



STARBUCKS

1474 North State Street - Greenfield, IN 46140

EXCLUSIVELY MARKETED BY



JORDAN MULLOY

TX #793071
512.768.0380 | DIRECT
jmulloy@SIGnnn.com



WILL SCHUHMACHER

TX #629275
512.277.5924 | DIRECT
will@SIGnnn.com



EVAN BEESON

IL #475182760
773.352.8784 | DIRECT
evan@SIGnnn.com



AVERY MCCRARY

IL #475212210
773.395.1158 | DIRECT
amccrary@SIGnnn.com

In Cooperation With Sands Investment Group Indiana, LLC - Lic. #RC52000211
BoR: Andrew Ackerman - Lic. IN #RB20001918

TABLE OF CONTENTS

1 INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

2 LEASE ABSTRACT

- 8 Lease Summary

3 PROPERTY INFORMATION

- 10 Location Map
- 11 Property Images
- 12 Aerial Map
- 13 Aerial Map
- 14 Demographics Map & Report

4 AREA OVERVIEW

- 16 City Overview

5 TENANT OVERVIEW

- 18 Tenant Profile
- 19 Capital Markets
- 20 Confidentiality Agreement

CONFIDENTIALITY & DISCLAIMER

© 2025 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the Brand New Construction, Drive-Thru Equipped Starbucks Located at 1474 N State St in Greenfield, IN. The 10-Year Corporate Guaranteed Lease Features Four (4) By Five (5) Year Options to Extend, and 7.5% Rental Increases Every 5 Years Throughout the Initial Term and at the Beginning of Each Option Period. The Subject Property is Strategically Located Off I-70, Which Sees 56,000+ Vehicles Per Day. This Offering Presents the Opportunity to Acquire a Brand New Construction, Investment Grade Tenant With a Growing NOI, Making it an Ideal, Low Management Opportunity For an Investor

Sale Price

\$3,486,239

OFFERING SUMMARY

Cap Rate:	5.45%
NOI:	\$190,000
Guarantor:	Corporate

BUILDING INFORMATION

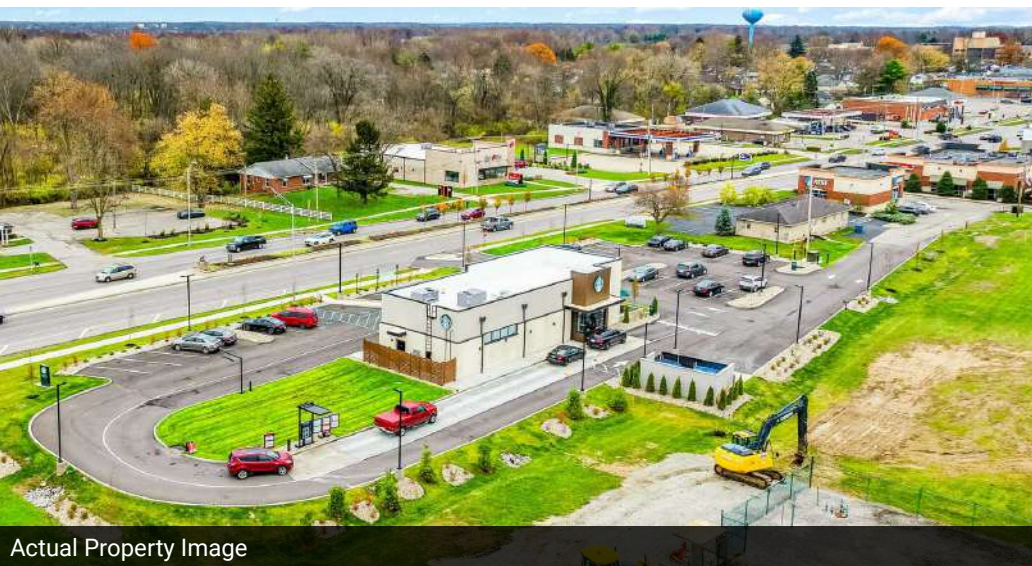
Street Address:	1474 N State St
City, State, Zip:	Greenfield, IN 46140
County:	Hancock
Building Size:	2,540 SF
Lot Size:	1.22 Acres
Year Built:	2024



INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Long Term Lease With Limited Landlord Responsibilities; Brand New 2024 Construction With 20-Year Roof Warranty
- Oversized 1.22 Acre Parcel Featuring More Than 330 Feet of Frontage and an Impressive 20 + Car Drive-Thru Stack Allowing For Optimized Traffic Flow
- 7.50% 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 37,000 Locations in 80 Countries
- Direct Access to I-70, Which Sees 56,000+ Vehicles Per Day; Frontage on State Rd-9 Sees 25,000+ VPD
- Located Less Than 30 Minutes From Downtown Indianapolis, 2.1M+ MSA Population
- Greenfield Functions as a Central Retail Destination For Nearby Towns Such as Maxwell, Mt Comfort, Gem, New Palestine, Fountaintown and Morristown, Providing Access to Key Stores and Essential Shopping Options
- Nearby National Retailers Include: Home Depot, Walmart Supercenter, Chick-fil-A, Chipotle, Kroger, Kohl's, Panera, Ace Hardware, Olive Garden, McAlister's Deli, and More



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

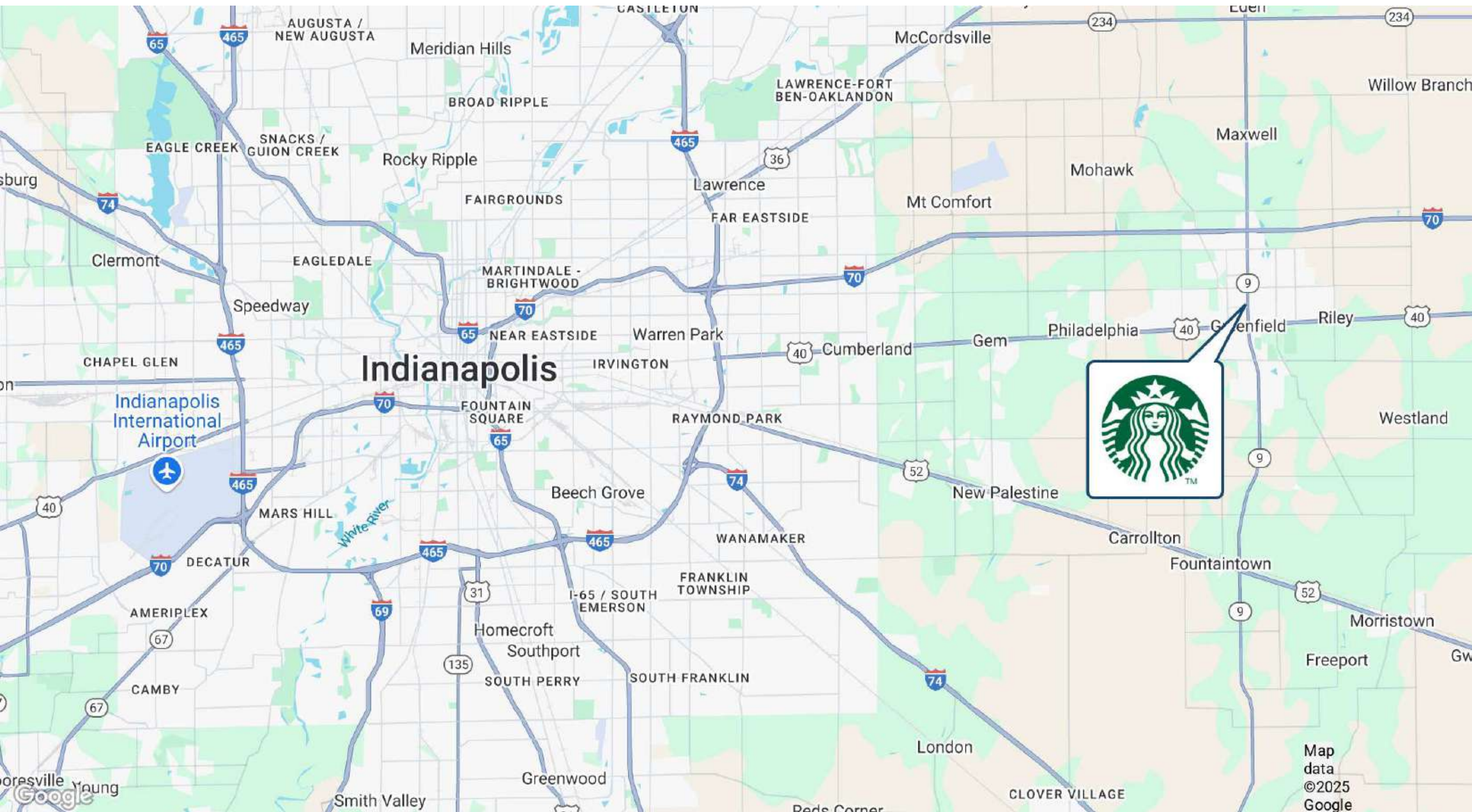
Tenant:	Starbucks
Premises:	2,540 SF
Lot Size:	1.22 AC (53,208 SF)
Base Rent:	\$190,000
Lease Commencement:	09/12/2024
Rent Commencement:	01/24/2025
Lease Expiration:	02/28/2035
Lease Term:	10 Years Remaining
Renewal Options:	4 x 5 Year Options
Rent Increases:	7.5% Every 5 Years
Lease Type:	Double Net (NN+)
Use:	Coffee
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Landlord's Responsibility (20-Yr Roof Warranty)
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Corporate



