



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

NOI	\$165,000
CAP	5.85%
PRICE	\$2,821,000

ASSET SNAPSHOT

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

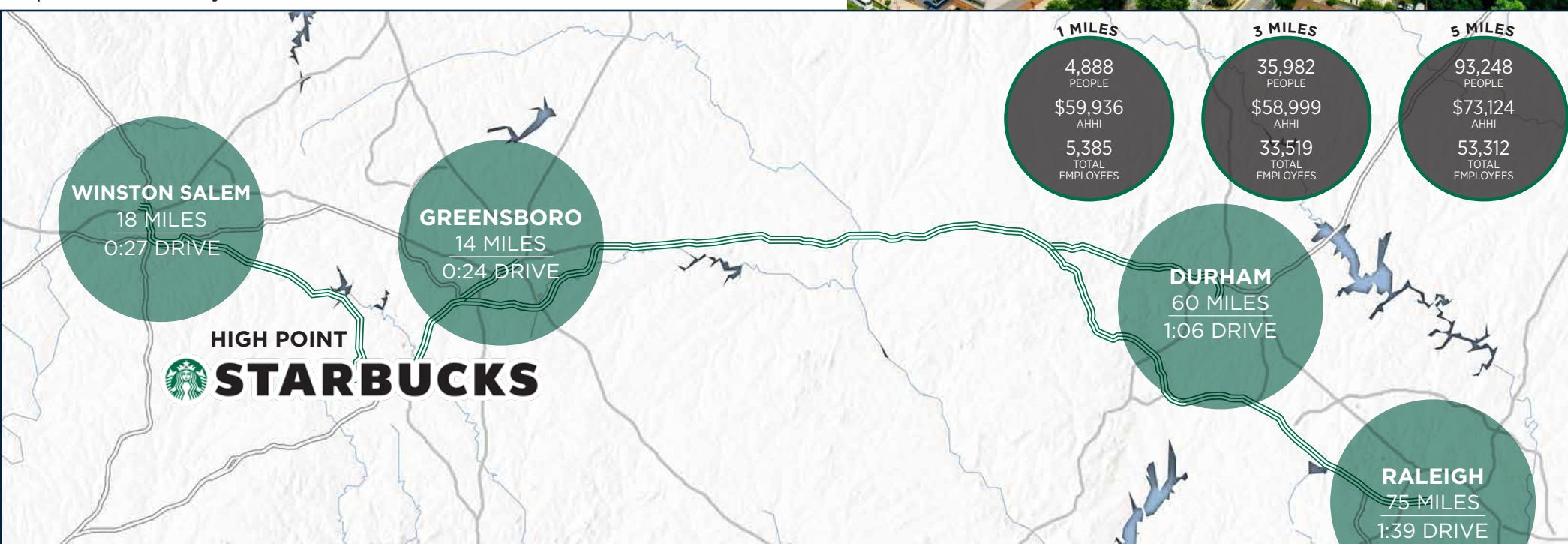




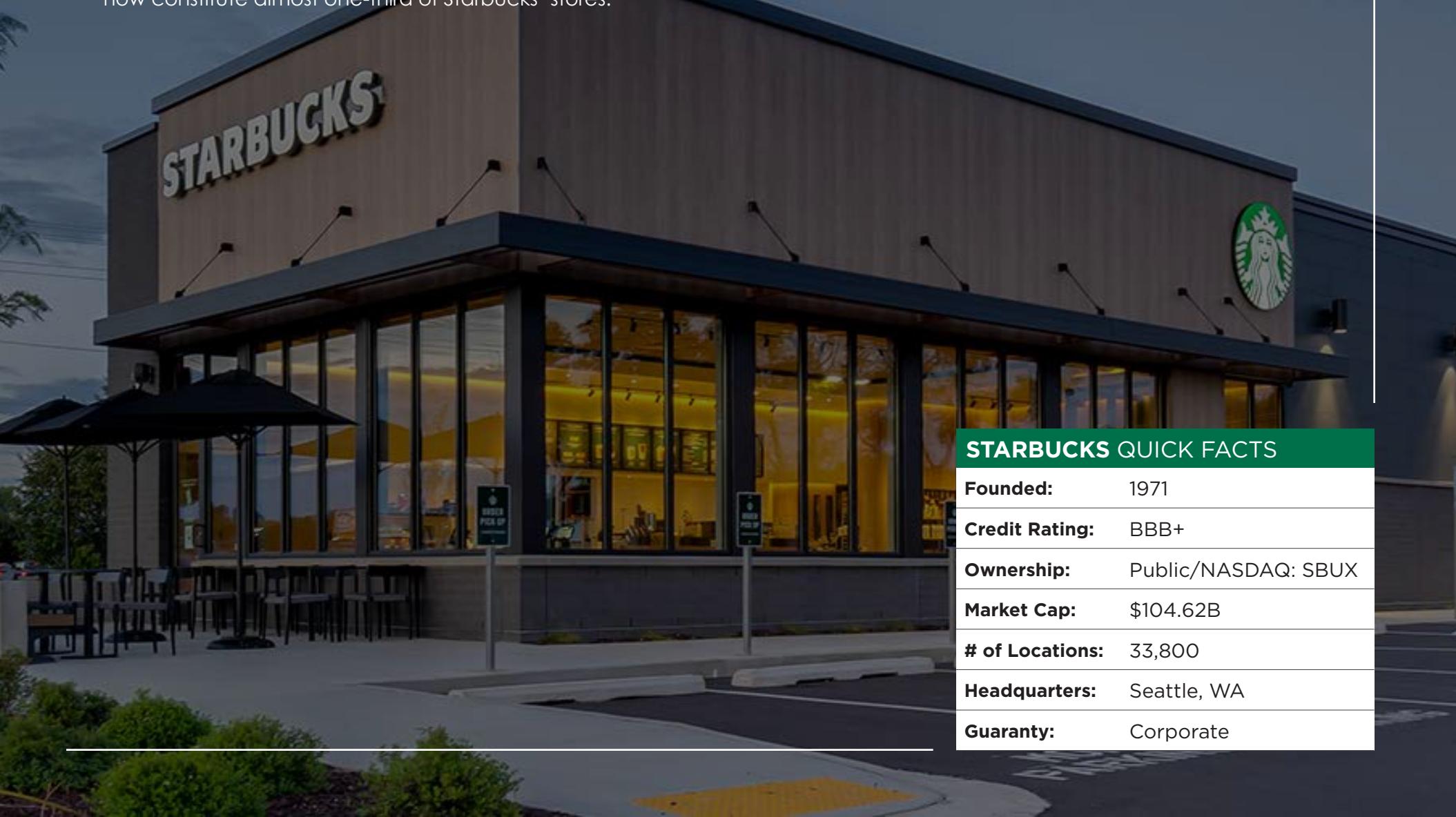


HIGH POINT, NC

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



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

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



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Exclusively Offered By



PRIMARY DEAL CONTACTS

DAVID HOPPE

Head of Net Lease Sales

980.498.3293

dhoppe@atlanticretail.com

MIKE LUCIER

Executive Vice President

980.377.4469

mlucier@atlanticretail.com

BEN OLMLSTEAD

Associate

980.498.3296

bolmstead@atlanticretail.com

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