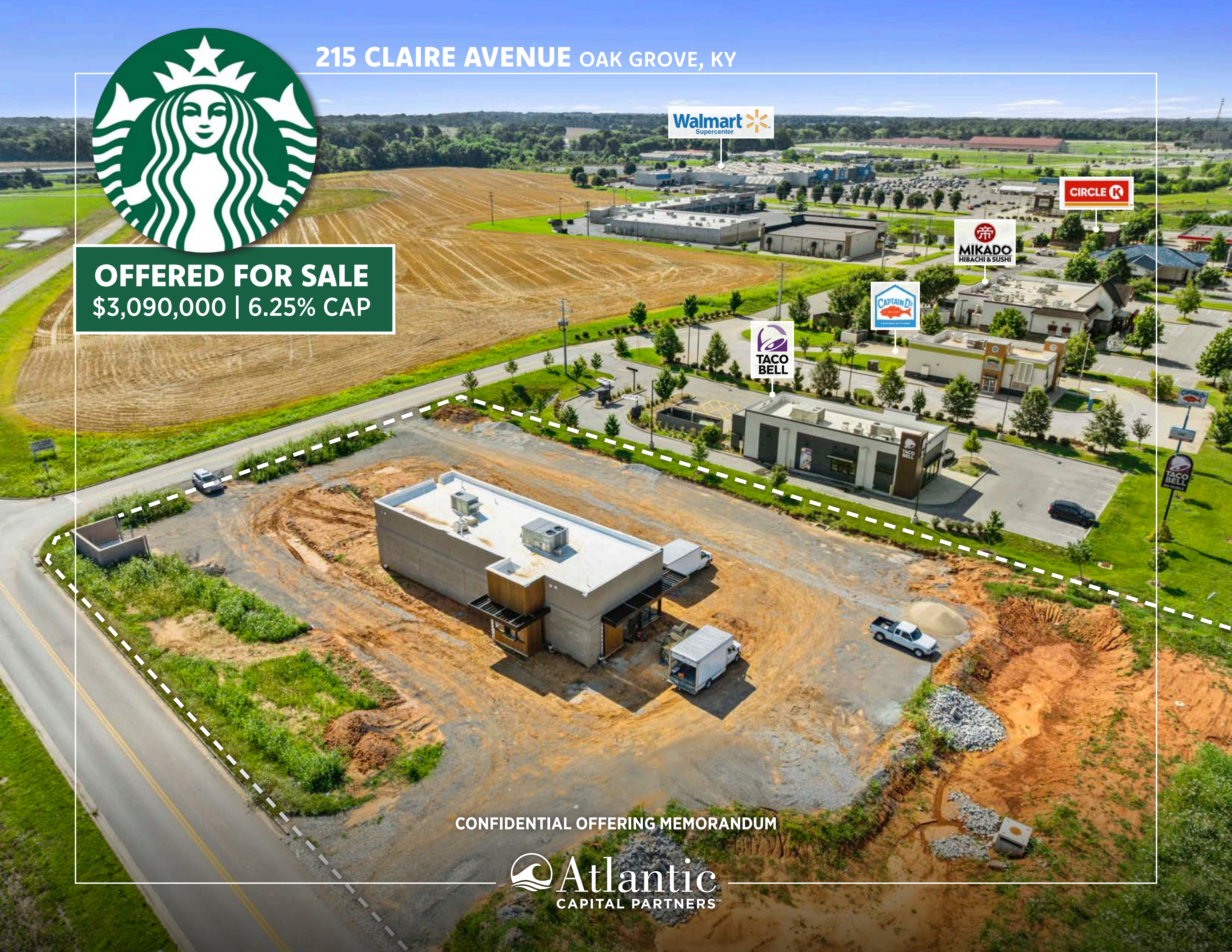
215 CLAIRE AVENUE OAK GROVE, KY

OFFERED FOR SALE
$3,090,000 | 6.25% CAP



CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

STARBUCKS

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a brand-new Starbucks in Oak Grove, KY. The Premises is leased to Starbucks for a 10 year initial term, with four (4) - five (5) year options.

