

FOR SALE – STARBUCKS RESTAURANT

Laurens, South Carolina 29360
Store # 68273

Asking Price: \$2,992,000 Cap Rate: 5.25%



Initial 10 Year Term- No Early Termination

Offering Memorandum

Opening Summer 2023

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914 E. Main Street, Laurens, South Carolina 29360

PROPERTY HIGHLIGHTS		
Tenant	Starbucks Corporation	
Location	914 E. Main Street, Laurens, SC 29360	
Building	2,281+/- SF	
Site	1+/- Acre	
Parking	30 Spaces	
Built	2023	
Initial Term	10 YR (NO EARLY TERMINATION)	
Lease	NN+	
Annual Rent	YR 1-10 \$157,100	
Lease Commencement	Summer 2023	
Lease Expiration	2033	
Options	4 Five Year Options w/ 5% Rental Increase Per Option Period	
Building	Single-Tenant, Single Story	
Tenant Responsibilities	CAM, HVAC, Taxes, Insurance, Lighting, Plate Glass, Doors, Interior Walls	



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Demographics 2022	3 Mile Radius	5 Mile Radius	7 Mile Radius
Population	11,615	18,248	29,721
Households	4,657	7,239	11,674
Median Household Income	\$42,482	\$44,586	\$46,617
Average Household Income	\$63,802	\$66,295	\$68,689

INVESTMENT HIGHLIGHTS

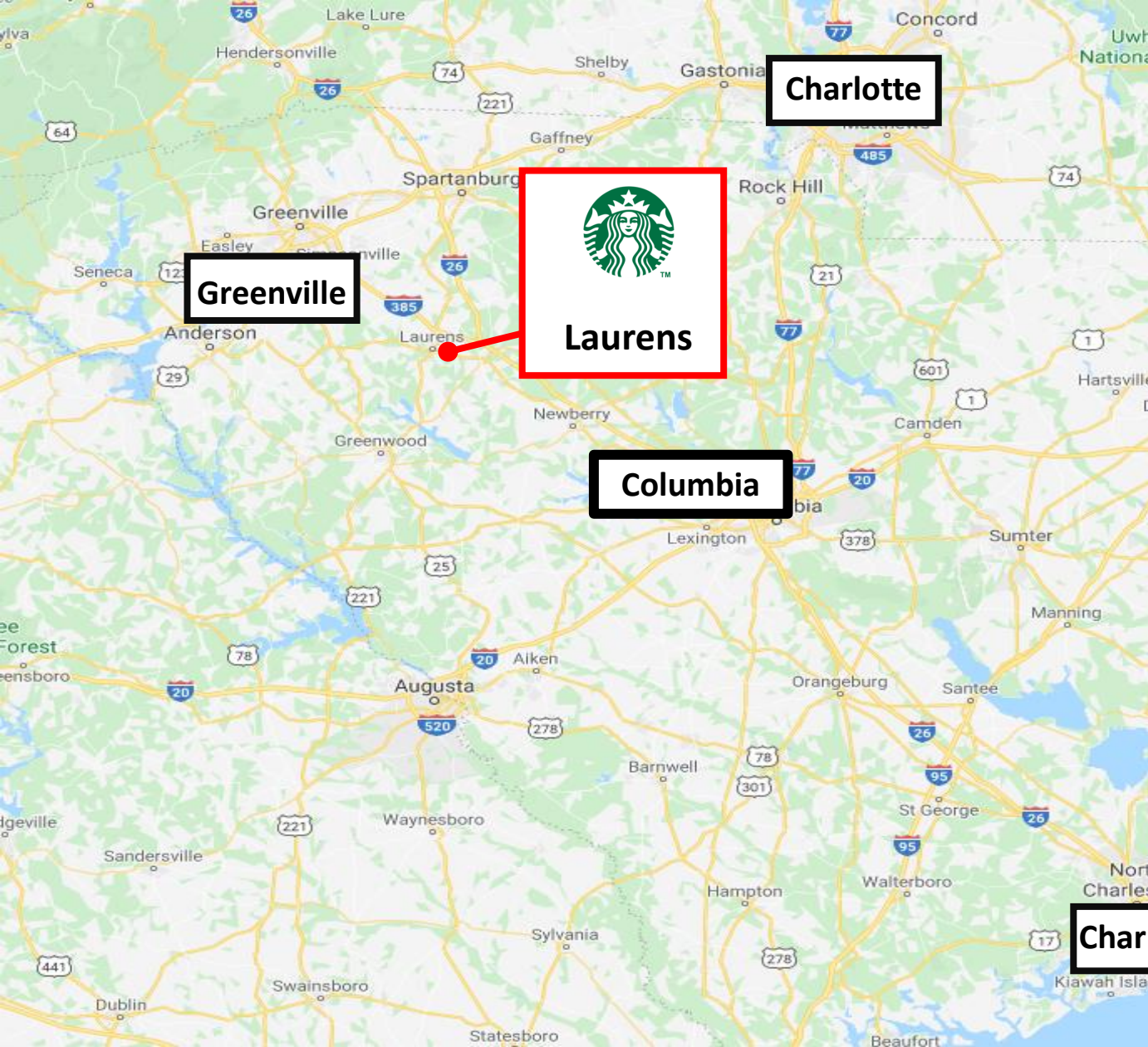
2020 Average Daily Traffic Counts- East Main Street = 12,500

This Starbucks is strategically located off of East Main Street. Within a quarter mile of the location there is a Chick- Fil-A, Walmart Supercenter, Wendy’s, Sonic, Tractor Supply, Advance Auto Parts, Dollar General, Belk, Ingles, Zaxby’s, Arby’s, Taco Bell and Walgreens.

It has a corporate guaranteed 10 year lease with **no early termination clause**. It has 4 five year options with a 10% rental increase per option period. This location has a dedicated drive-thru.

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Laurens, SC



Ingles



DOLLAR GENERAL



Prisma
Health
Laurens
County
Hospital



Google Earth



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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 opening in Summer of 2023. It has a 10 year NN+ corporate guaranteed lease with **no early termination clause**.

The City of Laurens is located in the Upstate of South Carolina. It is the county seat of Laurens County. Within a quarter mile of the location there is a Chick-fil-A, Walmart, Tractor Supply, Sonic, Taco Bell, Wendy's, Dollar General, Pizza Hut, Belk, Walgreens and an Ingles grocery store. Within a half of a mile there is a Zaxby's, Arby's, Verizon, T-Mobile and an Aldi. The Laurens County Hospital, which is a 90 bed hospital, is located 2.5 miles way.



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.
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- National Asset Realty represents the Seller of this property.