

Starbucks

8611 Dorchester Rd | North Charleston, SC 29420
Signalized corner of Dorchester Rd & Netherby Ln



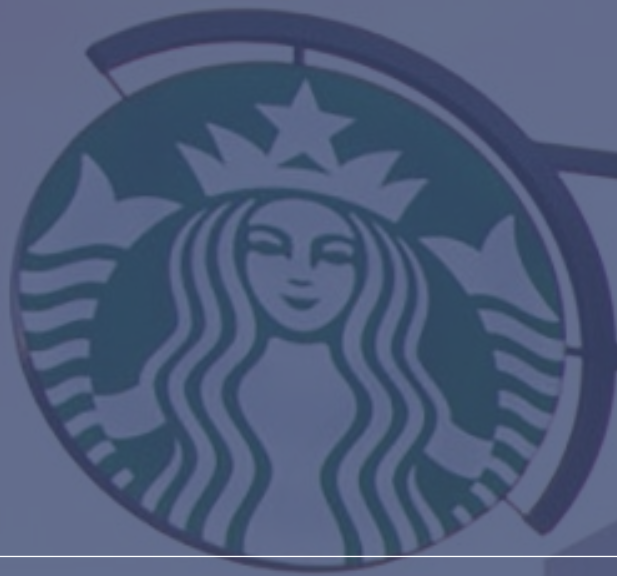
Investment Opportunity in North Charleston, SC

Offering Memorandum



BROADSTREET
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**All photos are for representative purposes*



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A photograph of a Starbucks storefront at night, featuring a brick building with large windows, an outdoor patio with tables and umbrellas, and a drive-thru sign. The Starbucks logo is visible on the building.

STARBUCKS

DRIVE THRU



501

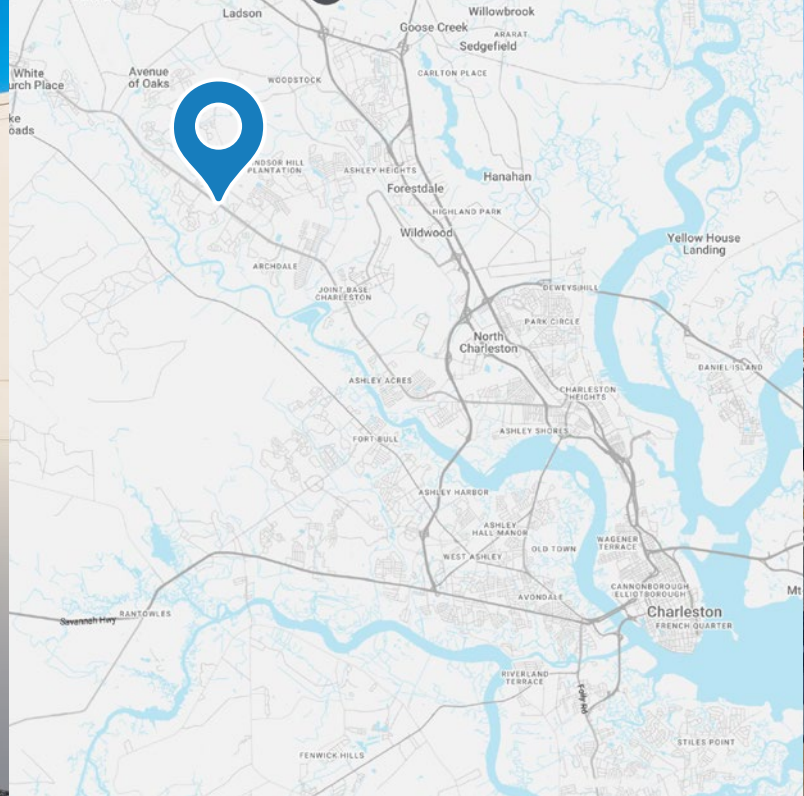
Starbucks - North Charleston, SC

Investment Offering



Starbucks

North Charleston, SC



Broadstreet Partners presents an investment opportunity to acquire a Starbucks location at 8611 Dorchester Road in North Charleston, SC. This property is offered at \$2,775,000 with a 5.75% cap rate and \$159,500 NOI.

Strategically positioned between Cedar Grove Commons and Publix on the going to work side of Dorchester Road (45,300 vehicles per day), the property features a signalized intersection and excellent highway visibility. The location benefits from cotenancy with Chipotle and proximity to a newly developed shopping center featuring major retailers including Home Goods, PetSmart, Ulta, Five Below, Ross, and Lidl.

The Charleston MSA is powered by diverse economic drivers and a thriving tourism industry. This investment offers an attractive opportunity in a proven profitable location within one of the fastest-growing markets in the Southeast.

