



152 ENTERPRISE RD
Lexington, NC (Triad MSA)

OFFERED FOR SALE
\$2,960,000 | 6.25% CAP





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Starbucks in Lexington, NC. The Premises is leased to Starbucks for a 10 year initial term, with six (6) - five (5) year options. The Asset is well positioned directly off of highly trafficked I-285 in Lexington, NC



10-YR LEASE



HIGH TRAFFIC ON INTERSTATE



HIGH GROWTH MARKET

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$184,992
Rent Escalation	6-10	\$203,496
1st Option Term	11-15	\$223,848
2nd Option Term	16-20	\$246,240
3rd Option Term	21-25	\$270,864
4th Option Term	26-30	\$297,960
5th Option Term	31-35	\$327,768
6th Option Term	36-40	\$360,552

NOI	\$184,992
CAP	6.25%
PRICE	\$2,960,000

ASSET SNAPSHOT

Tenant Name	Starbucks
Address	152 Enterprise Rd, Lexington, NC 27295
Building Size (GLA)	2,288 SF
Land Size	1.03 Acres
Year Constructed	2025
Signator/Guarantor	Starbucks Corporation (Corporate)
Rent Type	NN
Landlord Responsibilities	Roof & Structure (Warranties Transferable)
Rent Commencement Date	8/1/2025
Lease Expiration	7/31/2035
Remaining Term	10 Years
Rental Increases	10% Every 5 Years and in Option Periods
Current Annual Rent	\$184,992

ACTUAL PROPERTY



31,712 PEOPLE
IN 5 MILE RADIUS



\$103,672 AHHI
IN 1 MILE RADIUS



58,500 VPD
ON I-285





ATTRACTIVE LEASE FUNDAMENTALS

Corporate Guarantee from Credit Rated Tenant | 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



NEARBY MARKET DRIVERS

North Davidson High School with over 1,000 students is located under a mile from the site | Less than 1 mile from the site is Atrium Windows and Doors which employs more than 10,000 people at their factory 375K SF factory in Lexington, NC



LARGE INDUSTRIAL PRESENCE

Within a 1-mile radius of the site is more than 1.3M SF of industrial space | Nearby industrial employers include: Atrium Windows and Doors, ASCO Power Technologies, BMK Americas, Greif Welcome, and more