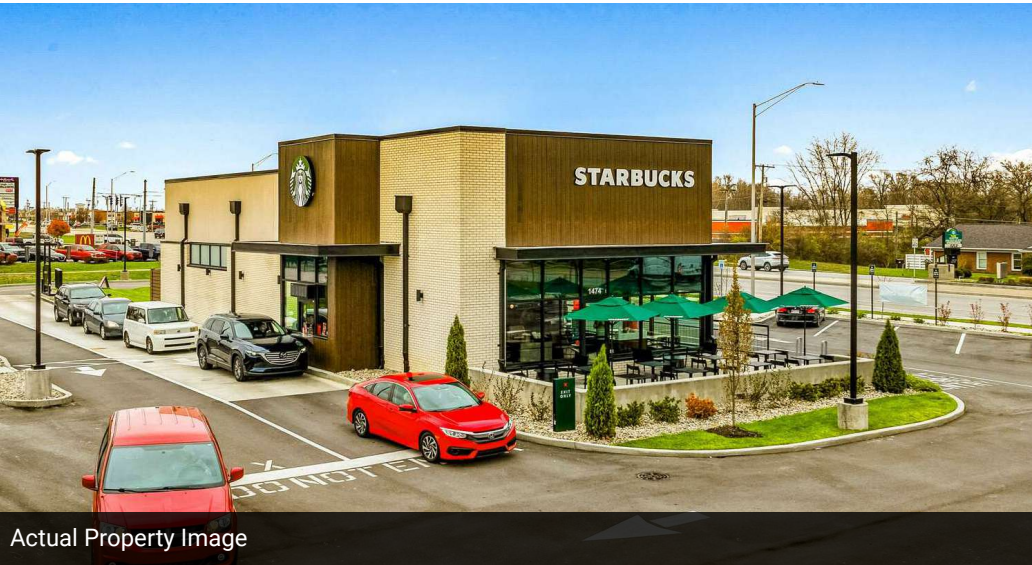
SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image

