



STARBUCKS

110 Alabama Road - Adel, GA 31620

Representative Image

EXCLUSIVELY MARKETED BY



JORDAN MULLOY

TX #793071
512.768.0380 | DIRECT
jmulloy@SIGnnn.com



DOUG ROLAND

SC #73064
706.814.2217 | DIRECT
doug@SIGnnn.com



WILL SCHUHMACHER

TX #629275
512.277.5924 | DIRECT
will@SIGnnn.com



MAX FREEDMAN

TX #644481
512.766.2711 | DIRECT
max@SIGnnn.com



ANDREW ACKERMAN

GA #311619
770.626.0445 | DIRECT
aackerman@SIGnnn.com

In Cooperation With Sands Investment Group Atlanta, LLC - Lic. #67374
BoR: Andrew Ackerman - Lic. GA #311619

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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,500 SF Starbucks Located at 110 Alabama Road in Adel, GA. This Deal Includes a Brand New 2024 Construction With 20-Year Roof Warranty and Long Term Lease With Limited Landlord Responsibilities and 10% Rent Increases Every 5 Years Providing a Strong Hedge Against Inflation, Providing For a Secured Investment.

Sale Price	\$2,958,333
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OFFERING SUMMARY

Cap Rate:	6.00%
NOI:	\$177,500
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	110 Alabama Rd
City, State, Zip:	Adel, GA 31620
County:	Cook
Building Size:	2,500 SF
Lot Size:	0.979 AC
Year Built:	2024



Representative Image



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INVESTMENT HIGHLIGHTS



Representative Image



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PROPERTY HIGHLIGHTS

- Brand New 2024 Construction With 20-Year Roof Warranty
- Long Term Lease With Limited Landlord Responsibilities
- 10% Rent Increases Every 5 Years Providing a Strong Hedge Against Inflation
- Corporately Guaranteed Lease By Starbucks Corporation (NASDAQ: SBUX) With a Rating of "BBB+" by S&P – Over \$35 Billion in Revenue in 2023 and a Market Cap of Over \$97 Billion
- Starbucks is the Largest Coffee Retailer in the World, With Over 38,000 Locations in 80 Countries
- Situated Next to a Walmart Supercenter, Providing For Ample Foot Traffic and High Daily Traffic Counts
- Nearby National Retailers Include: Walmart Supercenter, Burger King, Taco Bell, Wendy's, McDonald's, Waffle House, Dairy Queen, Zaxby's, Hardee's, Subway and More
- Located Near Cook County Airport, Facilities Include a 4,000 Sq. Ft. Terminal Building, Pilots Lounge, New Hangars and a Self-Serve Fuel Farm With AV Gas and Jet fuel
- Home of the South Georgia Motor Sports Park, Cook County's Largest Tourist Attraction; the Track Serves as an Economic Contributor For Cook and Surrounding Counties
- Strategic Location With Limited Coffee Competition
- In Close Proximity to Cook Medical Center, an Economic Engine and Local Healthcare Leader, Which Provides an Impact of \$21.1M to the Local Economy
- No Kick-Out Clause



