



Top Performing Starbucks in NC
Top 99% Nationally (Placer.ai)

1497 E DIXIE DR
Asheboro, NC (Triad MSA)

OFFERED FOR SALE
\$2,687,000 | 5.75% CAP



CONFIDENTIAL
OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Starbucks in Asheboro, NC. The Premises is leased to Starbucks for a 10 year initial term, with two (2) - five (5) year options. The Asset is well positioned on the main retail corridor in Asheboro, NC and as an outparcel to Asheboro Mall, which allows for a built-in customer base due to all of the surrounding retail activity and consumers.



**10-YR
LEASE**



**LOCATED IN
RETAIL CORRIDOR**



**TOP PERFORMING
STARBUCKS IN NC**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$154,500
Rent Escalation	6-10	\$169,950
1st Option Term	11-15	\$186,945
2nd Option Term	16-20	\$205,640

NOI	\$154,500
CAP	5.75%
PRICE	\$2,687,000



ASSET SNAPSHOT

Tenant Name	Starbucks
Address	1497 E Dixie Dr, Asheboro, NC 27203
Building Size (GLA)	2,460 SF
Land Size	0.62 Acres
Year Built	2025
Signator/Guarantor	Starbucks Corporation (Corporate)
Rent Type	NN
Landlord Responsibilities	Roof and Structure
Rent Commencement Date	4/4/2025
Lease Expiration	4/30/2035
Remaining Term	9+ Years
Rental Increases	10% Every 5 Years and in Options
Current Annual Rent	\$154,500



41,712 PEOPLE
IN 5 MILE RADIUS



\$66,592 AHHI
IN 5 MILE RADIUS



19,000 VPD
ON E DIXIE DR



ATTRACTIVE LEASE FUNDAMENTALS

10% rental increases every 5 years including options | Two (2) - five (5) year options | Minimal LL responsibilities



CORPORATE GUARANTEE FROM CREDIT TENANT

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



HIGH GROWTH ASHEBORO, NC

Over 1.7M people live in Triad | The region has over 900K jobs with a 2.3% job growth since 2022 | Asheboro has experienced significant investment from Environmental Air Systems, Energizer, Ross, Klaussner Furniture and Randolph Hospital, and is home to the NC Zoo



SIGNIFICANT NEARBY DEVELOPMENT

Asheboro and the surrounding Piedmont Triad are experiencing a surge in large-scale industrial and advanced manufacturing investment | Market has attracted 2M+ SF of new industrial and logistics development in the past 24 months | Ongoing retail infill along E Dixie Drive (US-64) includes new QSR, automotive, and service retail | Within a 1-mile radius there is 1.6 M SF of retail space and positive net absorption of 151% in the past 12 months



