14187 CLEARFIELD SHAWVILLE HWY | CLEARFIELD, PA

OFFERED FOR SALE

$2,969,000

6.40% CAP

Atlantic CAPITAL PARTNERS™

CONFIDENTIAL OFFERING MEMORANDUM

STARBUCKS

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present for sale the newly constructed Starbucks located along Clearfield Shawville Highway in Clearfield, Pennsylvania. The 2,516 SF store sits on a 1.44-acre parcel and is backed by a brand new 10-year NN lease with Starbucks Corporation, and the store has a projected opening date of Q2 2026. The lease generates $190,000 in annual base rent with scheduled 10% rent escalations in each option period, providing attractive built-in income growth.

Strategically positioned along PA Route 879 (13,025 VPD) and directly off I-80 (24,919 VPD), the property benefits from excellent visibility and access, capturing both local and regional traffic. The offering provides investors the opportunity to acquire a high-quality asset featuring new construction, limited landlord responsibilities (roof & structure only), and durable cash flow secured by a premier national tenant.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	1-5	$190,000
Current Term	6-10	$209,000
1st Extension Term	11-15	$229,900
2nd Extension Term	16-20	$252,890
3rd Extension Term	21-25	$278,179
4th Extension Term	30	$305,997

NOI	$190,000
CAP RATE	6.40%
LIST PRICE	$2,969,000

ASSET SNAPSHOT

Tenant Name	Starbucks
Address	14187 Clearfield Shawville Highway, Clearfield, PA
Building Size (GLA)	2,516 SF
Land Size	1.44 AC
Year Built	2026
Signator/Guarantor	Starbucks Corporation
Lease Type	NN
Landlord Responsibilities	Roof & Struture
Est. Rent Commencement Date	Q2 2026
Lease Expiration Date	1/31/2036
Remaining Term	10 Years
NOI	$190,000

21,978 PEOPLE IN 3 MILE RADIUS

$64,449 AHHI IN 3 MILE RADIUS

13,025 VPD ON PA ROUTE 879

INVESTMENT HIGHLIGHTS

NEW CONSTRUCTION

New construction limiting exposure to capital repairs during the hold period

NEW 10-YEAR LEASE & MINIMAL LANDLORD RESPONSIBILITIES

NN lease leaves minimal Landlord Responsibilites (Roof & Structure). No early termination and self- maintaining lease

ATTRACTIVE RENTAL INCREASES

10% rent increase every 5 years including option periods

CORPORATE GUARANTY FROM INVESTMENT GRADE TENANT

Both of the leases are corporately guaranteed. Starbucks has a Market Cap of $105.8B (NASDAQ: SBUX)

LOCATED IN HIGH TRAFFIC CORRIDOR

Situated at the crossroads of Shawville Highway and I-80, which sees 13,025 VPD and 24,919 VPD, respectively

DYNAMIC REGIONAL RETAIL CORRIDOR

Strong retail trade area anchored by national tenants such as Walmart, Lowe's, Tractor Supply, and Aldi

SITE PLAN

NORTHEAST AERIAL

EAST AERIAL


Hampton Inn
WINGATE BY WYNDHAM
Holiday Inn Express & Suites
LOWE'S
Walmart Supercenter
APPALACHIAN WOOD PRODUCTS, INC.
450 EMPLOYEES
BURGER KING
Best Western PLUS
DUNKIN'
SHEETZ
CLEARFIELD SHAWVILLE HWY (PA 879) 13,025 VPD
879
1 MILE
11,543
PEOPLE
$68,117
AHHI
3 MILES
21,978
PEOPLE
$64,449
AHHI
5 MILES
46,817
PEOPLE
$64,564
AHHI
STARBUCKS CLEARFIELD

