

OFFERING MEMORANDUM



1105 Interstate Drive

1105 Interstate Drive
Cookeville TN 38501

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RP **ROBBINS PROPERTIES**
LEASING • PROPERTY MANAGEMENT • INVESTMENT SALES



STARBUCKS

COOKEVILLE, TN

1105 Interstate Dr, Cookeville, TN 38501

RENT ROLL

Starbucks has been a long-term tenant at this location since 2006 and continues through April 30, 2031. The lease features three (3) five-year renewal options with scheduled increases in base rent throughout the option periods.



LONG TERM LEASE

Lease term through April 30, 2031



RENTAL INCREASES

Three (3), 5-year renewal options with increases in base rent



CORPORATE TENANT

Starbucks (#10616-TN)

RENT SCHEDULE – RENEWAL OPTIONS

OPTION PERIOD	TERM LENGTH	MONTHLY BASE RENT	ANNUAL BASE RENT	EFFECTIVE DATE
Current Term	Through 04/30/2031	\$10,187.70	\$122,252.40	—
Option 1	5 Years	\$11,206.47	\$134,477.64	05/01/2031
Option 2	5 Years	\$12,325.63	\$147,907.56	05/01/2036
Option 3	5 Years	\$13,557.42	\$162,689.04	05/01/2041



ASSET SNAPSHOT

Tenant Name	Starbucks (#10616-TN)
Address	1105 Interstate Dr, Cookeville, TN 38501
Building Size (GLA)	1,850 SF
Lease Commencement Date	April 19, 2006
Lease Expiration Date	April 30, 2031
Lease Type	NN+ (Tenant Reimburses CAM, Insurance & Taxes)
Remaining Term	~4.9 Years
Renewal Options	Three (3) 5-Year Options
NOI (Current)	\$122,252.40
Rent Increases	10% Every 6 Years in Base Term and 10% Every 5 Years in Options



NOI

\$122,252
(CURRENT)



CAP RATE

6.12%



LISTING PRICE

\$1,999,000



RENT PSF

\$66.08
(CURRENT)



LEASED SF

1,850
RETAIL SF



53,261

PEOPLE
5 MILE RADIUS



\$80,897

AVERAGE HH INCOME
5 MILE RADIUS



12,909

VPD ON
INTERSTATE DRIVE



23,410

VPD ON
S JEFFERSON AVE



INVESTMENT HIGHLIGHTS

STARBUCKS | COOKEVILLE, TN



TROPHY ASSET

High-performing Starbucks with strong consumer demand and long-term operational history.



TOP 8% NATIONWIDE FOR VISITS

Ranks in the Top 8% of all Starbucks locations nationwide for visit volume (Placer.ai).



TOP 6% IN TENNESSEE FOR VISITS

Ranks in the Top 6% of Starbucks locations within Tennessee for visit volume (Placer.ai).



TOP 7% IN TENNESSEE BY SALES VOLUME

Ranks in the Top 7% of Starbucks locations within Tennessee by sales volume (Placer.ai).



INVESTMENT GRADE CREDIT TENANT

Starbucks Corporation (S&P: BBB+) is an investment grade tenant with strong financial fundamentals.



CONTRACTUAL RENT INCREASES

10% rental increases every 6 years in the base term and 10% every 5 years in the option periods.



TENNESSEE HAS NO INCOME TAX

Tennessee's no state income tax policy creates a business-friendly environment for tenants and investors.