SECTION 2

LEASE ABSTRACT



LEASE SUMMARY



Representative Image

LEASE ABSTRACT

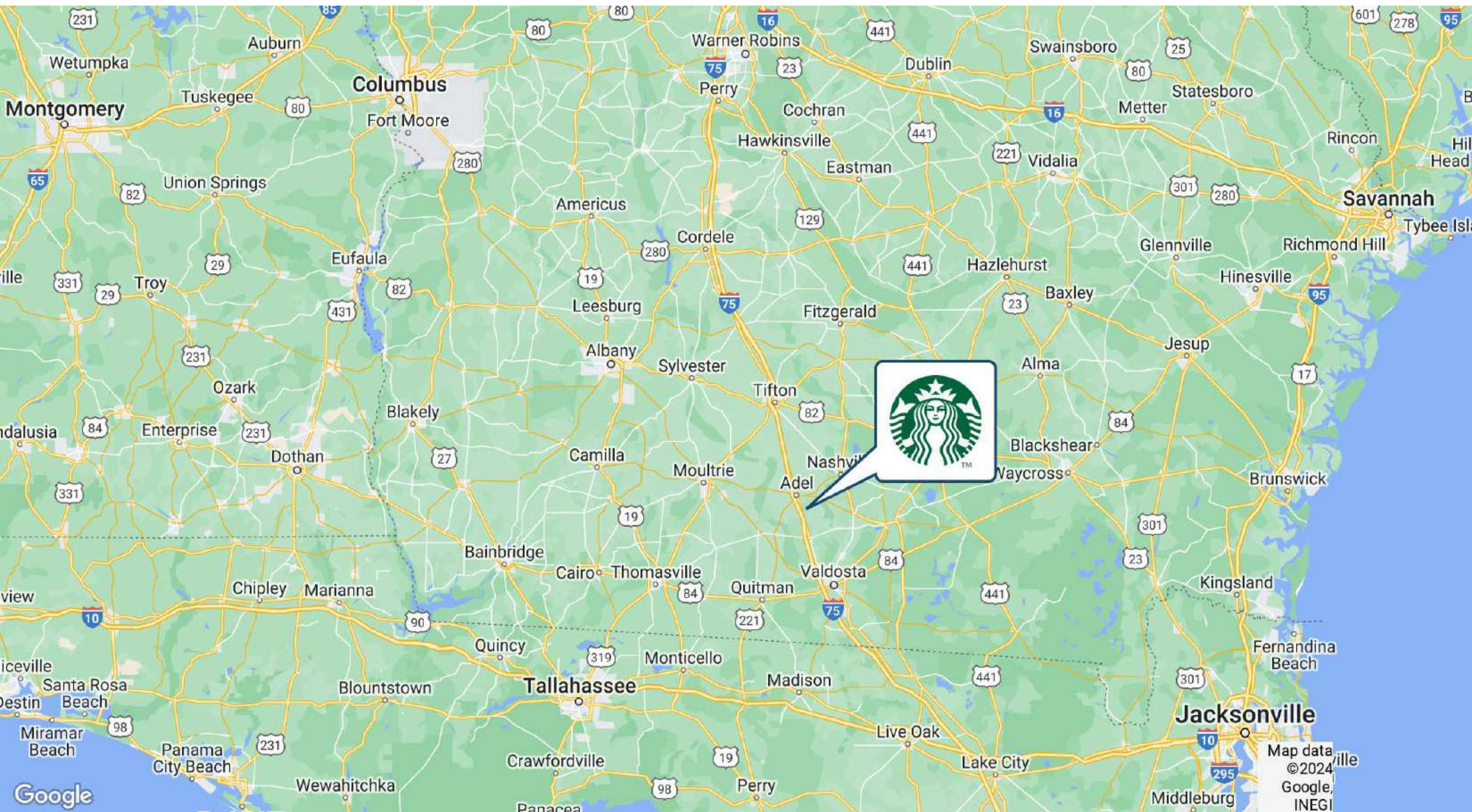
Tenant:	Starbucks
Premises:	2,500 SF
Base Rent:	\$177,500
Rent Per SF:	\$71.00
Lease Commencement:	01/09/2024
Rent Commencement:	Once Construction Completed
Lease Expiration:	09/30/2034
Lease Term:	10 Years Remaining
Renewal Options:	6 x 5 Year Options
Rent Increases:	10% Every 5 Years
Lease Type:	Double Net (NN)
Use:	Coffee
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Landlord's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Corporate

