

**7755 N SOUTHTOWN CROSSING  
FORT WAYNE, IN**



**OFFERED  
FOR SALE**

**\$2,136,000 | 6.25% CAP**



**CONFIDENTIAL OFFERING MEMORANDUM**





## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Starbucks in Fort Wayne, IN. The Premises is leased to Starbucks for a 10 year initial term, with four (4) - five (5) year options. The Asset is well positioned as an outlot to Walmart and Menards.



**HIGHLY VISIBLE SITE  
IN LOW VACANCY  
RETAIL CORRIDOR**



**RECENT  
CONSTRUCTION  
- 2023 -**

LEASE YEARS	RENT	RETURN
Years 1 - 5	\$133,500	6.25%
Years 6 - 10	\$143,513	6.72%
Years 11 - 15 (Option 1)	\$154,282	7.22%
Years 16 - 20 (Option 2)	\$165,852	7.76%
Years 21 - 25 (Option 3)	\$178,289	8.35%
Years 26 - 30 (Option 4)	\$191,662	8.97%

<b>NOI</b>	\$133,500
<b>CAP RATE</b>	6.25%
<b>AVG CAP OVER TERM</b>	6.55%
<b>LISTING PRICE</b>	\$2,136,000

## ASSET SNAPSHOT

Tenant	Starbucks
Signator/Guarantor	Starbucks Corporation
Address	7755 N Southtown Crossing, Fort Wayne, IN
Building Size (GLA)	2,225 SF
Land Size	0.90 Acres
Year Built	2022
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Rent Commencement Date	November 10, 2022
Rent Expiration Date	February 28, 2033
Lease Term Remaining	7.9 Years
Current Annual Rent	\$133,500
Rental Increases	7.5% Every 5 Years



**56,173** PEOPLE  
IN 3 MILE RADIUS



**\$62,286** AHHI  
IN 3 MILE RADIUS



**12,000** VPD ON  
LAFAYETTE ST (US 27)





## CORPORATE GUARANTEE FROM CREDIT TENANT

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



## ATTRACTIVE LEASE FUNDAMENTALS

7.50% rental increases every 5 years including options | Four (4) - five (5) year options | Minimal LL responsibilities



## RECENT CONSTRUCTION - 2023 -

New build-to-suit Starbucks | Warranties will be assigned to the new owner | Tenant has paid to add specific capital improvements to enhance operational performance



## HIGHLY VISIBLE SITE IN LOW VACANCY RETAIL CORRIDOR

Over 3M SF of retail space in a three mile radius | Retail vacancy within a mile is 0% (According to: Costar Data) | Nearby National Retailers include: Walmart Supercenter, ALDI, Tractor Supply Co., and more



## NEARBY LOCAL ECONOMIC DRIVERS

Site is located under 2 miles from Illinois Wesleyan University ~2,000 students and 500 full time staff



## RIVIAN MANUFACTURING FACILITY

Located under 4 miles from the site is the 3.88 Million SF Rivian Manufacturing Plant | In 2021 this facility produced more than 100,000 electric vehicles utilizing more than 8,000 employees | In the next year the facility is planning to expand another million square feet and hire more than 55 new full-time workers



