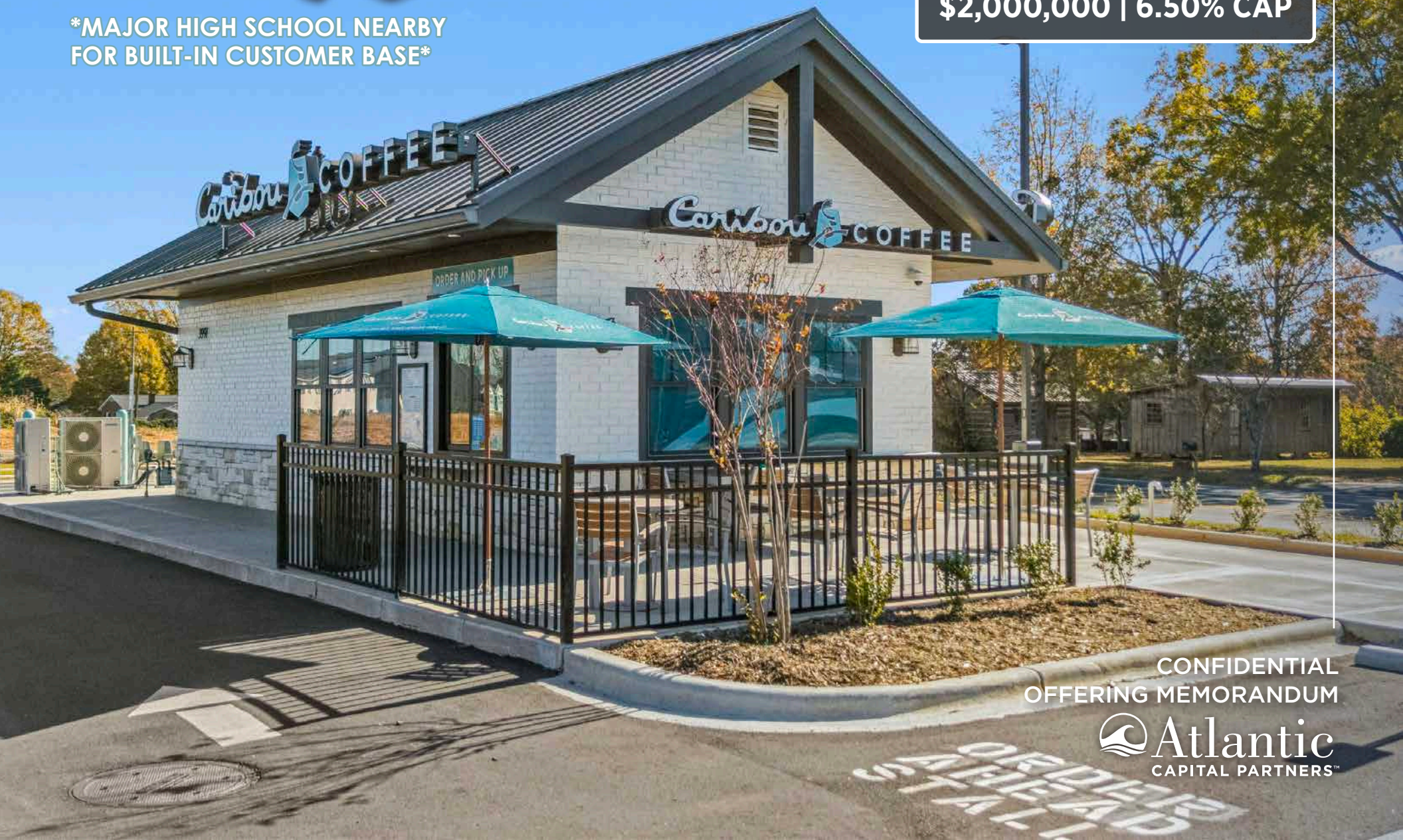
Caribou COFFEE

*MAJOR HIGH SCHOOL NEARBY
FOR BUILT-IN CUSTOMER BASE*

3991 ROSEWATER AVE

Kernersville, NC (Triad MSA)