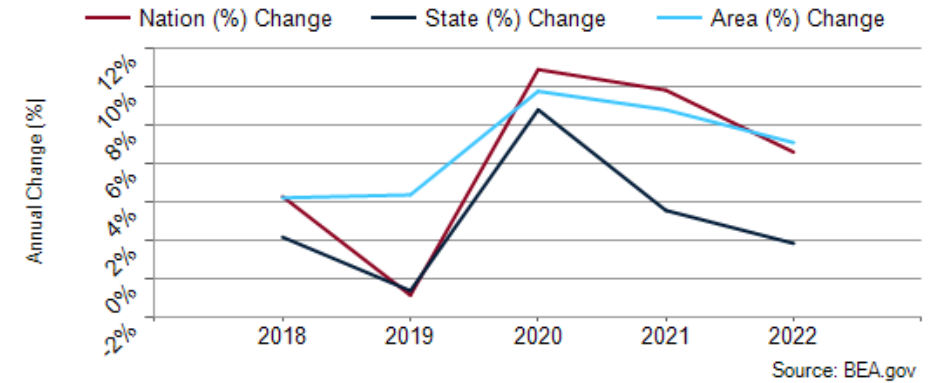


PROXIMITY TO I-40

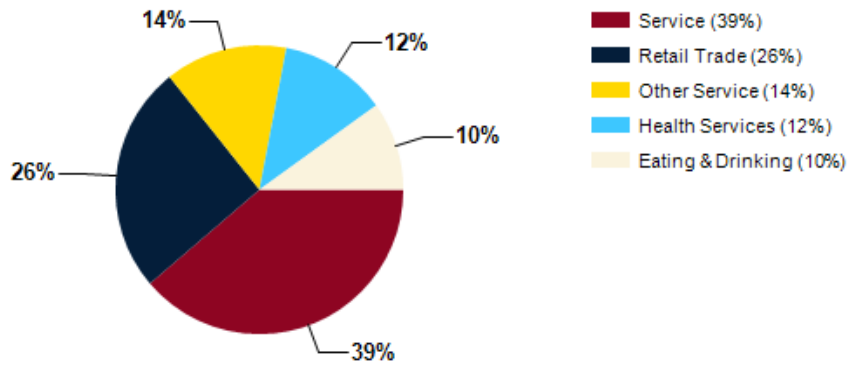
Excellent visibility and convenient access to I-40, a major east-west corridor through Tennessee.

- The property is located in Cookeville, TN, a thriving city in Putnam County known for its strong economy and growing population. Cookeville is home to Tennessee Technological University,.
- The property is situated off Interstate Drive, a major thoroughfare that provides excellent visibility and accessibility for businesses. This location offers high traffic counts and exposure to both local residents and travelers passing through the area.
- The surrounding area features a mix of commercial establishments, including retail stores, restaurants, and service providers. The presence of well-known brands such as Walmart, Lowe's, and Starbucks nearby can attract customers and drive foot traffic to the property.

Putnam County GDP Trend



Major Industries by Employee Count



Largest Employers

Cookeville Regional Medical Center	1,600
Tennessee Technological University	1,500
Putnam County Board of Education	1,200
Averitt Express	600
Oreck	550
Cummins, Inc.	470
State of Tennessee	440
City of Cookeville	400





1105 INTERSTATE DR
COOKEVILLE, TN 38501

KOHL'S

us bank
CITIZENS BANK
Phoenix USA, Inc.

WILSON
Bank & Trust

Kroger

ALDI
Diamond Productions
VOLUNTEER TOOL INC.
FIRST NATIONAL BANK
access
Bubba Gandy Seafood
EPION

SouthEast
bank
FirstBank
SOUTHERN BOOM

Auto Zone
UPS
Walgreens
DOLLAR TREE

Arby's
MIDTOWN SOCIAL
KITCHEN & BAR
TRACTOR SUPPLY CO.
Goodwill
H&R BLOCK

Cumberland
UC-HRA
Local Cumberland Human Resource Agency
Abel Gardens
Krystal

Putnam County
TENNESSEE

USPS.COM

verizon
Balanced Truck and Auto
Firestone
COMPLETE AUTO CARE
CLM ENTERPRISES
CAROLINA TITLE LOANS
SUMMIT AUTO GROUP
PARTY SOURCE & RENTALS
OMNI
Family of Services
CenterWell

BIGLOTS!

U-HAUL

Walmart
FSNB
Winsupply
REGIONS
PAPA MURPHY'S
MURPHY USA
SONIC
TIDAL WAVE
AUTO SPA
CUMBERLAND
ENDODONTICS

GREENHAUS
CANNABIS CO.

five BELOW
Publix
SHOE STATION
Academy
SPORTS + OUTDOORS

1105 INTERSTATE DR
COOKEVILLE, TN 38501

TITLEMAX
SUBWAY

LOWE'S

LEE COMPANY

UPPER CUMBERLAND
FEDERAL CREDIT UNION

SmartBank
Wendy's
McDonald's
Days Inn
Cracker Barrel

TITLEMAX
SUBWAY

planet fitness
7 ELEVEN
PIN
ASIAN CAFE
BOWLING WORLD
Blue Coast
BURRITO
CAPTAIN D'S
LONGHORN
NISSAN
COOKEVILLE

Interstate Dr

theRiver
COMMUNITY CHURCH

sam's club
Pilot
amc THEATRES
TOWNEPLACE SUITES
BY HARRISOTT
BY IHG
Fairfield
INN & SUITES
BY HARRISOTT
COUNTRY
INN & SUITES
Kentucky Fried Chicken

Hampton
POPEYES
BURGER KING
Comfort
INN & SUITES

DUNKIN'
HOME 2
SUITES BY HILTI
WOO SH
THE HOUSE OF SPORTSWEAR BRANDS
Quality INN
Super 8
BY MYSKID



135

135

136

136



Neal St

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	1,850
LAND ACRES	.81
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	24