SHADOW ANCHORED BY WALMART SUPERCENTER

BRAND NEW CONSTRUCTION – 2025 –

RENT SCHEDULE	TERM	ANNUAL RENT	PSF RENT	RETURN
Years 1-5	8/1/2025 - 7/31/2030	$193,000	$75.98	6.25%
Years 6-10	8/1/2030 - 7/31/2035	$212,300	$83.58	6.87%
1st Option	8/1/2035 - 7/31/2040	$233,530	$91.94	7.56%
2nd Option	8/1/2040 - 7/31/2045	$256,883	$101.14	8.31%
3rd Option	8/1/2045 - 7/31/2050	$282,571	$111.25	9.14%
4th Option	8/1/2050 - 7/31/2055	$310,828	$122.37	10.06%

NOI	$193,000
CAP RATE	6.25%
LISTING PRICE	$3,090,000

ASSET SNAPSHOT

Tenant Name	Starbucks
Address	215 Claire Dr, Oak Grove, KY
Building Size (GLA)	2,540 SF
Land Size	1.18 AC
Year Built	2025
Signator/Guarantor	Starbucks Corporation (Corporate)
Lease Type	NN (Self-Maintain Structure)
Landlord Responsibilities	Roof, Structure & Storm Water Detention Area
Lease Expiration Date	7/31/2035
Remaining Term	10 Years
NOI	$193,000 per year

ACTUAL PROPERTY AS OF JULY 2,2025

22,662 PEOPLE IN 3 MILE RADIUS

$57,420 AHHI IN 3 MILE RADIUS

22,392 VPD ON FT CAMPBELL BLVD

LEASE ABSTRACT

LESSEE	**Starbucks**			
LAND	2,540 square feet			
LEASE TERM	Ten (10) Years			
RENT COMMENCEMENT DATE	August 1, 2025			
EXPIRATION DATE	July 31, 2035			
BASE RENT	**Period (Lease Years)**	**Annual**	**Monthly**	**PSF**
Years 1-5	8/1/2025 - 7/31/2030	$193,000	$16,083	$75.98
Years 6-10	8/1/2030 - 7/31/2035	$212,300	$17,692	$83.58
1st Option Period	8/1/2035 - 7/31/2040	$233,530	$19,461	$91.94
2nd Option Period	8/1/2040 - 7/31/2045	$256,883	$21,407	$101.14
3rd Option Period	8/1/2045 - 7/31/2050	$282,571	$23,548	$111.25
4th Option Period	8/1/2050 - 7/31/2055	$310,828	$25,902	$122.37
SIGNATOR/GUARANTOR:	Starbucks Corporation (Corporate)			
RENEWAL TERM(S):	Tenant has Four (4) Five (5) Year Renewal Options.			
TERMINATION OPTION(S):	None.			
REPAIRS & MAINTENANCE:	Landlord shall maintain, repair, and make replacements to the premises, the building, and the property. Such repairs, replacements and maintenance shall include the upkeep of the roof, roof membrane and room systems, foundation, interior structural walls, and all structural components of the premises, building, and property.			
COMMON AREA EXPENSES:	Tenant, at Tenant's expense, shall keep the Premises in good order and repair, including maintaining and when necessary, replacing all plumbing, HVAC, electrical and lighting facilities and equipment within the Premises, and the storefront, doors, plate glass and the exterior walls. Tenant shall also be responsible for performing regular routine maintenance and repair to the. Property and Building including, but not limited to, gutters and downspouts and the like, painting interior and exterior walls of the Building as needed, landscaping, irrigation systems, grease trap, all signage, utilities and systems inside the Building envelope, all of Tenant's fixtures, furnishings and equipment, sidewalk sweeping and maintenance, including the removal of snow and ice, parking lot sweeping, parking lot sealing and restriping, light bulb replacement on the Building's exterior lighting and all of the lighting on the poles located throughout the Property, maintenance of the Outdoor Seating Area; Drive-Through Facility, drainage systems on the Property (excluding the “Storm Water Detention Area”), and all utility systems (including mechanical, plumbing, electrical, and lighting), systems to the extent not located within the Building.			
INSURANCE:	Tenant shall pay to Landlord as additional rent Tenant's Pro Rata Share of Landlord's Insurance... Tenant's Pro Rata Share of Landlord's Insurance from the Rent Commencement Date through the end of the first full calendar year shall not exceed $2.50 per square foot of Gross Leasable Area in the Premises.			
REAL ESTATE TAXES:	Tenant shall pay to Landlord as additional rent Tenant's Pro Rata Share of Real Property Taxes... Tenant's Pro Rata Share of Real Property Taxes from the Rent Commencement Date through the end of the first full calendar year shall not exceed $6.50 per square foot of Gross Leasable Area in the Premises.			
UTILITIES:	Subsequent to the commencement date, tenant shall pay directly to the applicable utility provider the utility charges for all water, sewer, gas and electricity used by tenant during the term.			