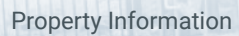


SECTION 3

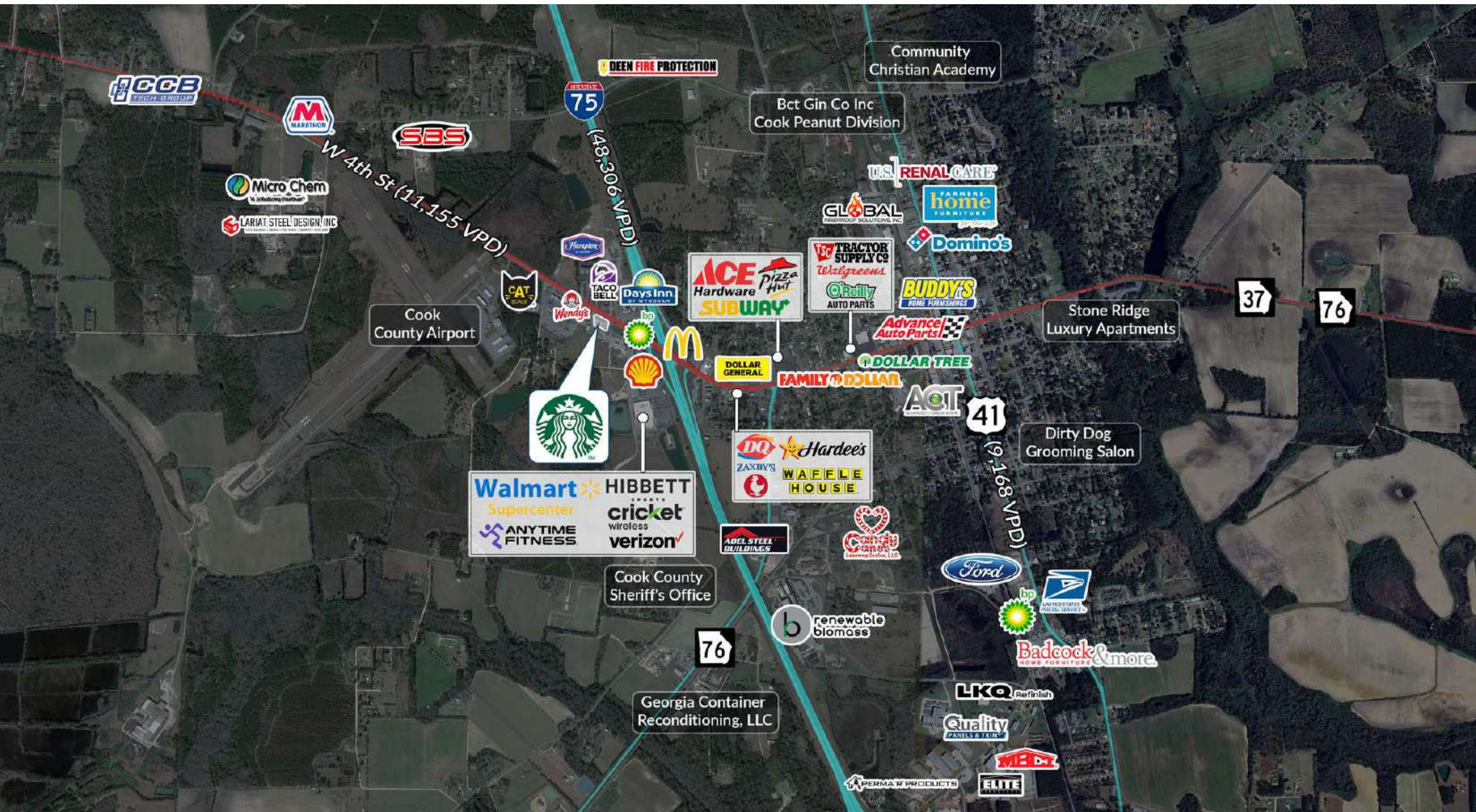
PROPERTY INFORMATION

LOCATION MAP





AERIAL MAP

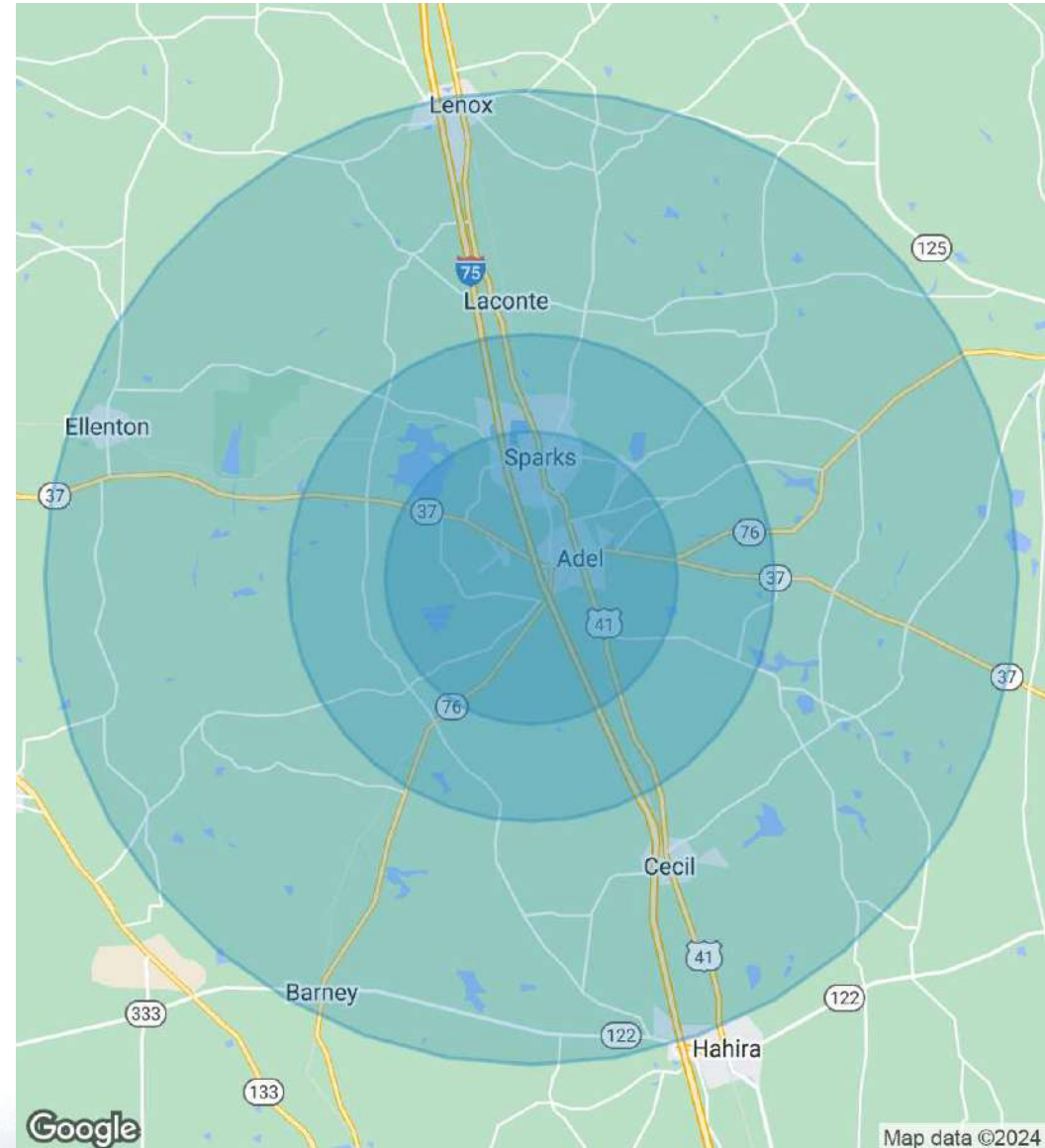


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	8,440	11,371	24,117
Average Age	40	40	40
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,121	4,181	8,355
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$68,260	\$73,973	\$76,884
Average House Value	\$181,164	\$183,735	\$210,673

TRAFFIC COUNTS	
I-75	48,306 VPD
W 4th St	11,155 VPD
US Hwy 41	9,168 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Adel, GA