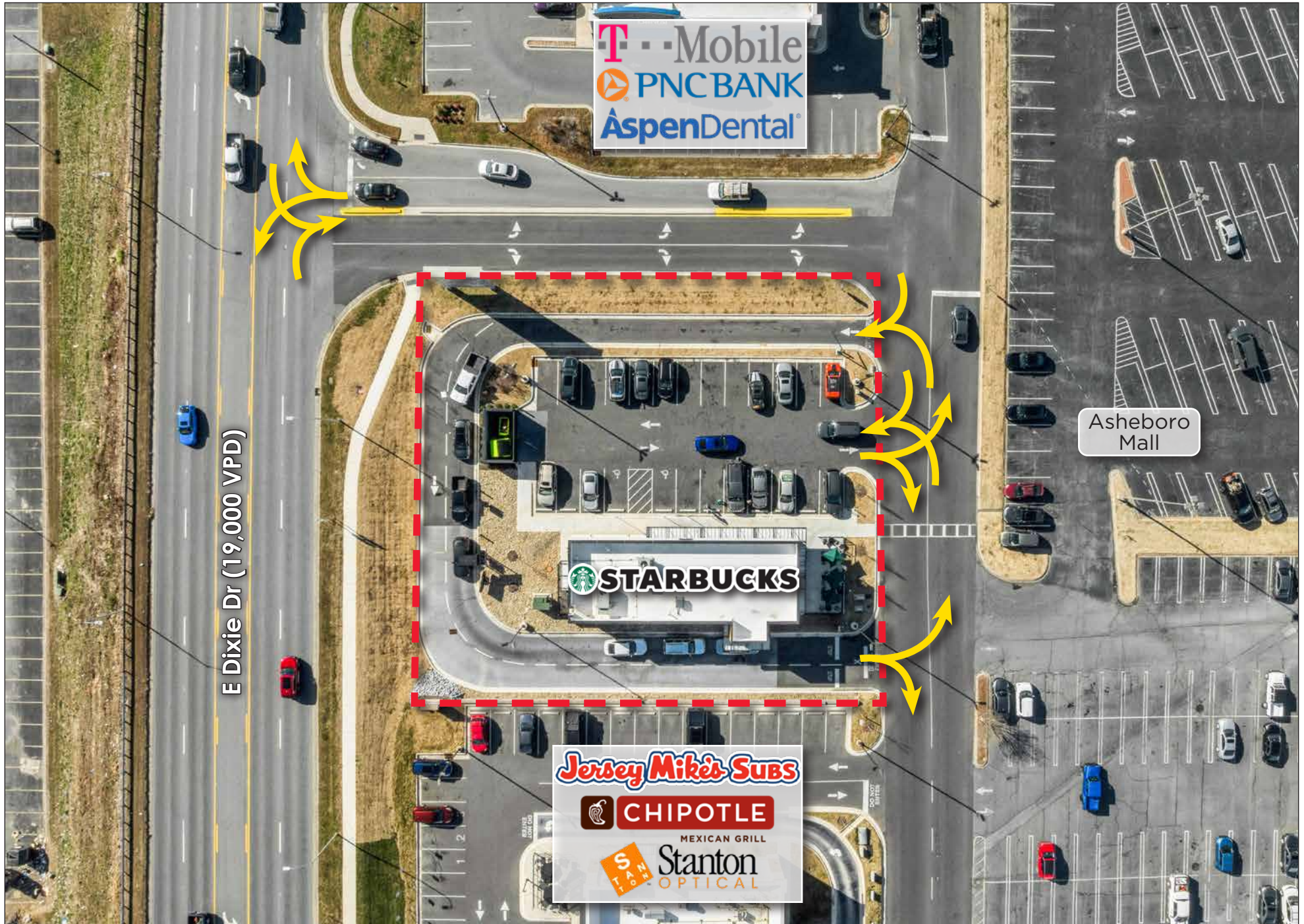
NEW CONSTRUCTION

New build-to-suit Starbucks with a double drive-thru lane | Warranties will be assigned to the new owner



TOP PERFORMING LOCATION IN HIGHLY SOUGHT AFTER RETAIL CORRIDOR

The subject Starbucks ranks 1 in visits in North Carolina and top 99th percentile in the Country | Fronting E. Dixie Dr (20K VPD) | Nearby Restaurant users include Chipotle, McDonalds, Wendy's, and Chick-Fil-A | Other National tenants include Walmart, Lowe's Home Improvement, Marshalls, and Hobby Lobby





PETSMART

Walmart

Chick-fil-A

TSC TRACTOR SUPPLY CO.

LOWE'S

ZAXBY'S

Walgreens

Hampton Inn

FAIRFIELD INN & SUITES Marriott

Holiday Inn Express

Asheboro Mall
SHOE DEPT. SHOE SHOW

Bath & Body Works
Chick-fil-A

bealls OUTLET

Chick-fil-A

AT&T

McDonald's

FOOD LION

Staples

Marshalls

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

ALDI

WELLS FARGO

T-Mobile
PNC BANK
AspenDental

belk

TACO BELL

HOBBY LOBBY
Super Savings, Super Selection!

BAM!
BOOKS • TOYS • TECH • MORE

BIG LOTS!