OFFERED FOR SALE
$2,000,000 | 6.50% CAP



CONFIDENTIAL
OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™


Walmart
Neighborhood Market
Grand at Union Cross
272 Apartments
Culver's
WHATABURGER
Reserve at Smith Crossing
376 Apartments
TACO BELL
DEL TACO
Cracker Barrel
OLD COUNTRY STORE
FOOD LION
ACE
The helpful place.
Jersey Mike's
SUBS
67,500 VPD
40
Chick-fil-A
OUTBACK
STEAKHOUSE
Lightbridge
Academy
Glennview
267 Townhomes
Bojangles'
Famous Chicken 'n Biscuits
CAROLINA
QuickCare
Union Cross Rd (27,500 VPD)
Caribou
COFFEE

PROPERTY PHOTOS









EXECUTIVE SUMMARY

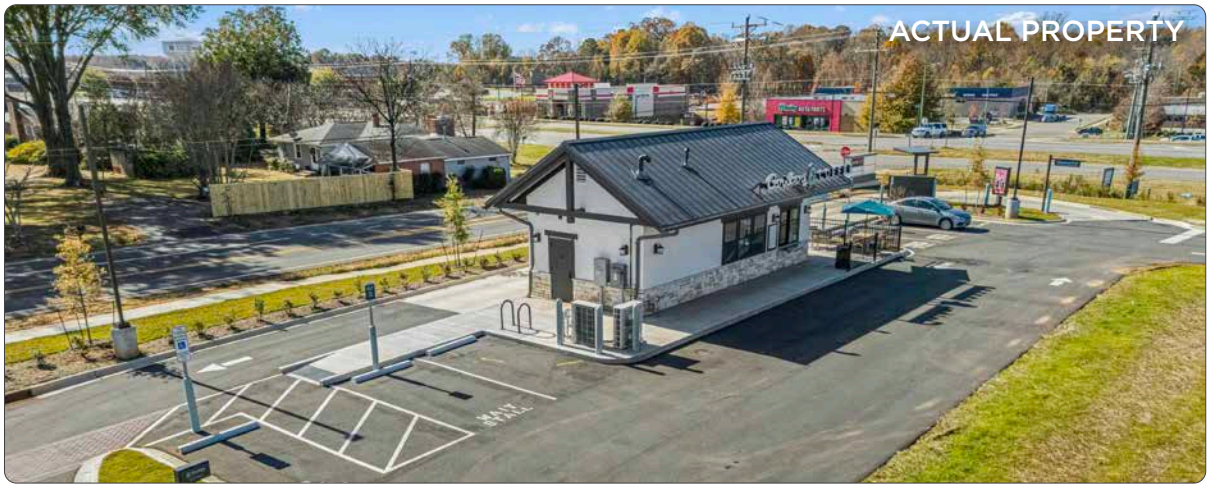
Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Caribou Coffee in Kernersville, NC. The premises are leased to Caribou Coffee for a 10-year initial term. The property features Caribou's innovative "Cabin Coffee" prototype — a drive-thru and walk-up only concept designed to maximize operational efficiency and customer convenience. Strategically positioned along a major retail corridor with immediate access to Interstate 40, the site benefits from exceptional visibility, strong traffic counts, and proximity to the Winston-Salem and Greensboro employment hubs.

10-YR LEASE | **INTERSTATE CONNECTIVITY** | **GREENSBORO, NC MSA**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	$130,000
Rent Escalation	6-10	$143,000
1st Extension	11-15	$157,300
2nd Extension	16-20	$173,030
3rd Extension	21-25	$190,333

NOI	$130,000
CAP	6.50%
PRICE	$2,000,000

ASSET SNAPSHOT	
Tenant Name	Caribou Coffee
Address	3991 Rosewater Ave, Kernersville, NC 27284
Building Size (GLA)	554 SF
Land Size	0.5 Acres
Year Built/Renovated	2025
Signatory/Guarantor	Caribou Coffee Operating Company (Corporate)
Rent Type	NN
Landlord Responsibilities	Roof, Structure, Parking Lot
Rent Commencement Date	1/12/2027
Lease Expiration	11/30/2036
Remaining Term	10 Years
Rental Increases	10% Every 5 Years and in Options
Current Annual Rent	$130,000



68,302 PEOPLE IN 5 MILE RADIUS | **$121,994** AHHI IN 1 MILE RADIUS | **27,500** VPD ON UNION CROSS RD

INVESTMENT HIGHLIGHTS

ATTRACTIVE LEASE FUNDAMENTALS

10-year corporate lease provides stable and predictable cash flow for the next decade | 10% rental increases throughout the primary term and in each option period | Three (3) five (5)-year option periods provide long-term income security

