



**106 COLLEGE VIEW DR**  
Dallas, NC (Charlotte MSA)

**OFFERED FOR SALE**  
**\$3,125,000 | 6.00% CAP**



REPRESENTATIVE PHOTO

CONFIDENTIAL  
OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Starbucks in Dallas, NC. The Premises is leased to Starbucks for a 10 year initial term, with four (4) - five (5) year options. The asset is located directly next to Gaston College, providing an immediate consumer base.



**10-YR  
LEASE**



**NEXT TO  
THOUSANDS OF  
STUDENTS**



**HIGH  
GROWTH MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$187,500
Rent Escalation	6-10	\$206,250
1st Option Term	11-15	\$226,875
2nd Option Term	16-20	\$249,563
3rd Option Term	21-25	\$274,519
4th Option Term	26-30	\$301,971
5th Option Term	31-35	\$332,168
6th Option Term	36-40	\$365,384

<b>NOI</b>	<b>\$187,500</b>
<b>CAP</b>	<b>5.75%</b>
<b>PRICE</b>	<b>\$3,125,000</b>



## ASSET SNAPSHOT

<b>Tenant Name</b>	Starbucks
<b>Address</b>	106 College View Drive, Dallas, NC 28034
<b>Building Size (GLA)</b>	2,500 SF
<b>Land Size</b>	1.1 Acres
<b>Year Built/Renovated</b>	2025
<b>Signator/Guarantor</b>	Starbucks (Corporate)
<b>Rent Type</b>	NN
<b>Landlord Responsibilities</b>	Roof, Structure, Parking Lot
<b>Rent Commencement Date</b>	9/15/2025
<b>Lease Expiration</b>	9/31/2035
<b>Remaining Term</b>	10 Years
<b>Current Annual Rent</b>	\$187,500

## CONSTRUCTION STATUS AS OF JUNE 2025



**64,315** PEOPLE  
IN 5 MILE RADIUS



**\$80,845** AHHI  
IN 1 MILE RADIUS



**48,500** VPD  
ON US 321





## ATTRACTIVE LEASE FUNDAMENTALS

10% rental increases every 5 years including options | Six (6) - 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



## ONLY DRIVE THROUGH COFFEE CONCEPT IN LOW VACANCY MARKET

Only Drive Through Coffee Concept in market | Over 525K SF of retail space in a one mile radius | Site is positioned before the retail center Windsor Square | The highly visited center is anchored by CVS and boasts credit tenants such as ABC Store, Bank of America, and more



## CLOSE PROXIMITY TO GASTON COLLEGE

Site is located under a mile just north of Gaston College | The public university has over 5,500 students enrolled and employs more than 400 employees | Close proximity to this school provides the Starbucks with a built in customer base as it is the closest coffee option to the school



## NEW CONSTRUCTION OFF OF MAJOR HIGHWAY

New build-to-suit Starbucks | Warranties will be assigned to the new owner | Tenant has paid to add specific capital improvements to enhance operational performance | The site is located directly off of Hwy 321 (48.5K VPD) , a major commuter route connecting I-85 & I40



## CHARLOTTE MSA TAILWINDS

Located in Dallas, NC, less than 30 Miles from Charlotte, NC, the Site benefits from Charlotte's population growth | Charlotte, NC ranked #5 in fastest growing Metros | This property will be a direct beneficiary of the rapid expansion that Charlotte and the surrounding areas continue to experience













W Trade St (21,000 VPD)

US-321 (48,500 VPD)

College View Dr





**GASTON**  
COLLEGE  
5,500+ Students  
400 Employees



**STARBUCKS**

US-321 (48,500 VPD)

College View Dr



**GREENSBORO**  
92 MILES  
1:45 DRIVE

**ASHEVILLE**  
79 MILES  
1:35 DRIVE

**STARBUCKS**

**CHARLOTTE**  
19 MILES  
0:35 DRIVE

**GREENVILLE**  
76 MILES  
1:25 DRIVE

1 MILES

3,898  
PEOPLE  
\$80,845  
AHHI  
1,511  
TOTAL  
HOUSEHOLDS

3 MILES

22,109  
PEOPLE  
\$74,576  
AHHI  
8,711  
TOTAL  
HOUSEHOLDS

5 MILES

64,315  
PEOPLE  
\$74,158  
AHHI  
26,140  
TOTAL  
HOUSEHOLDS

## CHARLOTTE, NC MSA

The Charlotte Metropolitan Statistical Area (MSA), located in North Carolina, encompasses a vibrant and rapidly growing region that serves as a major economic and cultural hub in the southeastern United States. Centered around the city of Charlotte, with a population exceeding 2.7 million residents, the MSA boasts a diverse economy, with a strong presence in finance, technology, healthcare, and manufacturing sectors. With a substantial GDP surpassing \$207 billion, the area is known for its impressive skyline, offering a blend of modern amenities, historic charm, and a thriving arts scene. The Charlotte MSA's dynamic growth, bustling urban atmosphere, and proximity to natural attractions make it an attractive destination for both businesses and residents seeking a blend of opportunities and quality of life.



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>Market Cap:</b>	\$104.62B
<b># of Locations:</b>	33,800
<b>Headquarters:</b>	Seattle, WA
<b>Guaranty:</b>	Corporate





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Exclusively Offered By



## PRIMARY DEAL CONTACTS

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