NEIGHBORING PROPERTIES

NORTH	Commercial
SOUTH	Commercial
EAST	Commercial
WEST	Commercial

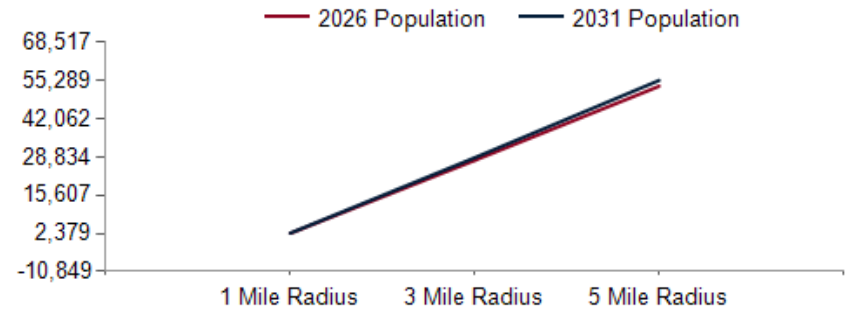
CONSTRUCTION

ROOF	Modified EPDM
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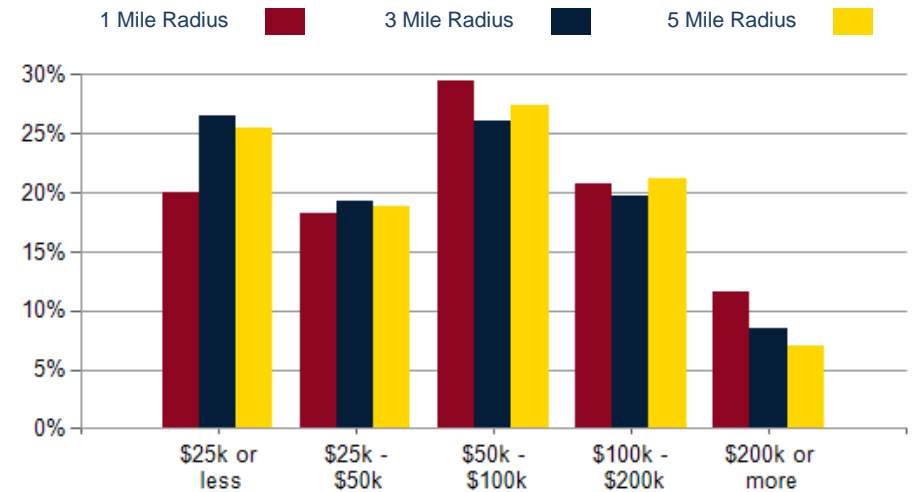


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,696	21,115	39,152
2010 Population	1,808	23,732	45,566
2026 Population	2,379	27,633	53,261
2031 Population	2,478	28,549	55,289
2026 African American	54	1,434	2,055
2026 American Indian	14	250	595
2026 Asian	68	659	1,036
2026 Hispanic	177	2,382	5,095
2026 Other Race	89	1,221	2,764
2026 White	2,000	22,275	43,381
2026 Multiracial	154	1,776	3,400
2026-2031: Population: Growth Rate	4.10%	3.25%	3.75%

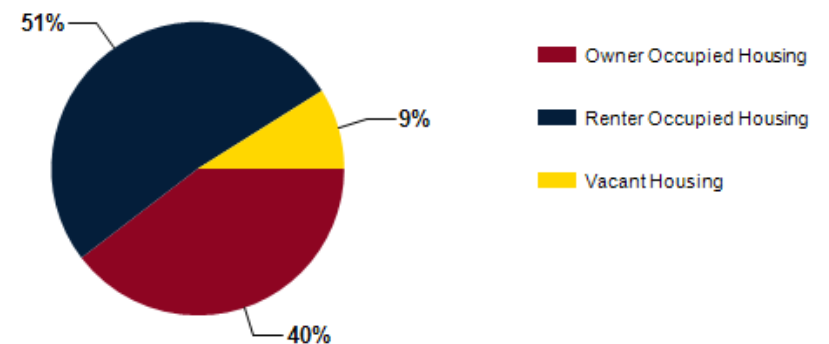
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	166	2,247	4,004
\$15,000-\$24,999	48	731	1,616
\$25,000-\$34,999	77	890	1,767
\$35,000-\$49,999	118	1,269	2,397
\$50,000-\$74,999	172	1,869	3,805
\$75,000-\$99,999	144	1,069	2,253
\$100,000-\$149,999	79	1,275	2,957
\$150,000-\$199,999	143	941	1,725
\$200,000 or greater	124	957	1,550
Median HH Income	\$68,523	\$56,487	\$58,828
Average HH Income	\$99,068	\$83,207	\$80,897



