

4498 HWY 81 N ANDERSON, SC



STARBUCKS™

**OFFERED
FOR SALE**

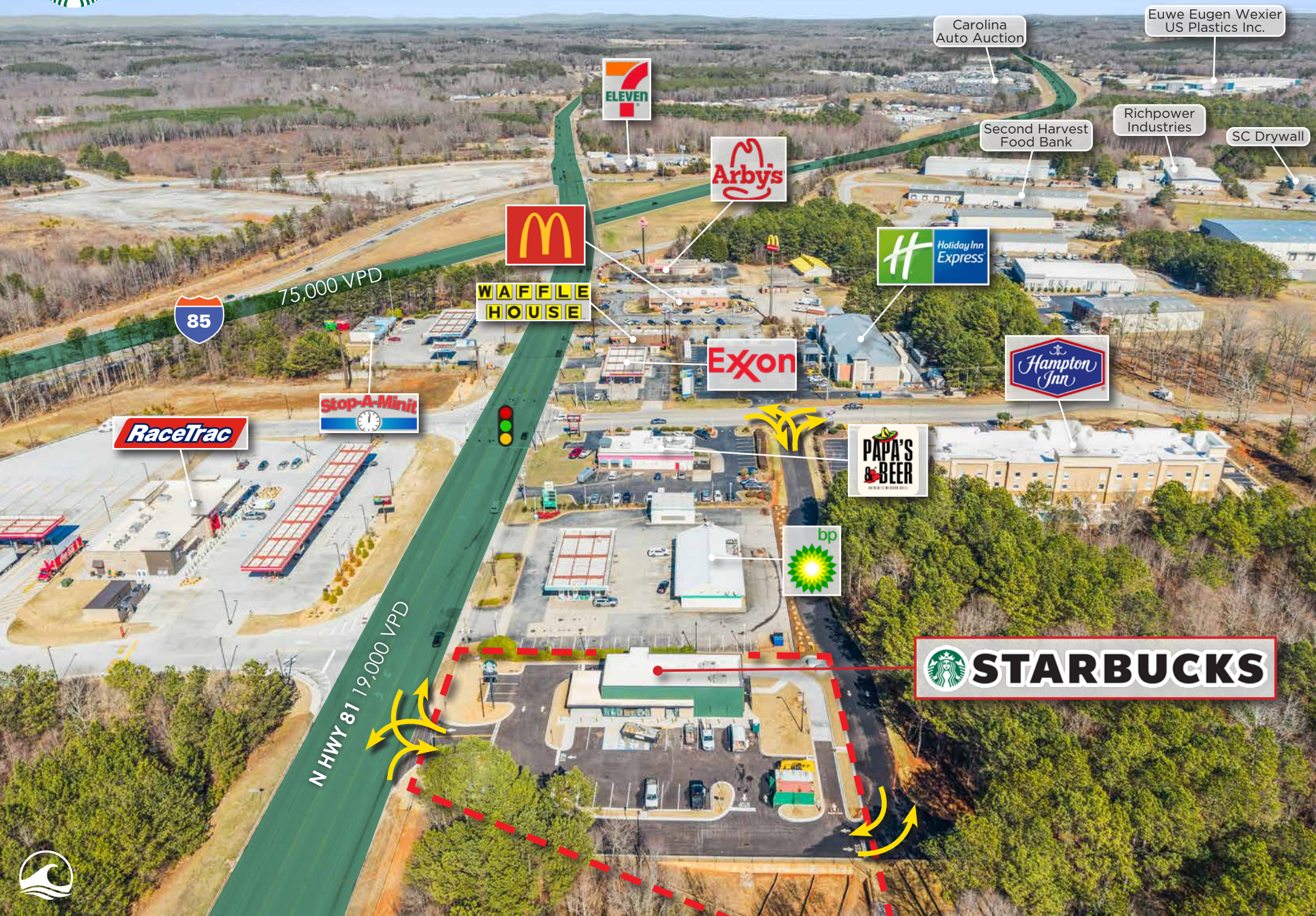
\$2,967,000 | 6.00% CAP



DO NOT ENTER

CONFIDENTIAL OFFERING MEMORANDUM





75,000 VPD

N HWY 81 19,000 VPD



WAFFLE HOUSE



Carolina Auto Auction

Euwe Eugen Wexier US Plastics Inc.