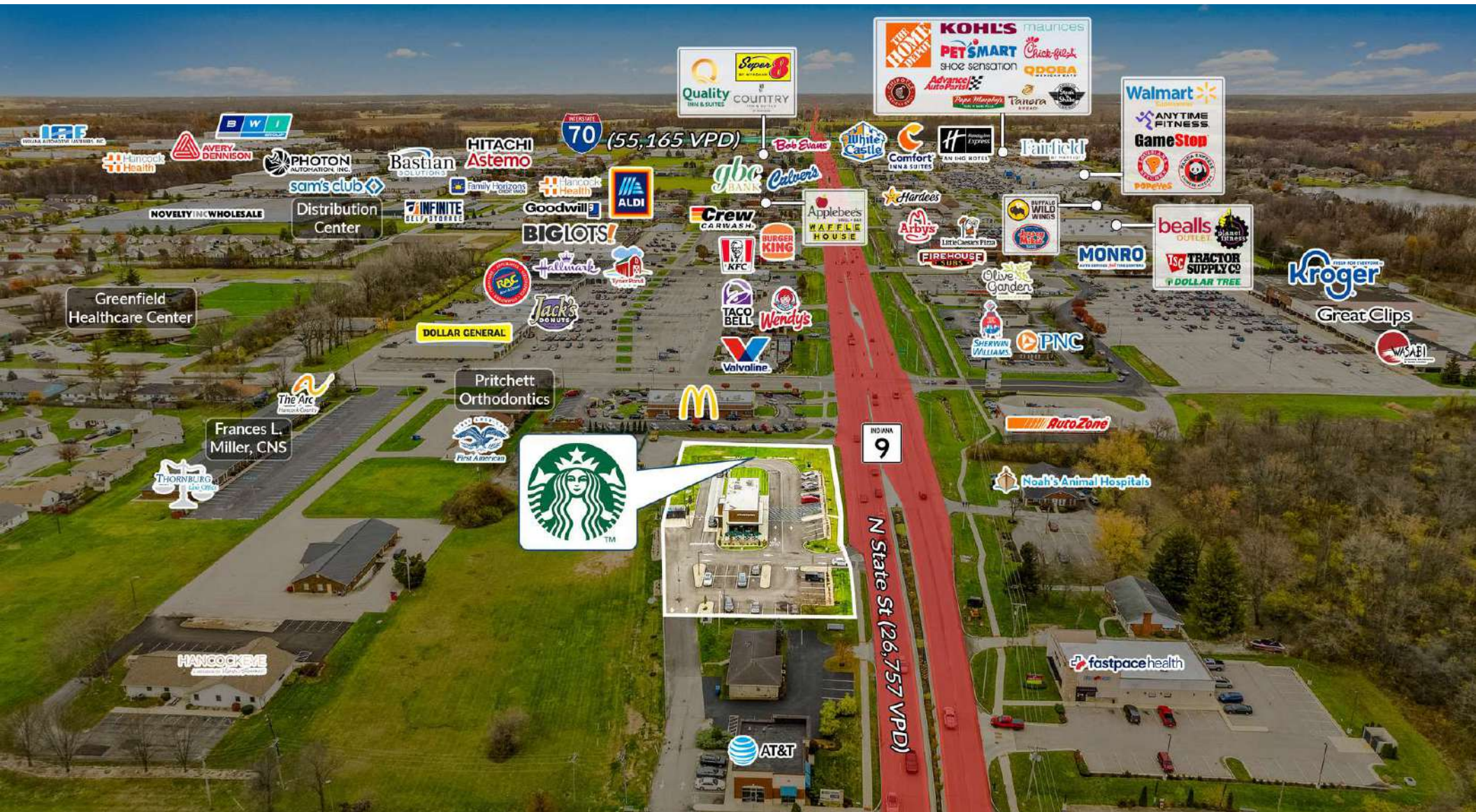


Actual Property Image

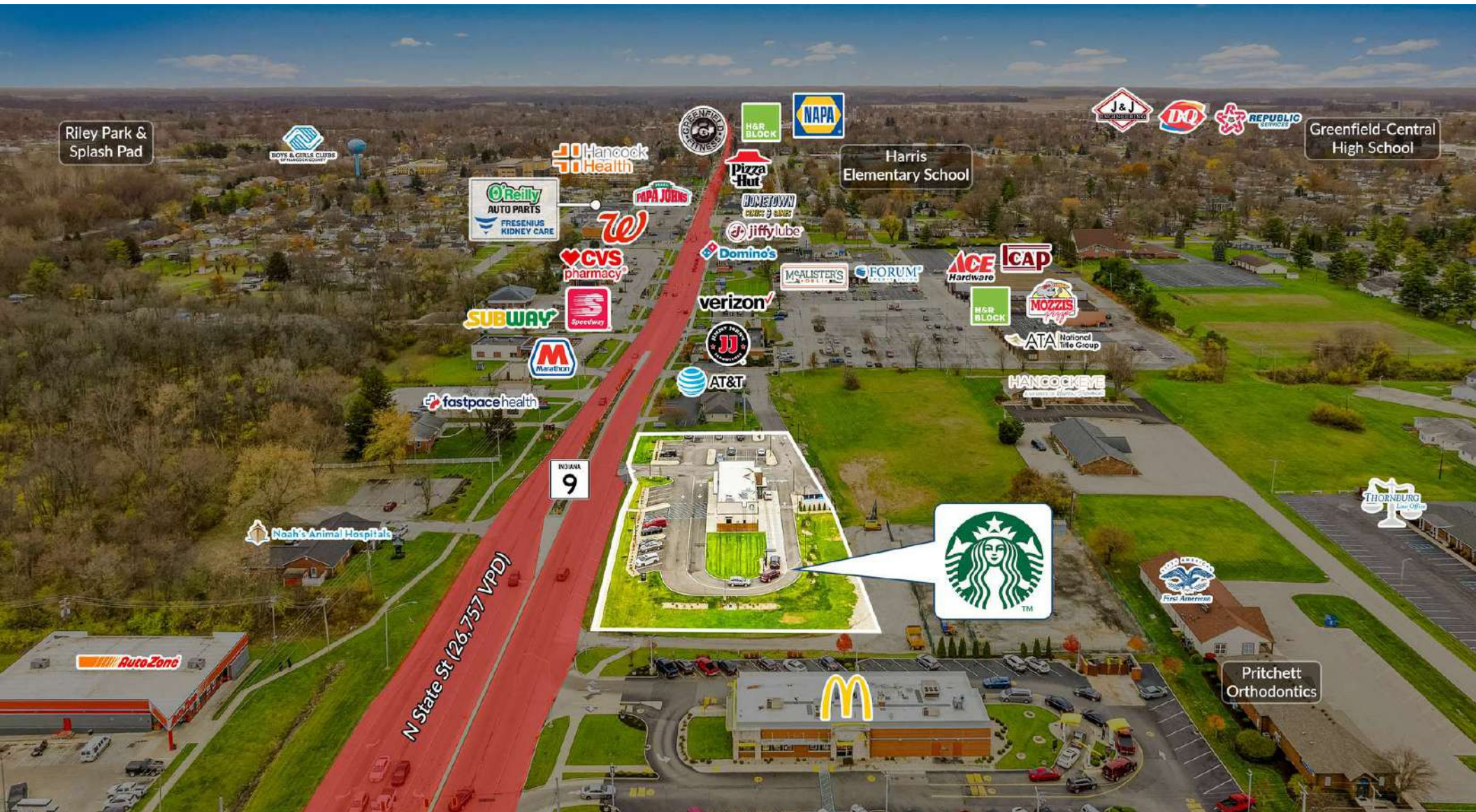


Actual Property Image

AERIAL MAP



AERIAL MAP

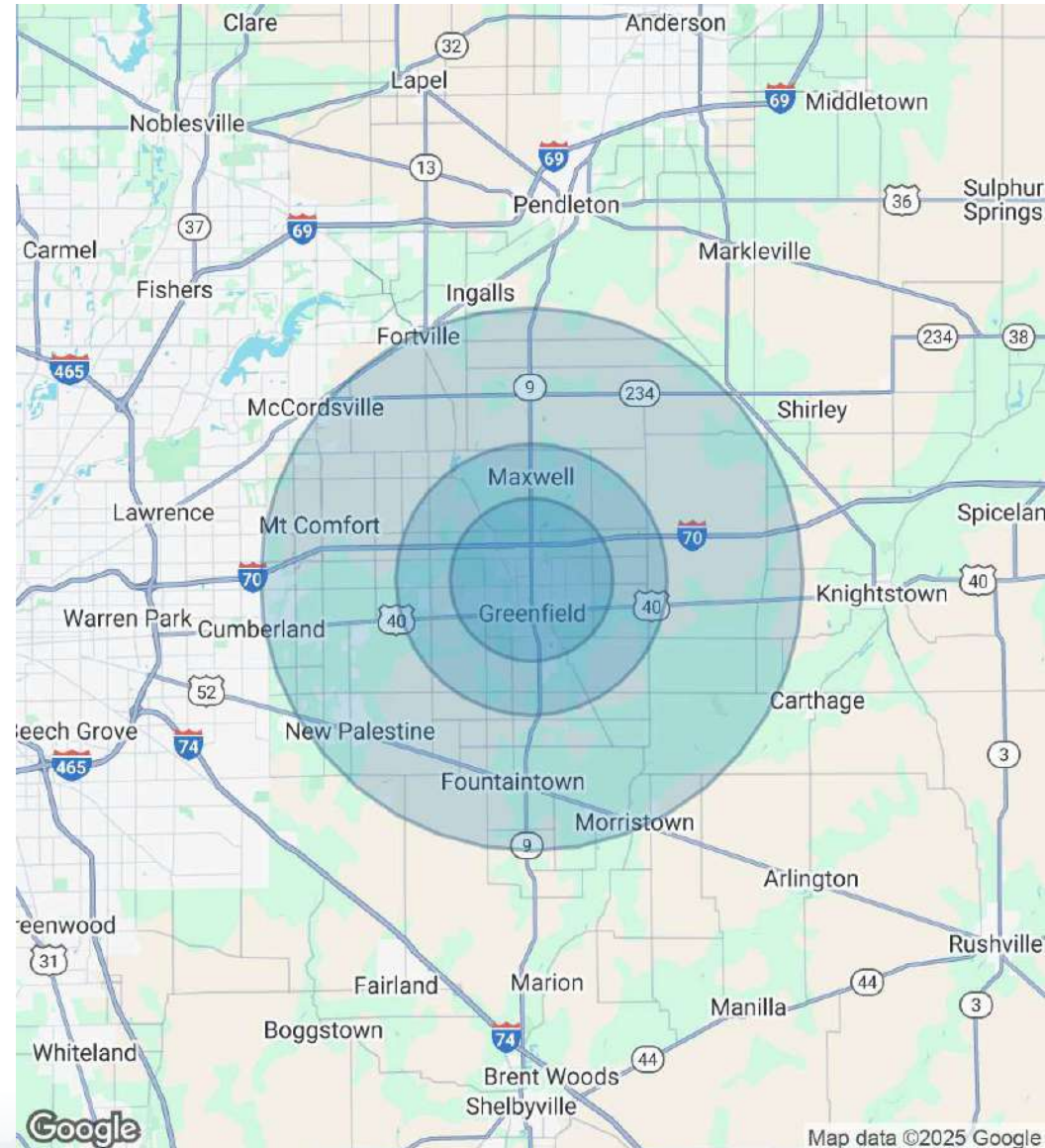


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	27,747	34,222	84,603

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,264	13,906	32,683
Average HH Income	\$89,015	\$91,943	\$105,267

TRAFFIC COUNTS	
N State St	26,757 VPD
I-70	55,165 VPD
Main St	14,261 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Indianapolis, IN



Colts Stadium

GREENFIELD, IN

Greenfield, Indiana, is a vibrant city located in Hancock County, about 20 miles east of Indianapolis. It offers a blend of small-town charm and suburban convenience, making it an attractive place to live, work, and visit. Located along U.S. Route 40 (the historic National Road), with easy access to Interstate 70, making it well-connected to Indianapolis and other regional hubs. Greenfield has a 2024 population of 26,703.

Greenfield, IN, boasts a diversified economy that benefits from its proximity to Indianapolis and its strong local industries. Greenfield has a robust manufacturing sector, including automotive parts, industrial equipment, and advanced materials. The city's central location and access to transportation routes like Interstate 70 make it an ideal hub for manufacturing and distribution. Historically rooted in agriculture, Greenfield