



15-YR LEASE

2728 S. MAIN ST  
High Point, NC (Greensboro MSA)

**OFFERED FOR SALE**  
**\$2,821,000 | 5.85% CAP**



REPRESENTATIVE PHOTO

CONFIDENTIAL  
OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Starbucks in High Point, NC. The Premises is leased to Starbucks for a 15 year initial term, with six (6) - five (5) year options. The Asset is well positioned on a main retail corridor in the Triad, NC MSA.



**15-YR  
LEASE**



**LOCATED IN  
RETAIL CORRIDOR**



**HIGH  
GROWTH MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$165,000
Rent Escalation	6-10	\$181,500
Rent Escalation	11-15	\$199,650
1st Option Term	16-20	\$219,615
2nd Option Term	21-25	\$241,577
3rd Option Term	26-30	\$265,734
4th Option Term	31-35	\$292,308
5th Option Term	36-40	\$321,538
5th Option Term	41-45	\$353,692

<b>NOI</b>	<b>\$165,000</b>
<b>CAP</b>	<b>5.85%</b>
<b>PRICE</b>	<b>\$2,821,000</b>

### ASSET SNAPSHOT

<b>Tenant Name</b>	Starbucks
<b>Address</b>	2728 S. Main St, High Point, NC
<b>Building Size (GLA)</b>	1,450 SF
<b>Land Size</b>	0.68 Acres
<b>Delivery Date</b>	11/15/25
<b>Signator/Guarantor</b>	Starbucks Corporation (Corporate)
<b>Rent Type</b>	NN
<b>Landlord Responsibilities</b>	Roof, Structure, Parking Lot
<b>Estimated Rent Commencement Date</b>	5/14/26
<b>Estimated Lease Expiration</b>	5/30/41
<b>Remaining Term</b>	15 years
<b>Termination Option</b>	After Yr 10, 120 Day Notice and \$272,000 Penalty
<b>Current Annual Rent</b>	\$165,000
<b>Additional Income (Not incl. in NOI)</b>	\$4,685



REPRESENTATIVE PHOTO



**93,248** PEOPLE  
IN 5 MILE RADIUS



**\$73,124** AHHI  
IN 5 MILE RADIUS



**36,500** VPD  
ON HWY 29





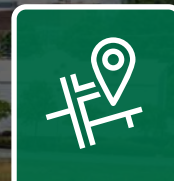
## ATTRACTIVE LEASE FUNDAMENTALS

Corporate Guarantee from Credit Rated Tenant | 10% rental increases every 5 years including options | Six (6) - five (5) year options | Minimal LL responsibilities



## CORPORATE GUARANTEE FROM CREDIT TENANT

Starbucks has a S&P credit rating of BBB+ | Over 35,000 locations worldwide | \$30.3B Total Revenue



## POSITIONED IN DENSE RETAIL NODE

Over 1.4MSF of retail space located in a 1-mile radius | According to CoStar.com - Retail vacancy within that same 1-mile radius is 1.3% | Nearby national retail tenants include: Walmart Supercenter, Roses Discount Store, Dollar Tree, ALDI, Food Lion, and more



## ADDITIONAL INCOME NOT INCLUDED IN NOI

This location holds a 10 year billboard lease paying the potential new landlord \$4,685 on January 1, 2026 | This is the last year of the lease with a clause stating that if the lessor chooses to renew there will be a brand new 10 year term with 2.5 annual increases



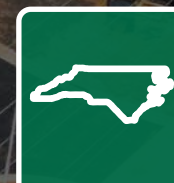
## HIGH VISIBILITY ALONG HIGH TRAFFICKED CORRIDOR

Site is located in a QSR corridor with more than 10 QSRs positioned next to each other providing ancillary customers | Site is located off of busy S Main St (36,500 VPD) with easy access to the drive thru



## NEW CONSTRUCTION

Tenant will have a new building, that they are building at their own expense | Warranties will be assigned to new owner



## CLOSE PROXIMITY TO HIGH POINT UNIVERSITY

Located just 4.5 miles from the site is High Point University | This university has over 6,500 students enrolled in person with 93% of students living on campus | High Point employs over 2,300 people making it the 22nd largest employer in the region









Walmart

HIBBETT  
SPORTS

Precision  
Tune  
Auto Care

ZIP'S  
TIRE SERVICE  
CAR WASH

O'Reilly  
AUTO PARTS

sam's xpress  
CAR WASH

Bojangles

CATO

Little Caesars

CHIPOTLE  
MEXICAN GRILL

MURPHY  
USA

Wendy's

SUBWAY

STARBUCKS

KFC

EAST COAST  
WINGS + GRILL

Biscuitville  
FRESH SOUTHERN

verizon

McDonald's

Walgreens

S Main St (21,500 VPD)

