



# STARBUCKS

ABINGDON, VA

MARKET  STREET  
retail advisors



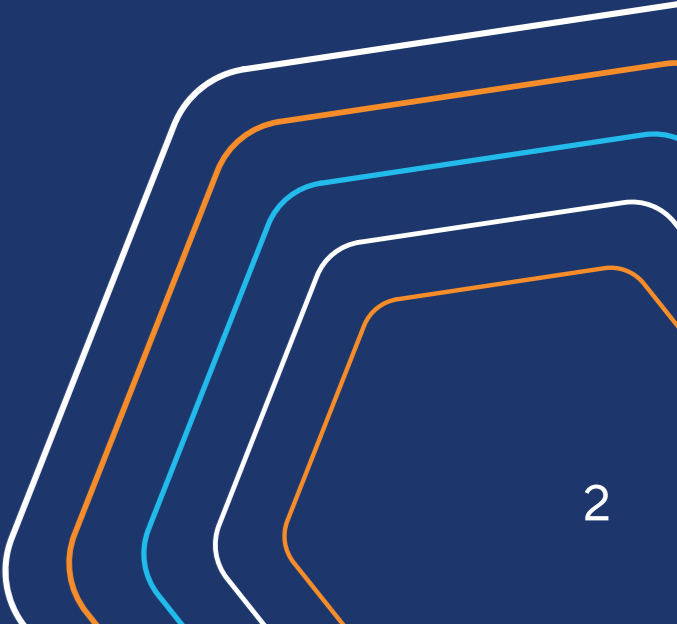
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# Investment Highlights

- ✓ **\$200,000 year** (\$16,667 / month)
- ✓ **Opening** July 2025
- ✓ **10 year** lease
- ✓ **10% increase** every 5 years
- ✓ Four 5-Yr. Options with 10% increase every 5 years
- ✓ Building includes an **60ft pylon sign** for interstate visibility
- ✓ **38,000+ locations** globally



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# Investment Location



# Offering Summary

## Pricing Summary



**\$3,225,806**  
OFFERING PRICE



**\$200,000**  
NET OPERATING  
INCOME



**6.20%**  
CAPITALIZATION  
RATE

## Lease Details

**10 years**

INITIAL TERM

**Jul. 2025**

LEASE  
COMMENCEMENT\*

**Jun. 2035**

LEASE EXPIRES

**NNN**

TENANT  
RESPONSIBILITIES

**Roof & Structure**

LANDLORD  
RESPONSIBILITIES

**10% Every 5  
Years**

INCREASES

**Four 5-Year**

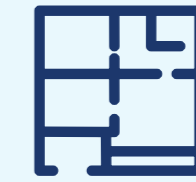
OPTIONS



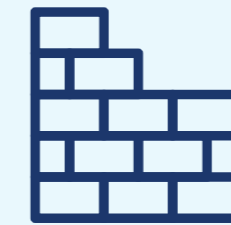
## STARBUCKS



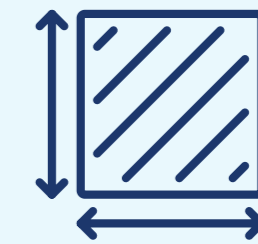
986 EAST MAIN STREET  
ABINGDON, VA



2,443 SQUARE FEET



BUILT IN 2025



0.80 ACREAGE



# Financial Analysis



## Base Terms

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
FROM	Jul. 2025	Jul. 2026	Jul. 2027	Jul. 2028	Jul. 2029	Jul. 2030	Jul. 2031	Jul. 2032	Jul. 2033	Jul. 2034
TO	Jun. 2026	Jun. 2027	Jun. 2028	Jun. 2029	Jun. 2030	Jun. 2031	Jun. 2032	Jun. 2033	Jun. 2034	Jun. 2035
MONTHLY	\$16,667	\$16,667	\$16,667	\$16,667	\$16,667	\$18,333	\$18,333	\$18,333	\$18,333	\$18,333
YEARLY	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$220,000	\$220,000	\$220,000	\$220,000	\$220,000



## Option Terms

	YEAR 11-15	YEAR 16-20	YEAR 21-25	YEAR 26-30
FROM	Jul. 2035	Jul. 2040	Jul. 2045	Jul. 2050
TO	Jun. 2040	Jun. 2045	Jun. 2050	Jun. 2055
MONTHLY	\$20,167	\$22,183	\$24,402	\$26,842
YEARLY	\$242,000	\$266,200	\$292,820	\$322,102



