

LARGE 1.5-ACRE
PARCEL



Starbucks

NEW CONSTRUCTION – SHADOW-ANCHORED TO A WALMART SUPERCENTER
ON MAIN RETAIL CORRIDOR (~35K VPD) - HHI \$105,861 IN A 3-MILE RADIUS

GRANITE FALLS, NC



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed North Carolina Broker #C32060



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Starbucks

4763 HICKORY BLVD, GRANITE FALLS, NC 28630 [↗](#)

\$3,088,525

PRICE

6.10%

CAP RATE

NOI	\$188,400
LEASE TYPE	Corporate Net
LEASE TERM	10 Years
OPTIONS	Six (6), 5-year
BUILDING SIZE	2,500 SF
LAND AREA	65,340 SF / 1.50 AC



Walmart Supercenter shadow-anchored and across from UNC Health Center

New construction Starbucks with drive-thru and outside patio, adjacent to a Sheetz on a **signalized hard corner** of the **primary retail thoroughfare**. Located in the Hickory MSA, the 6th largest in the state (population 370k) and easy access to Charlotte, NC (~60 miles). Average Household Income \$105,861 (3-mile radius).

		CURRENT
Price		\$3,088,525
Capitalization Rate		6.10%
Building Size (SF)		2,500
Lot Size (SF)		65,340
Stabilized Income	\$/SF	
Scheduled Rent	\$75.36	\$188,400
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
CAM	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$188,400



Tenant Info		Lease Terms		Rent Summary					
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT	
Starbucks	2,500	5/10/2024	5/31/2029	\$188,400	\$15,700	\$188,400	\$6.28	\$75.36	
		6/1/2029	05/31/2034		\$16,486	\$197,832	\$6.59	\$79.13	
		Option 1	6/1/2034	05/31/2039		\$17,312	\$207,744	\$6.92	\$83.10
		Option 2	6/1/2039	05/31/2044		\$18,178	\$218,136	\$7.27	\$87.25
		Option 3	6/1/2044	05/31/2049		\$19,088	\$229,056	\$7.64	\$91.62
		Option 4	6/1/2049	05/31/2054		\$20,044	\$240,528	\$8.02	\$96.21
		Option 5	6/1/2054	05/31/2059		\$21,048	\$252,576	\$8.42	\$101.03
		Option 6	6/1/2059	05/31/2064		\$22,102	\$265,224	\$8.84	\$106.09
TOTALS:	2,500			\$188,400	\$15,700	\$188,400	\$6.28	\$75.36	

Premise & Term

Tenant	Starbucks
Lease Signatory	Starbucks Corporation, a Washington corporation
Lease Type	Corporate Net
Lease Term	10 Years
Rent Commencement	May 10, 2024
Options	Six (6), 5-year
Year Built	2024

Expenses

CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC Maintenance	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility



Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEGEND



Property Boundary

2,500

Rentable SF

1.50

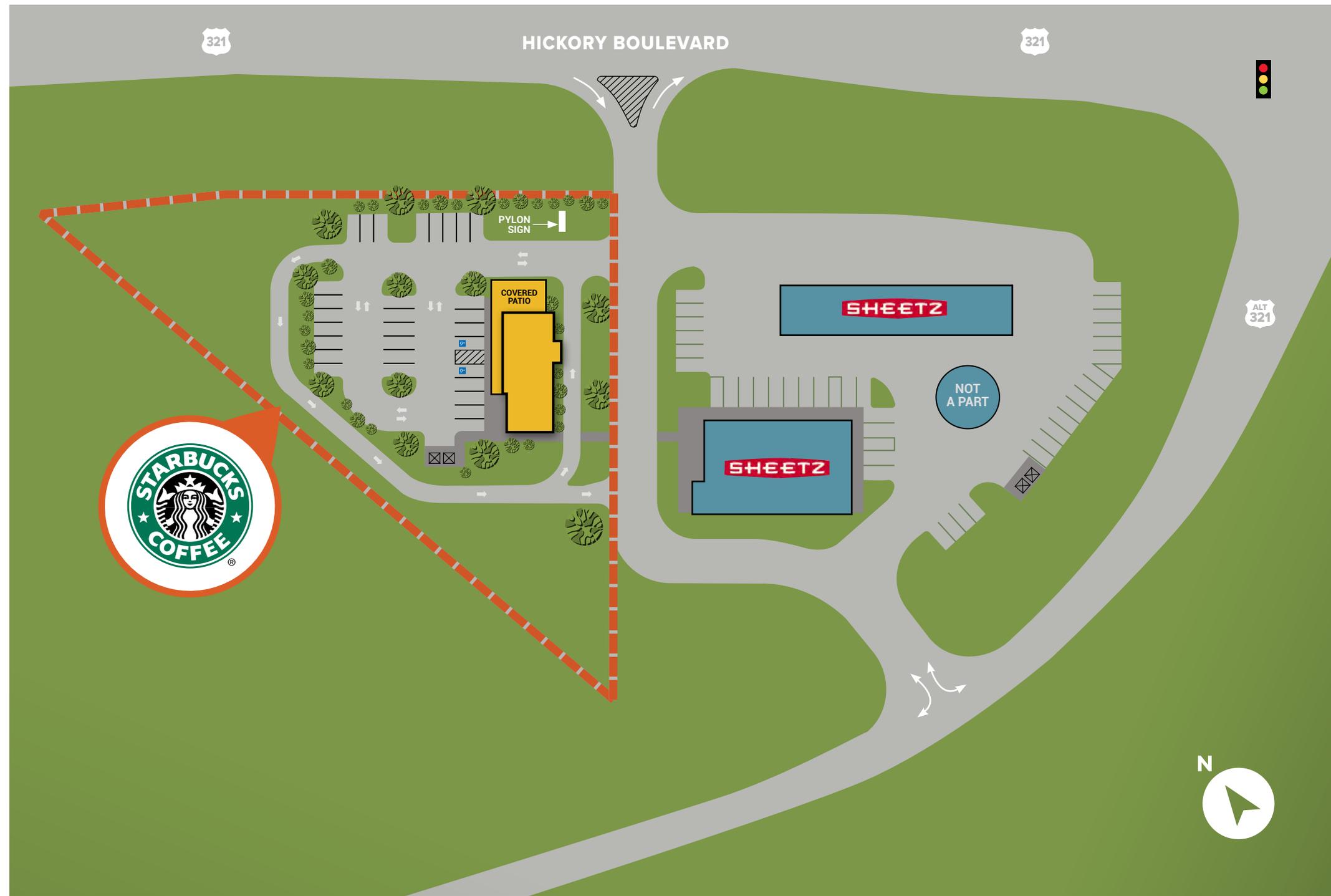
Acres

30

Parking Spaces



Egress



The #1 roaster and retailer of specialty coffee in the world, operating in 86 markets



About Starbucks

- Headquartered in Seattle, Washington, Starbucks is the world's #1 specialty coffee retailer
- The menu offers award-winning coffee drinks, cold blended beverages they trademarked as Frappuccinos, fruit beverages, food items, premium teas and coffee beans

Company Growth

- In FY 2024, Starbucks' consolidated net revenues increased to a record \$36.1 billion
- At the end of FY 2024 (Sept. 2024) the brand had 40,199 stores globally: 45% company-operated and 55% licensed
- 648 new stores were opened in FY 2024
- Starbucks has a credit rating of BBB+ from Standard & Poor's, and is traded on the NASDAQ under SBUX

Rankings

- #1 - FORTUNE'S List of World's Most Admired Companies - Food Services Industry (2023)
- #125 - FORTUNE 500 List (2024)

40,000+

LOCATIONS
WORLDWIDE

\$36.1 Billion

TOTAL REVENUE IN
FY 2024

BBB+

S&P
RATING

[Tenant Website](#)



DOLLAR TREE
bealls
 AT&T

CALIBER
 CAR WASH

UNC
 HEALTH

Wendy's

Auto
 Zone

GameStop
 Great Clips
 cricket wireless verizon

Bojangles

Walmart *
 Supercenter

34,867 VPD

321

SHEETZ

HICKORY BOULEVARD

321

SUBJECT PROPERTY



34,867 VPD



HICKORY BOULEVARD

321

321



DOWNTOWN GRANITE FALLS
(2.8 MILES FROM SUBJECT PROPERTY)