PROPERTY DETAILS

ADDRESS	8611 Dorchester Rd North Charleston, SC 29420
TOTAL GLA	+/- 2,500 SF
OCCUPANCY	100%
YEAR BUILT	2026
ACREAGE	0.89 AC
PARKING	24 Parking Spaces
NOI	\$159,500
CAP RATE	5.75%

Asking Price: \$2,775,000

Property Highlights



Ideal Location on Dorchester Rd

- The Property is located between Cedar Grove Commons and Publix on highly trafficked Dorchester Rd
- Signalized Access
- "AM" side of Dorchester Rd
- Decel Lane with RI/RO Access in addition to traffic signal



Near Major Area Development

The Property benefits from its excellent location near Cedar Grove Commons, a newly developed shopping center on Dorchester Rd that includes major retail and multi-family apartments. The center includes major retailers like Home Goods, PetSmart, Ulta, Five Below, Ross, and Lidl. Other tenants include Buffalo Wild Wings, Chicken Salad Chick, Fifth Third Bank and more.



Minimal Landlord Responsibility

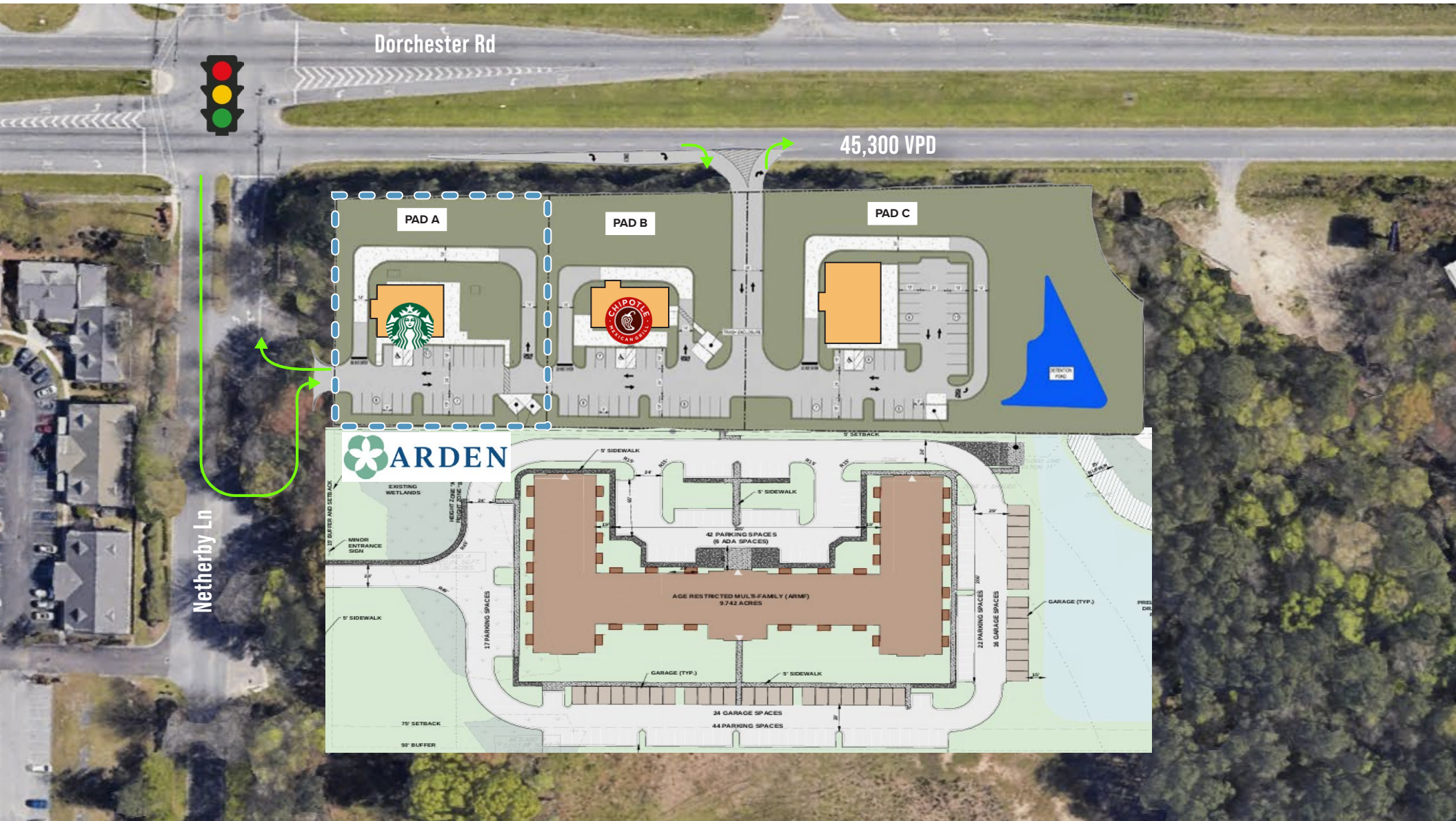
This property features brand new construction paired with an excellent structure, greatly reducing Landlord lease involvement throughout the duration of ownership.



