



Subject Property

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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