321

THE SILOS AT GRANADA FARMS GOLF COURSE

35,559 VPD

HICKORY BOULEVARD

5,835 VPD

US 321 ALT

GUNPOWDER CREEK

RHODISS LAKE

GRANITE FALLS DAM



321

39,240 VPD

GRANITE FALLS

34,648 VPD

44,591 VPD

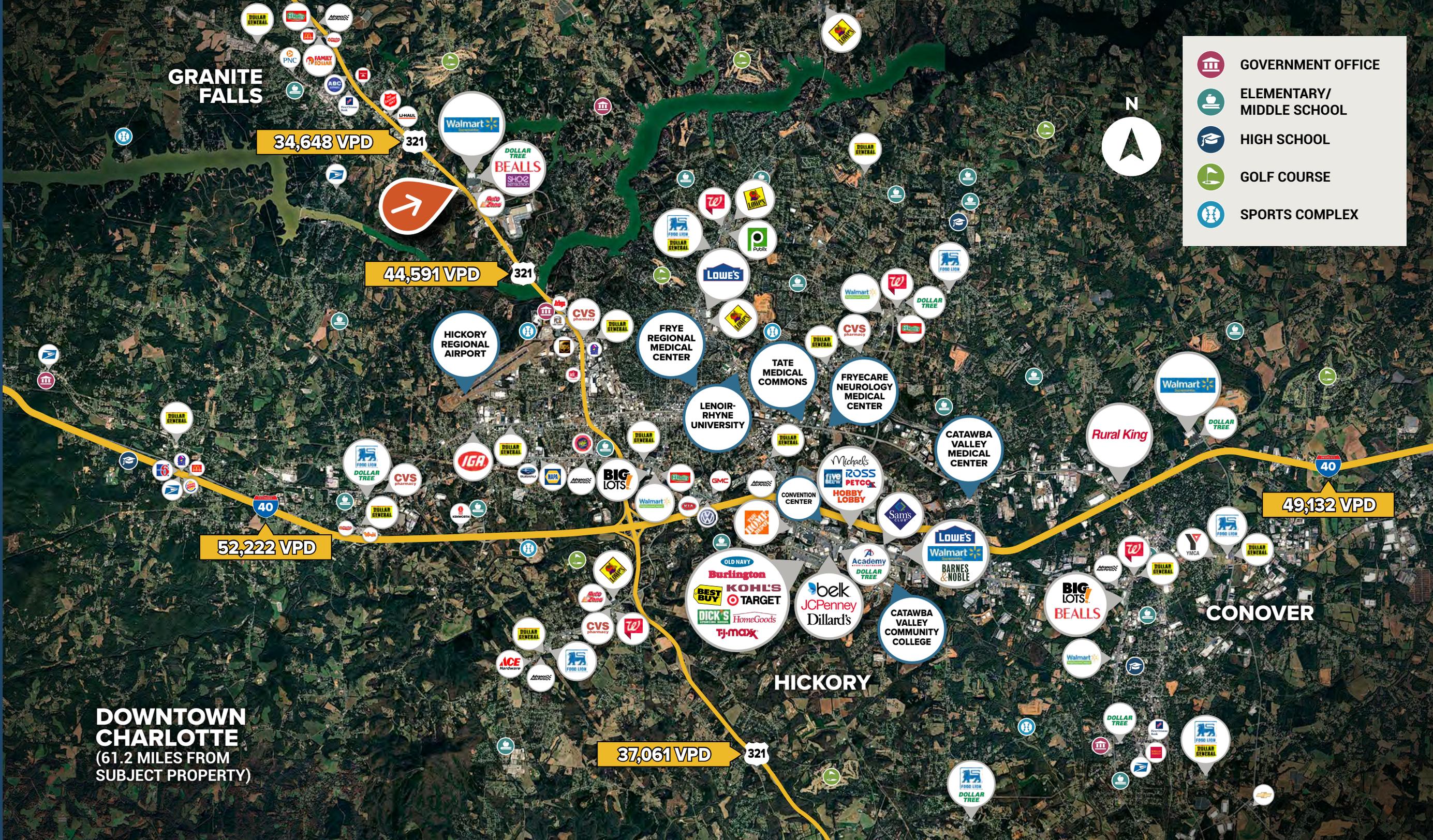
52,222 VPD

49,132 VPD

37,061 VPD

DOWNTOWN CHARLOTTE
(61.2 MILES FROM SUBJECT PROPERTY)

-  GOVERNMENT OFFICE
-  ELEMENTARY/ MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX



Ring Radius Population Data

	3-MILE	5-MILES	10-MILES
2024	13,054	58,239	155,964

Ring Radius Income Data

	3-MILE	5-MILES	10-MILES
Average	\$105,861	\$92,910	\$84,111
Median	\$81,740	\$65,351	\$62,745

