

FOR SALE – STARBUCKS RESTAURANT

Columbia, South Carolina 29204

Store # 63,554

Asking Price: \$2,180,000 Cap Rate: 5.00%

Initial 10 Year Term- No Early Termination

Offering Memorandum



Opened August 2021

Joe Pope

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FOR SALE – STARBUCKS RESTAURANT

2509 Forest Drive, Columbia, South Carolina 29204

PROPERTY HIGHLIGHTS	
Tenant	Starbucks Corporation
Location	2509 Forest Drive, Columbia, SC 29204
Building	2,650+/- SF
Site	1.04+/- Acres
Parking	32 Spaces
Built	2021
Initial Term	10 YR (NO EARLY TERMINATION)
Lease	NN
Annual Rent	YR 1-10 \$109,000
Lease Commencement	August 2021
Lease Expiration	August 2031
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



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Demographics 2020	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	12,786	89,290	181,377
Households	4,868	37,332	71,763
Median Household Income	\$31,319	\$42,827	\$42,405
Average Household Income	\$56,369	\$70,286	\$67,082

INVESTMENT HIGHLIGHTS

2020 Traffic Count – Forest Drive. = 18,300 AADT

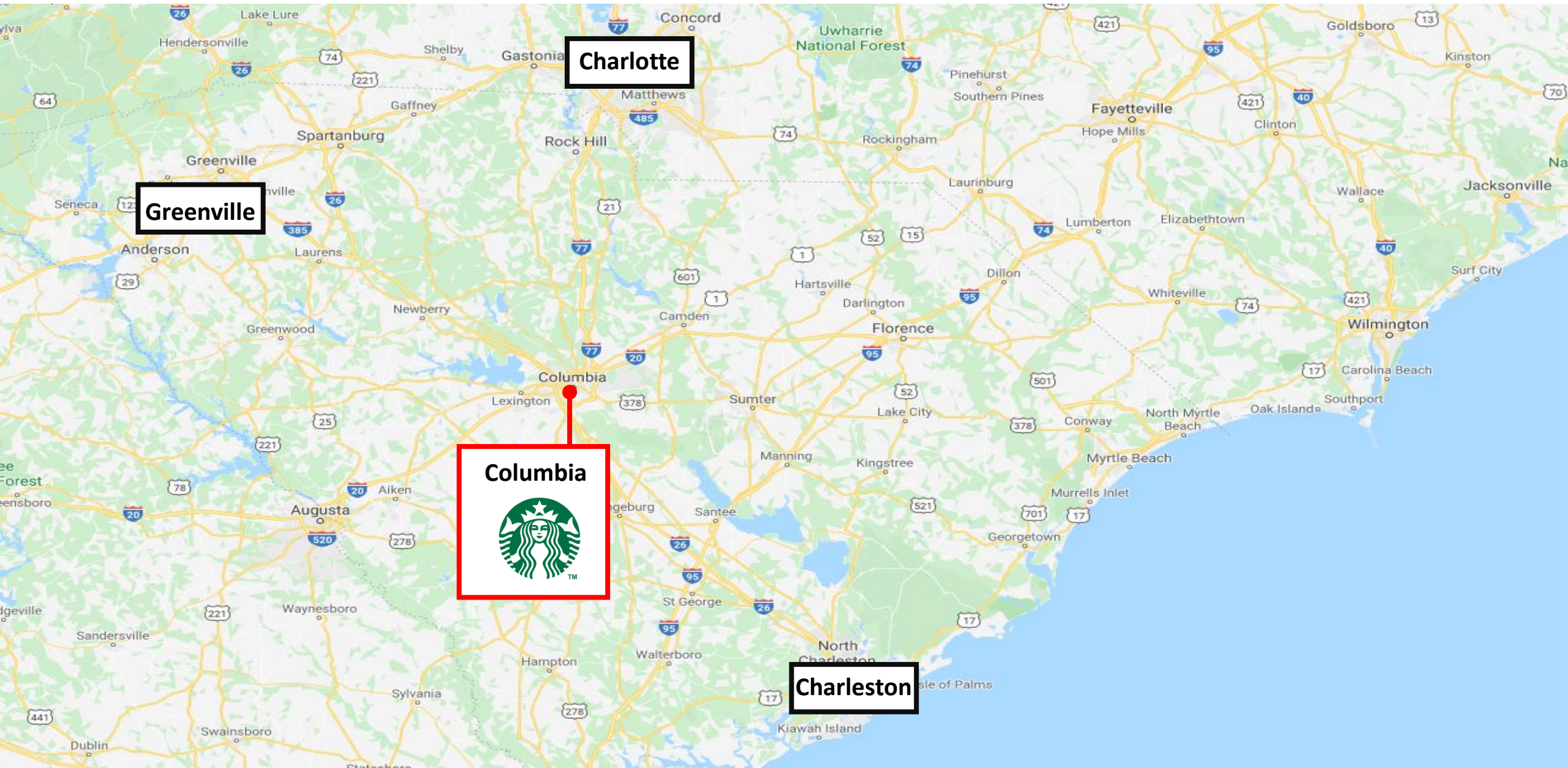
This Starbucks is strategically located off of Forest Drive, which is one of the main commercial corridors in Columbia. This Starbucks is located across the street from the Medical University of South Carolina Downtown, which is a 304 bed hospital.

Dedicated Drive Thru

It has a corporate guaranteed 10 year lease with **no early termination clause**. It has 6 five year options with a 10% rental increase per option period.

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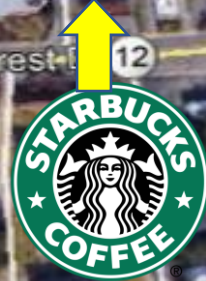
Starbucks Columbia, SC

2509 Forest Drive

Benedict College

Allen University

MUSC Downtown Hospital



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Columbia, South Carolina

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 opened in August of 2021. It has a 10 year NN corporate guaranteed lease with **no early termination clause**.

Columbia is the capital and second largest city in South Carolina. It is the center of the Columbia Metropolitan Statistical Area, which has a population of over 750,000. It is the 70th largest statistical area in the nation. This city also serves as the county seat for Richland County. Columbia is home to the University of South Carolina, which has over 35,000 students. Fort Jackson is also located in Columbia, and it is the largest Army installation in the nation for basic combat training.

This Starbucks is strategically located on Forest Drive which is one of the primary commercial corridors leading to downtown Columbia. It has an average daily traffic count of 18,300. It is one block from the Medical University of South Carolina Downtown, a 304 bed hospital, formerly known as Providence Hospital. This Starbucks is also in close proximity to Benedict College, Allen University and the University of South Carolina.



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.