PUBLIC SAFETY  
ACADEMY &  
IVY TECH  
COMMUNITY COLLEGE

MENARDS

Walmart  
Supercenter

T-Mobile  
Great Clips

Wendy's

AutoZone

TACO  
BELL

SOUTHTOWN CROSSING

wellnow  
URGENT CARE

STARBUCKS  
FORT WAYNE

US HWY 27  
12,000 VPD





TACO  
BELL

US HWY 27 12,000 VPD

wellnow  
URGENT CARE

STARBUCKS



SOUTHTOWN CROSSING





# IMMEDIATE TRADE AREA



**STARBUCKS**  
FORT WAYNE



E TILLMAN RD

27



INDIANA TECH  
SPORTS COMPLEX

TILLMAN  
PARK

FIFTH THIRD BANK

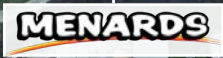


TACO  
BELL



LIFELINE DATA  
CENTERS

CALIBER  
COLLISION



S ANTHONY BLVD

US HWY 27 12,000 VPD

1 MILE

7,853  
PEOPLE

\$45,851  
AHHI

3 MILES

56,173  
PEOPLE

\$62,286  
AHHI

5 MILES

98,876  
PEOPLE

\$63,111  
AHHI

**SOUTH BRIDGE**  
APARTMENTS  
888 UNITS



**PUBLIC SAFETY  
ACADEMY &  
IVY TECH**  
COMMUNITY COLLEGE

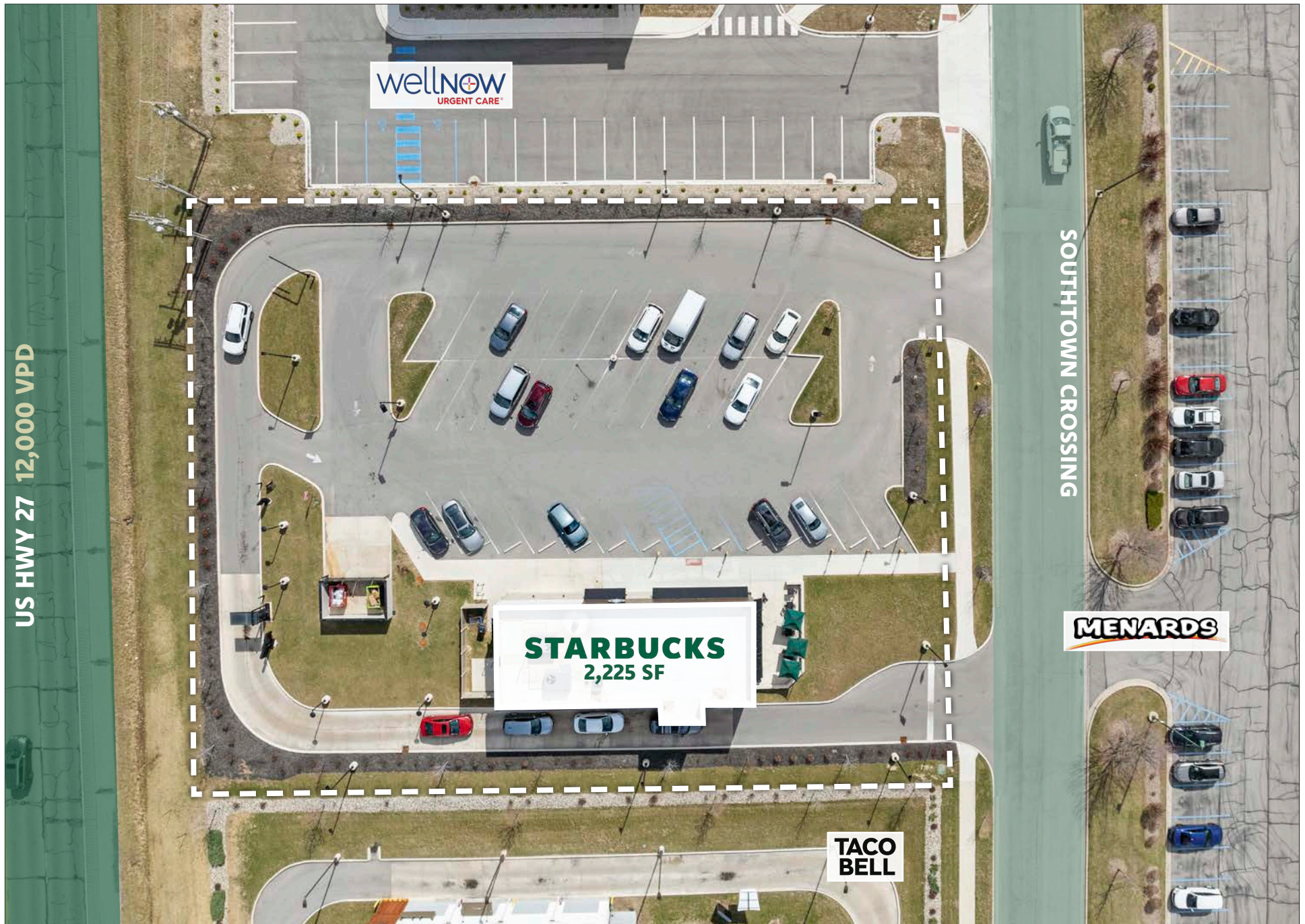
**VILLA CAPRI**  
APARTMENTS  
172 UNITS







# SITE PLAN







## PROPERTY PHOTOS







## INDIANAPOLIS MSA

STARBUCKS FORT WAYNE, IN

9

CHICAGO

MICHIGAN  
INDIANA

ILLINOIS  
INDIANA

### FORT WAYNE

OVERALL, FORT WAYNE'S LOCATION OFFERS A BALANCE OF AFFORDABILITY, CONNECTIVITY, AND ACCESS TO LARGER ECONOMIC AND CULTURAL CENTERS, MAKING IT AN ATTRACTIVE PLACE TO LIVE AND DO BUSINESS.