AT&T

BURGER  
KING





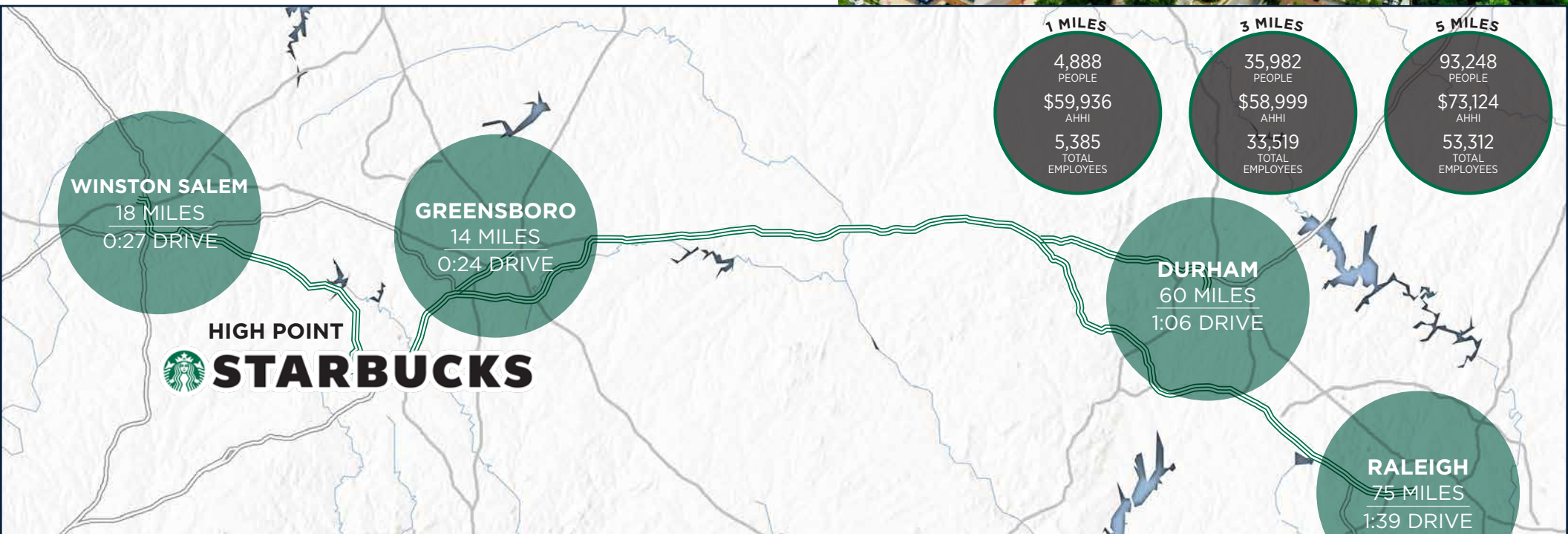


## HIGH POINT, NC

High Point, North Carolina, is a dynamic city in the Piedmont Triad—just southwest of Greensboro and Winston-Salem—celebrated worldwide as the “Furniture Capital of the World.” Founded in 1859 at the highest elevation on the North Carolina Railroad, it originally thrived through furniture and textile manufacturing, hosting its first furniture exposition in 1905. Today, the biannual High Point Market—first held in 1909—remains the globe’s largest home furnishings trade show, drawing 70,000–80,000 buyers across more than 11 million square feet. With a population of around 114,000, the city melds small-town charm with regional significance, offering a mild climate, strong schools, and top-tier healthcare. Beyond its industrial roots, High Point boasts a revitalized downtown—anchored by galleries in Congdon Yards, local breweries, and the quirky landmark “World’s Largest Chest of Drawers”—as well as cultural attractions like the High Point Museum, Nido & Mariana Qubein Children’s Museum, and scenic parks such as City Lake Park



Downtown High Point



Starbucks Corporation is an American global coffee company and coffeehouse chain based in Seattle, Washington. Starbucks was founded in 1985 as a local coffee bean roaster and retailer and has grown into the largest coffeehouse company in the world. There are 33,000+ Starbucks stores in 76 countries, including 15,041 in the United States. Starbucks locations serve hot and cold beverages, whole-bean coffee, micro-ground instant coffee, full-leaf teas, pastries, and snacks. Most stores also sell packaged food items, hot and cold sandwiches, and items such as mugs and tumblers. Starbucks Evenings locations also offer a variety of beers, wines, and small bites after 4pm. Starbucks has a strong presence both in the US and in the global marketplace due in part to its rapid growth over the last few decades. In the 1990s, Starbucks was opening a new store every workday, a pace that continued into the 2000s. The first store outside the United States or Canada opened in the mid-1990s, and overseas stores now constitute almost one-third of Starbucks' stores.

STARBUCKS QUICK FACTS	
<b>Founded:</b>	1971
<b>Credit Rating:</b>	BBB+
<b>Ownership:</b>	Public/NASDAQ: SBUX
<b>Market Cap:</b>	\$104.62B
<b># of Locations:</b>	33,800
<b>Headquarters:</b>	Seattle, WA
<b>Guaranty:</b>	Corporate





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Exclusively Offered By



## PRIMARY DEAL CONTACTS

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