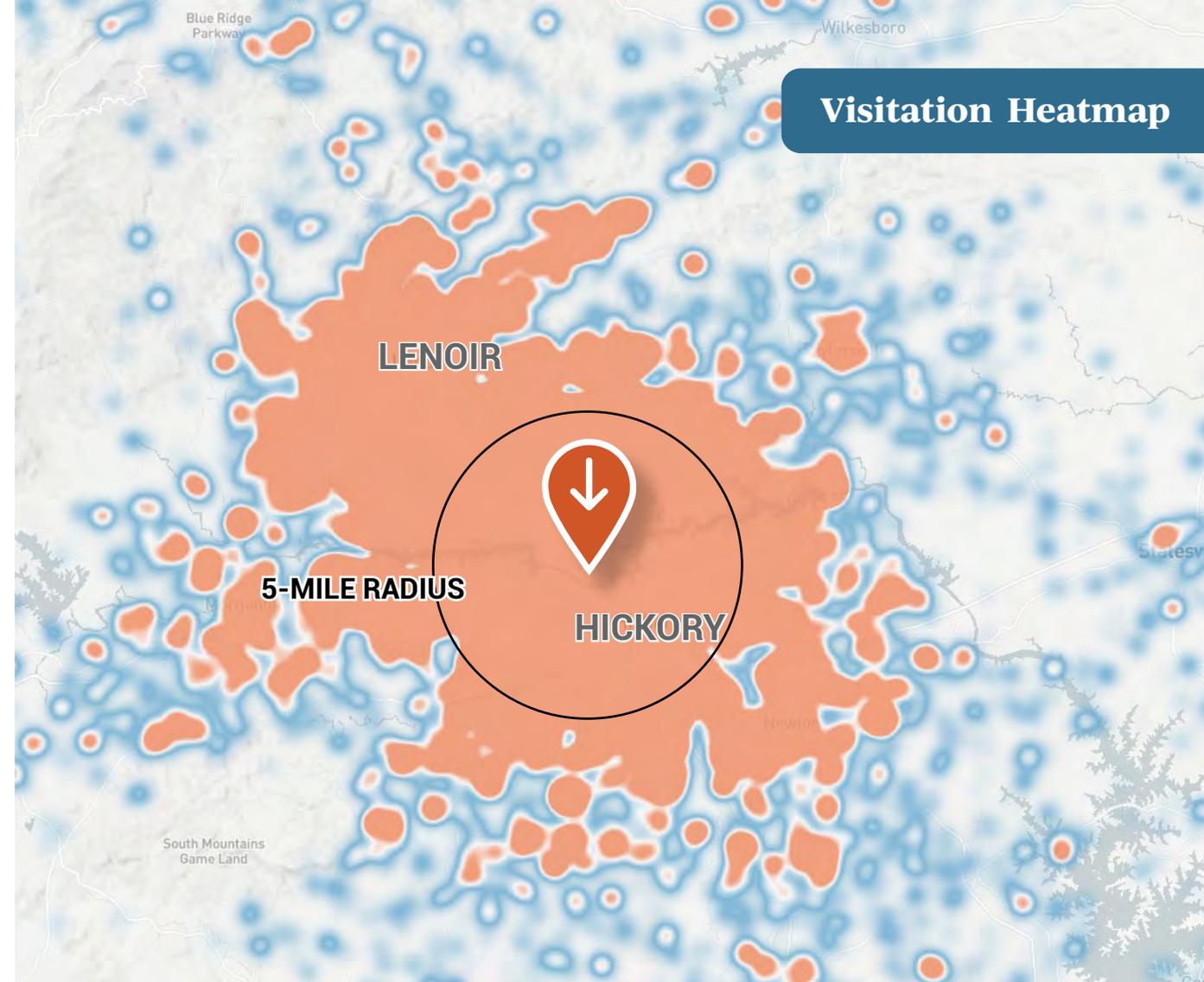
The nearby Walmart Supercenter **boasts a high visit frequency of 9.72 average visits per person**, driving consistent foot traffic that directly benefits the subject property