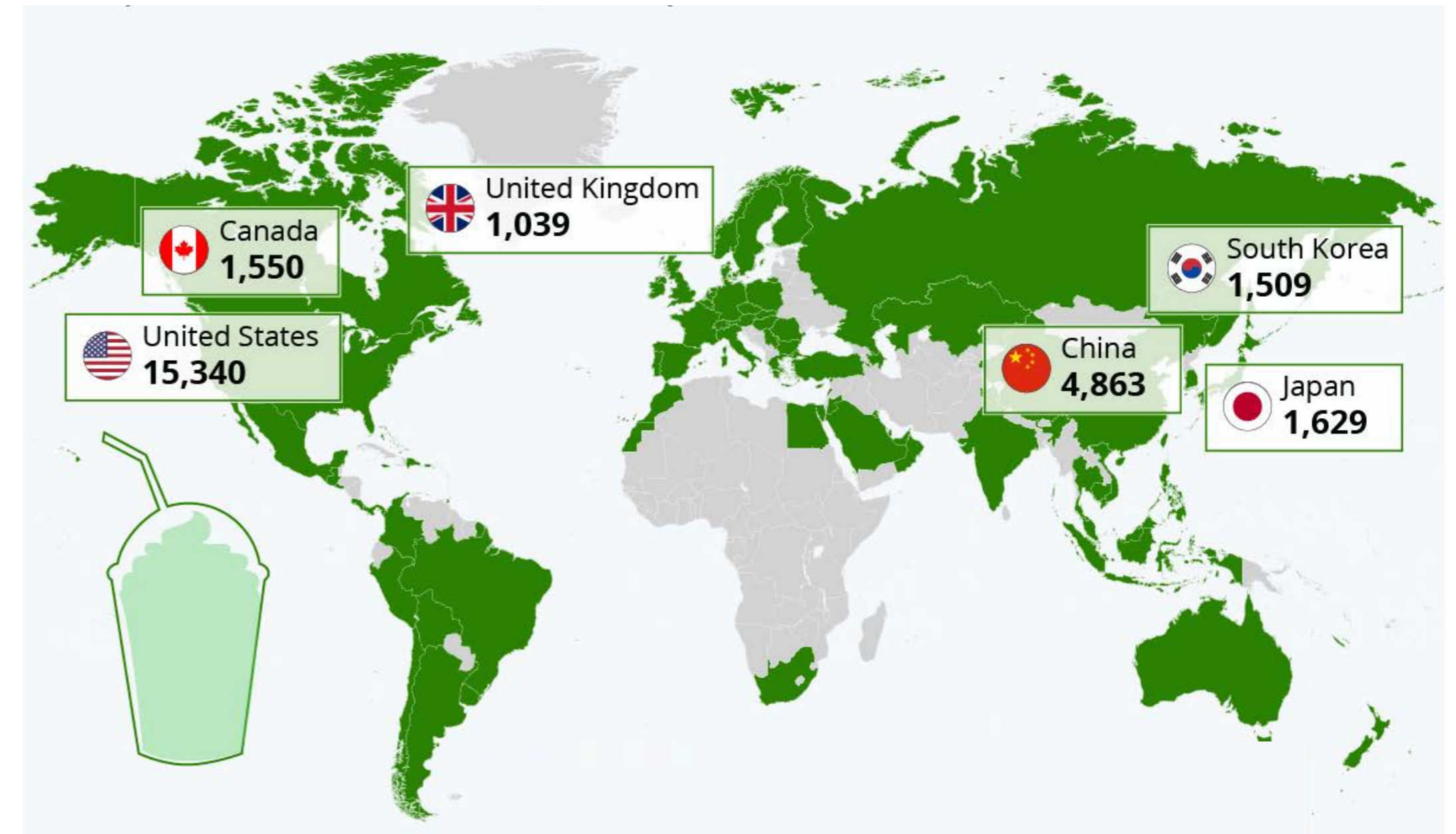


# Tenant Overview



**STARBUCKS®**

**The Starbucks** story began in 1971 on streets of the historic Pike Place Market in Seattle, Washington, founded by English teacher Jerry Baldwin, history teacher Zev Siegl, and writer Gordon Bowker. By 1987, expansion began. Starbucks would soon expand to Chicago and Vancouver, then over to California, Washington D.C. and New York. By 1996, they would open up their first store in Japan. Over the next couple of decades, it became the coffee empire of the world, serving millions of customers each week. With stores in every state, over 17,800 operating locations in the U.S., and approximately 38,000 locations worldwide, Starbucks has outperformed its competitors. In the U.S. there are 9,000+ company-operated stores and 8,000+ licensed stores. The coffee chain is estimated to serve roughly 5 million customers each day worldwide, with an estimated 700 daily customers in each store. Starbucks has seen average weekly sales outpace pre-COVID levels by double digits, proving there is demand for even more stores beyond the 17,800 currently located across North America. The company has plans to expand the store footprint to 55,000 by 2030.