Cook County Schools

ADEL, GA

Adel is a city in and the county seat of Cook County, Georgia, United States, located fifty-two miles southeast of Albany. Adel was incorporated as a town in 1889. Adel is located just south of the center of Cook County. It is bordered to the north by Sparks. U.S. Route 41 passes through the center of town as Hutchinson Avenue, and Interstate 75 passes through the western side of the city, with access from Exit 39. Valdosta is 26 miles to the south, and Tifton is 23 miles to the north. According to the United States Census Bureau, Adel has a total area of 8.2 square miles. The City of Adel had a population of 5,691 as of July 1, 2023.

Two of the largest employers in Adel are the Cook County Schools and Memorial Home Health, a health alliance that operates the hospital and a convalescent center. Another helpful addition to the Adel economy has been the opening of the Cook County Workforce Development Center, a satellite campus of Wiregrass Georgia Technical College. Now a thriving educational facility, the Workforce Development Center offers technical and business degree programs in a variety of specialties. Manufacturing and industrial outlets continue to find Adel an appealing place to establish or expand their operations. The convenience of Interstate 75 also lures many tourists to Adel and Cook County. The "Steel Building Capital of the South," Cook County offers the "strength of steel" across a variety of sectors. The county's industrial base is as broad as the experience of the workforce is deep. Proximity to Tallahassee, Florida is beneficial for the economy of the city. As the capital, Tallahassee is the site of the Florida State Capitol, Supreme Court of Florida, Florida Governor's Mansion, and nearly 30 state agency headquarters. It is a recognized regional center for scientific research, and home to the National High Magnetic Field Laboratory. Government is the primary element of the Tallahassee economy. Tallahassee is regarded as a prominent regional center for agriculture and trade.

Bingham State Park, located about six miles from the interstate, is a sprawling state park that stretches from Cook into Colquitt County and surrounds a 375-acre lake. In addition to fishing, the park offers visitors scenic hikes through the southern Georgia wilderness. Other places of interest include the Jim Paulk-Sowega building, which is known as the Watermelon Building for its exterior watermelon motif. Built in the 1930s, it currently houses Adel's chamber of commerce. The Adel Daylily Festival draws nearly 6,000 people from all around South Georgia each May. The Lean-Ox Festival is about helping the community grow. Carolyn Harris Center for the Performing Arts is known as the perfect venue for powerhouse performances by Local and touring theatre artists and musicians.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



Representative Image



Representative Image



TENANT OVERVIEW

Company:	Public (Nasdaq: SBUX)
Founded:	1971
Locations:	38,000+
Headquarters:	Seattle, WA
Website:	starbucks.com

STARBUCKS

Starbucks, an American company, is the largest coffeehouse chain and one of the most recognizable brands in the world. Its headquarters are in Seattle, Washington. Since 1971, Starbucks Coffee Company has been committed to ethically sourcing and roasting high-quality arabica coffee. Today, with more than 38,000 stores worldwide, the company is the premier roaster and retailer of specialty coffee in the world. Through our unwavering commitment to excellence and our guiding principles, we bring the unique Starbucks Experience to life for every customer through every cup.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



Miguel Jauregui

Managing Director
Capital Markets
310.421.0374
miguel@SIGnnn.com



John Pharr

Senior Associate
Capital Markets
404.369.2036
jpharr@SIGnnn.com



Harrison Timberlake

Associate
Capital Markets
404.282.3047
htimberlake@SIGnnn.com

CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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Jordan Mulloy // TX #793071

512.768.0380 // jmulloy@SIGnnn.com

Doug Roland // SC #73064

706.814.2217 // doug@SIGnnn.com

Will Schuhmacher // TX #629275

512.277.5924 // will@SIGnnn.com

Max Freedman // TX #644481

512.766.2711 // max@SIGnnn.com

Andrew Ackerman // GA #311619

770.626.0445 // aackerman@SIGnnn.com