

**OFFERED  
FOR SALE**

**\$3,040,000 | 6.25% CAP**



**14187 CLEARFIELD SHAWVILLE HWY  
CLEARFIELD, PA**

**LOWE'S**

**Walmart**  
Supercenter

**80**

**I-80 24,919 VPD**

**879**

**CLEARFIELD SHAWVILLE HWY (PA 879) 13,025 VPD**

REPRESENTATIVE PHOTO



**Atlantic**  
CAPITAL PARTNERS™

**CONFIDENTIAL OFFERING MEMORANDUM**



## EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present for sale the newly constructed Starbucks located along Clearfield Shawville Highway in Clearfield, Pennsylvania. The 2,516 SF store sits on a 1.44-acre parcel and is backed by a brand new 10-year NN lease with Starbucks Corporation, and the store has a projected opening date of Q2 2026. The lease generates \$190,000 in annual base rent with scheduled 10% rent escalations in each option period, providing attractive built-in income growth. The asset is priced at \$3,040,000, reflecting a 6.25% cap rate.

Strategically positioned along PA Route 879 (13,025 VPD) and directly off I-80 (24,919 VPD), the property benefits from excellent visibility and access, capturing both local and regional traffic. The offering provides investors the opportunity to acquire a high-quality asset featuring new construction, limited landlord responsibilities (roof & structure only), and durable cash flow secured by a premier national tenant.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	1-5	\$190,000
Current Term	6-10	\$209,000
1st Extension Term	11-15	\$229,900
2nd Extension Term	16-20	\$252,890
3rd Extension Term	21-25	\$278,179
4th Extension Term	30	\$305,997

<b>NOI</b>	\$190,000
<b>CAP RATE</b>	6.25%
<b>LIST PRICE</b>	\$3,040,000



## ASSET SNAPSHOT

Tenant Name	Starbucks
Address	14187 Clearfield Shawville HWY, Clearfield, PA
Building Size (GLA)	2,516 SF
Land Size	1.44 AC
Year Built	2026
Signator/Guarantor	Starbucks Corporation
Lease Type	NN
Landlord Responsibilities	Roof & Struture
Est. Rent Commencement Date	Q2 2026
Lease Expiration Date	1/31/2036
Remaining Term	10 Years
NOI	\$190,000

## REPRESENTATIVE PHOTO



**21,978** PEOPLE  
IN 3 MILE RADIUS



**\$64,449** AHHI  
IN 3 MILE RADIUS



**13,025** VPD  
ON PA ROUTE 879





### NEW CONSTRUCTION

New construction limiting exposure to capital repairs during the hold period



### NEW 10-YEAR LEASE & MINIMAL LANDLORD RESPONSIBILITIES

NN lease leaves minimal Landlord Responsibilities (Roof & Structure). No early termination and self-maintaining lease



### ATTRACTIVE RENTAL INCREASES

10% rent increase every 5 years including option periods



### CORPORATE GUARANTY FROM INVESTMENT GRADE TENANT

Both of the leases are corporately guaranteed. Starbucks has a Market Cap of \$105.8B (NASDAQ: SBUX)



### LOCATED IN HIGH TRAFFIC CORRIDOR

Situated at the crossroads of Shawville Highway and I-80, which sees 13,025 VPD and 24,919 VPD, respectively



### DYNAMIC REGIONAL RETAIL CORRIDOR

Strong retail trade area anchored by national tenants such as Walmart, Lowe's, Tractor Supply, and Aldi





## SITE PLAN







I-80 24,919 VPD



CLEARFIELD SHAWVILLE HWY (PA 879) 13,025 VPD







879



CLEARFIELD SHAWVILLE HWY (PA 879) 13,025 VPD







80 I-80 24,919 VPD

1 MILE  
11,543  
PEOPLE  
\$68,117  
AHHI

3 MILES  
21,978  
PEOPLE  
\$64,449  
AHHI

5 MILES  
46,817  
PEOPLE  
\$64,564  
AHHI



SHEETZ

DUNKIN'

KFC  
Snappy's

McDonald's

Hampton Inn

WINGATE  
BY WYNDHAM

BURGER KING

Best Western PLUS

H  
Holiday Inn Express  
& Suites

LOWE'S

Walmart  
Supercenter

TSC TRACTOR  
SUPPLY CO

Save  
a lot

CLEARFIELD SHAWVILLE HWY (PA 879) 13,025 VPD

Clearfield, Pennsylvania is a welcoming community located in central Pennsylvania, approximately 90 miles northeast of Pittsburgh. Known for its small-town atmosphere and strategic location near major transportation routes, Clearfield offers residents and businesses a balance of accessibility and affordability. With a population of over 46,800 people within a five-mile radius and an average household income exceeding \$64,000 the area supports a stable customer base for retail and service-oriented business. The area's economic base is diversified, with key industries including energy, manufacturing, logistics, and healthcare. In recent years, Clearfield has attracted new businesses and investments thanks to proactive local government initiatives focused on regional development and infrastructure enhancements. With its strong transportation access, consistent consumer demand, and business-friendly environment, Clearfield, PA presents a compelling opportunity for investors seeking value in a stable secondary market.

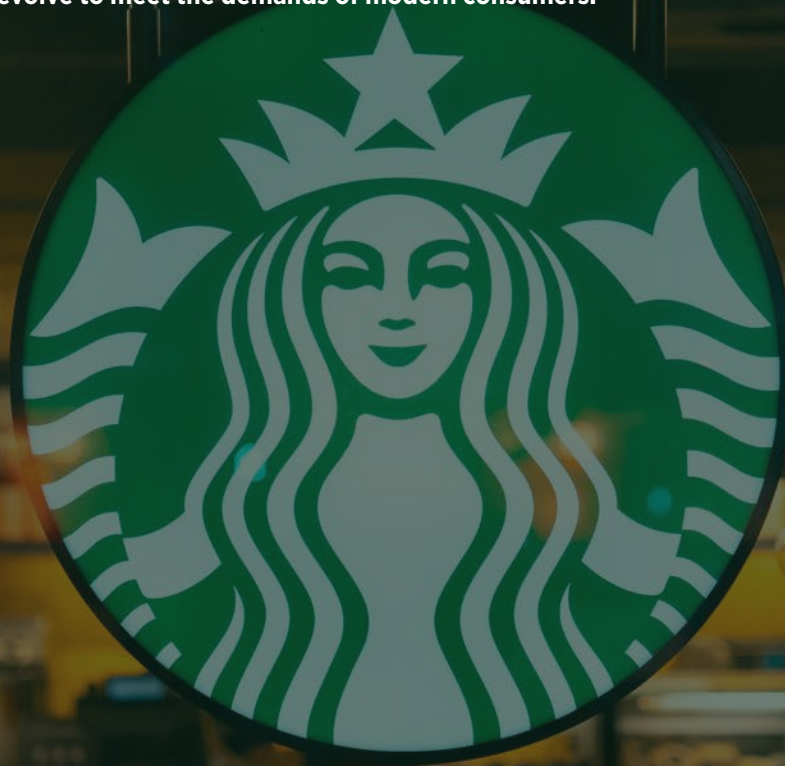






## TENANT SUMMARY

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. Beyond its iconic coffee offerings, Starbucks provides an array of beverages, including teas, refreshers, and specialty espresso drinks, catering to diverse tastes. 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





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\$3,040,000 | 6.25% CAP



14187 CLEARFIELD SHAWVILLE HWY  
CLEARFIELD, PA

LOWE'S

Walmart  
Supercenter

Exclusively Offered By



## PRIMARY DEAL CONTACTS

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