CORPORATE GUARANTEE FROM NAME BRAND TENANT

Caribou Coffee operates over 700 locations worldwide | The company is a subsidiary of Panera Brands, parent company of Panera Bread and Einstein Bros. Bagels | Corporate-guaranteed lease backed by a nationally recognized coffee and breakfast chain

PROXIMITY TO REGIONAL EMPLOYMENT AND DISTRIBUTION HUBS

Centrally located between Winston-Salem, Greensboro, and High Point within the Piedmont Triad region | Excellent access to major employment centers, industrial parks, and logistics facilities | Benefits from strong commuter and distribution traffic from I-40 and U.S. Route 421

MORNINGSIDE TO I-40 WITH CONVENIENT ACCESS & VISIBILITY

Positioned on the morningside of Union Cross Rd (27,500 VPD) heading towards I-40 | High daily traffic counts exceeding 60,000 vehicles per day along major routes | Drive-thru configuration supports strong on-the-go coffee demand | Down the road from Robert B Glenn High School (1,467 students)

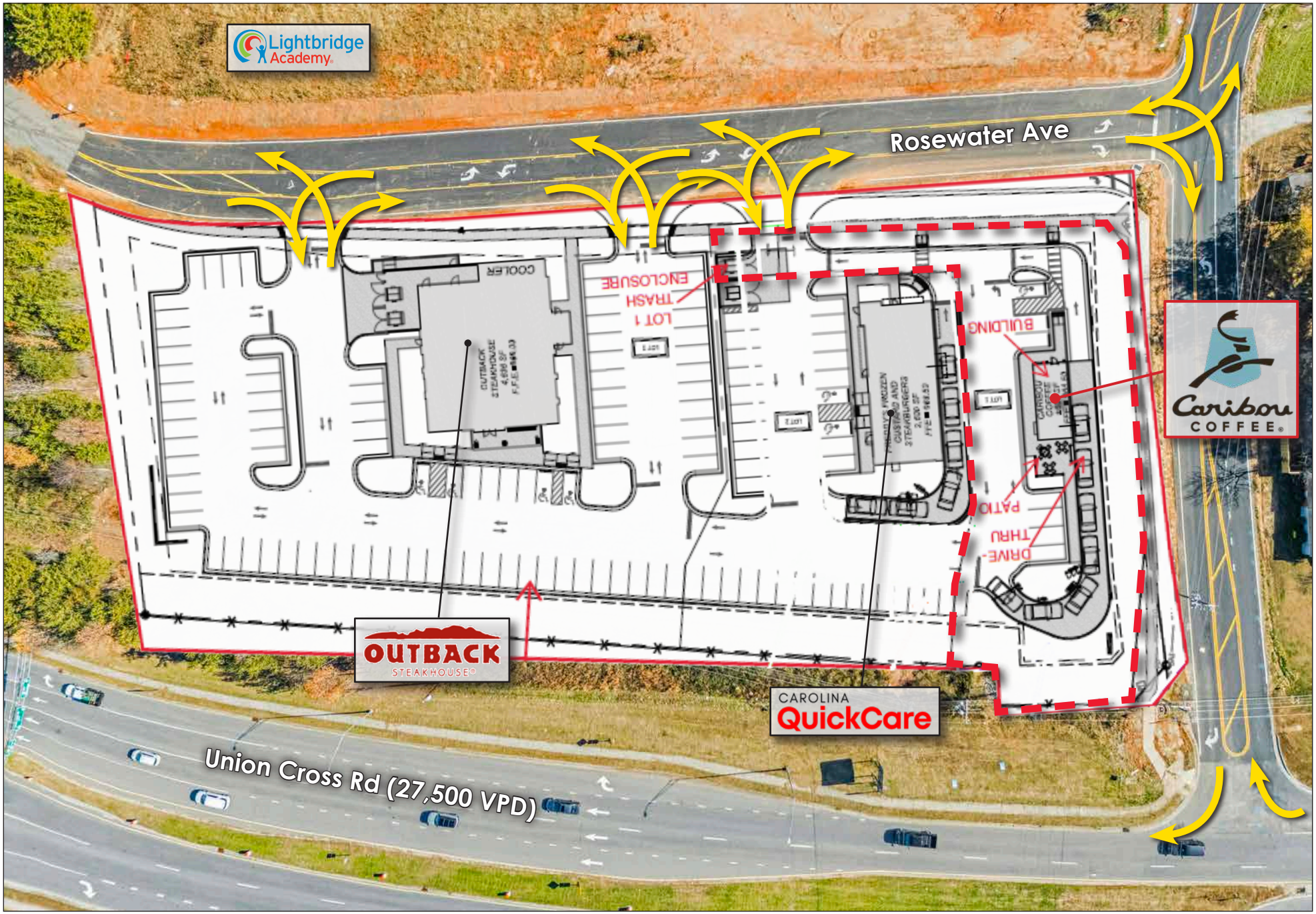
POSITIONED IN A DENSE RETAIL NODE

Within a 1-mile radius of the subject site is over 200K SF of retail space with a 1.6% vacancy rate | Surrounded by major national tenants including Chick Fil A, Bojangles, Tractor Supply, Harbor Freight, Outback Steakhouse, and Sheetz | Strong consumer draw supported by high traffic counts and daytime population | Outparcel to Glenview Townes, a new 267 unit townhouse community

HIGH GROWTH TRIAD SUBMARKET

Kernersville has experienced steady population and housing growth driven by regional expansion | Within 10 miles of over 500,000 residents and a growing affluent suburban base | The Triad MSA continues to attract logistics, healthcare, and manufacturing investment

