



1110 W MORTON AVE  
JACKSONVILLE, IL

**OFFERED  
FOR SALE**

**\$2,653,000 | 6.40% CAP**





## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Starbucks in Jacksonville, IL. The Premises is leased to Starbucks for a 10 year initial term, with four (4) - five (5) year options. The Asset is well positioned on the main retail corridor in Jacksonville, IL.



**10-YR  
LEASE**



**IN MAIN  
RETAIL NODE**



**NEARBY  
HUNDREDS OF  
STUDENTS**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$169,762
Rent Escalation	6-10	\$181,645
1st Option Term	11-15	\$194,361
2nd Option Term	16-20	\$207,966
3rd Option Term	21-25	\$222,523
4th Option Term	26-30	\$238,100

<b>NOI</b>	<b>\$169,762</b>
<b>CAP</b>	<b>6.40%</b>
<b>PRICE</b>	<b>\$2,653,000</b>

## ASSET SNAPSHOT

Tenant Name	Starbucks
Address	1110 W. Morton Ave, Jacksonville, IL 62650
Building Size (GLA)	2,243 SF
Land Size	1.36 Acres
Year Built/Renovated	2023
Signator/Guarantor	Starbucks Corporation (Corporate)
Rent Type	NN
Landlord Responsibilities	Roof, Structure, Parking Lot
Rent Commencement Date	11/1/2023
Lease Expiration Date	10/31/2033
Remaining Term	10 Years
Rent Escalations	7% Every 5 Years and in Option Periods
Current Annual Rent	\$169,762



 **22,335** PEOPLE  
IN 5 MILE RADIUS

 **\$82,261** AHHI  
IN 5 MILE RADIUS

 **16,300** VPD  
ON MORTON AVE





## ATTRACTIVE LEASE FUNDAMENTALS

Corporate Guarantee from Credit Rated Tenant | 7% rental increases every 5 years including options | Six (6) - five (5) year options | Minimal LL responsibilities



## CORPORATE GUARANTEE | CREDIT WORTHY TENANT

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



## ADJACENT TO HUNDREDS OF STUDENTS

The 65 acre Illinois College campus in Jacksonville, IL is located under a mile from the Starbucks site | Currently ~1,000 students are enrolled at the college with more than 200 employees | Located across the street from the site is Jacksonville Middle School with more than 650 students



## HIGHLY VISIBLE SITE IN LOW VACANT RETAIL CORRIDOR

Over 935KSF of retail space located in a 1-mile radius | According to CoStar.com - Retail vacancy within that same 1-mile radius is 0.7% | Nearby national retail tenants include: JCPenny, Home Depot, Walmart Supercenter, ShopKo, and more