INVESTMENT HIGHLIGHTS

CORPORATE GUARANTEE FROM CREDIT TENANT

Starbucks has a S&P credit rating of BBB+ | Over 40,000 locations worldwide | $30.3B Total Revenue

ATTRACTIVE LEASE FUNDAMENTALS

10% rental increases every 5 years including options | Four (4) - five (5) year options |Self-Maintain Structure providing Minimal LL responsibilities

BRAND NEW CONSTRUCTION – 2025

New build-to-suit Starbucks | Warranties will be assigned to the new owner | Lease has yet to commence, providing investors an opportunity to benefit from the entire 10-year term

LIMITED COMPETITION

First and only Starbucks located in Oak Grove | Zero Main Competitors within the immediate area

SHADOW ANCHORED WALMART SUPERCENTER

Site is shadow-anchored by one of two Walmart Supercenter between the KY-TN border and Hopkinsville, KY

SITUATED NEARBY NEW 150K SF CHURCHILL DOWNS VENUE

Starbucks will be just 1.5 miles from the new Oak Grove Racing, Gaming & Hotel venue | 150k SF Development is owned and operated by Churchill Downs

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SOUTH AERIAL

IMMEDIATE TRADE AREA

FORT CAMPBELL

MAJOR US ARMY INSTALLATION ON THE KENTUCKY-TENNESSEE BORDER

ONE OF THE LARGEST AND MOST POPULOUS US ARMY BASES

105,000+ ACRES

FORT CAMPBELL POPULATION AS OF Q2FY25:

- *ACTIVE MILITARY: 30,113*
- *FAMILY MEMBERS: ~51,480*
- *CIVILIANS: 6,422*
- *CONTRACT EMPLOYEES: 2,179*
- *MILITARY RETIREES: ~68,715*
- *RETIREE FAMILY: ~82,933*
- *FAMILY HOUSING: 4,557*
- *BARRACKS: 9,838*

Fort Campbell supports over 241,910 persons. 66% of assigned Soldiers and their families resides off post in either Christian County or Trigg County in Kentucky or in Montgomery or Stewart County in Tennessee.

PROPERTY PHOTOS *JULY 2025*

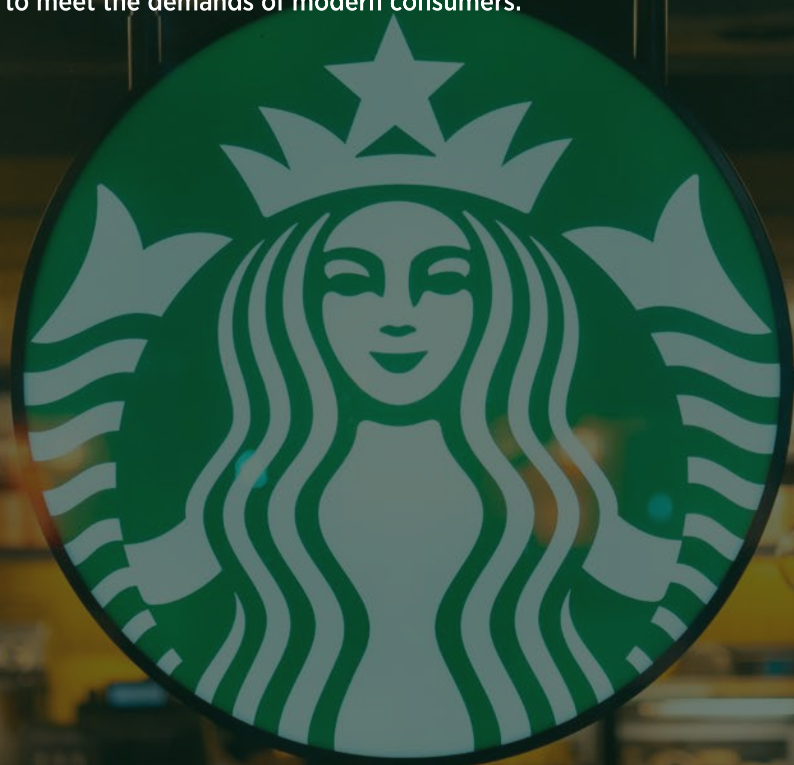
IMMEDIATE TRADE AREA

OAK GROVE, Kentucky is a small but growing city located right next to Fort Campbell and along the Tennessee border. With a population just under 8,000, Oak Grove has a young , military-connected community and a family-friendly feel. Its location off Interstate 24 makes it easily accessible, and many residents work in nearby Clarksville or on the military base. The local economy is driven by retail, manufacturing, and food services, and household incomes have been rising steadily in recent years. The city has been seeing slow but steady growth, making it a more appealing place for both families and businesses. Commercial development in Oak Grove has picked up in recent years due to the new attractions like the Oak Grove Racing and Gaming casino and hotel. This entertainment venue has helped bring more visitors and economic activity to the area, boosting interest in retail and hospitality. The city has thousands of acres of land available for new development, and local leaders are focused on attracting businesses. With affordable home prices and room to grow, Oak Grove is becoming a popular spot for both commercial investment and new residents looking for quieter alternative to big-city living.

CLARKSVILLE, TN	HOPKINSVILLE, KY	NASHVILLE, TN
11.9 MI	17.1 MI	59.3 MI

TENANT SUMMARY

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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Exclusively Offered By

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