Strong Demographics

This area boasts strong surrounding demographics. There are 116,863 people within five miles of the site, supported by an average household income of \$95,298. The property benefits from the area's population growth (estimated 1.25% annually from 2025 to 2030).

Site Plan





Tenant Highlights

Starbucks

Starbucks is the world's largest coffeehouse chain, founded in 1971 at Seattle's Pike Place Market. What began as a single store has grown into a global empire of over 40,000 locations spanning 80+ countries. The company serves approximately 100 million customers every week, offering a wide range of beverages, food, and merchandise. Starbucks sources its coffee from over 30 countries within the "Bean Belt," emphasizing ethical sourcing practices through its Coffee and Farmer Equity (C.A.F.E.) program.

Starbucks reported \$37.18 billion in annual revenue in 2024, holding a roughly 41% market share in the food service industry. Of its more than 40,000 stores worldwide, 52% are company-operated while 48% are licensed locations. The brand has built one of the most loyal customer bases in retail, with 33.8 million active Rewards members in the U.S. alone as of 2024. With ambitious expansion plans on the horizon, Starbucks continues to redefine the coffeehouse experience on a global scale.

SBUX

NYSE Symbol

\$37.18B

Total Revenue

\$106.85B

Market Cap

40,000+

Locations

381,000+

Employees





Starbucks - North Charleston, SC

Market Overview

North Charleston MSA

South Carolina

The Charleston Metropolitan Statistical Area (MSA), centered around Charleston, South Carolina, is a vibrant economic region driven by diverse industries. Key economic drivers include aerospace, with Boeing's assembly plant being a significant employer and contributor to the local economy. The region also boasts a strong automotive sector, highlighted by the presence of Volvo and Mercedes-Benz manufacturing facilities. Additionally, the Port of Charleston, one of the busiest ports on the East Coast, plays a crucial role in international trade, supporting logistics and distribution businesses.

The tourism industry, fueled by Charleston's rich history, cultural attractions, and coastal beauty, further bolsters the economy. The area also benefits from a growing technology sector, with numerous startups and established tech firms choosing Charleston for its favorable business climate and quality of life.

Key Economic Drivers

- Aerospace
- Energy
- IT & Defense
- Automotive
- Life Sciences

Leaders in the Market

- **Joint Base Charleston & Charleston Int'l Airport**
25,000+ employees (4.6 miles)
- **Charleston Southern University**
3,500+ students (8 miles)
- **Medical University of South Carolina**
17,000 employees (18 miles)
- **Volvo Car USA LLC**
2,200 employees (26 miles)
- **College of Charleston**
12,000 students (18 miles)
- **Mercedes-Benz Vans, LLC**
2,000 employees (3.9 miles)
- **Trident Technical College**
12,000 students (5.8 miles to main campus)
- **Bosch**
1,800 employees (1.4 miles)
- **The Boeing Company**
7,864 employees (7.7 miles)
- **Bon Secours St. Francis Hospital**
6,100 employees (12.2 miles)





Fort Dorchester High School
2,312 Students

Exxon

Site

DEMOGRAPHIC SNAPSHOT (2025)