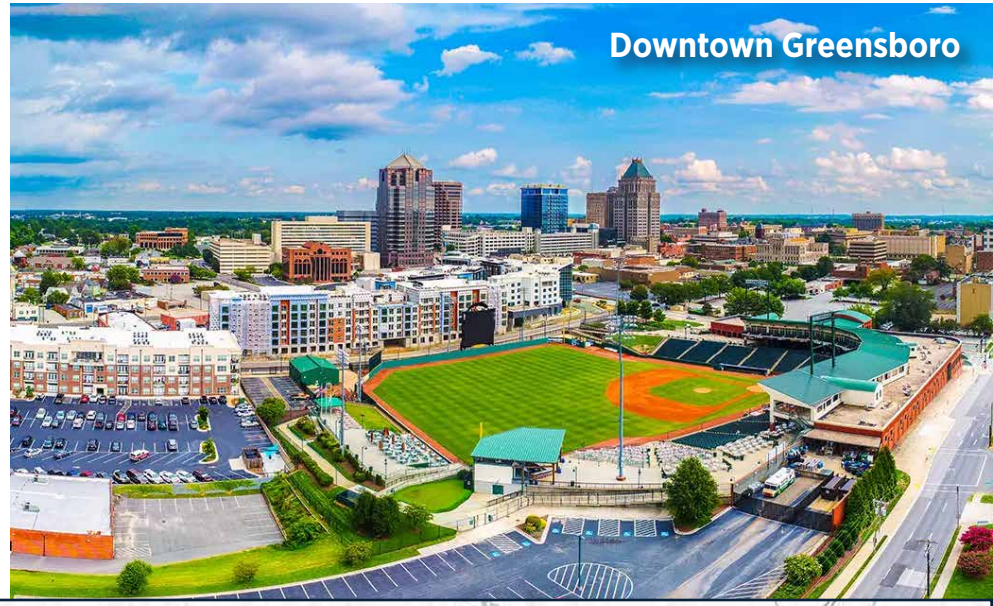
SITE PLAN

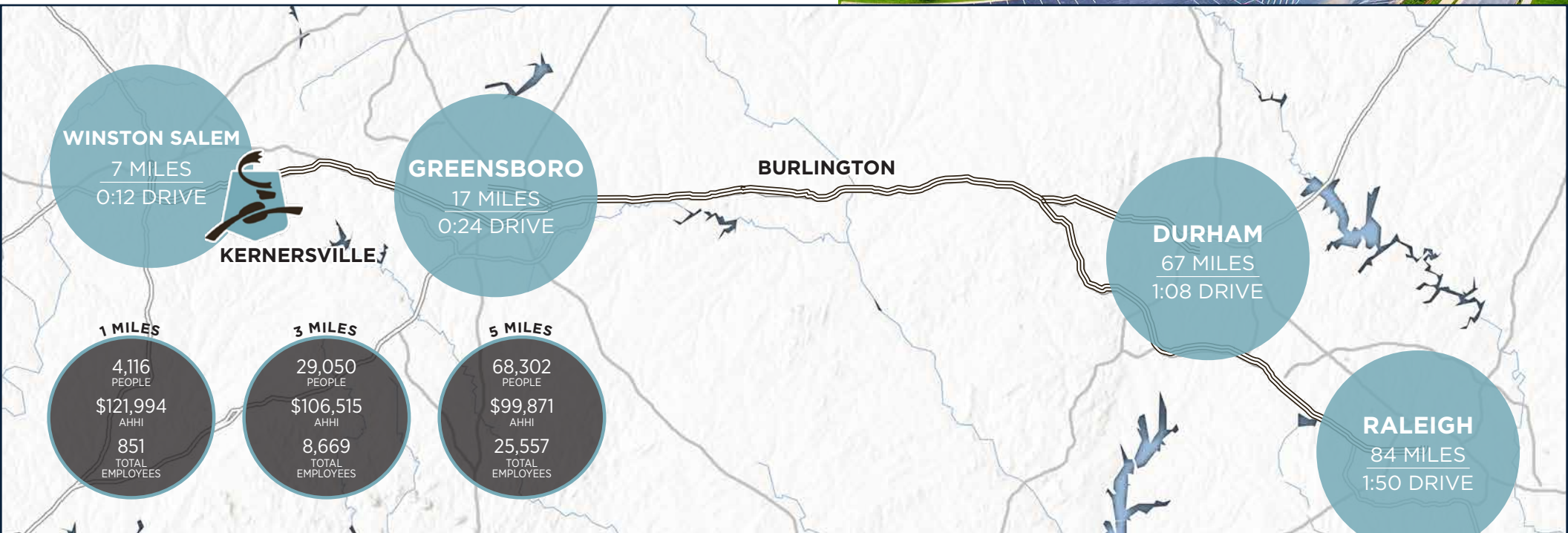

Lightbridge Academy
Rosewater Ave
COOLER
TRASH ENCLOSURE
LOT 1
BUILDING
PATIO
DRIVE-THRU
Caribou COFFEE
OUTBACK STEAKHOUSE
CAROLINA QuickCare
Union Cross Rd (27,500 VPD)


CATERPILLAR
Robert B Glenn High
1,467 Students
DOLLAR TREE
SHERWIN WILLIAMS
HARBOR FREIGHT TOOLS
TSC TRACTOR SUPPLY CO
SHEETZ
SudStop CAR•WASH
O'Reilly AUTO PARTS
Bojangles' Famous Chicken 'n Biscuits
Chick-fil-A
Caribou COFFEE
Union Cross Rd (27,500 VPD)
CAROLINA QuickCare
Lightbridge Academy
OUTBACK STEAKHOUSE

TRIAD OF NC

The Triad, also known as the Piedmont Triad, is a region in central North Carolina that includes the cities of Greensboro, Winston-Salem, and High Point. This area is a major hub for commerce, education, and culture in the state, historically rooted in industries like tobacco, textiles, and furniture manufacturing. Today, the Triad has diversified its economy, with growing sectors in logistics, healthcare, biotechnology, and higher education, supported by institutions such as Wake Forest University, UNC Greensboro, and North Carolina A&T State University. The region offers a mix of urban amenities and suburban charm, with a central location that provides easy access to both the mountains and the coast.



