



2515 NORTH ROAD, ORANGEBURG, SC



**OFFERED  
FOR SALE**  
\$2,100,000 | 6.00% CAP

CONFIDENTIAL  
OFFERING MEMORANDUM

## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Starbucks in Orangeburg, SC. The Premises is leased to Starbucks for a 10 year initial term, with four (4) - five (5) year options. The Asset is well positioned on the main retail corridor in Orangeburg, SC.



**10-YR  
LEASE**



**POSITIONED IN  
RETAIL NODE**



**NEARBY PUBLIC  
UNIVERSITY**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$126,000
Rent Escalation	6-10	\$138,600
1st Extension	11-15	\$152,460
2nd Extension	16-20	\$167,706
3rd Extension	21-25	\$184,477
4th Extension	26-30	\$202,924

<b>NOI</b>	<b>\$126,000</b>
<b>CAP</b>	<b>6.00%</b>
<b>PRICE</b>	<b>\$2,100,000</b>

## ASSET SNAPSHOT

Tenant Name	Starbucks
Address	2515 North Rd, Orangeburg, SC 29118
Building Size (GLA)	2,305 SF
Land Size	0.77 Acres
Year Built/Renovated	2023
Signator/Guarantor	Starbucks Corporation (Corporate Guaranty)
Rent Type	NN
Landlord Responsibilities	Roof, Structure and Parking Lot
Rent Commencement Date	11/10/2023
Lease Expiration	2/28/2034
Remaining Term	9 Years
Current Annual Rent	\$126,000
Rent Increases	10% Increases Every 5 Years and in Options



 **33,953** PEOPLE  
IN 5 MILE RADIUS

 **\$91,690** AHHI  
IN 1 MILE RADIUS

 **29,000** VPD  
ON NORTH RD





## STRONG LEASE FUNDAMENTALS

10% rental increases every 5 years including options | Four (4) - five (5) year options | Minimal LL responsibilities



## CORPORATE GUARANTEE FROM CREDIT WORTHY TENANT

Starbucks has a S&P credit rating of BBB+ | Over 35,000 locations worldwide | \$30.3B Total Revenue



## HIGHLY VISIBLE SITE IN LOW VACANCY RETAIL CORRIDOR

Over 900k SF of retail space in a one mile radius | Retail vacancy within a mile is 0% (According to: Costar Data) | The site is located less than a quarter mile away from the North Road Plaza, a fully occupied, 252K SF Walmart anchored shopping center



## CLOSE PROXIMITY TO SOUTH CAROLINA STATE UNIVERSITY

South Carolina State University is located under 3 miles away from the site | The University has over 5,000 students and employs more than 250 full time employees | The School generates \$145 Million in total economic impact for the local and regional communities



