



2309 WINTERHAVEN LANE
WINSTON-SALEM, NC



WINTERHAVEN LN

HILLCREST CENTER DR

S STRATFORD RD 29,980 VPD

**OFFERED
FOR SALE**

\$3,443,500 | 5.75% CAP

CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this newly constructed Starbucks featuring a 12 Year Net Lease with 10% rental increases every 5 years. Starbucks is planning to open for business in August.



**TROPHY
ASSET**



**OVER-SIZED
SIGNALIZED
CORNER**



**INVESTMENT
GRADE
CREDIT**

LEASE YEARS	ANNUAL RENT	RETURN
1-5	\$198,000	5.75%
6-12	\$217,800	6.32%
13-17 (Option 1)	\$239,580	6.96%
18-22 (Option 2)	\$263,538	7.65%
23-27 (Option 3)	\$289,892	8.42%
28-32 (Option 4)	\$318,881	9.26%
33-37 (Option 5)	\$350,769	10.19%
38-42 (Option 6)	\$385,846	11.21%

NOI	\$198,000
CAP RATE	5.75%
PRICE	\$3,443,500



ASSET SNAPSHOT

Tenant Name	Starbucks
Signator/Guarantor	Starbucks Corporation (Parent)
Address	2309 Winterhaven Lane, Winston-Salem, NC
Building Size (GLA)	2,500 SF
Land Size	1.78 AC
Year Built	2025
Lease Type	NN+ (Tenant Self-Maintains)
Landlord Responsibilities	Roof & Structure (20 Year Roof Warranty)
Rent Commencement Date	Estimated August 1, 2025
Early Termination	None
Remaining Term	12 Years
Current Annual Rent	\$198,000
Rental Increases	10% Every 5 Years



ACTUAL SITE



49,579 PEOPLE
IN 3 MILE RADIUS



\$81,576 AHHI
IN 3 MILE RADIUS



29,980 VPD
ON S STRATFORD



TROPHY ASSET

Rare opportunity to own a hyper-secure, newly constructed 12-year Starbucks in Winston-Salem



OVER-SIZED SIGNALIZED CORNER

1.78 Acre signaled corner lot provides long-term upside potential and security



INVESTMENT GRADE CREDIT

Starbucks has an investment-grade credit rating and is the largest coffee provider in the World with over 40,000 stores



CORPORATE NET LEASE

Starbucks Corporation guarantees the lease and is responsible for maintaining the parcel, which provides passive ownership and long-term stable cash flow



2025 CONSTRUCTION WITH ROOF WARRANTY

Brand new construction with drive-thru and 20-year transferable roof warranty



INFLATION HEDGE

Fixed 10% increases every 5 years provide a hedge against inflation and consistent rent growth



DEPRECIATION

Fee simple ownership of the building allows for depreciation boosting after tax returns



GROWTH MARKET

Winston-Salem is one of North Carolina's top growth markets with nearly 3,875 new single-family homes permitted last year and 11,450 new homes in various stages of development







The
Stratford
at Hillcrest Towne Center
336 UNITS

Lowes
FOODS
LIFE LEARNING
CENTER

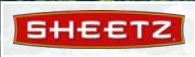


WINTERHAVEN LN

HILLCREST CENTER DR

S STRATFORD RD 29,980 VPD







THE LOFTS AT LITTLE CREEK APARTMENTS



LOFTS AT HILLSIDE

HILLCREST APARTMENTS



HEATHER HILLS GOLF COURSE





WINSTON-SALEM

GREENSBORO

25 MILES

80 MILES

CHARLOTTE

WINSTON-SALEM, North Carolina, has a population of approximately 250,000 residents, making it one of the largest cities in the state and part of the Piedmont Triad region. The city has experienced steady economic growth, transitioning from its historical roots in tobacco and textiles to a diverse economy focused on healthcare, finance, technology, and advanced manufacturing. Major employers include Wake Forest Baptist Health, Hanesbrands, Reynolds American, and Truist Financial, reflecting its mix of legacy industries and emerging sectors. Winston-Salem has also become a hub for biotechnology and research, with the Wake Forest Innovation Quarter serving as a center for life sciences and entrepreneurial activity. Commercial real estate development has been expanding, particularly in downtown revitalization projects, mixed-use developments, and industrial growth to support manufacturing and logistics. The city has invested in infrastructure improvements and urban renewal initiatives, making it an attractive destination for businesses and residents alike. With its strong economic foundation, growing real estate market, and focus on innovation, Winston-Salem continues to be a key player in North Carolina's economic landscape.

1 MILE

6,990
PEOPLE
\$86,253
AHHI

3 MILES

49,579
PEOPLE
\$81,576
AHHI

5 MILES

136,124
PEOPLE
\$104,934
AHHI



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





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WINSTON-SALEM, NC**

Exclusively Offered By



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