



OFFERING MEMORANDUM

BRAND NEW CONSTRUCTION - STARBUCKS

3235 AUGUSTA STREET . GREENVILLE . SC 29605

Representative Photo



→
DRIVE
THRU



NNN



ANNUAL RENT

\$185,000

%

CAP RATE

5.60%



LIST PRICE

\$3,300,000

Representative Photo

BROKERAGE *team*



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

ABOUT *the property*

ADDRESS 3235 Augusta Street, Greenville, SC 29605
CITY Greenville
COUNTY Greenville
TOTAL SIZE ±2,500 SF/0.73 AC
PARKING 20 Spaces

NEW CONSTRUCTION STNL

Corporate Starbucks, Built in 2025, Greenville, SC

PUBLICLY TRADED COMPANY NYSE (SBUX)

Investment Grade Tenant, NASDAQ: SBUX

BRAND NEW NNN LEASE

10-Year Initial Term

INFLATION-RESISTANT CASHFLOW

10% Increases Every 5 Years

AVERAGE HH INCOME

\$121,199 Within 1-Mile Radius

LIMITED LANDLORD RESPONSIBILITIES

Roof, Structure, Parking Lot, etc.

ONLY DRIVE-THRU STARBUCKS

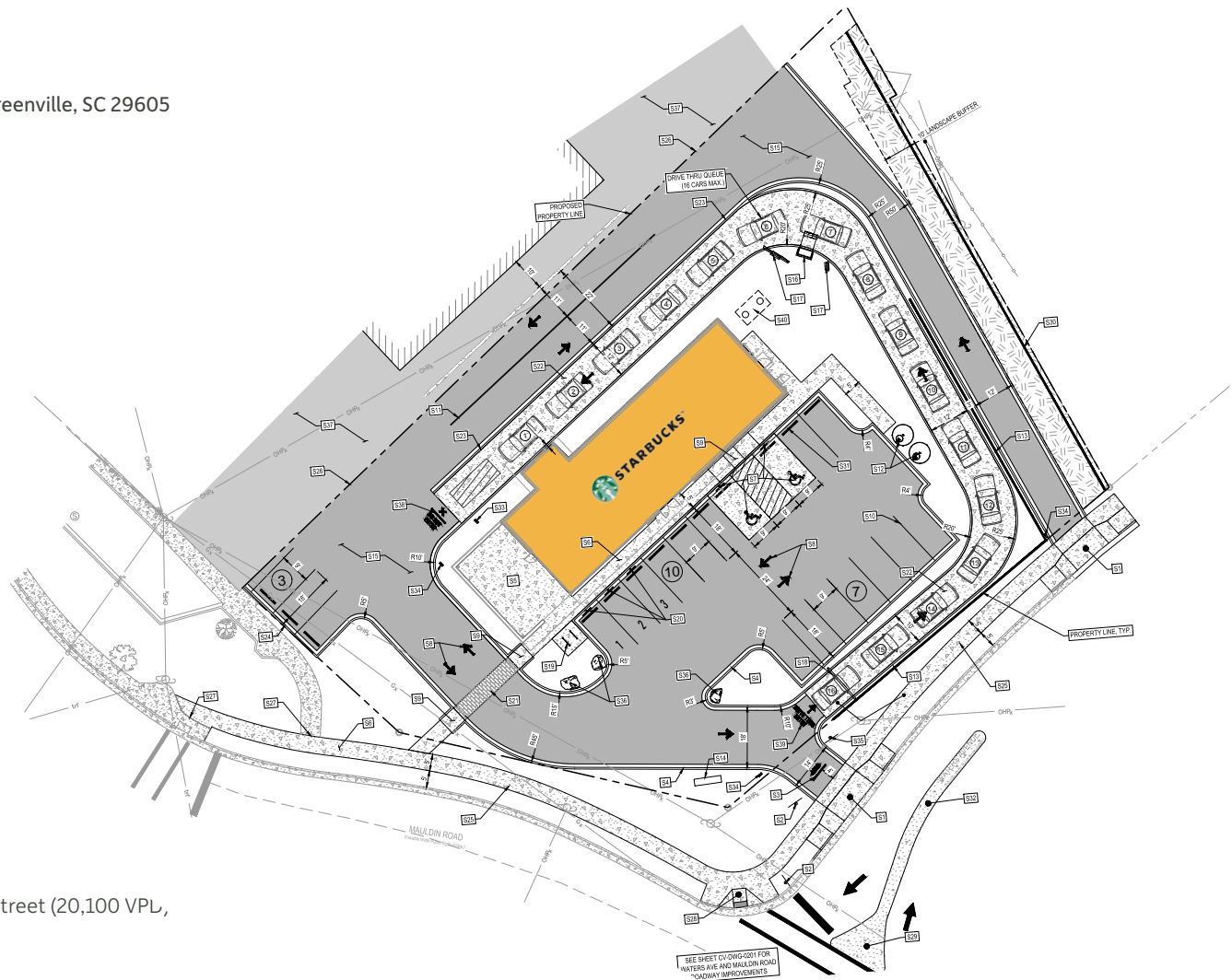
Between I-85 and Downtown Greenville on Augusta Street (20,100 VPL,