Second Harvest Food Bank

Richpower Industries

SC Drywall







EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a new construction Starbucks in Anderson, SC. The Premises is secured by a 10-year initial lease term with four (4), five (5)-year renewal options, providing investors with long-term cash flow backed by one of the nation's most recognizable coffee brands. The Asset is strategically positioned along a major Upstate South Carolina corridor benefiting from strong regional connectivity and proximity to I-85, which links the market directly to Greenville, Charlotte, and Atlanta.

RENT SCHEDULE	RENT	RETURN
Current Term	1-5	\$178,000
Rent Escalation	6-10	\$195,800
1st Extension Term	11-15	\$215,380
2nd Extension Term	16-20	\$236,918
3rd Extension Term	21-25	\$260,610
4th Extension Term	26-30	\$286,671

NOI	\$178,000
CAP RATE	6.00%
LISTING PRICE	\$2,967,000

ASSET SNAPSHOT

Tenant Name	Starbucks
Address	4498 Hwy 81 N, Anderson, SC 29621
Building Size (GLA)	2,500 SF
Land Size	0.80 Acres
Year Built	2026
Signator/Guarantor	Starbucks Corporation (Corporate)
Rent Type	NN
Landlord Responsibilities	Roof, Structure, Parking Lot
Rent Commencement Date	TBD
Lease Expiration Date	TBD
Remaining Term	10 Years
Rental Increases	10% Every 5 Years and In Options
NOI	\$178,000



21,556

 PEOPLE

 IN 5 MILE RADIUS

\$135,100

 AHHI IN

 3 MILE RADIUS

19,000

 VPD ON

 N HWY 81





BRAND NEW 10-YEAR LEASE

Corporate Guarantee from Credit Rated Tenant | 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



TOP-TIER SUNBELT MSA

Greenville-Anderson-Mauldin MSA anchored by ~945,301 residents with 1.49% YoY growth | Median household income of roughly \$71,230 with that metric improving to \$87,280 within a 1-mile radius of the site | GSP international 12.3% YoY passenger growth | Continued population migration from the Northeast and Midwest fuel infrastructure and investment



NEW CONSTRUCTION ON MAJOR INTERSTATE EXIT

New build-to-suit Starbucks with drive through to service commuters off of I-85 (75,000 VPD) | Transferable warranties in place, mitigating near-term capital expenditure for next owner



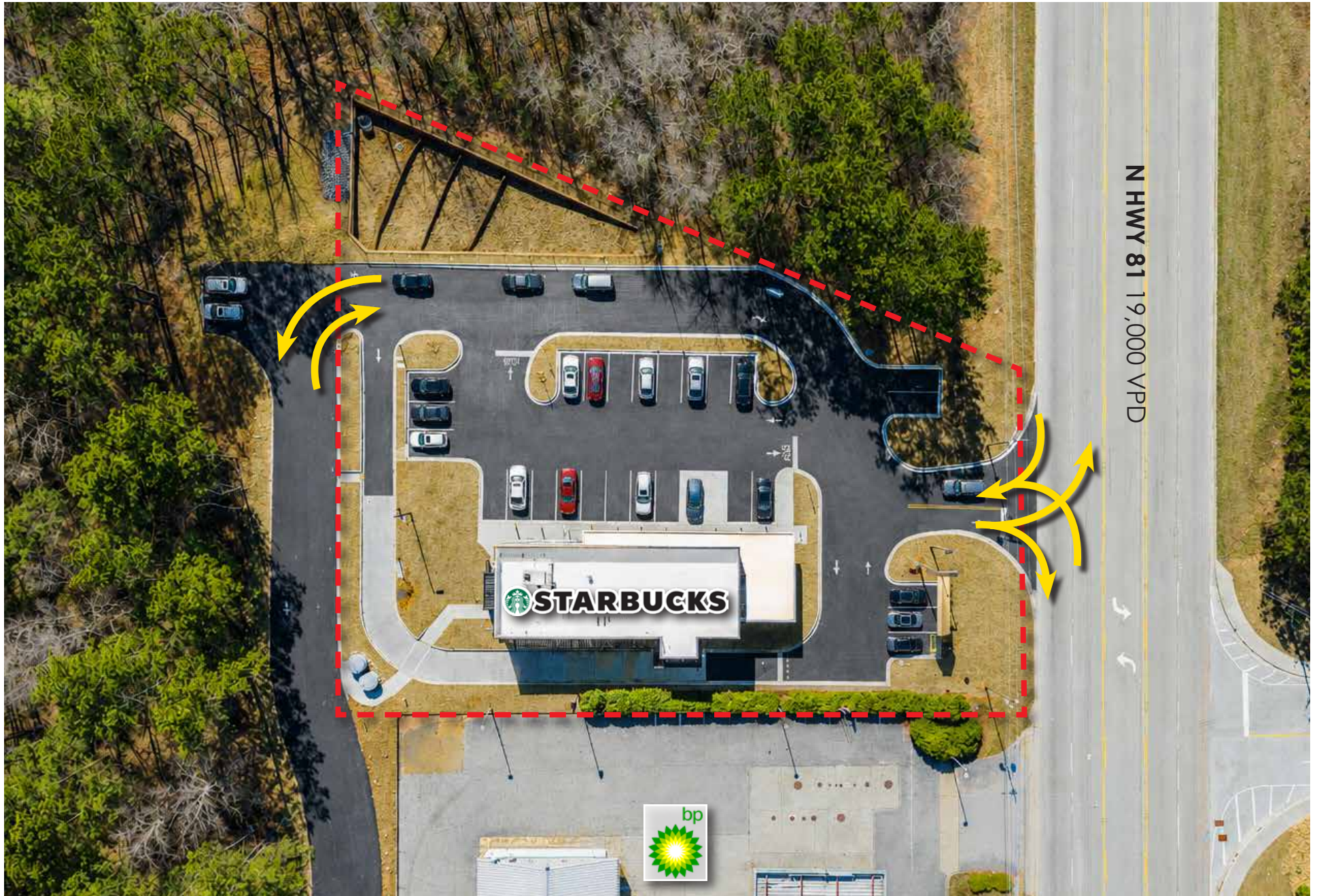
LOCATED IN AFFLUENT AND HIGH GROWTH TRADE AREA