2.1M Visits

OVER PAST 12 MONTHS AT THE NEARBY WALMART SUPERCENTER

33 Minutes

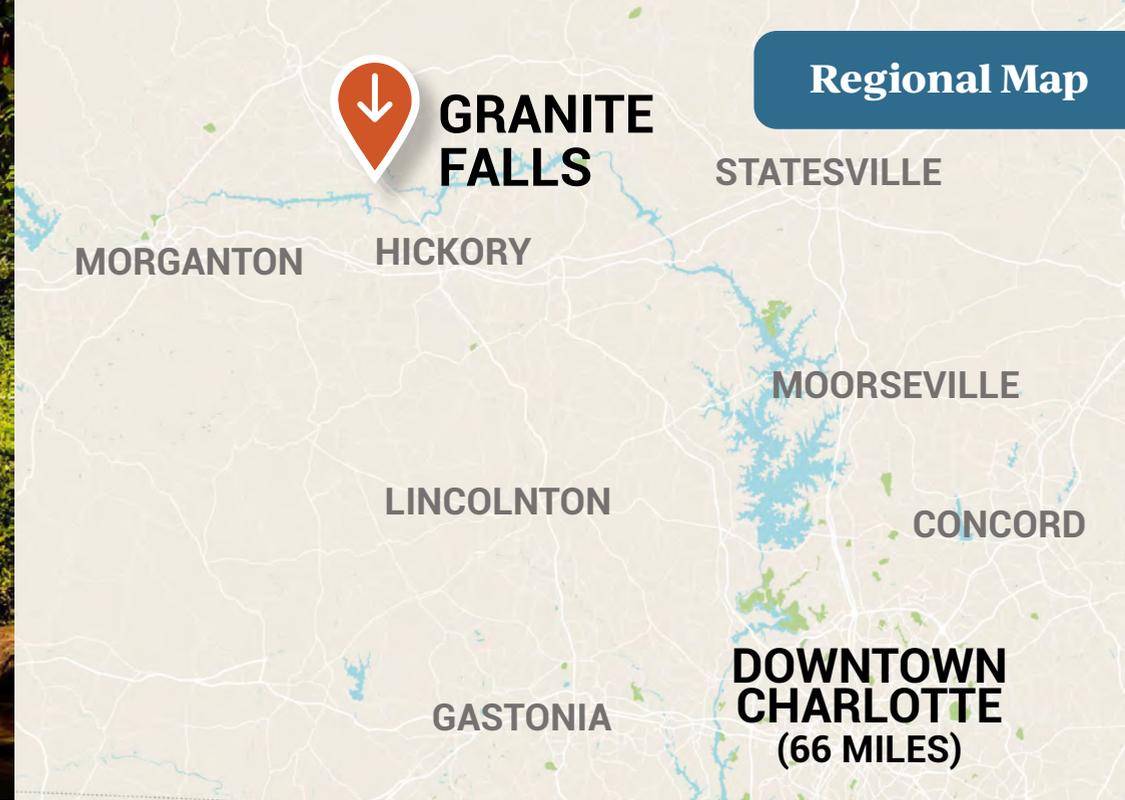
AVERAGE DWELL TIME AT THE NEARBY WALMART SUPERCENTER



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the nearby Walmart Supercenter over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



Granite Falls, NC

SMALL TOWN LIVING AT ITS BEST



370,030

HICKORY MSA
ESTIMATED
POPULATION

#2 in Best Places to Live in Caldwell County

- Granite Falls a small suburban town, located in Caldwell County, and named for the falls and giant granite boulders on Gunpowder Creek
- Bordering Lake Hickory and Rhodhiss Lake, the small town of Granite Falls has lots of opportunities for boating, skiing and fishing
- The town has benefited from a residential spillover from Hickory and nearby Catawba County and has also enjoyed a boom in commercial growth along US 321
- Granite Falls is located partly on Lake Hickory and less than five miles from US 40 and Hickory, and approximately 66 miles from Downtown Charlotte

Charlotte, North Carolina

- Known as the "Queen City," Charlotte is a major financial center home to the headquarters of several Fortune 500 companies, including Bank of America and Duke Energy
- Charlotte is a sports hub and hosts professional teams like the Carolina Panthers (NFL) and the Charlotte Hornets (NBA)

Regional Map

**GRANITE
FALLS**

STATESVILLE

MORGANTON

HICKORY

MOORSEVILLE

LINCOLNTON

CONCORD

GASTONIA

**DOWNTOWN
CHARLOTTE**
(66 MILES)

Starbucks plots the next phase of its turnaround with new drinks, loyalty program tweaks

CNBC | JANUARY 29, 2026

Starbucks used its January 2026 Investor Day to present a clear and optimistic roadmap for renewed growth under CEO Brian Niccol, signaling momentum in the company's turnaround efforts.

Niccol emphasized a return to Starbucks' roots as a welcoming, community-driven coffeehouse, with enhanced in-store experiences, additional seating, and a strengthened loyalty program.

The company reported its first increase in U.S. same-store sales in two years, driven by improved traffic trends and successful product innovation. Starbucks plans to open hundreds of new U.S. locations this year and accelerate expansion in 2028, reinforcing confidence in its long-term global growth strategy.

Management highlighted disciplined execution and brand strength as key drivers supporting sustainable performance going forward.

Together, these initiatives position Starbucks to capitalize on its brand equity, drive consistent traffic growth, and deliver long-term value for both customers and shareholders.

[Read More](#) 





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