

**OFFERED  
FOR SALE**

**\$2,750,000 | 6.00% CAP**



2555 Maple Ave,  
Burlington, NC



CONFIDENTIAL OFFERING MEMORANDUM



Actual Property Photo



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Starbucks | Burlington, NC. The Premises is leased to Starbucks for a 10 year initial term, with six (6) - five (5) year options. The Asset is well positioned directly off of interstate 40 and 85, considered one of the busiest trucking routes in the country.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	2/4/2024 - 2/28/2029	\$165,000
Rent Escalation	3/1/2029 - 2/28/2034	\$181,500
1st Extension	3/1/2034 - 2/28/2039	\$199,650
2nd Extension	3/1/2039 - 2/28/2044	\$219,615
3rd Extension	3/1/2044 - 2/28/2049	\$241,577
4th Extension	3/1/2049 - 2/28/2054	\$265,734
5th Extension	3/1/2054 - 2/28/2059	\$292,308
6th Extension	3/1/2059 - 2/28/2064	\$321,538

NOI	\$165,000
CAP	6.00%
Price	\$2,750,000

## ASSET SNAPSHOT

Tenant Name	Starbucks
Address	2555 Maple Ave, Burlington, NC 27215
Building Size (GLA)	2,684 SF
Land Size	1.03 Acres
Year Built/Renovated	2023
Signator/Guarantor	Starbucks Corporation (Corporate Guaranty)
Rent Type	NN
Landlord Responsibilities	Roof, Structure and Parking Lot
Rent Commencement Date	2/4/2024
Remaining Term	10 years
Current Annual Rent	\$165,000



**94,148**  
 PEOPLE IN  
 5 MILE RADIUS



**\$72,041**  
 AHHI  
 5 MILE RADIUS



**127,000**  
 VPD ON  
 I-40/85





## INVESTMENT HIGHLIGHTS



### **CORPORATE GUARANTEE FROM CREDIT WORTHY TENANT**

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



### **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



### **NEW CONSTRUCTION**

New build-to-suit Starbucks | Warranties will be assigned to the new owner



### **STRATEGIC LOCATION**

First building off of I-40/I-85 (over 126K VPD) | Cross Access with a 7-Eleven on a lighted intersection | Located in between the Triad MSA (784K people) and Raleigh MSA (2.19M)



### **ADJACENT TO MAJOR LOGISTICS AND COMMUTER INTERSTATE**

This 30 mile stretch of interstate is the only time that I-85 and I-40 merge into a single route | Interstate 40/85 has over 127K vehicles per day | Both interstates are considered some of the busiest trucking routes in the nation

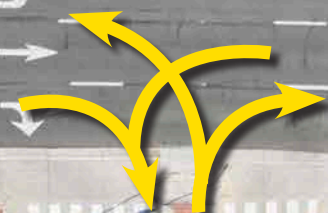


### **NEARBY INDUSTRIAL EMPLOYERS**

Over 3.7MSF of industrial space located in a 1-mile radius | Alamance Food's 500K SF distribution center is less than 0.5 miles away | ~1-mile from Kayer's Roth 285K SF manufacturing facility