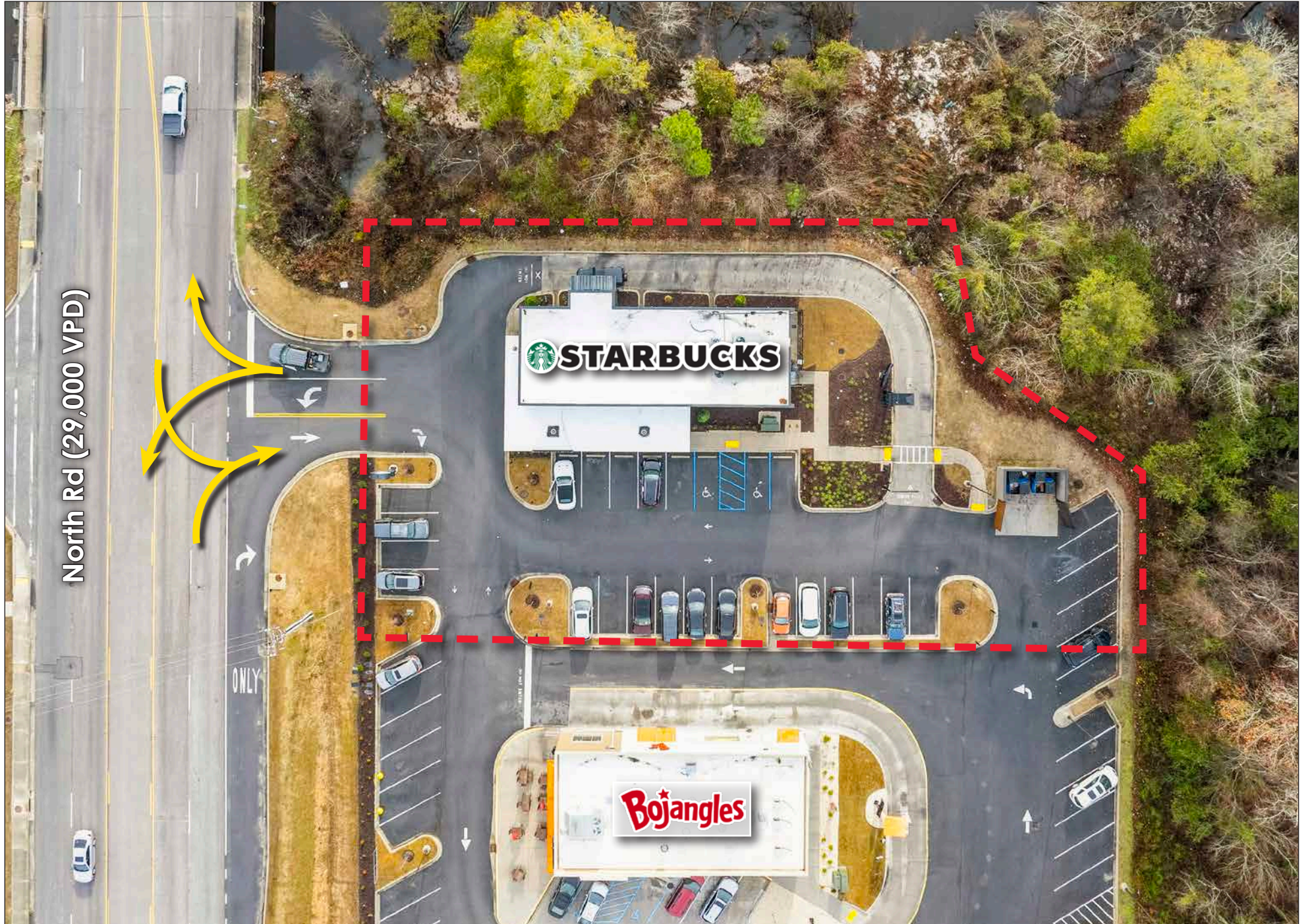
## NEW BIRLA CARBON PLANT

Delivering in 2025 and providing more than 100 jobs to the Orangeburg Area is the \$1 Billion dollar synthetic graphite plant, located 5 miles north | Birla Carbon's 435,000 sqft plant will produce materials for electric vehicles, energy storage, and the defense industry



## NEW CONSTRUCTION

New build-to-suit Starbucks | Warranties will be assigned to the new owner



Magnolia Village  
62-Acre Mixed-Use



Orangeburg Preparatory School  
High Class, Private School for K-12  
Students (500+ Current Enrollment)