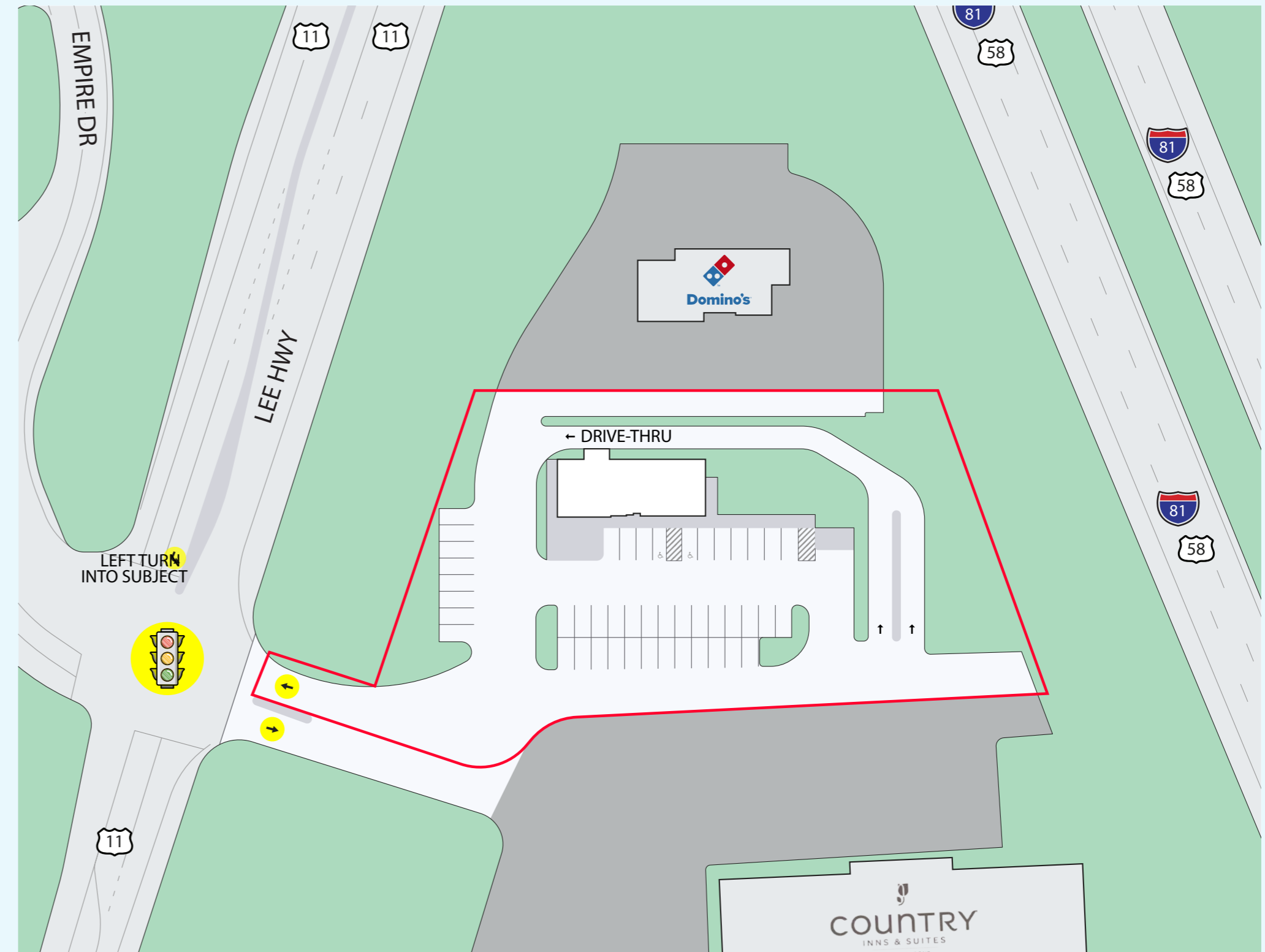
**17,800**  
U.S. LOCATIONS

**38,000**  
GLOBAL LOCATIONS

# Site Plan


## Recent News


- Starbucks has seen average weekly sales outpace pre-COVID levels by double digits, proving there is demand for even more stores beyond the 17,800 currently located across North America.
- Renovating existing stores and building new purpose-driven stores in various formats – pick-up, drive-thru only, double-sided drive-thru, and delivery-only – to meet customer demand. Tripling the number of Greener Stores in three years.
- Today, there are more than 75 million Starbucks Rewards members globally.
- There are now more than 20,000 Starbucks stores outside the U.S.
- Expanding store footprint to 55,000 by 2030







# Demographics

 Population By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	8,618	17,772	24,631
April 1, 2010	9,886	18,986	27,398
April 1, 2020	10,225	19,748	27,718
January 1, 2023	10,338	19,993	28,075
January 1, 2028	10,467	20,246	28,435

 Income Characteristics	3 MILES	5 MILES	7 MILES
Total Personal Income	419,031,609	770,906,994	1,082,976,025
Total Household Income	389,989,274	740,424,834	1,050,671,788
Median Household Income	56,482	64,095	66,789
Avg. Household Income	90,129	86,894	88,664
Per Capita Income	40,981	39,037	39,071

 Households By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	3,904	7,661	10,307
April 1, 2010	4,309	8,196	11,644
April 1, 2020	4,327	8,521	11,850
January 1, 2023	4,452	8,774	12,202
January 1, 2028	4,560	8,984	12,494

 Household Characteristics	3 MILES	5 MILES	7 MILES
Households - April 1, 2020	4,327	8,521	11,850
Family Households	2,190	4,868	7,407
Non-Family Households	2,137	3,653	4,443
Avg. Size of Household	2.1	2.18	2.23
Median Size of Household	58.1	57.9	58
