



# STARBUCKS

4503 Highway 58 | Chattanooga, TN



**VIEW WEBSITE &  
OFFERING MEMORANDUM**



**\$1,633,000**



**6.00% Cap**



**NN Lease**



Ideal Passive Investment in a No Income Tax State | Low-management Asset with Minimal Landlord Responsibilities  
| Renovated in 2020 | Roof Warranty through 2035



NN Lease with 10% Rental Increases Every 5 Years & at Each Option | Strong Store Performance with Over \$2  
Million in Annual Sales (Placer.ai Estimate), Well Above the National Average



Corporate Lease with Best-in-Class Tenant | Largest Coffeehouse Company in the World & One of the Largest  
QSR Operators with 40,000+ Locations Across 80+ Countries



Starbucks Holds an Investment-Grade Credit Rating of BBB+ from S&P Global Ratings | Over \$36 Billion Revenue  
Reported for FY 2024



Located at Signalized Intersection on Hwy 58 (37,360+ VPD) | Dense Retail Corridor | National Retailers in the  
Immediate Area Include Wendy's, Subway, McDonald's, Dunkin' Donuts, Walgreens, & More



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