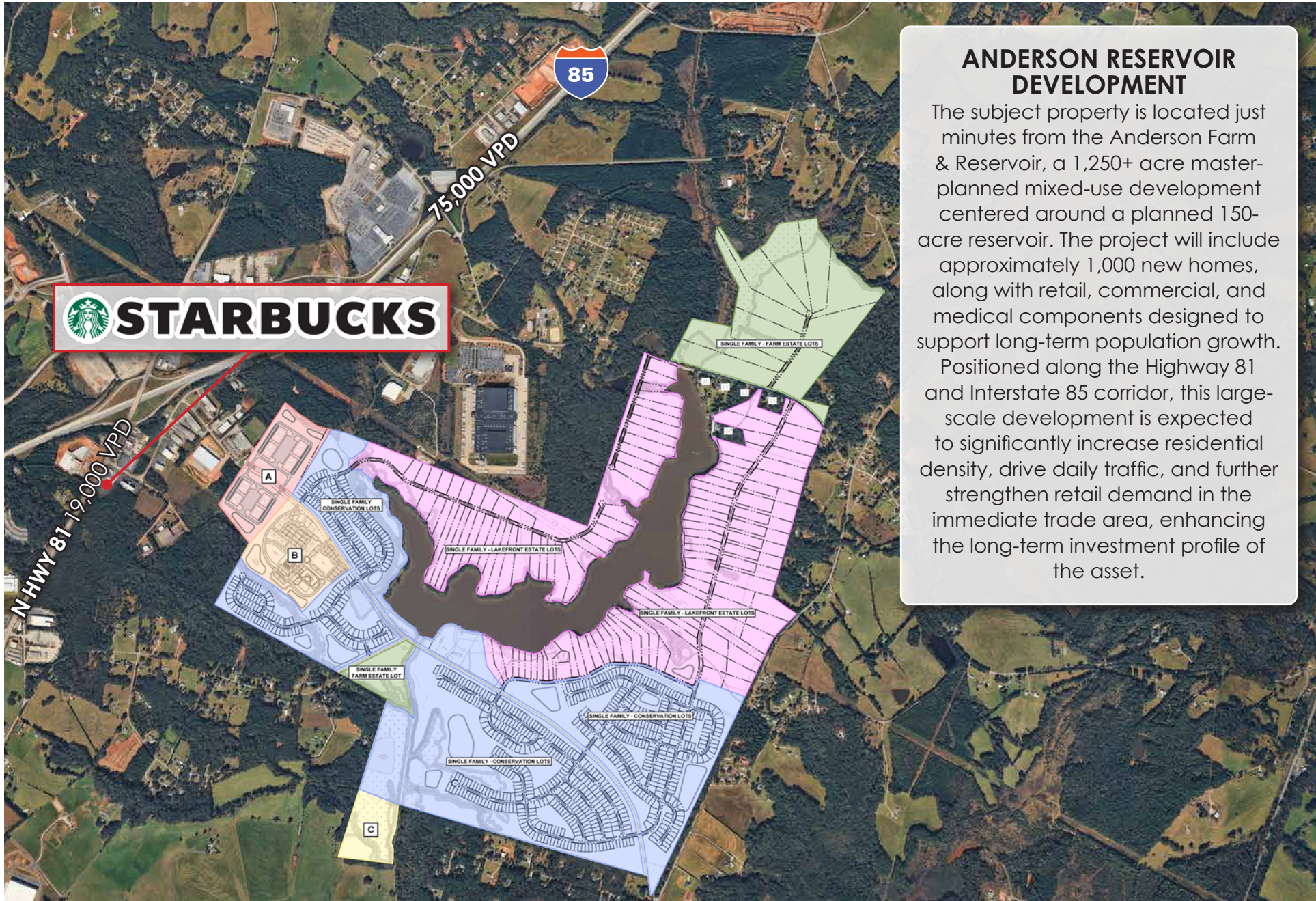
Average Household Income exceeds \$130K in 1 and 3 mile radius providing high disposal income for consumers in area | Adjacent to Anderson Reservoir Development, a 1,250 acre master planned mixed-use community providing 1,000 new homes in the immediate area