KEY LOCATION

In Strategic Growth Corridor, Across from New Grocery Anchored
Redevelopment (Augusta Gateway)

MULTIPLE ACCESS POINTS

With Adjacent Owners, Shared Maintenance Fee



TENANT	Starbucks Corporation
LOCATIONS	40,000+, globally
HEADQUARTERED:	Seattle, WA
2024 NET REVENUE:	\$36.2B
NASDAQ:	SBUX



A photograph of a Starbucks store exterior. The building has a white upper section with the 'STARBUCKS' logo in large, white, three-dimensional letters. Below the logo is a dark awning. The storefront features large glass windows and doors. In front of the store, there is an outdoor seating area with black metal tables and chairs, enclosed by a black metal fence. The ground is paved with light-colored concrete. A red pickup truck is visible in the background on the right side. The sky is blue with some clouds.

			LEASE TERM		MINIMUM RENT			RECOVERIES		
TENANT	SF	GLA SHARE	START	END	ANNUAL	MONTHLY	% CHANGE	CAM	TAXES	INS
STARBUCKS CORPORATION	2,500	100.00%	10/1/2025	2/28/2027	\$185,000.00	\$15,416.67	0.0%	Net	Net	Net
			3/1/2027	2/29/2028	\$185,000.00	\$15,416.67	0.0%			
			3/1/2028	2/28/2029	\$185,000.00	\$15,416.67	0.0%			
			3/1/2029	2/28/2030	\$185,000.00	\$15,416.67	0.0%			
			3/1/2030	2/28/2031	\$185,000.00	\$15,416.67	0.0%			
			3/1/2031	2/28/2032	\$203,500.00	\$16,958.33	10.0%			
			3/1/2032	2/28/2033	\$203,500.00	\$16,958.33	0.0%			
			3/1/2033	2/28/2034	\$203,500.00	\$16,958.33	0.0%			
			3/1/2034	2/28/2035	\$203,500.00	\$16,958.33	0.0%			
			3/1/2035	2/28/2036	\$203,500.00	\$16,958.33	0.0%			
		Option 1	3/1/2036	2/28/2041	\$223,850.00	\$18,654.17	10%			
		Option 2	3/1/2041	2/28/2046	\$246,235.00	\$20,519.58	10%			
		Option 3	3/1/2046	2/28/2051	\$270,858.50	\$22,571.54	10%			
		Option 4	3/1/2051	2/28/2056	\$297,944.35	\$24,828.70	10%			
LEASE COMMENTS	Cross access Easement with adjacent property owners. Starbucks pays \$478.13/month as Annual Maintenance fee for repairs/maintenance to Easement Area. Landlord responsible for Roof, Structure, Parking Lot resurfacing/restriping, Drive-through facility, drainage systems, hurricane protection systems and equipment, and all utility systems.									

SURROUNDING *retail*



SURROUNDING *area*



AREA demographics

SUMMARY	1 MI.	3 MI.	5 MI.
2010 Population	5,659	44,752	117,823
2024 Population	6,230	53,407	147,088
2029 Population Projection	6,427	56,216	156,266
Annual Growth 2024-2029	.62%	1.03%	1.22%

HOUSEHOLDS	1 MI.	3 MI.	5 MI.
2010 Households	2,077	18,848	48,848
2024 Households	2,460	23,511	64,334
2029 Household Projection	2,574	25,181	69,446
Annual Growth 2024-2029	.91%	1.38%	1.54%
Avg Home Value	\$506,585	\$499,633	\$411,418
Median Home Value	\$409,701	\$415,599	\$324,771

HH INCOME	1 MI.	3 MI.	5 MI.
Avg Household Income	\$121,199	\$113,431	\$98,047
Median Household Income	\$73,378	\$66,871	\$63,281

OWNER-OCCUPIED HOUSING UNITS BY VALUE	1 MI.	3 MI.	5 MI.
Total	1,568	13,089	31,125
< \$100,000	376	1,532	3,953
\$100,000 - 200,000	158	1,584	4,296
\$200,000 - 300,000	86	1,571	6,008
\$300,000 - 400,000	151	1,650	5,043
\$400,000 - 500,000	133	1,309	3,269
\$500,000 - 1,000,000	461	4,372	6,973
\$1,000,000+	202	1,061	1,526



DRIVE
THRU



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STNL STARBUCKS | 3235 AUGUSTA STREET . GREENVILLE . SC 29605

for more information, please contact:

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