STARBUCKS

five BELOW

ULTA BEAUTY

ROSS DRESS FOR LESS

planet fitness

Jersey Mike's SUBS
CHIPOTLE MEXICAN GRILL
Stanton OPTICAL

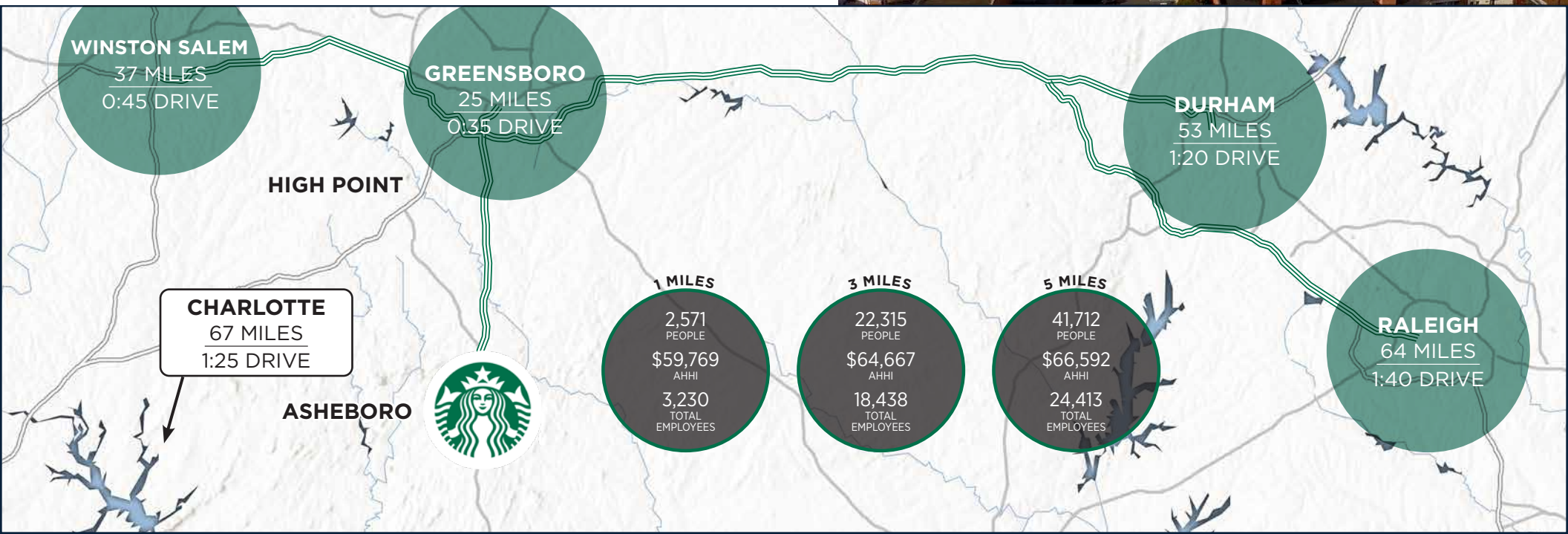
Wendy's

CINEMARK
Dunham's SPORTS

Asheboro, North Carolina is a welcoming city in the heart of the state’s Piedmont region, known for its blend of small-town charm and vibrant community life. Surrounded by rolling hills and natural beauty, it’s home to the North Carolina Zoo — one of the largest natural-habitat zoos in the world — which draws visitors from across the country. Asheboro features a historic downtown with local shops, restaurants, and cultural sites, and offers easy access to outdoor activities like hiking nearby. Recently the local economy has seen notable investments: for example, Environmental Air Systems announced a \$20 million expansion that will bring 300 new manufacturing jobs to the area. Energizer Holdings committed \$43 million to expand its battery-production facility in Asheboro — adding more than 140 new jobs. On the healthcare side, Randolph Health opened a new Heart & Vascular Institute, powered by Novant Health, giving residents convenient access to advanced cardiac care close to home. All of this points to a community that’s growing — economically and infrastructurally — while still holding onto its welcoming, small-town feel.



Downtown Asheboro



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

Founded:	1971
Credit Rating:	BBB+
Ownership:	Public/NASDAQ: SBUX
Market Cap:	\$104.62B
# of Locations:	33,800
Headquarters:	Seattle, WA
Guaranty:	Corporate



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Exclusively Offered By



PRIMARY DEAL CONTACTS

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

ERIC SUFFOLETTO

Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

BEN OLMSTEAD

Associate
980.498.3296
bolmstead@atlanticretail.com

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