

FOR SALE – STARBUCKS RESTAURANT



Dillon, South Carolina 29536

Asking Price: \$1,783,000 Cap Rate: 6%

*Initial 10 Year Term

Offering Memorandum

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



FOR SALE – STARBUCKS RESTAURANT

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 June 2020)
Initial Term	10 YR
Lease	NN
Annual Rent	YR 1-10 \$107,000.00
Lease Commencement	June 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



Actual Site



Side Photo

FOR SALE – STARBUCKS RESTAURANT

713 Radford Blvd., Dillon, South Carolina 29536

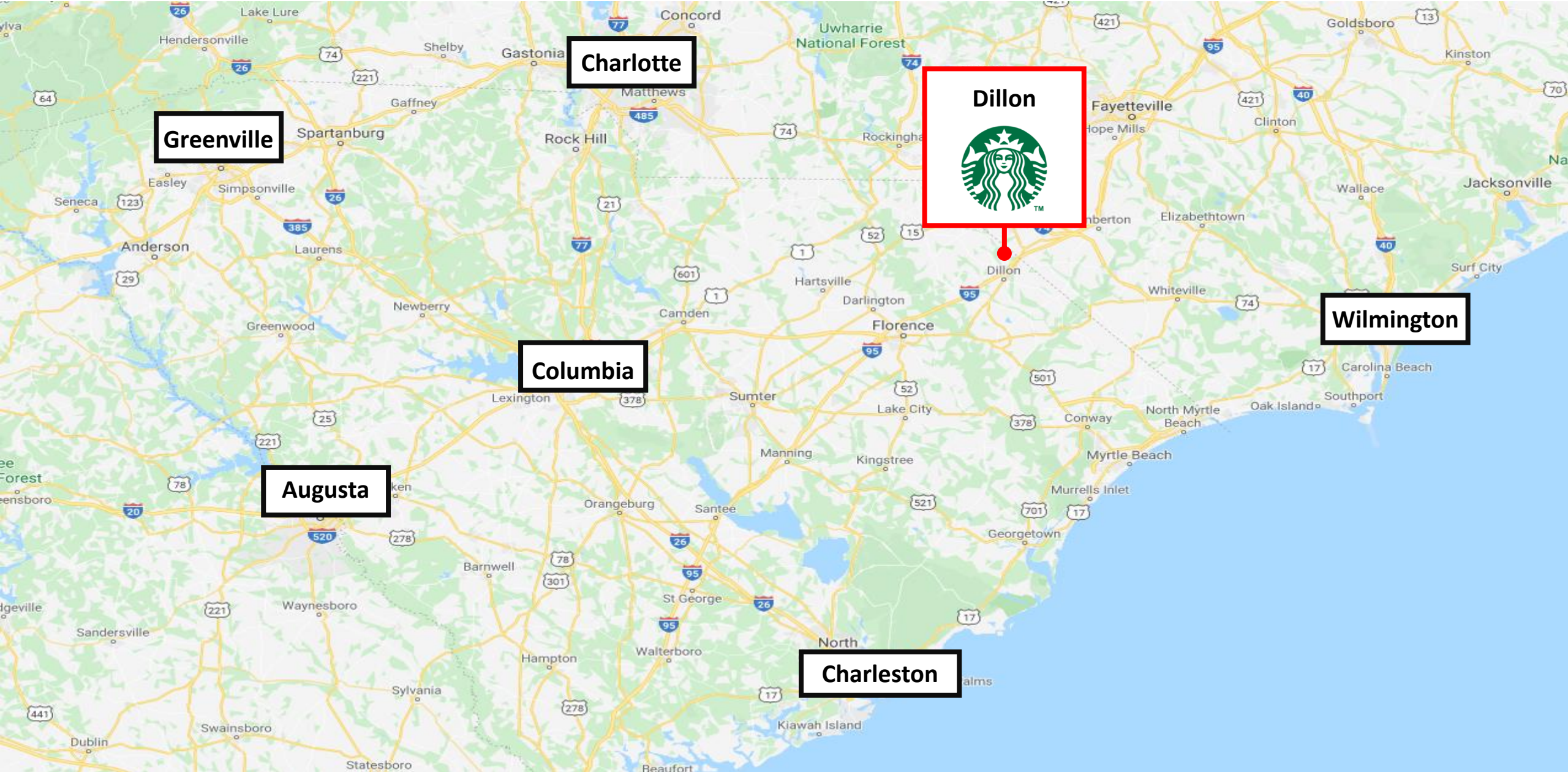
Demographics 2019	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	1,259	11,493	17,138
Households	568	4,202	6,216
Median Household Income	\$34,003	\$32,573	\$31,878
Average Household Income	\$48,725	\$46,241	\$44,879

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.



FOR SALE – STARBUCKS RESTAURANT

Dillon, South Carolina



FOR SALE – STARBUCKS RESTAURANT

Dillon, South Carolina



FOR SALE – STARBUCKS RESTAURANT

Dillon, South Carolina

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 at exit 193. 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 surrounded by other national credit tenants such as Burger King, Wendy's, Taco Bell, Cookout, Waffle House, Popeye's, Zaxby's and Walmart.

This Starbucks has just finished construction and opened on June 19, 2020. It is rent paying and has a 10 year NN corporate guaranteed lease.

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.

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.
- 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.