



OFFERING MEMORANDUM

Starbucks

Single Tenant Freestanding Corporate NNN Lease · Drive-Thru

20 East Franklin Street, Hartwell, GA 30643 · Hart County

NET-LEASE INVESTMENT OPPORTUNITY

PRICE

\$1,833,333 | 6.00% CAP

BROKER AND ATTORNEY

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Investment Highlights

PRICE

\$1,833,333

NOI / CAP RATE

\$110,000 | 6.00%

LEASE TYPE

NNN

TERM REMAINING

±5 Years

HIGHLIGHTS

- Corporate-guaranteed lease with Starbucks Corporation (NASDAQ: SBUX), one of the most recognized investment-grade retail credits in the net-lease market.
- Ten (10) year initial term with four (4), five (5) year renewal options and 10% scheduled rent increases in every option period.
- Freestanding, purpose-built drive-thru location at the signalized corner of Franklin Street & College Avenue in downtown Hartwell — the seat of Hart County.
- Passive, management-free NNN structure with tenant responsible for its pro-rata share of taxes, insurance, and common area expenses.
- New 2021 construction on a ±0.779-acre B-2 zoned parcel, positioned on the primary retail corridor serving Hartwell and Lake Hartwell recreational traffic.

PROPERTY SNAPSHOT

Building Area	±2,500 SF
Land Area	±0.779 AC
Year Built	2021 (Build-to-Suit)
Zoning	B-2
Ownership	Fee Simple
Tenant	Starbucks Corporation
Parcel	Hart County GMD 1112



Lease Abstract

Tenant	Starbucks Corporation	Delivery Date	July 1, 2021	Premises Size	±2,500 SF GLA
Lease Type	NNN	Rent Commencement	90 days after opening	Drive-Thru	1 Lane
Initial Term	10 Lease Years	Extension Options	Four (4), 5-Yr Options	Rent Increases	10% per Option

RENT SCHEDULE

Lease Period	\$ / SF / Year	Monthly Rent	Annual Rent
Years 1 – 10 (Primary Term)	\$44.00	\$9,166.67	\$110,000.00
Years 11 – 15 (Option 1)	\$48.40	\$10,083.33	\$121,000.00
Years 16 – 20 (Option 2)	\$53.24	\$11,091.67	\$133,100.00
Years 21 – 25 (Option 3)	\$58.56	\$12,200.83	\$146,410.00
Years 26 – 30 (Option 4)	\$64.42	\$13,420.92	\$161,051.00



STOCK PHOTO

Source: Commercial Lease for the Starbucks premises at Franklin St & College Ave, Hartwell, GA. Figures shown are per the executed lease; buyer should independently verify the fully executed lease and any amendments prior to close.

Tenant Overview

Starbucks Corporation

Starbucks Corporation (NASDAQ: SBUX) is the world's largest coffeehouse chain, founded in 1971 and headquartered in Seattle, Washington. The company operates and licenses tens of thousands of stores across the United States and dozens of international markets, offering coffee, tea, and food through company-operated, drive-thru, and licensed store formats.

Starbucks is publicly traded and widely held by institutional investors, and carries an investment-grade senior unsecured credit rating. Its corporate-guaranteed leases are among the most creditworthy in the quick-service and coffeehouse net-lease sector.

The Hartwell store operates under a corporate lease guaranteed directly by Starbucks Corporation — no franchisee or licensee entity stands between the investor and the parent credit.