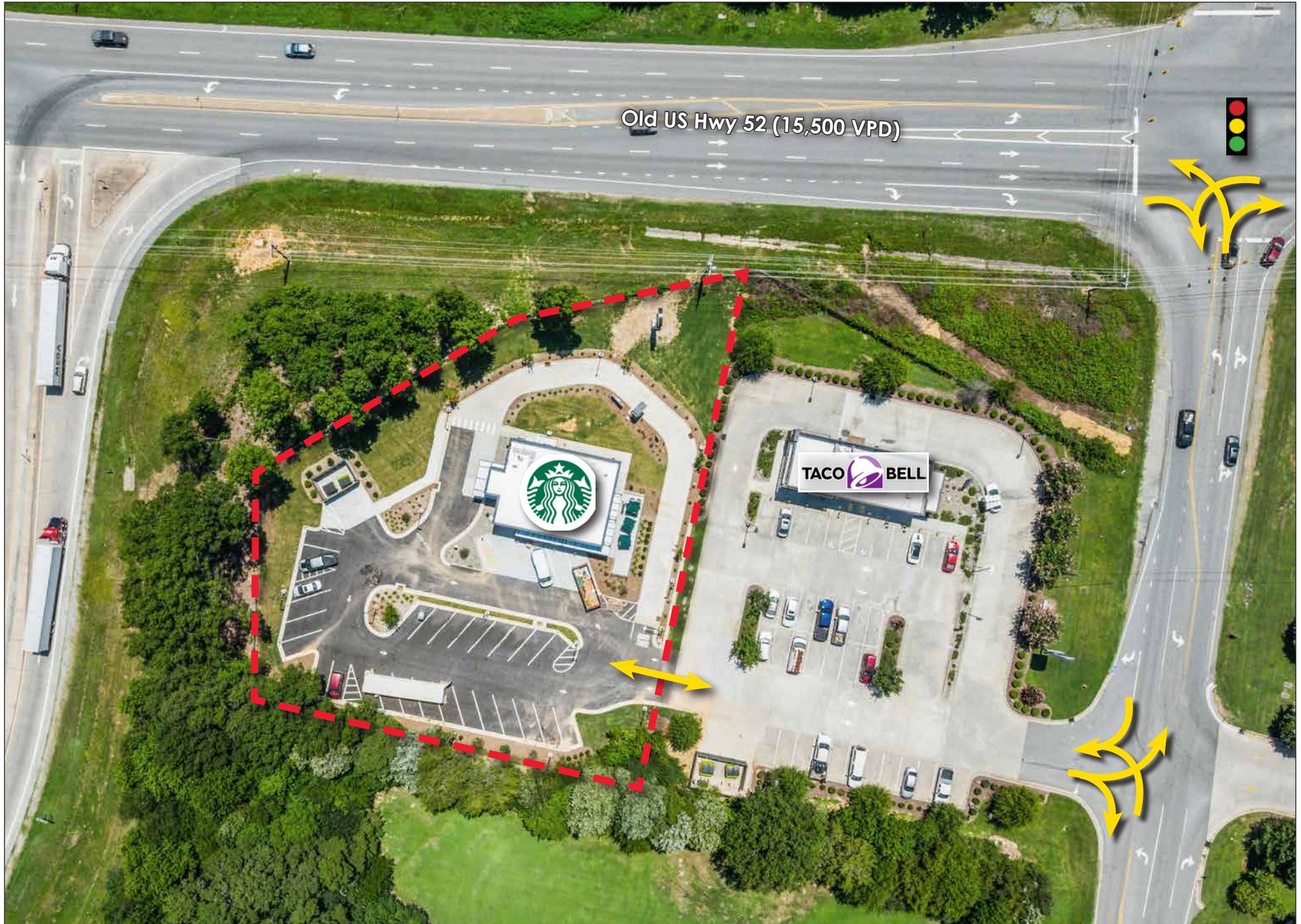
HIGH TRAFFIC, INTERSTATE LOCATION FOR BUILT-IN CUSTOMERS

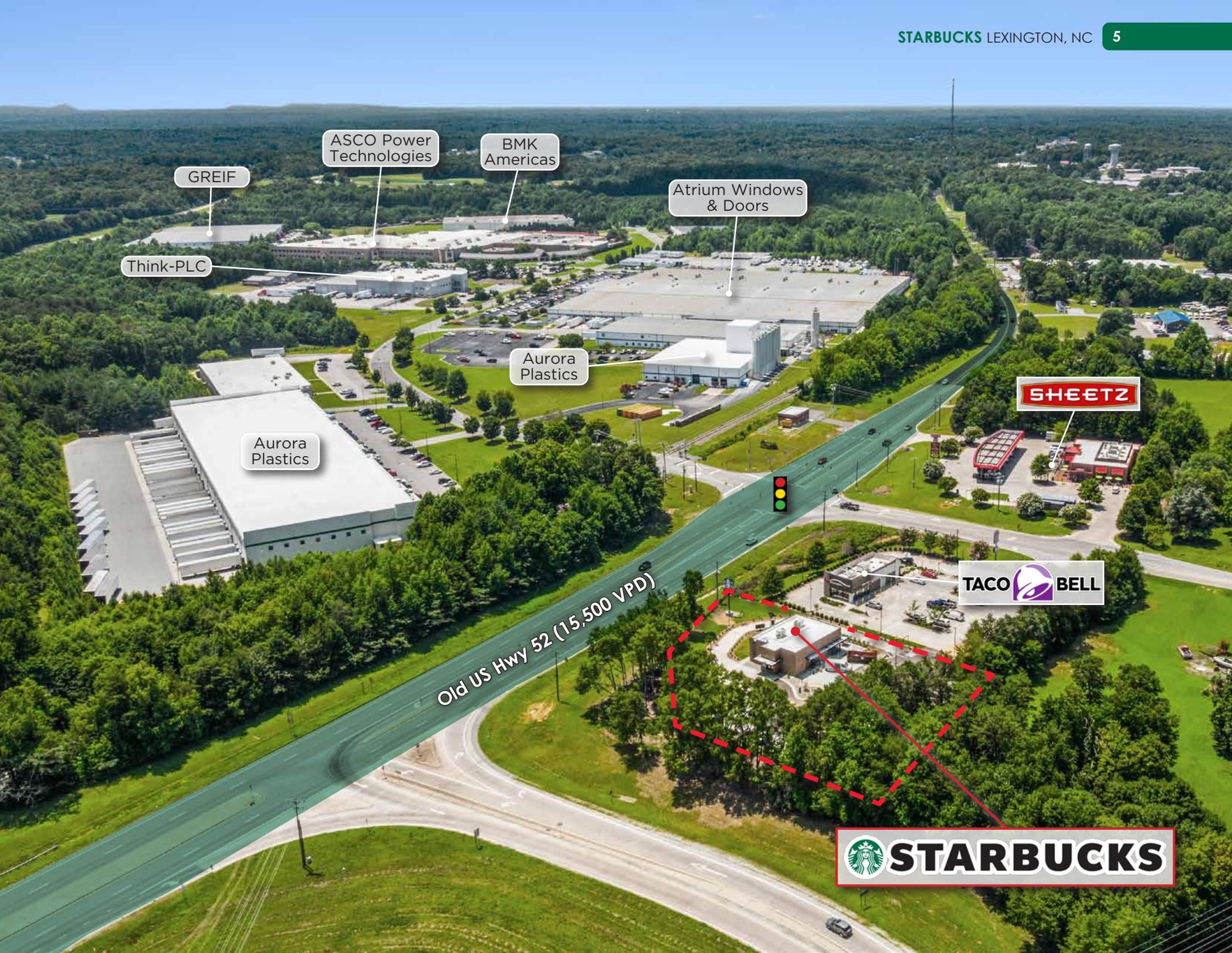
New build-to-suit Starbucks | Directly off of I-285 (58.5K VPD) on Old US Hwy 52 (15.5K VPD) with cross access to a lighted intersection | Warranties will be assigned to the new owner | Ability to advertise on nearby interstate billboard, with Starbucks reimbursing