POSITIONED NEXT TO MARKET DRIVERS

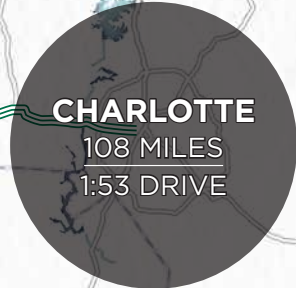
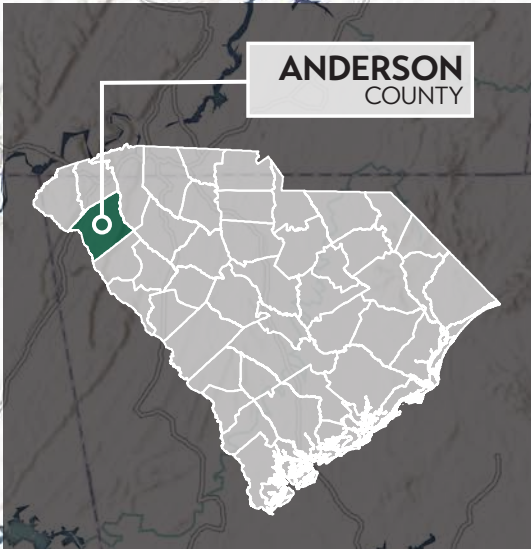
Daily demand from nearby Clemson University (29,565 total enrollment 2025) | Over 3MSF of industrial space located in a 1-mile radius acting as major employment hubs and driving consumer demand in the trade area | Nearby employer Prisma Health reports 32,000+ team members and 1.6M+ patients served annually | BMWs plant in Spartanburg reported exports of ~225,000 vehicles in 2024 with an export value >\$10B





ANDERSON RESERVOIR DEVELOPMENT

The subject property is located just minutes from the Anderson Farm & Reservoir, a 1,250+ acre master-planned mixed-use development centered around a planned 150-acre reservoir. The project will include approximately 1,000 new homes, along with retail, commercial, and medical components designed to support long-term population growth. Positioned along the Highway 81 and Interstate 85 corridor, this large-scale development is expected to significantly increase residential density, drive daily traffic, and further strengthen retail demand in the immediate trade area, enhancing the long-term investment profile of the asset.



Augusta

Greenville, SC stands as a vibrant suburban community renowned as the cultural hub for upstate SC. Boasting a dynamic economy, steady population growth, and diverse demographics, Greenville attracts residents and businesses alike. With a thriving mix of industries including manufacturing, healthcare, and technology, the city offers stability and resilience. Its strategic position in the upstate region ensures easy accessibility via major highways and an international airport, facilitating a broad customer base.

The presence of small businesses and community-oriented enterprises contributes to Greenville’s economic stability and vibrancy. With its proximity to larger metropolitan areas like Atlanta and Charlotte, Greenville residents benefit from both suburban comfort and access to urban opportunities. In terms of real estate development, Greenville has seen measured expansion, with a balance between residential and commercial spaces. Local authorities prioritize maintaining the city’s unique character while fostering responsible commercial growth to meet the needs of the community and sustain Greenville’s appeal as a dynamic urban center in the upstate region of South Carolina.



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



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