



STARBUCKS®

GEORGIA SOUTHERN UNIVERSITY
26,100 STUDENTS

151 TORMENTA WAY
STATESBORO, GA



Publix

25

VETERANS MEMORIAL PKWY (ROUTE 25) - 36,000 VPD



OLD REGISTER ROAD - 6,327 VPD

CONFIDENTIAL
OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

WATCH DRONE VIDEO HERE

OFFERED FOR SALE
\$3,190,500 | 5.25% CAP



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this new 10 Year NN+ lease with Starbucks in Statesboro, GA. Starbucks is open for business and will commence paying rent August 20, 2024 after their free rent period expires and has fixed 10% rental increases every 5 years during the base term and option periods. The seller will provide a rent credit to cover the period between closing and rent commencement.



**OUTPARCEL TO
NEW PUBLIX
ANCHORED
CENTER**



**NEW 10-YEAR
NN+ STARBUCKS
LEASE**



**IN THE
PATH OF
GROWTH**

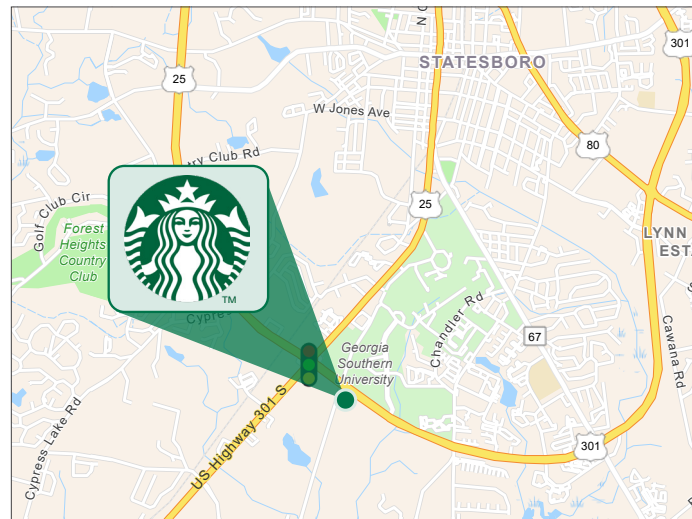
LEASE YEARS	ANNUAL RENT	RETURN
Years 1-5 (Base Term)	\$167,500	5.25%
Years 6-10 (Base Term)	\$184,250	5.77%
Years 11-15 (Option 1)	\$202,675	6.35%
Years 16-20 (Option 2)	\$222,943	6.98%
Years 21-25 (Option 3)	\$245,237	7.68%
Years 26-30 (Option 4)	\$269,760	8.45%

NOI	\$167,500
CAP	5.25%
PRICE	\$3,190,500

ASSET SNAPSHOT

Tenant Name	Starbucks
Address	151 Tormenta Way, Statesboro, GA 30458
Building Size (GLA)	2,500 SF
Land Size	1.36 AC
Year Built	2024
Signator/Guarantor	Starbucks Corporation (Parent)
Lease Type	NN+*
Landlord Responsibilities	Roof & Structure (Roof Warranty)
Rent Commencement Date	August 20, 2024**
Remaining Term	10 Years and 6 Months
Current Annual Rent	\$167,500 per year

* NN+ lease - Tenant self-maintains the parcel, makes non-structural repairs to building, minor repairs and restriping of the parking lot.
**Tenant is scheduled to open for business 2/15/2024 and then has 6 month free rent period. Seller will provide a day for day credit at closing.



<p>34,629 PEOPLE IN 3 MILE RADIUS</p>	<p>\$64,592 AHHI 3 MILE RADIUS</p>	<p>36,000 VPD ON VETERAN MEMORIAL PARKWAY</p>
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STARBUCKS® INVESTMENT HIGHLIGHTS



OUTPARCEL TO NEW PUBLIX ANCHORED CENTER

Signalized corner location (36,000 ADT) in front of Eagles Corner, a newly constructed Publix anchored shopping center



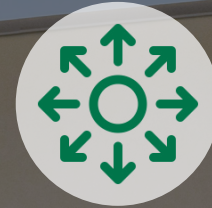
NEW 10-YEAR NN+ STARBUCKS LEASE

Starbucks is responsible for maintaining their parcel including non-structural repairs to the building and minor parking lot repairs including restriping which provides passive ownership and stable cash flow