remains a center for farming and agribusiness. Greenfield is home to Elanco, a global leader in animal health and one of the city's largest employers. The company's presence strengthens the biotechnology and life sciences sectors. Retail plays a significant role in Greenfield's economy, with a mix of local businesses and national chains serving the community. With its location on major transportation routes, Greenfield is a key player in logistics and warehousing. Major employers in the City are Elanco Animal Health, Keihin North America, Indiana Automotive Fasteners and Greenfield-Central Schools etc.

Greenfield, Indiana, is rich in history, culture, and outdoor recreation. Whether you're a history buff, a nature lover, or just looking for a charming getaway, Greenfield has plenty to offer. The Riley festival is an annual four-day event that begins on the first Thursday of October. It features a large and varied number of performances, concerts, contests and other entertainment programs. During the months of June and July, concerts are held every Friday evening at the Courthouse Plaza. Greenfield also has parks and lakes where people can pursue a wide range of recreational activities. James Whitcomb Riley Boyhood Home and Museum this historic home celebrates the life of James Whitcomb Riley, the "Hoosier Poet," known for his works like Little Orphant Annie. Greenfield and nearby Attractions are James Whitcomb Riley Birthplace, Chapel in the Park Museum, Riley Park, Boots Park and Roberts Lake.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



Actual Property Image



Actual Property Image



TENANT OVERVIEW

Company:	Public (Nasdaq: SBUX)
Founded:	1971
Locations:	40,000+
Headquarters:	Seattle, WA
Website:	starbucks.com

STARBUCKS

Since 1971, Starbucks Coffee Company has been committed to ethically sourcing and roasting high-quality arabica coffee. Today, with nearly 40,000 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. In everything we do, we are always dedicated to Our Mission: With every cup, with every conversation, with every community - we nurture the limitless possibilities of human connection.

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



Ty Reiley

Senior Associate

Capital Markets

512.649.2421

treiley@SIGnnn.com



Harrison Timberlake

Associate

Capital Markets

404.282.3047

htimberlake@SIGnnn.com

CONFIDENTIALITY AGREEMENT

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

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.



STARBUCKS

1474 North State Street - Greenfield, IN 46140

Exclusively Marketed by:

Jordan Mulloy // TX #793071

512.768.0380 // jmulloy@SIGnnn.com

Will Schuhmacher // TX #629275

512.277.5924 // will@SIGnnn.com

Evan Beeson // IL #475182760

773.352.8784 // evan@SIGnnn.com

Avery McCrary // IL #475212210

773.395.1158 // amccrary@SIGnnn.com