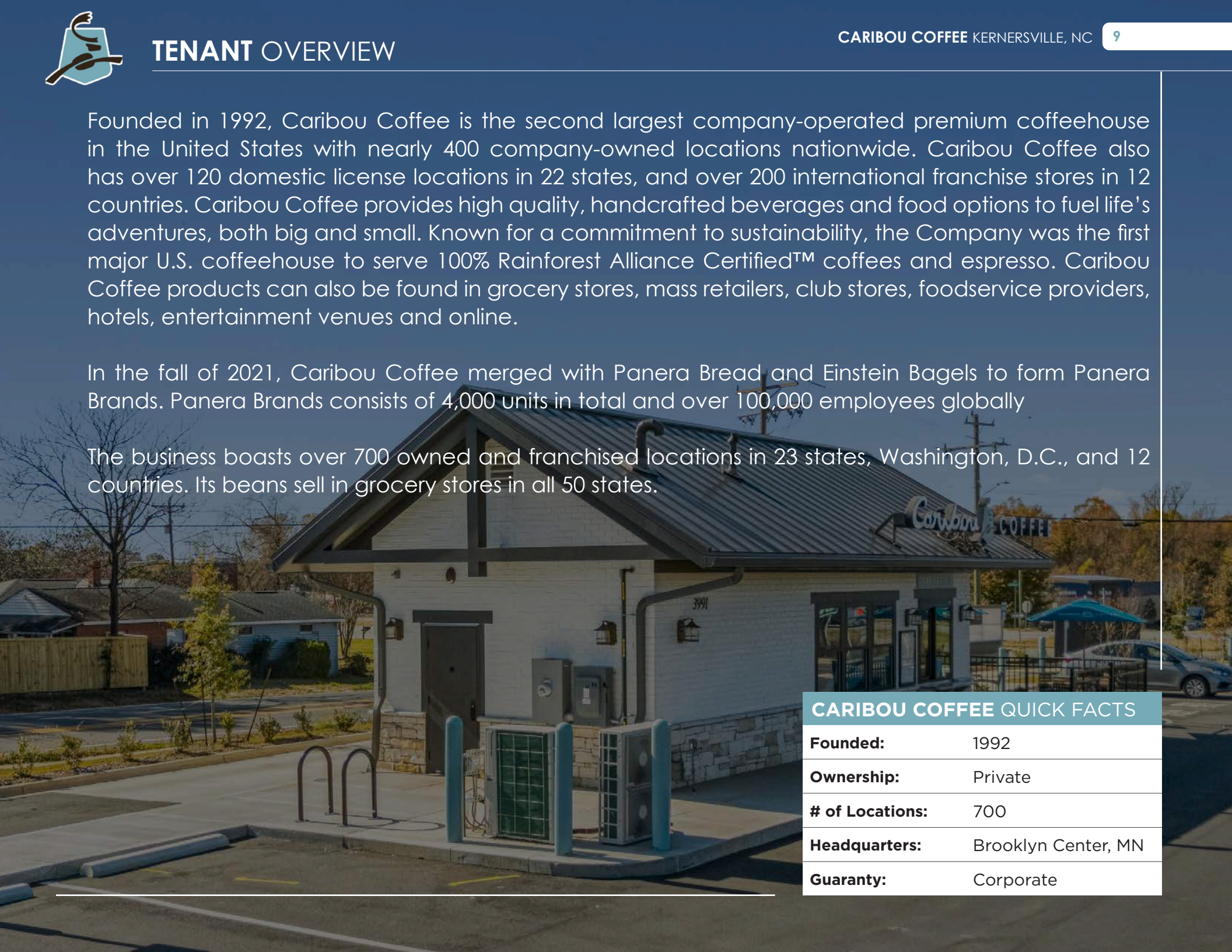


TENANT OVERVIEW

Founded in 1992, Caribou Coffee is the second largest company-operated premium coffeehouse in the United States with nearly 400 company-owned locations nationwide. Caribou Coffee also has over 120 domestic license locations in 22 states, and over 200 international franchise stores in 12 countries. Caribou Coffee provides high quality, handcrafted beverages and food options to fuel life's adventures, both big and small. Known for a commitment to sustainability, the Company was the first major U.S. coffeehouse to serve 100% Rainforest Alliance Certified™ coffees and espresso. Caribou Coffee products can also be found in grocery stores, mass retailers, club stores, foodservice providers, hotels, entertainment venues and online.