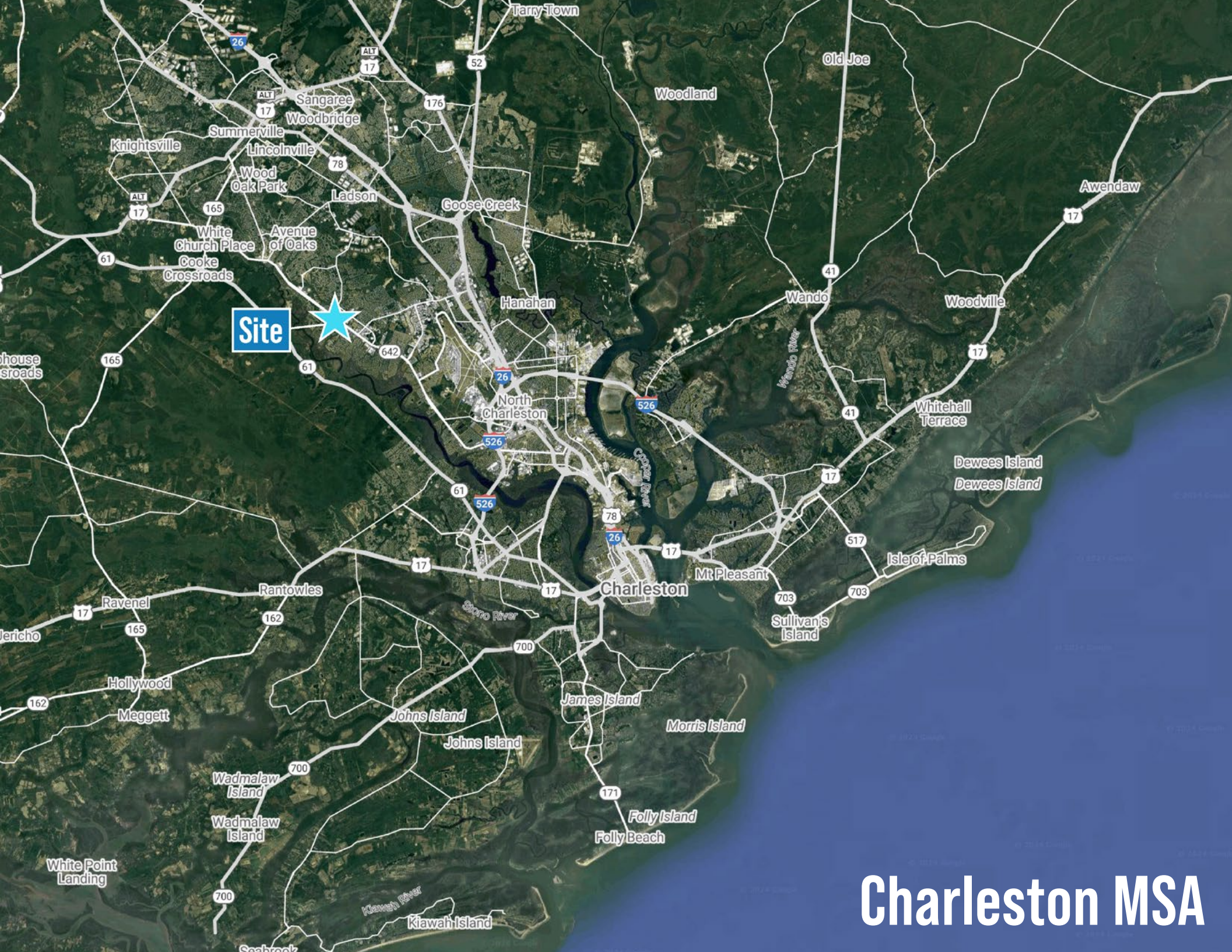
51,245
 POPULATION
 3-Mile Radius

\$106,109
 AVG HH INCOME
 3-Mile Radius

13,413
 EMPLOYEES
 3-Mile Radius

45,300
 VEHICLES PER DAY
 3-Mile Radius

1,178
 BUSINESSES
 3-Mile Radius



Site



Charleston MSA



Starbucks - North Charleston, SC

Financial Overview

Investment Summary

LEASE DETAILS

TENANT LEASE ENTITY	Starbucks Corporation
RENT COMMENCEMENT	9/01/2026
LEASE EXPIRATION	8/31/2036
ORIGINAL LEASE TERM	10 Years
OPTIONS REMAINING	Four, 5-Year
LEASE TYPE	NNN
NOI	\$159,500

Asking Price: \$2,775,000

Cap Rate: 5.75%

NOI: \$159,500

Landlord Responsibilities

- Roof and structure
- Maintenance, repair, and replacement of parking areas, drive-through lanes, sidewalks, and drainage systems

Tenant Responsibilities

- Property Taxes
- Insurance
- Maintenance and repair of plumbing, HVAC, electrical, and lighting systems exclusively serving the Premises
- Landscaping

Rent Schedule

LEASE COMMENCE	START	END	ANNUAL RENT	% INCREASE
Year 1-5	9/01/2026	8/31/2031	\$159,500	10%
Year 6-10	9/01/2031	8/31/2036	\$175,450	10%



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This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (1) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (2) that you will not photocopy or duplicate any part of the Offering Memorandum, (3) that you will not disclose the Offering Memorandum or any of its contents to any other entity without prior authorization of the Owner, and (4) that you will not use the Offering Memorandum in any fashion or manner detrimental to the interest of the owner or Brokers. If you have no further interest in the Property, please return the Offering Memorandum forthwith.

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