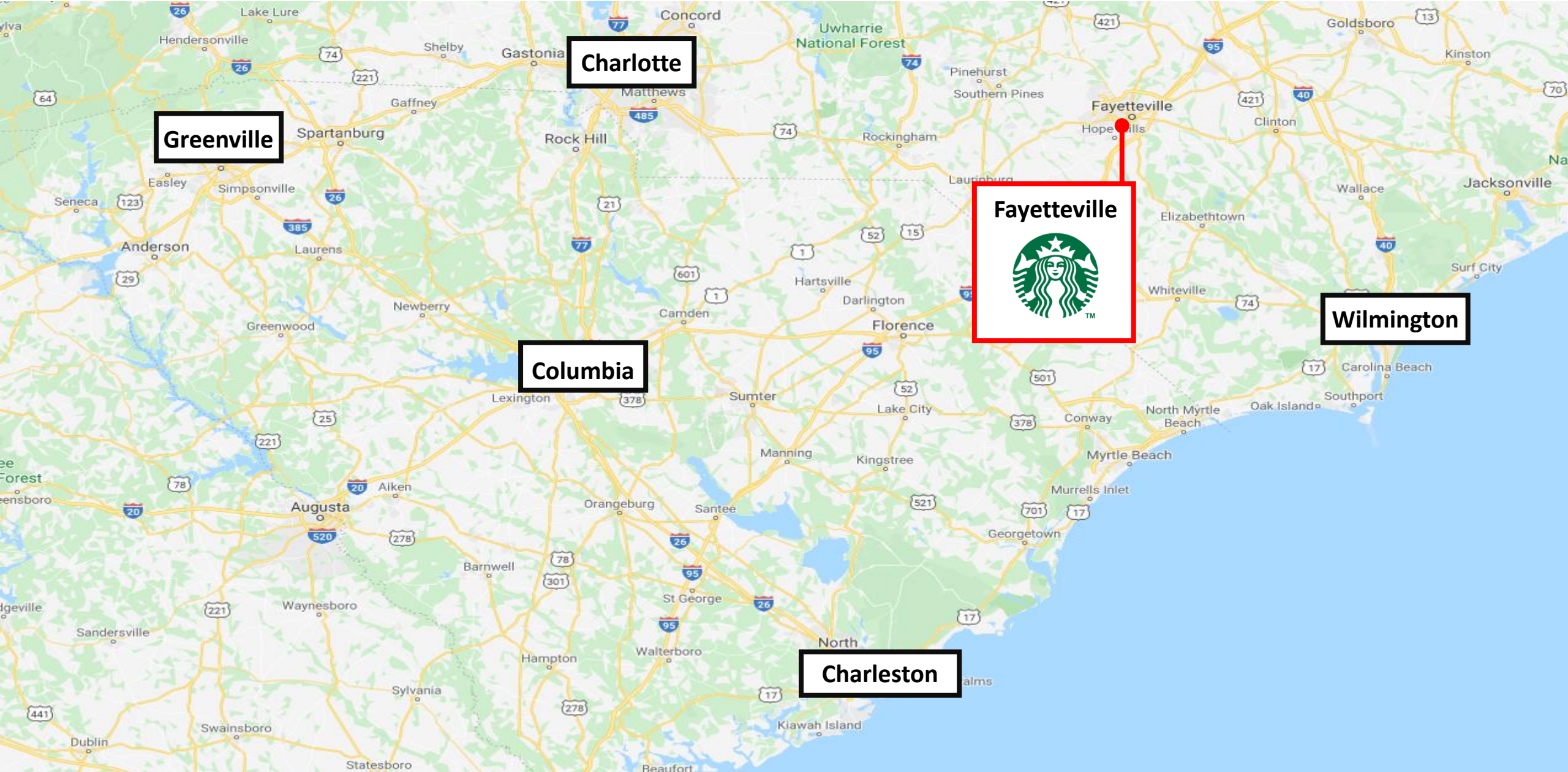
Demographics 2020	3 Mile Radius	5 Mile Radius	7 Mile Radius
Population	6,066	26,915	84,316
Households	2,483	10,851	34,130
Median Household Income	\$36,760	\$39,389	\$43,410
Average Household Income	\$49,353	\$57,319	\$62,052

INVESTMENT HIGHLIGHTS
2019 Traffic Count – Cedar Creek Road = 10,500 AADT I-95= 55,000 AADT
This Starbucks is strategically located off of I-95 Dedicated Drive Thru
It has a corporate guaranteed 10 year lease with no early termination clause. It has 6 five year options.