RARE COLLEGE TOWN LOCATION

Located directly across from Georgia Southern University which set an enrollment record last Fall of 26,106



IN THE PATH OF GROWTH

Located adjacent to new 5,300 seat Tormenta FC soccer stadium and Georgia Southern's planned 208 Acre South Campus



INVESTMENT GRADE CREDIT

Starbucks has an investment grade credit rating and is the largest coffee provider in the World with over 35,700 stores



INFALTION HEDGE

Fixed 10% increases every 5 years provide a hedge against inflation and consistent rent growth



DEPRECIATION

Fee simple ownership of the building allows for depreciation boosting after tax returns



2024 CONSTRUCTION WITH ROOF WARRANTY

Brand new construction with drive-thru and 15-year transferable roof warranty





SITE PLAN

25

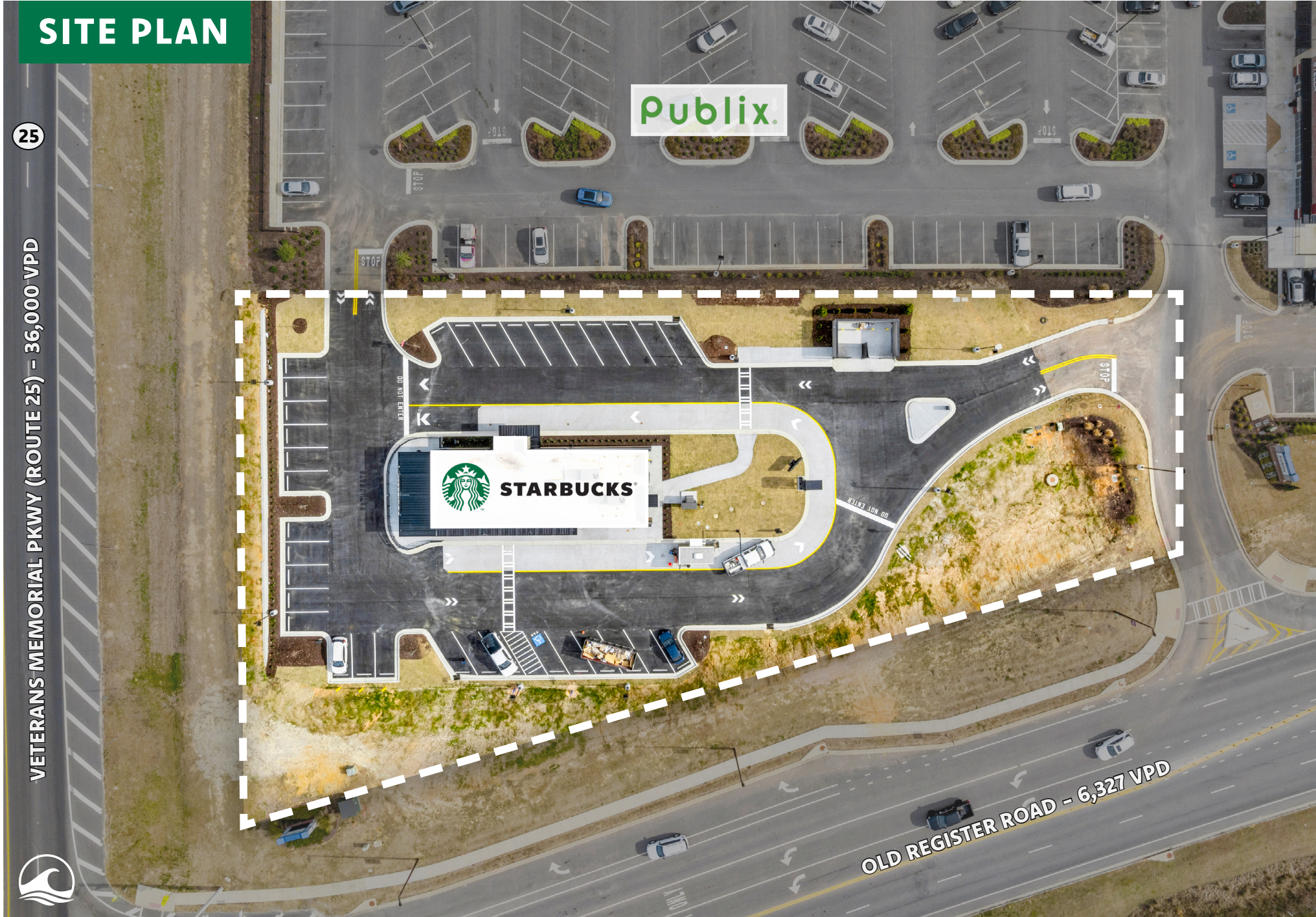
VETERANS MEMORIAL PKWY (ROUTE 25) - 36,000 VPD