MARKET AERIAL

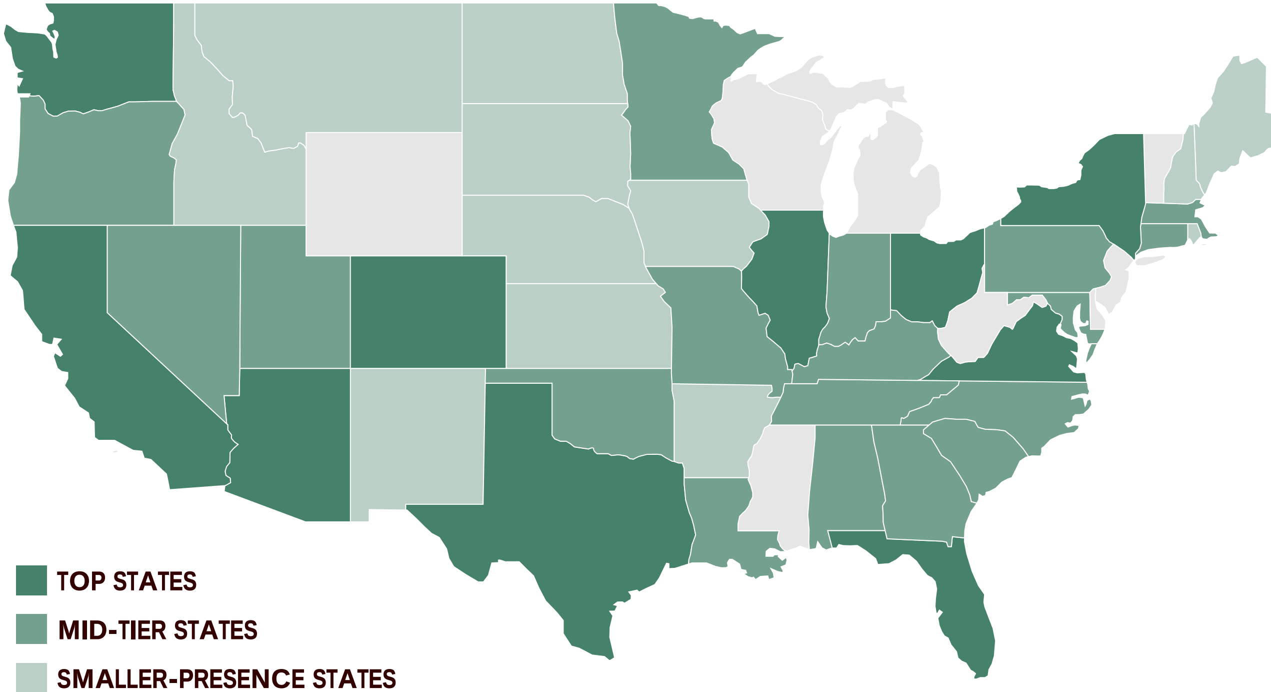
Clearfield, Pennsylvania is a welcoming community located in central Pennsylvania, approximatley 90 miles northeast of Pittsburgh. Known for its small-town atmosphere and strategic location near major transportation routes, Clearfield offers residents and businesses a balance of accessibility and affordability. With a population of over 46,800 people within a five-mile radius and an average household income exceeding $64,000 the area supports a stable customer base for retail and service-oriented business. The area's economic base is diversified, with key industries including energy, manufacturing, logistcs, and healthcar. In recent years, Clearfidl has attracted new businesses and investments thanks to proactive local government initiatives focused on regional development and infrastructure enhancements. With its strong transportation access, consistent consumer demand, and business-friendly environment, Clearfield, PA presents a compelling opportunity for investors seeking value in a stable secondary market.

STARBUCKS

STARBUCKS QUICK FACTS	
Founded:	1971
Headquarters:	Seattle, WA
Ownership:	Public
Locations:	15,000+
Guaranty:	Corporate

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.