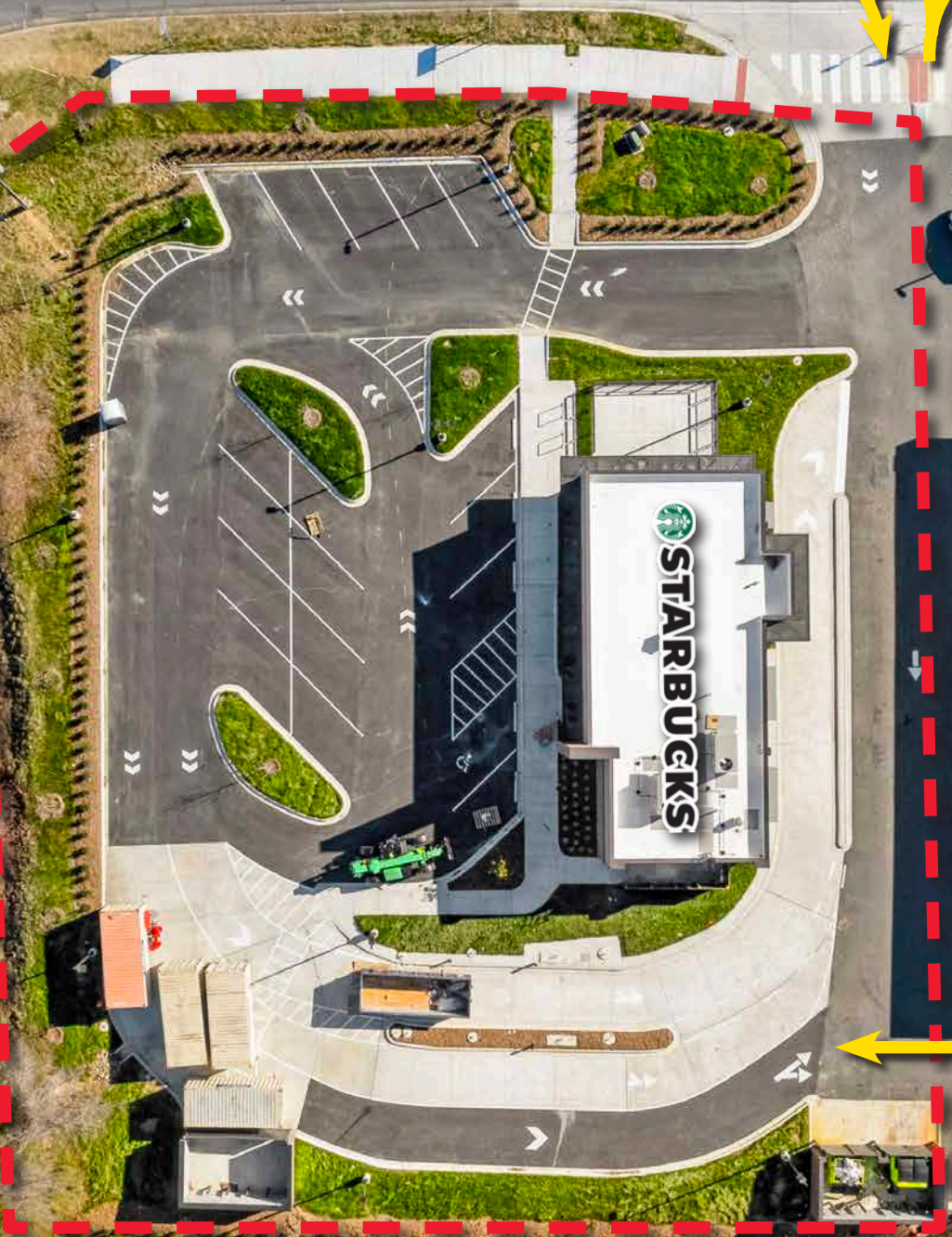


# MAPLE AVE (22,000 VPD)

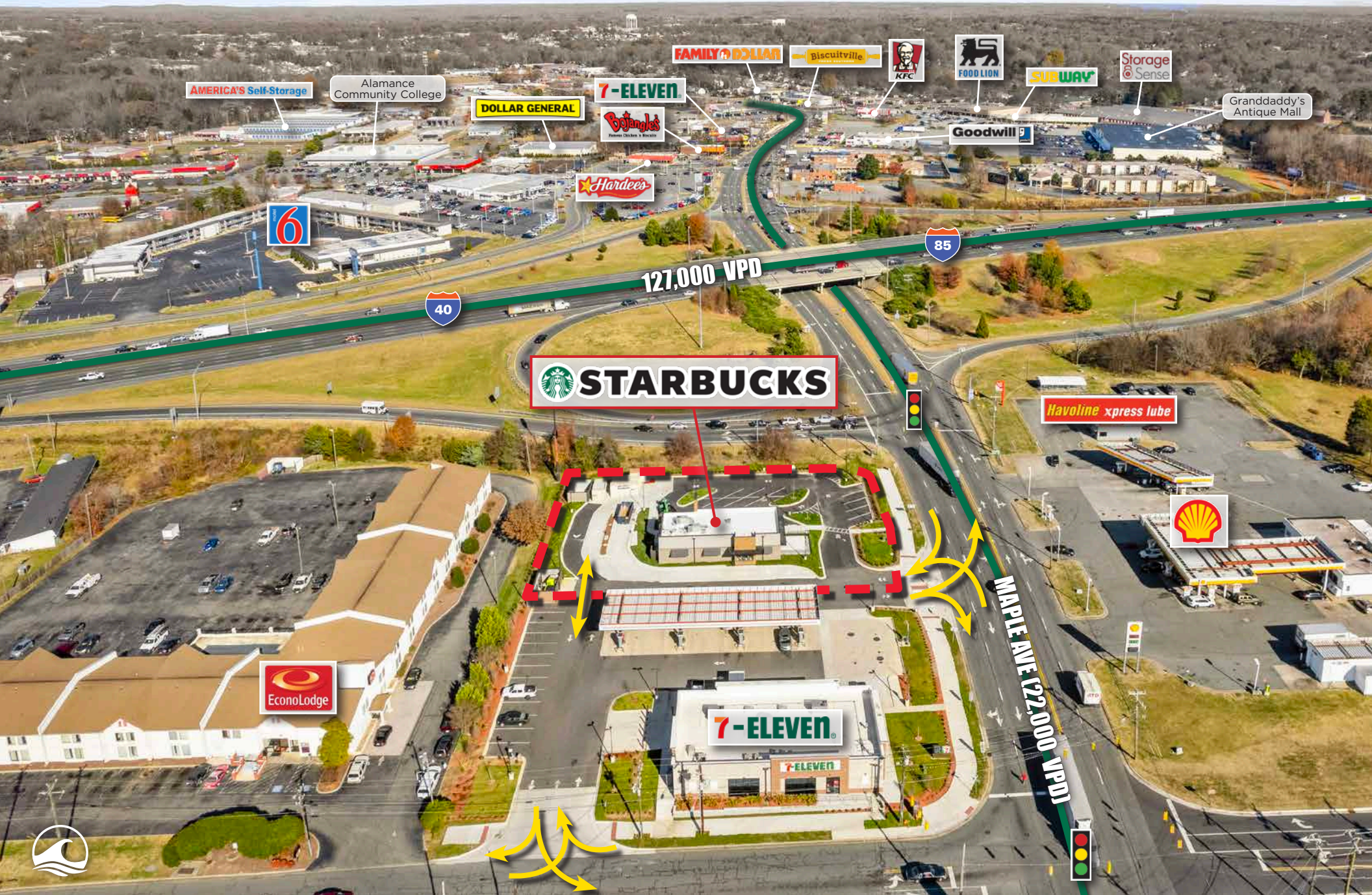


**7-ELEVEN**

**STARBUCKS**







AMERICA'S Self-Storage

Alamance Community College

DOLLAR GENERAL

7-ELEVEN

Bojangles

Hardee's

FAMILY DOLLAR

Biscuitville

KFC

FOOD LION

SUBWAY

Storage Sense

Granddaddy's Antique Mall

Goodwill

6

40

127,000 VPD

85

STARBUCKS

Havoline xpress lube

EconoLodge

7-ELEVEN

Shell

MAPLE AVE (22,000 VPD)





Sheetz  
Distribution/Factory

OE Enterprises, Inc.

United  
Pipe & Steel

LabCorp

SHEETZ

MICROTEL  
BY WYNDHAM

The Hospice  
Thrift Store

DUNKIN'  
DONUTS



STARBUCKS

7-ELEVEN

EconoLodge



MAPLE AVE (22,000 VPD)





Winston-Salem  
44 Mi. | 0:47 Drive

Greensboro  
20 Mi. | 0:27 Drive

Burlington


**STARBUCKS**

Durham  
30 Mi. | 0:34 Drive

Raleigh  
48 Mi. | 1:00 Drive

1 MILES

3,992  
PEOPLE  
\$67,284  
AHHI  
4,067  
TOTAL  
EMPLOYEES

3 MILES

49,442  
PEOPLE  
\$66,557  
AHHI  
26,773  
TOTAL  
EMPLOYEES

5 MILES

94,148  
PEOPLE  
\$72,041  
AHHI  
48,000  
TOTAL  
EMPLOYEES

The Burlington, NC Metropolitan Statistical Area (MSA) was characterized by a diverse economic landscape. Historically known for its textile and manufacturing industries, the region had undergone a significant transformation in recent years. While manufacturing continued to play a vital role, the economy had diversified into sectors such as healthcare, education, and retail. The presence of major employers like LabCorp and Elon University had contributed to job growth and stability. However, like many regions, Burlington faced economic challenges, including wage disparities and the need for workforce development to meet evolving industry demands. It is important to note that economic conditions can change over time.



## TENANT SUMMARY

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
Ownership	Public; NASDAQ: SBUX
Number of Locations	33,800+
Headquarters	Seattle, WA
Guaranty	Corporate





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Burlington, NC

Exclusively Offered By



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