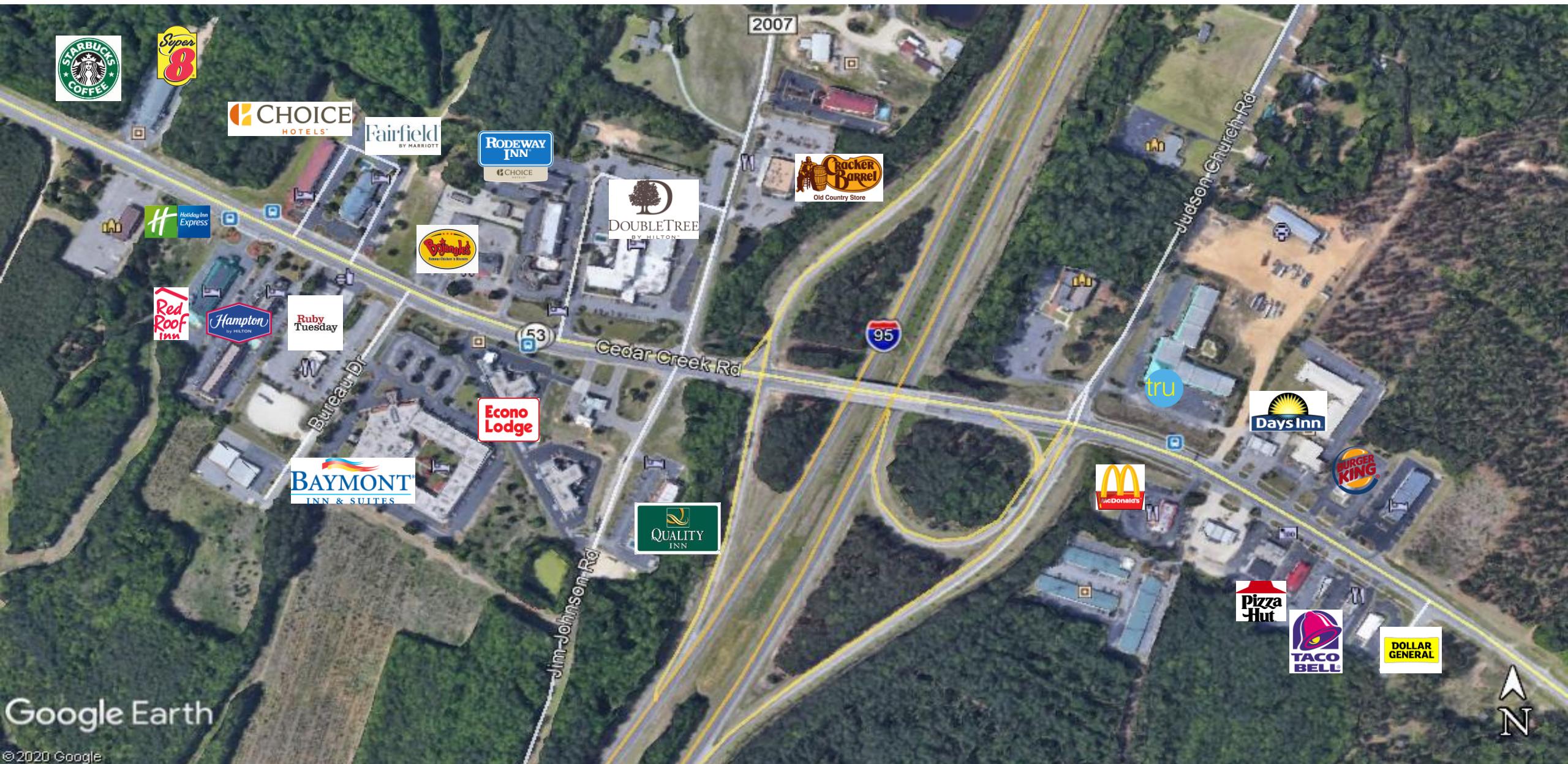
FOR SALE – STARBUCKS RESTAURANT

Fayetteville, North Carolina 28312



FOR SALE – STARBUCKS RESTAURANT

1855 Cedar Creek Road, Fayetteville, North Carolina 28312



FOR SALE – STARBUCKS RESTAURANT

Fayetteville, North Carolina

Fayetteville, North Carolina The city of Fayetteville is the county seat and largest municipality in Cumberland County. It is the 6th largest city in North Carolina and the Fayetteville Metropolitan area has a population of just over 500,000.

Fayetteville is home to Fort Bragg, one of the largest army installations in the country. Fort Bragg is home to the 82nd Airborne Division, 18th Airborne Corps, US Army Special Operations Command and the 1st Special Forces Command. Because of Fort Bragg, there is a large defense industry presence in the Fayetteville economy. Eight of the top ten defense contractors are located in Fayetteville including Lockheed Martin, Boeing, Northrop Grumman and General Dynamics. Fort Bragg and Pope Field add about \$4.5 billion a year into the Fayetteville's regional economy.

This Starbucks is strategically located off of I-95 which has an average daily traffic count of 55,000. Cedar Creek Road is the main commercial corridor from I-95 heading into Fayetteville. At this interchange there are over 12 hotels and numerous national QSR's.

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 December of 2020. It has a 10 year NN corporate guaranteed lease with **no early termination clause**.



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.