In the fall of 2021, Caribou Coffee merged with Panera Bread and Einstein Bagels to form Panera Brands. Panera Brands consists of 4,000 units in total and over 100,000 employees globally

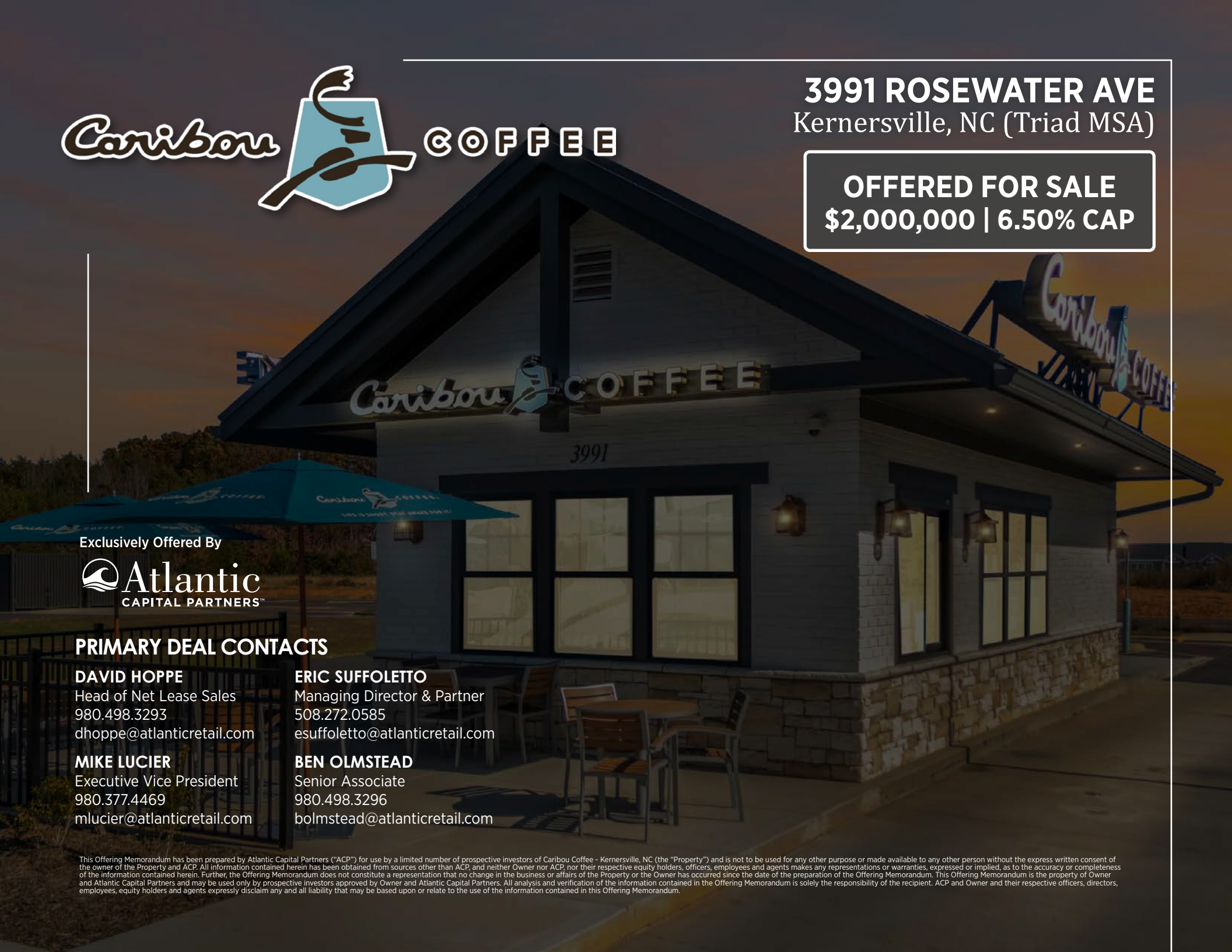
The business boasts over 700 owned and franchised locations in 23 states, Washington, D.C., and 12 countries. Its beans sell in grocery stores in all 50 states.



CARIBOU COFFEE QUICK FACTS	
Founded:	1992
Ownership:	Private
# of Locations:	700
Headquarters:	Brooklyn Center, MN
Guaranty:	Corporate

3991 ROSEWATER AVE
Kernersville, NC (Triad MSA)

OFFERED FOR SALE
$2,000,000 | 6.50% CAP



Exclusively Offered By

Atlantic CAPITAL PARTNERS™

PRIMARY DEAL CONTACTS

DAVID HOPPE
Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

ERIC SUFFOLETTO
Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

MIKE LUCIER
Executive Vice President
980.377.4469
mlucier@atlanticretail.com

BEN OLMSTEAD
Senior Associate
980.498.3296
bolmstead@atlanticretail.com

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Caribou Coffee - Kernersville, NC (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum.