



STARBUCKS®

703 Pike St | Marietta, OH 45750
\$1,687,000 | 6.75% CAP



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com



Financial Info

Annual Rent:	\$113,836.80
Lease Expiration:	Feb. 2030
Options:	4 @ 5 Years
Increases:	10% Every 5 Years
Building Size:	2,377 SF
Lot Size:	0.65 Acres
Lease Type:	NN (Roof + Structure)
Guarantor:	Corporate
Price:	\$1,687,000 6.75% CAP



Highlights

- Prime corner location at a signalized intersection for maximum visibility and access.
- High traffic corridor - 30,363 vehicles per day on Pike St.
- Strategically positioned near multiple hotels and strong national retailers.
- Excellent accessibility just off Interstate 77.
- Modern Construction - Built in 2021.
- Nearby Retailers Include: ALDI, Walmart Supercenter, Dairy Queen, Texas Roadhouse, Denny's, etc.



Pike St - 30,363 VPD





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DEMOGRAPHICS



POPULATION:	3 MILE	5 MILE	10 MILE
2020 POPULATION	19,250	27,323	59,982
2024 POPULATION	19,780	28,254	59,671
2029 POPULATION PROJECTION	19,596	28,027	58,801
2024 POPULATION BY RACE:			
WHITE	18,274	26,257	55,479
BLACK	234	294	562
AMERICAN INDIAN/ALASKAN NATIVE	54	69	119
ASIAN	166	209	526
HAWAIIAN & PACIFIC ISLANDER	3	5	15
TWO OR MORE RACES	1,048	1,420	2,972
HISPANIC ORIGIN	334	429	828
HOUSEHOLDS:			
2020 HOUSEHOLDS	8,297	11,767	25,697
2024 HOUSEHOLDS	8,530	12,166	25,542
2029 HOUSEHOLD PROJECTION	8,452	12,068	25,166
OWNER OCCUPIED HOUSEHOLDS	5,213	7,980	18,016
RENTER OCCUPIED HOUSEHOLDS	3,239	4,088	7,150
AVG HOUSEHOLD INCOME	\$71,812	\$75,056	\$78,621
MEDIAN HOUSEHOLD INCOME	\$47,675	\$52,861	\$58,463

Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice

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PROPERTY PHOTOS



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Starbucks Corporation is an American multinational chain of coffeehouses and roastery reserves headquartered in Seattle, Washington. It is the world's largest coffeehouse chain.

As of November 2022, the company had 35,711 stores in 80 countries, 15,873 of which were located in the United States. Out of Starbucks' U.S.-based stores, over 8,900 are company-operated, while the remainder are licensed.

The rise of the second wave of coffee culture is generally attributed to Starbucks, which introduced a wider variety of coffee experiences. Starbucks serves hot and cold drinks, whole-bean coffee, micro-ground instant coffee, espresso, caffe latte, full and loose-leaf teas, juices, Frappuccino beverages, pastries, and snacks. Some offerings are seasonal or specific to the locality of the store.

TENANT INFORMATION



Credit Rating
BBB+ (S&P)

Locations
35,711+

Revenue
\$8.7 Billion

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Marietta is a city in Washington County, Ohio. As of the 2020 census, Marietta has a population of 13,385 people. According to the U.S. Census Bureau, the city has a total area of 8.75 square miles, of which 8.43 square miles is land and 0.32 square miles is water.



Marietta, OH



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FOR MORE INFORMATION

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