2026 Household Income



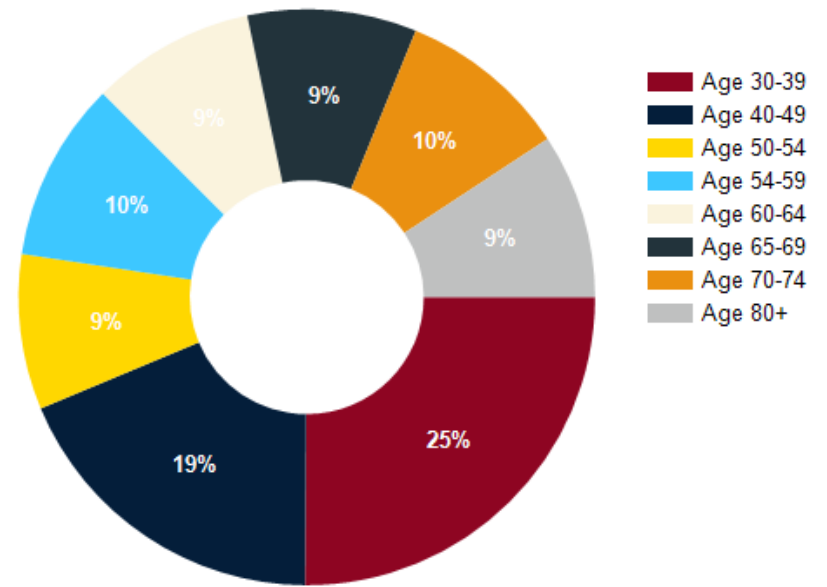
2026 Own vs. Rent - 1 Mile Radius



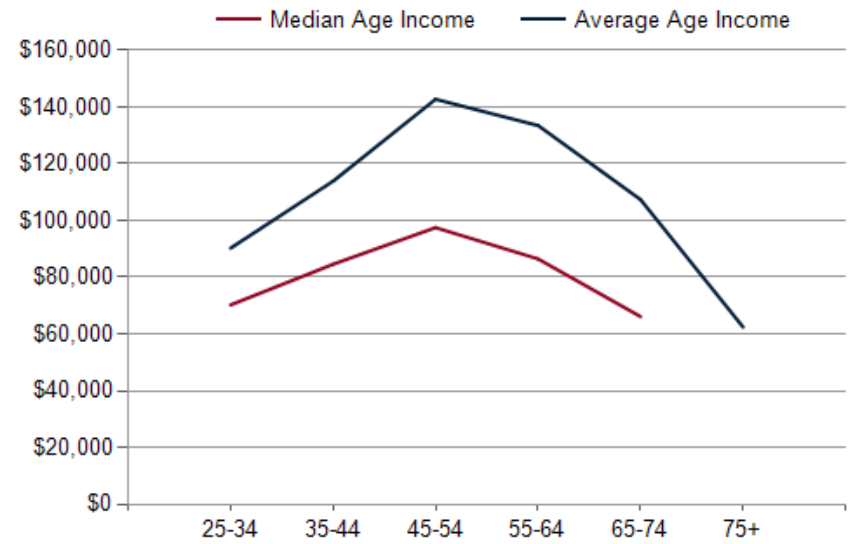
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	186	1,835	3,742
2026 Population Age 35-39	142	1,421	2,978
2026 Population Age 40-44	125	1,411	2,929
2026 Population Age 45-49	118	1,295	2,724
2026 Population Age 50-54	114	1,385	2,791
2026 Population Age 55-59	132	1,246	2,628
2026 Population Age 60-64	120	1,305	2,702
2026 Population Age 65-69	124	1,238	2,542
2026 Population Age 70-74	125	1,154	2,257
2026 Population Age 75-79	121	1,064	2,041
2026 Population Age 80-84	106	719	1,324
2026 Population Age 85+	94	578	1,038
2026 Population Age 18+	1,988	23,138	43,445
2026 Median Age	40	32	34
2031 Median Age	41	34	36

Population By Age



2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,221	\$56,470	\$56,294
Average Household Income 25-34	\$90,225	\$75,754	\$73,119
Median Household Income 35-44	\$84,555	\$70,203	\$73,193
Average Household Income 35-44	\$113,827	\$101,903	\$99,925
Median Household Income 45-54	\$97,460	\$89,782	\$85,158
Average Household Income 45-54	\$142,695	\$119,264	\$110,185
Median Household Income 55-64	\$86,428	\$65,332	\$65,908
Average Household Income 55-64	\$133,457	\$99,572	\$94,051
Median Household Income 65-74	\$66,103	\$56,797	\$55,447
Average Household Income 65-74	\$107,336	\$88,038	\$80,446
Average Household Income 75+	\$62,417	\$63,366	\$63,541



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Exclusively Marketed by:

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