**INDIANAPOLIS**, the capital of Indiana, is the state's largest city, with a population of approximately 890,000 residents, making it the 17th most populous city in the U.S. Known as the "Crossroads of America", Indianapolis has a strong transportation and logistics industry, supported by major highways, rail lines, and one of the busiest cargo airports in the country. The city has a diverse economy, with key industries including healthcare, life sciences, manufacturing, and technology. Companies like Eli Lilly and Company, Rolls-Royce, and Anthem Inc. are headquartered in the city, providing thousands of jobs. Indianapolis is also famous for its sports culture, hosting major events such as the Indianapolis 500, one of the largest auto races in the world, and being home to professional teams like the Indianapolis Colts (NFL) and Indiana Pacers (NBA).

Commercial real estate development in Indianapolis has been expanding rapidly, particularly in downtown revitalization, mixed-use developments, and industrial growth. The Mass Ave and Fountain Square districts have become hotspots for new restaurants, retail spaces, and residential projects, attracting young professionals and businesses alike. The city has also seen an increase in warehouse and distribution centers, benefiting from its central location in the U.S. and strong infrastructure. Additionally, the Indianapolis Cultural Trail and the White River State Park enhance the city's appeal, offering recreational and green space for residents. With its affordable cost of living, strong job market, and growing real estate sector, Indianapolis continues to be a thriving hub for both businesses and residents.

STARBUCKS  
FORT WAYNE

INDIANA  
OHIO

INDIANAPOLIS







## TENANT SUMMARY

Starbucks, founded in 1971 in Seattle, Washington, is a globally renowned coffeehouse chain and is the largest provider of coffee in the world.. It began as a single store focused on providing high-quality coffee beans and equipment. The company's expansion took off when Howard Schultz joined in 1982, envisioning Starbucks as a place for people to enjoy freshly brewed coffee in a cozy, community-oriented atmosphere. Starbucks has since grown into one of the world's largest coffeehouse chains, with over 35,000 locations in over 80 countries. Beyond its iconic coffee offerings, Starbucks provides an array of beverages, including teas, refreshers, and specialty espresso drinks, catering to diverse tastes. The brand is known for its commitment to ethical sourcing and environmental sustainability, reflected in initiatives like the Coffee and Farmer Equity (C.A.F.E.) Practices and the use of recyclable materials. Starbucks also offers an assortment of pastries, sandwiches, and snacks to complement its beverages, making it a popular spot for breakfast and quick meals. With its mobile app and rewards program, Starbucks has embraced technology to enhance customer convenience. The company's financial performance has remained robust, benefiting from its global presence and loyal customer base. Overall, Starbucks has become an integral part of the coffee culture and continues to evolve to meet the demands of modern consumers.



### STARBUCKS QUICK FACTS

Founded	1971
Ownership	Public
# of Locations	15,873
Headquarters	Seattle, WA
Guaranty	Corporate





**7755 N SOUTHTOWN CROSSING  
FORT WAYNE, IN**



**OFFERED  
FOR SALE**

**\$2,136,000 | 6.25% CAP**

Exclusively Offered By



**PRIMARY DEAL CONTACTS**

**ZACK HILGENDORF**

Senior Vice President

847.722.0865

zhilgendorf@atlanticretail.com

**NICK HILGENDORF**

Associate

847.414.4749

nhilgendorf@atlanticretail.com

**BROKER OF RECORD**

Bill French

#RB14018427

**NATIONAL TEAM**

**PATRICK WAGOR**

Partner

561.427.6699

pwagor@atlanticretail.com

**DAVID HOPPE**

Head of Net Lease Sales

980.498.3293

dhoppe@atlanticretail.com

**ERIC SUFFOLETTO**

Managing Director & Partner

508.272.0585

esuffoletto@atlanticretail.com

**DANNY GRIFFIN**

Vice President

781.239.3600

dgriffin@atlanticretail.com

**DEBT & EQUITY**

**STEPHEN JOSEPH**

Vice President

609.462.5921

sjoeph@atlanticretail.com

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Starbucks - Fort Wayne, IN (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.