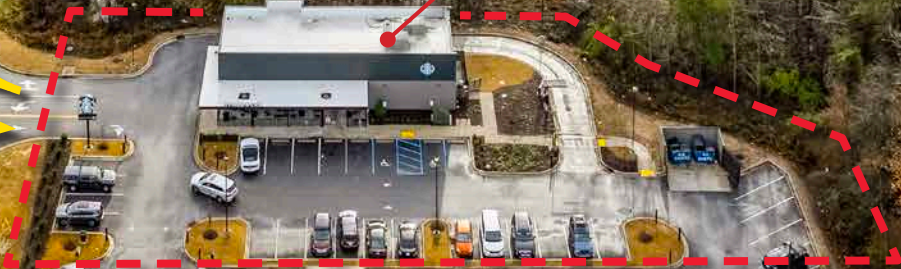


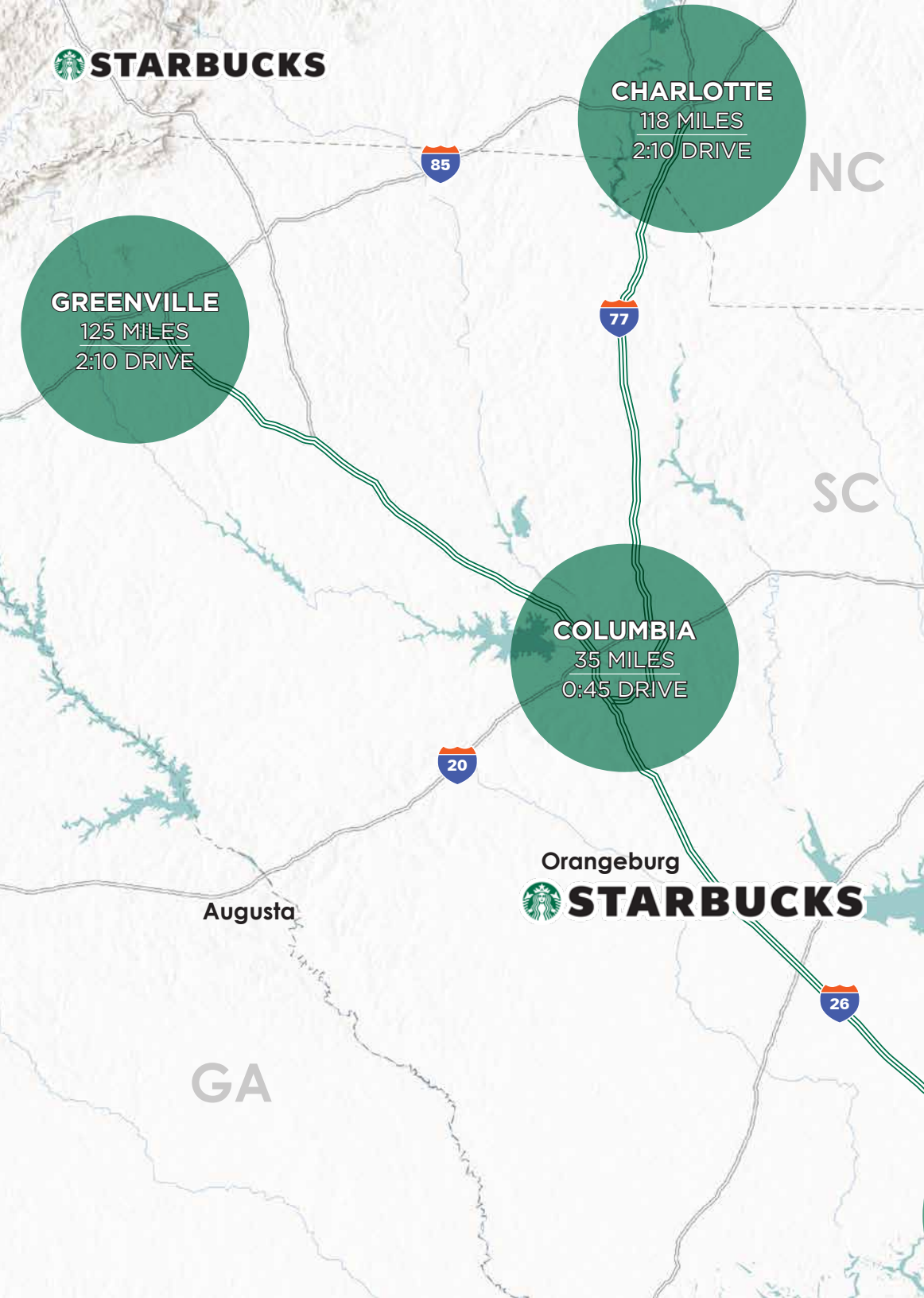
North Rd (29,000 VPD)





North Rd (29,000 VPD)





Orangeburg, SC is a part of the Columbia, SC MSA. Columbia, the state's capital, is a vibrant city nestled in the heart of the Palmetto State. Boasting a rich history dating back to its founding in 1786, Columbia offers a blend of Southern charm and modern amenities. The city is renowned for its cultural attractions, including the Columbia Museum of Art, which showcases a diverse collection ranging from Renaissance masterpieces to contemporary works. Nature enthusiasts can explore the scenic beauty of Congaree National Park, home to one of the largest intact old-growth bottomland hardwood forests in the southeastern United States. With its bustling downtown district, burgeoning culinary scene, and lively entertainment options, Columbia provides residents and visitors alike with a dynamic urban experience set against the backdrop of the South Carolina Midlands.



Orangeburg  
**STARBUCKS**

**CHARLESTON**  
75 MILES  
1:20 DRIVE

GA

Augusta

NC

SC

## TENANT SUMMARY

Starbucks Corporation is an American global coffee company and coffeehouse chain based in Seattle, Washington. Starbucks was founded in 1985 as a local coffee bean roaster and retailer and has grown into the largest coffeehouse company in the world. There are 33,000+ Starbucks stores in 76 countries, including 15,041 in the United States. Starbucks locations serve hot and cold beverages, whole-bean coffee, micro-ground instant coffee, full-leaf teas, pastries, and snacks. Most stores also sell packaged food items, hot and cold sandwiches, and items such as mugs and tumblers. Starbucks Evenings locations also offer a variety of beers, wines, and small bites after 4pm. Starbucks has a strong presence both in the US and in the global marketplace due in part to its rapid growth over the last few decades. In the 1990s, Starbucks was opening a new store every workday, a pace that continued into the 2000s. The first store outside the United States or Canada opened in the mid-1990s, and overseas stores now constitute almost one-third of Starbucks' stores.

### STARBUCKS QUICK FACTS

<b>Founded:</b>	1971
<b>Credit Rating:</b>	BBB+
<b>Ownership:</b>	Public/NASDAQ: SBUX
<b># of Locations:</b>	33,800
<b>Headquarters:</b>	Seattle, WA
<b>Guaranty:</b>	Corporate



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**2515 NORTH ROAD, ORANGEBURG, SC**

Exclusively Offered By



**PRIMARY DEAL CONTACTS**

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