Publix

STARBUCKS

OLD REGISTER ROAD - 6,327 VPD



UNIVERSITY STATION -
PROPOSED FUTURE RETAIL
 BLAZE PIZZA
SOUTHERN LIQUORS

PROPOSED GEORGIA
SOUTHERN 208 ACRE
SOUTH CAMPUS

EAGLES CORNER
 Publix
Lendmark crumbl
EXPERCARE

VETERANS MEMORIAL PKWY (ROUTE 25) - 36,000 VPD



OLD REGISTER ROAD - 6,327 VPD



DEMOGRAPHICS

1 MILES

9,898
PEOPLE

\$42,530
AHHI

3 MILES

34,629
PEOPLE

\$64,592
AHHI

5 MILES

53,570
PEOPLE

\$72,583
AHHI

STARBUCKS
STAESBORO, GA

STATESBORO
BULLOCH
COUNTY AIRPORT

80

STATESBORO

STATESBORO
MALL
bealls
FOOD LION belk

LOWE'S

Walmart
Supercenter

25

FOREST HEIGHTS
COUNTRY CLUB

ROUTE 80 = 23,900 VPD

GEORGIA
SOUTHERN
UNIVERSITY

STATESBORO
CROSSING
HOBBY LOBBY
BAM! ULTA
BOOKS-A-MILLION
TJ-maxx

ROUTE 25 = 36,000 VPD

Walmart
DISTRIBUTION
CENTER



Part of **BULLOCH COUNTY**, Statesboro, GA, is strategically located near major transportation arteries Interstate 16 and U.S. Highway 301 which offers convenient access to regional and national markets. Statesboro is the home to Georgia Southern University which set an enrollment record in the Fall of 2023 with over 26,000 students. Statesboro enjoys a steady influx of students, faculty, and staff, generating tremendous demand for various commercial goods and services. GSU's presence fuels rental demand, particularly in retail and multifamily properties.

WHISPERING PINES
PHASE 6
SPRING 2024

MC ANDERSON
SPORTS COMPLEX



GEORGIA
SOUTHERN
MAIN
CAMPUS

RETAIL
DEVELOPMENT

PAULSON
STADIUM

TORMENTA
FC STADIUM &
CLUBHOUSE

[LEARN MORE](#)

[LEARN MORE](#)

GEORGIA
SOUTHERN
SOUTH CAMPUS

LEGEND

- TORMENTA FC
- THE CLUBHOUSE
- RETAIL
- ACADEMIC - CLASSROOMS/FACULTY OFFICES
- ACADEMIC - RESEARCH & LABS
- STUDENT HOUSING
- GENERAL USE
- SPECIAL USE
- WETLANDS