Median Value Owner-Occupied	209,717	209,703	212,896
Median Rent Per Rent	626	648	654
Median Vehicles Per Household	2.1	2.3	2.4





Walmart

McDonald's

LOWE'S

Bojangles

SUBWAY

DQ

Domino's

Starbucks

Cracker Barrel  
OLD COUNTRY STORE

LEE HWY: 9,800 VPD

81  
41,000 VPD





Fairfield  
BY MARRIOTT

Red Roof Inn

Cracker Barrel  
OLD COUNTRY STORE

BURGER KING

Quality  
INN & SUITES  
BY CHOICE HOTELS

COUNTRY  
INN & SUITES  
BY RADISSON

Dominos

Starbucks

LEE HWY: 9,800 VPD

81 41,000 VPD



# Abingdon, VA



20+  
LANDMARKS

30+  
RESTAURANTS

34+  
MILES OF  
TRAILS



## Best Small Town Food Scene

Recognized by USA Today as the Best Small Town Food Scene for four consecutive years.



## Top Small Adventure Town

Named Top Small Adventure Town by Blue Ridge Outdoors magazine for two years running.



## Best Small Town in the South

Featured as one of the Best Small Towns in the South by Southern Living magazine.

## Major Employers





# Abingdon, VA



**Virginia Creeper Trail:** A 34-mile multi-use trail that runs from Abingdon through Damascus to Whitetop Station, offering scenic biking, hiking, and horseback riding experiences. Voted #2 Best Virginia Attraction

**Blue Ridge Mountains:** Nestled in the Blue Ridge Highlands, Abingdon provides easy access to outdoor activities like hiking, fishing, and camping, with stunning mountain vistas.



## Strategic Location

Situated at the crossroads of Interstates 81 and 77, providing easy access to major markets and distribution channels.

## Proximity to Tri-Cities

Approximately 30 miles from the Tri-Cities region (Bristol, Kingsport, and Johnson City), enhancing economic and cultural connections.



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