HIGH GROWTH TRIAD AREA

Over 1.7M people live in Triad | The region has over 900K jobs with a 2.3% job growth since 2022 | Toyota is investing over \$13.9B in their electric vehicle battery manufacturing facility that will bring over 3K jobs to the region





GREIF

ASCO Power Technologies

BMK Americas

Atrium Windows & Doors

Think-PLC

Aurora Plastics

Aurora Plastics

SHEETZ

TACO BELL

Old US Hwy 52 (15,500 VPD)

 **STARBUCKS**



58,500 VPD

Aurora
Plastics

Old US Hwy 52 (15,500 VPD)

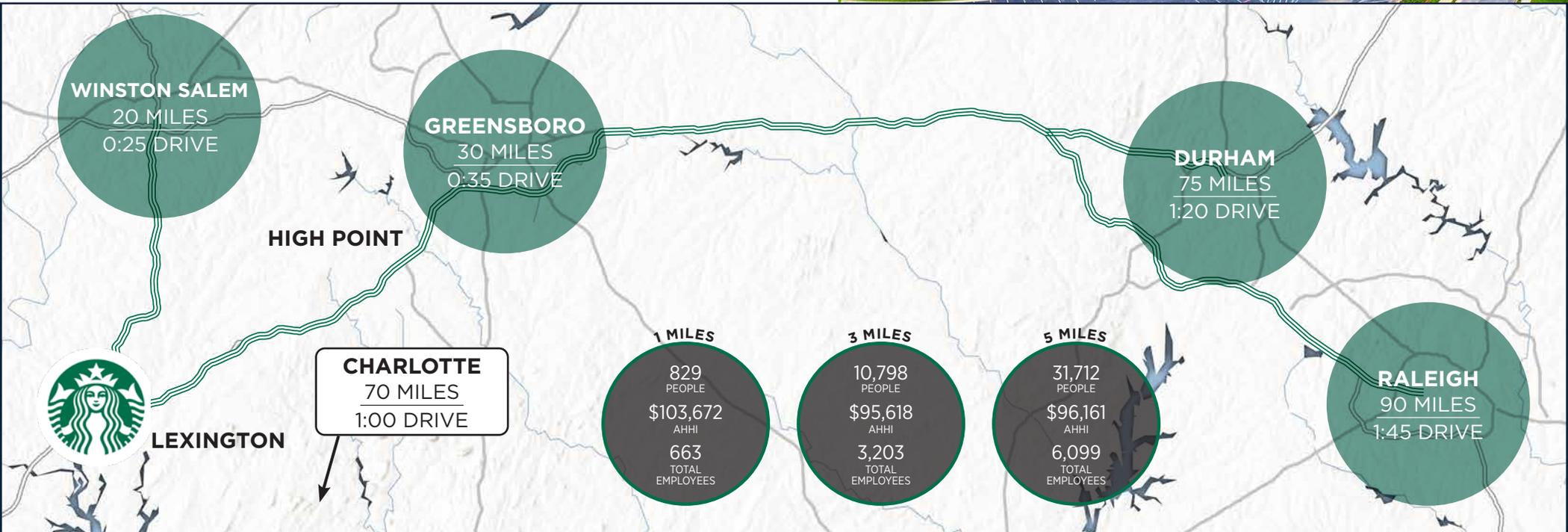


TRIAD OF NC

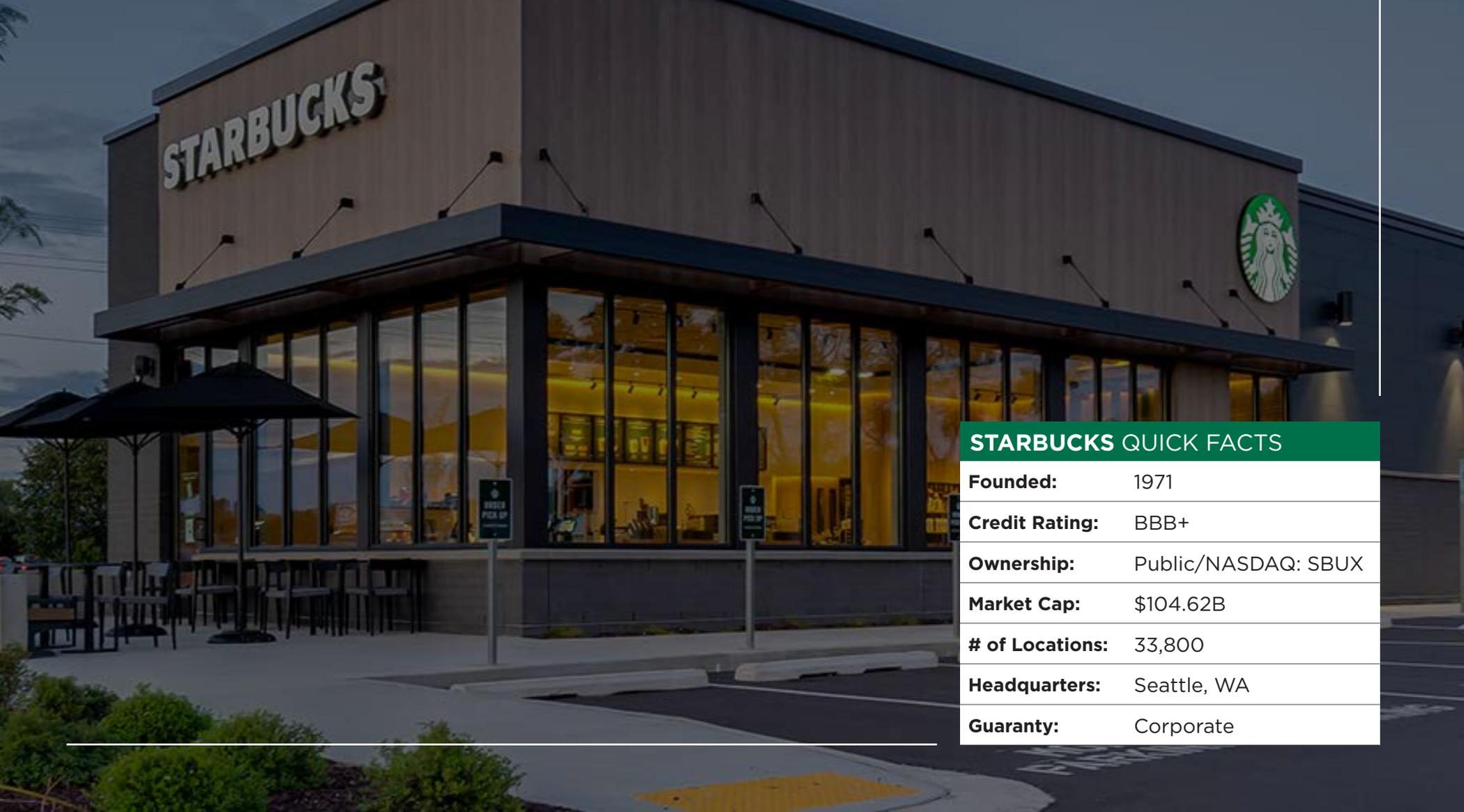
The Triad, also known as the Piedmont Triad, is a region in central North Carolina that includes the cities of Greensboro, Winston-Salem, and High Point. This area is a major hub for commerce, education, and culture in the state, historically rooted in industries like tobacco, textiles, and furniture manufacturing. Today, the Triad has diversified its economy, with growing sectors in logistics, healthcare, biotechnology, and higher education, supported by institutions such as Wake Forest University, UNC Greensboro, and North Carolina A&T State University. The region offers a mix of urban amenities and suburban charm, with a central location that provides easy access to both the mountains and the coast.



Downtown Greensboro



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

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STARBUCKS

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