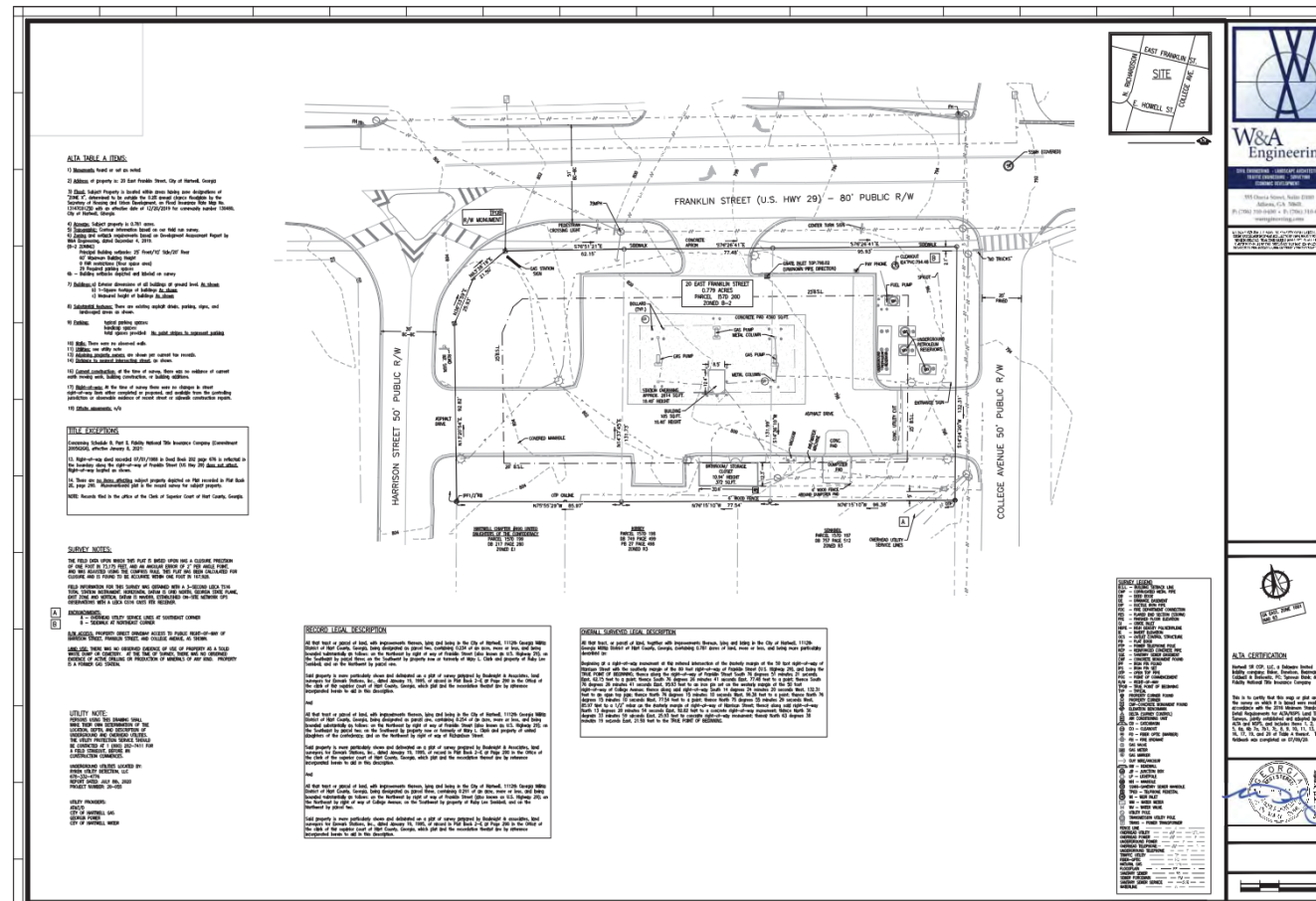
Ticker	NASDAQ: SBUX
Headquarters	Seattle, WA
Founded	1971
Lease Guarantor	Corporate (Starbucks Corp.)



Representative Property Photos

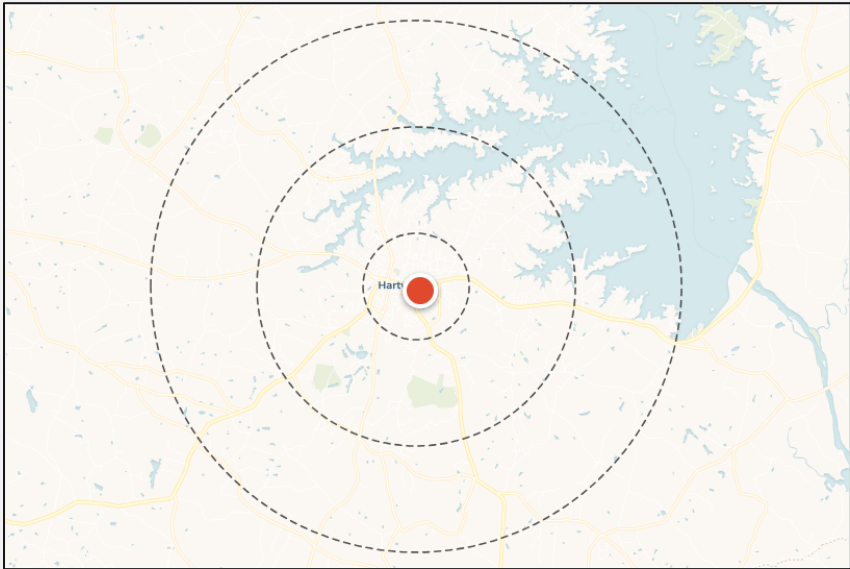


Site Plan & Survey



ALTA/NSPS Land Title Survey — 20 East Franklin Street, Hartwell, GA, Hart County GMD 1112. ±0.779 acres, zoned B-2. Prepared by W&A Surveying, dated 01/27/2021.

Location Overview



SUBJECT PROPERTY WITH 1, 3 & 5-MILE RADII · MAP DATA © OPENSTREETMAP CONTRIBUTORS

AREA DEMOGRAPHICS

	City of Hartwell	Hart County
Population	4,562	25,491
Median HH Income	\$49,280	\$59,385
Median Age	44.0	44.8

Source: U.S. Census Bureau, ACS 2024 5-Year Estimates.

Hartwell, GA

THE MARKET

Hartwell is the seat of Hart County, positioned in northeast Georgia near the South Carolina state line at the junction of US Highway 29 and State Route 77. The site sits at the corner of East Franklin Street and College Avenue — the downtown retail core and the town's primary commercial spine — roughly 95 miles northeast of Atlanta and 40 miles west of Anderson, South Carolina.

As the county seat and the principal service and retail center for the surrounding rural area, Hartwell draws a trade area substantially larger than the city's own population. County government, retail, healthcare and manufacturing activity all funnel through the downtown corridor the store fronts.

Lake Hartwell — one of the Southeast's largest recreational reservoirs, drawing millions of visitors annually — sits immediately east of town, adding seasonal and weekend traffic to the trade area on top of the resident base.

The site sits at the point where East Franklin Street and East Howell Street converge and carry US-29 east toward the lake and the town's newer retail corridor, placing the store on the dominant traffic pattern through Hartwell.



For More Information Please Contact:

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