READ MORE



$38.47B
2026 REVENUE

41,000+
TOTAL LOCATIONS

$107.29B
MARKET CAP

381,000+
TOTAL EMPLOYEES

S&P: BBB+
CREDIT RATING

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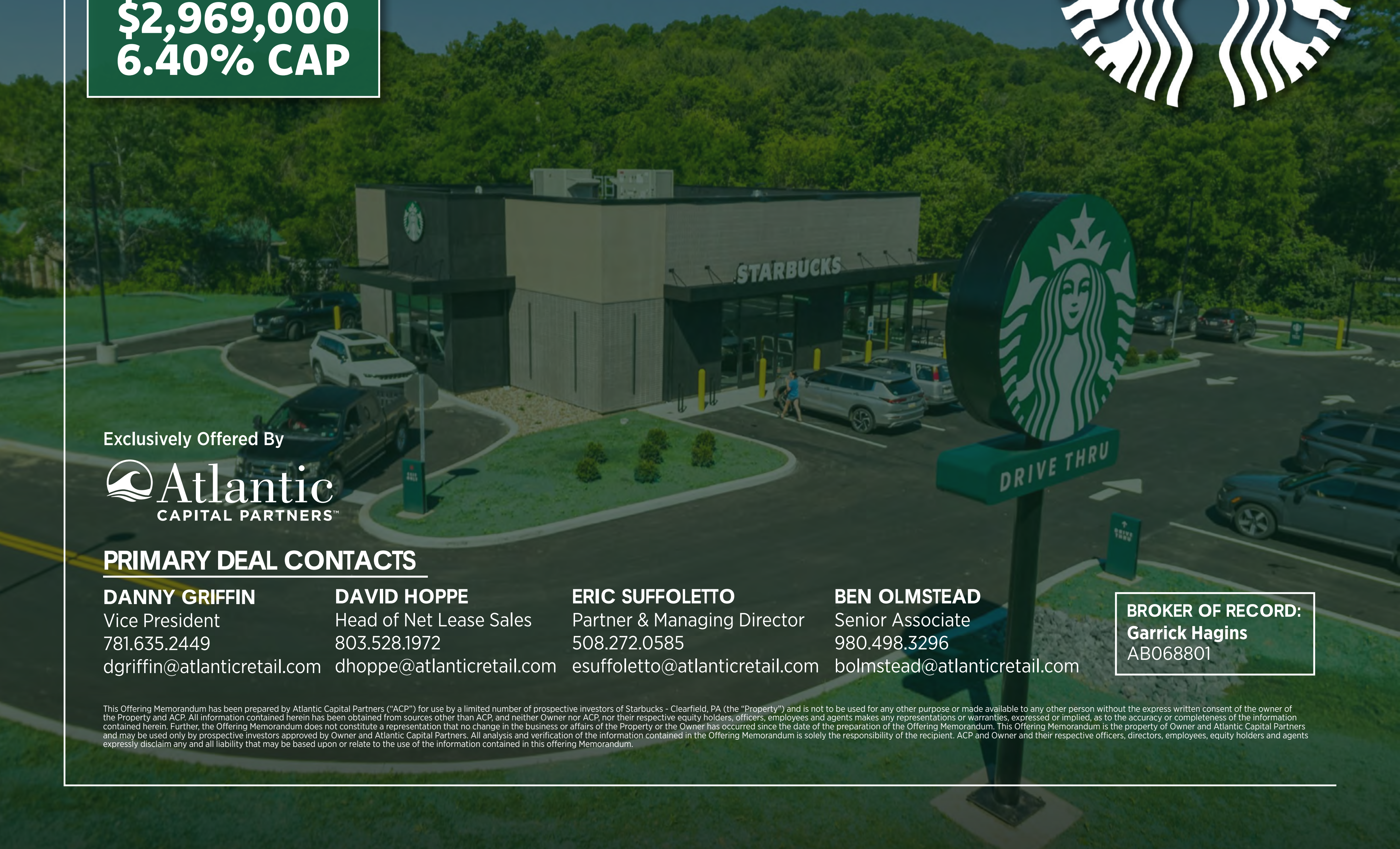

Exclusively Offered By

Atlantic
CAPITAL PARTNERS™

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