## RECENT CONSTRUCTION

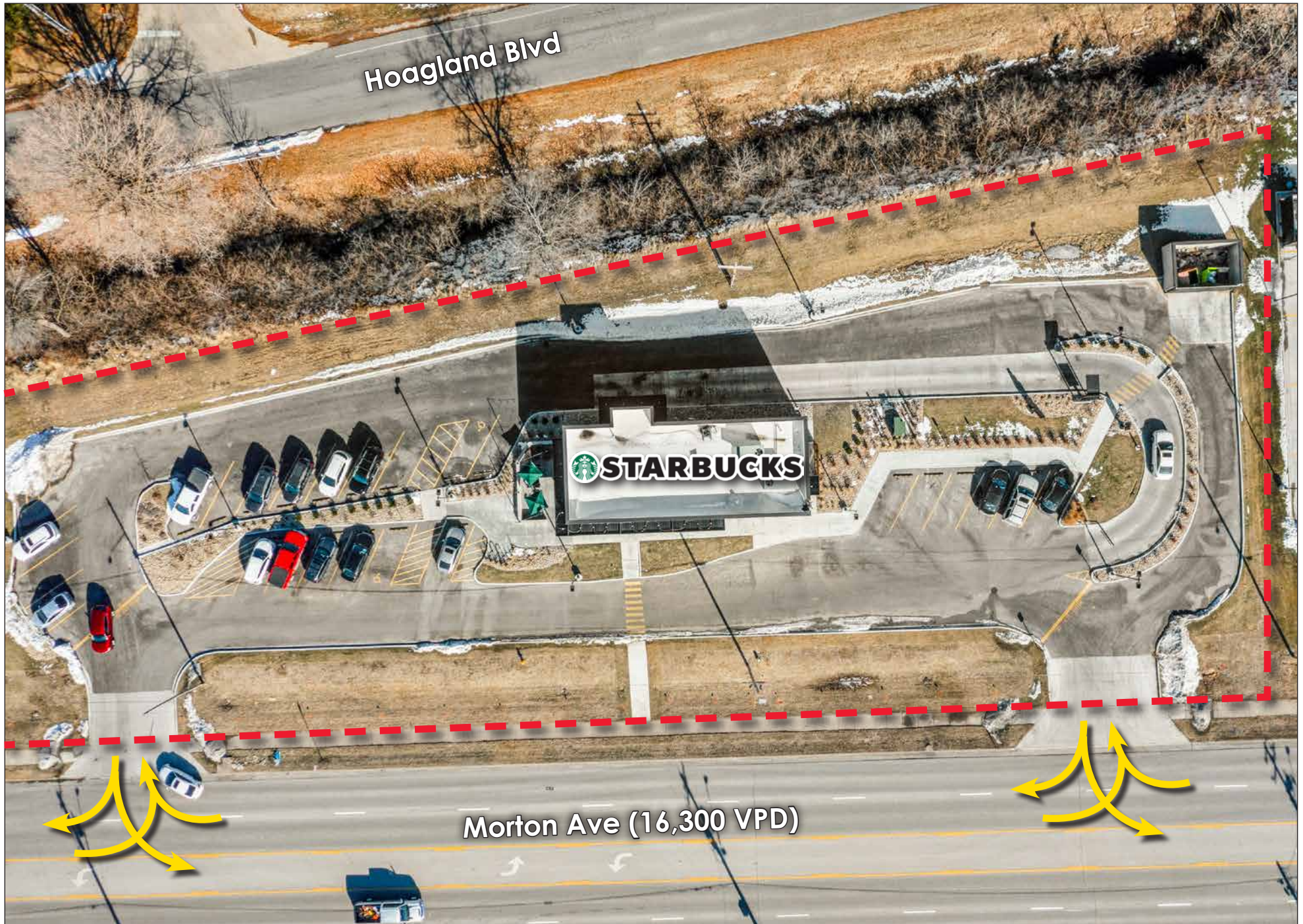
New build-to-suit Starbucks | Warranties will be assigned to the new owner



## NESTLE USA FACILITY

Site is located 3 miles from the 225K SF Nestle facility on 30 acres | The factory has operated in Jacksonville, IL for over 50 years and employs more than 170 people | This facility is the sole producer of Coffee mate powdered creamer in the U.S.

















Illinois College  
±1,000 Students

Jacksonville Middle  
654 Students



**STARBUCKS**

Hoagland Blvd



Morton Ave (16,300 VPD)



## Jacksonville, IL

Jacksonville, Illinois, is a historic city located in west-central Illinois, approximately 35 miles west of Springfield. Founded in 1825, it has a rich cultural and educational heritage, serving as the home of Illinois College, one of the state's oldest institutions of higher learning, as well as the Illinois School for the Deaf and the Illinois School for the Visually Impaired. Jacksonville played a significant role in the Underground Railroad and has preserved much of its 19th-century architecture, offering a charming glimpse into its past. The city is known for its vibrant arts scene, beautiful parks, and a strong sense of community, making it a welcoming place for residents and visitors alike.

**JACKSONVILLE**  

**STARBUCKS**

**ST LOUIS**  
 75 MILES  
 1:40 DRIVE

**CHICAGO**  
 200 MILES  
 3:30 DRIVE

**INDIANAPOLIS**  
 215 MILES  
 3:45 DRIVE

**LOUISVILLE**  
 260 MILES  
 5:15 DRIVE

**STARBUCKS JACKSONVILLE, IL**

8

1 MILES

6,070  
PEOPLE  
\$80,215  
AHHI  
4,705  
TOTAL  
EMPLOYEES

3 MILES

20,003  
PEOPLE  
\$80,878  
AHHI  
13,080  
TOTAL  
EMPLOYEES

5 MILES

22,335  
PEOPLE  
\$82,261  
AHHI  
13,551  
TOTAL  
EMPLOYEES



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	
<b>Founded:</b>	1971
<b>Credit Rating:</b>	BBB+
<b>Ownership:</b>	Public/NASDAQ: SBUX
<b># of Locations:</b>	33,800
<b>Headquarters:</b>	Seattle, WA
<b>Guaranty:</b>	Corporate



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JACKSONVILLE, IL

Exclusively Offered By



## PRIMARY DEAL CONTACTS

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