



**\$2,995,000**

**6.1% CAP RATE BASED ON 10 YEAR AVERAGE NOI**

# STARBUCKS DRIVE-THRU

GRAND FORKS, NORTH DAKOTA (47<sup>TH</sup> AVE & S WASHINGTON INTERSECTION)

A photograph of a Starbucks drive-thru building. The building is a small, single-story structure with a grey stone wall on the left and a tan-colored corrugated metal wall on the right. A large Starbucks Siren logo is mounted on the grey wall. The building is situated on a corner lot with a paved parking lot in front and a grassy area to the left. In the background, there are other commercial buildings and trees under a clear blue sky.

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# INVESTMENT SUMMARY



## OVERVIEW

<b>TENANT</b>	STARBUCKS
<b>ADDRESS</b>	4675 S. WASHINGTON, GRAND FORKS, ND 58201
<b>PRICE</b>	\$2,995,000
<b>TERM</b>	NEW 10 YEAR LEASE 10% BASE RENT INCREASE IN YEAR SIX
<b>CAP RATE</b>	6.1%
<b>NOI</b>	YEAR 1-5: \$183,222 6-10 YEAR: \$201,544 10 YEAR AVERAGE: \$192,383
<b>LEASE TYPE</b>	ABSOLUTE NNN LEASE



# LISTING HIGHLIGHTS

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- Professionally managed by Dakota Commercial.
- Premier location in Grand Forks on highly sought after Southend corridor.
- Two (2), five (5) year options to renew, each with a 10% rent increase.
- Corporate guarantee.
- This area is within two blocks of the following attractions/destinations:
  - Icon Sports Center, Choice Health & Fitness and Altru Health System specialty clinics.
- Recent tenants to the area:
  - Tropical Smoothie, McDonald's, Little Bangkok, Golf Center, Amish Furniture Gallery, Ski & Bike Shop, Mattress Factory.
- New interchange West of this site about two miles East along 47th Ave has been approved by the DOT. This will provide direct access from the interstate.



# DRIVE THRU ACCESS

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# HARD CORNER LOCATION

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# SITE OVERVIEW

## YEAR BUILT

2024

## BUILDING SIZE

2,262 SF

## PARCEL SIZE

37,432 SF

## PARKING SPACES

28

## ACCESS POINTS

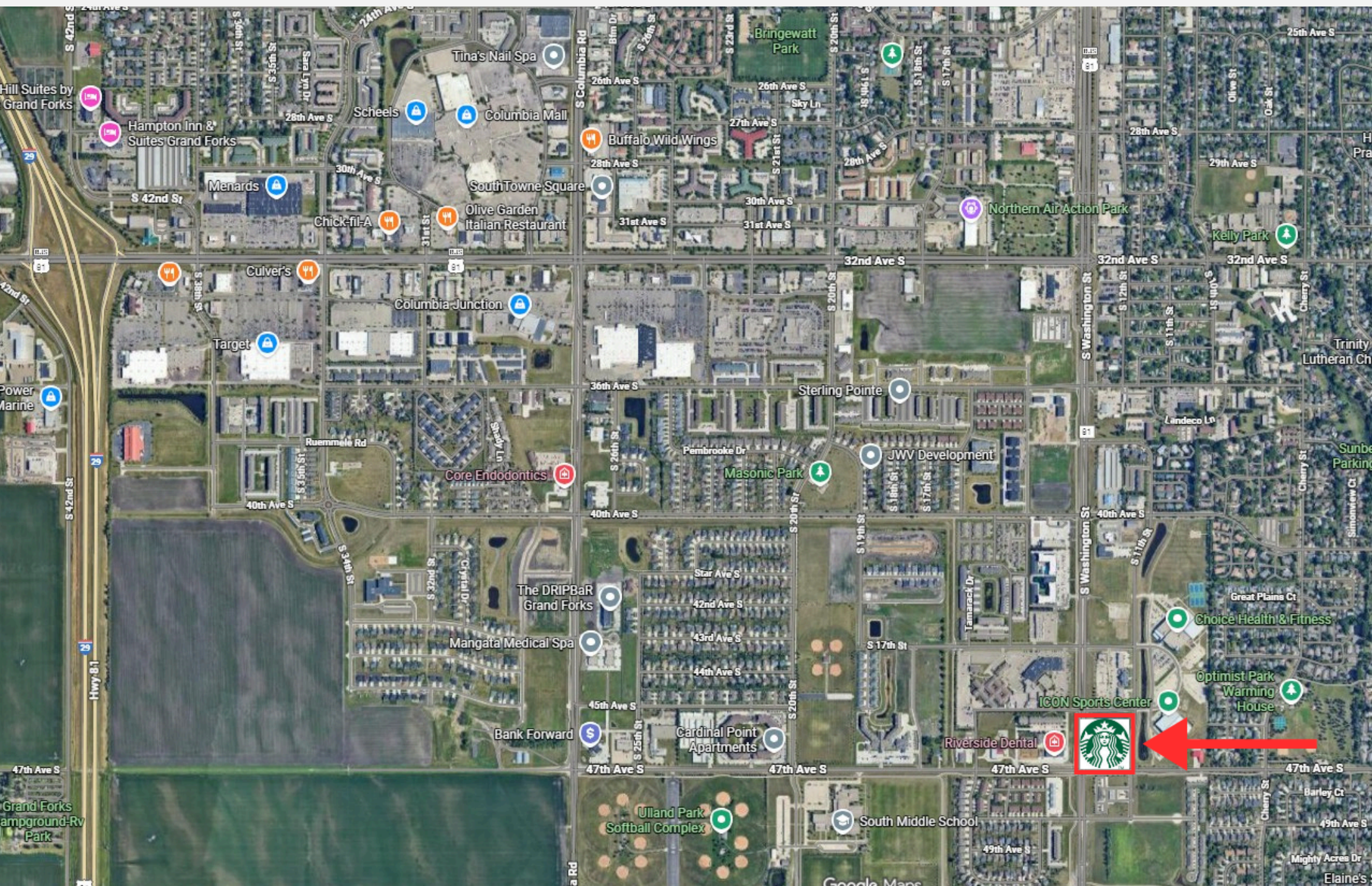
SOUTH WASHINGTON ST



## MAJOR TRAFFIC DRIVERS

Walmart, Sam's Club, McDonald's, Discovery Elementary (**Approx. 500 students**), South Middle School (**Approx. 550 students**), Kelly Elementary (**Approx. 475 students**), Schroeder Middle School (**Approx. 575 students**), Choice Health & Fitness, Altru Health System Specialty Clinic







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