



STARBUCKS

146 South St | Freehold, NJ 07728
\$2,660,000 | 5.25% CAP



125 Newtown Rd, Suite 300
Plainview, NY 11803
(516) 864.8000
www.SilberProperties.com



Financial Info

Lease Expiration:	2/28/2035
Annual Rent:	\$140,000
Options:	Two (2) @ Five (5) Years
Increases:	10% Every 5 Years
Building Size:	2,674 SF
Lot Size:	0.74 Acres
Lease Type:	NN
Price:	\$2,660,000 5.25% CAP

Highlights

- High-performing Starbucks location in the heart of Freehold, positioned at the signalized intersection of **Park Ave & South St**, one of the town's busiest commuter corridors.
- **National, investment-grade tenant**, providing stable, long-term income and strong creditworthiness.
- Located less than **1 mile from Downtown Freehold**, an established dining and retail destination that drives consistent daily traffic and strong daytime population.
- Surrounded by **dense residential neighborhoods**, schools, and local businesses, generating steady morning and afternoon demand.
- Excellent visibility and access with **high traffic counts** on Park Ave and South Street; strong commuter flow connecting to Route 9 and downtown.
- Freehold is a **high-income Monmouth County suburb**, offering favorable demographics for premium coffee retailers (strong household incomes and repeat visitation).



STARBUCKS

PROPERTY AERIAL

33

Park Ave - 14,328 VPD

79

South St - 13,857 VPD



79



Central Monmouth
Animal Hospital



Santander

33



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NEIGHBORHOOD AERIAL



524

W Main St
33,456 VPD



Park Ave
14,328 VPD

79



BUS
33

South St
13,857 VPD



537

537

State Rte 33
48,210 VPD

33

79

33

US Hwy 9
50,922 VPD



Schanck Rd



9

9



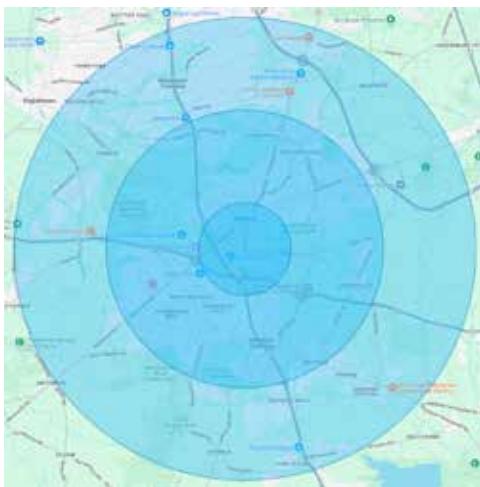
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DEMOGRAPHICS



POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	12,227	50,048	98,512
2024 POPULATION	11,778	47,366	93,218
2029 POPULATION PROJECTION	11,657	46,719	91,939
ANNUAL GROWTH 2020-2024	-0.90%	-1.30%	-1.30%
ANNUAL GROWTH 2024-2029	-0.20%	-0.30%	-0.30%

WHITE	5,115	32,059	67,916
BLACK	1,041	2,405	3,372
AMERICAN INDIAN/ALASKAN NATIVE	450	648	742
ASIAN	408	3,115	8,302
HAWAIIAN & PACIFIC ISLANDER	0	0	0
TWO OR MORE RACES	4,764	9,140	12,887
HISPANIC ORIGIN	5,367	9,389	12,695

2020 HOUSEHOLDS	4,102	17,938	34,731
2024 HOUSEHOLDS	3,913	16,793	32,543
2029 HOUSEHOLD PROJECTION	3,865	16,524	32,028
ANNUAL GROWTH 2020-2024	-0.30%	-0.60%	-0.50%
ANNUAL GROWTH 2024-2029	-0.20%	-0.30%	-0.30%
OWNER OCCUPIED HOUSEHOLDS	1,925	12,209	26,166
RENTER OCCUPIED HOUSEHOLDS	1,940	4,315	5,862
AVG HOUSEHOLD INCOME	\$93,212	\$137,901	\$154,029
MEDIAN HOUSEHOLD INCOME	\$70,889	\$107,573	\$129,904

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PROPERTY PHOTOS



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STARBUCKS



Starbucks Corporation is an American multinational chain of coffeehouses and roastery reserves headquartered in Seattle, Washington. It is the world's largest coffeehouse chain.

As of November 2022, the company had 35,711 stores in 80 countries, 15,873 of which were located in the United States. Out of Starbucks' U.S.-based stores, over 8,900 are company-operated, while the remainder are licensed. The rise of the second wave of coffee culture is generally attributed to Starbucks, which introduced a wider variety of coffee experiences. Starbucks serves hot and cold drinks, whole-bean coffee, micro-ground instant coffee, espresso, caffè latte, full and loose-leaf teas, juices, Frappuccino beverages, pastries, and snacks. Some offerings are seasonal or specific to the locality of the store.



TENANT INFORMATION

Credit Rating
BBB+ (S&P)

Locations
35,711+

Revenue
\$8.7 Billion



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FOR MORE INFORMATION

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