BULLOCH COUNTY
AGRICULTURAL
COMPLEX

ASPEN HEIGHTS
APARTMENTS

67

25

7

FAIR RD (ROUTE 67) = 25,900 VPD

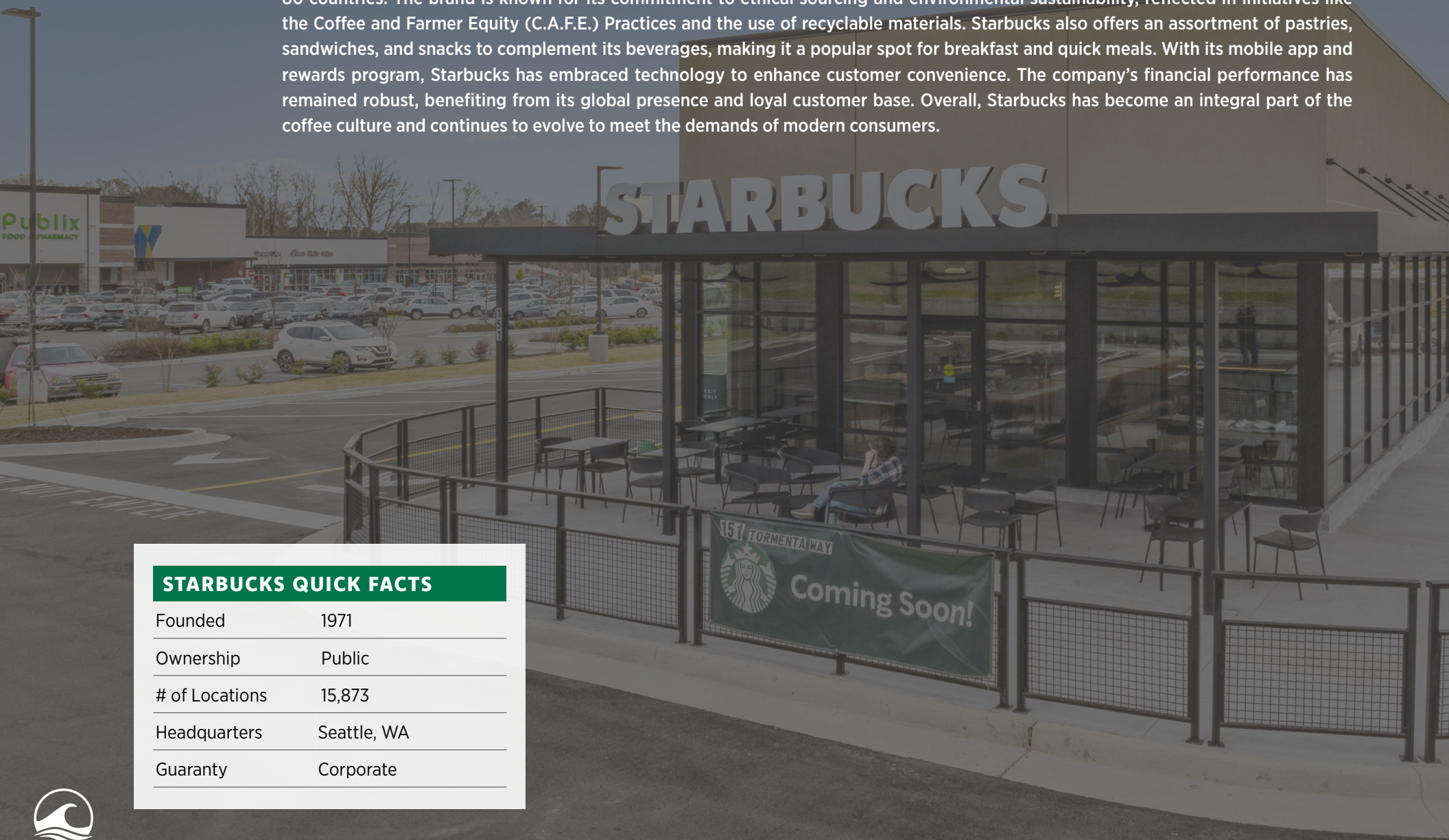
ROUTE 25 - 36,000 VPD





TENANT SUMMARY

Starbucks, founded in 1971 in Seattle, Washington, is a globally renowned coffeehouse chain and is the largest provider of coffee in the world.. It began as a single store focused on providing high-quality coffee beans and equipment. The company’s expansion took off when Howard Schultz joined in 1982, envisioning Starbucks as a place for people to enjoy freshly brewed coffee in a cozy, community-oriented atmosphere. Starbucks has since grown into one of the world’s largest coffeehouse chains, with over 35,000 locations in over 80 countries. The brand is known for its commitment to ethical sourcing and environmental sustainability, reflected in initiatives like the Coffee and Farmer Equity (C.A.F.E.) Practices and the use of recyclable materials. Starbucks also offers an assortment of pastries, sandwiches, and snacks to complement its beverages, making it a popular spot for breakfast and quick meals. With its mobile app and rewards program, Starbucks has embraced technology to enhance customer convenience. The company’s financial performance has remained robust, benefiting from its global presence and loyal customer base. Overall, Starbucks has become an integral part of the coffee culture and continues to evolve to meet the demands of modern consumers.



STARBUCKS QUICK FACTS

Founded	1971
Ownership	Public
# of Locations	15,873
Headquarters	Seattle, WA
Guaranty	Corporate





**OFFERED
FOR SALE**

STARBUCKS

**151 Tormenta Way | Statesboro, GA
\$3,190,500 | 5.25% CAP**

Exclusively Offered By



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