

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



BRAND NEW 10-YEAR LEASE | OPTIONS TO EXTEND | 12.5% RENTAL INCREASES EVERY 5 YEARS



1029 Edgefield Road

NORTH AUGUSTA SOUTH CAROLINA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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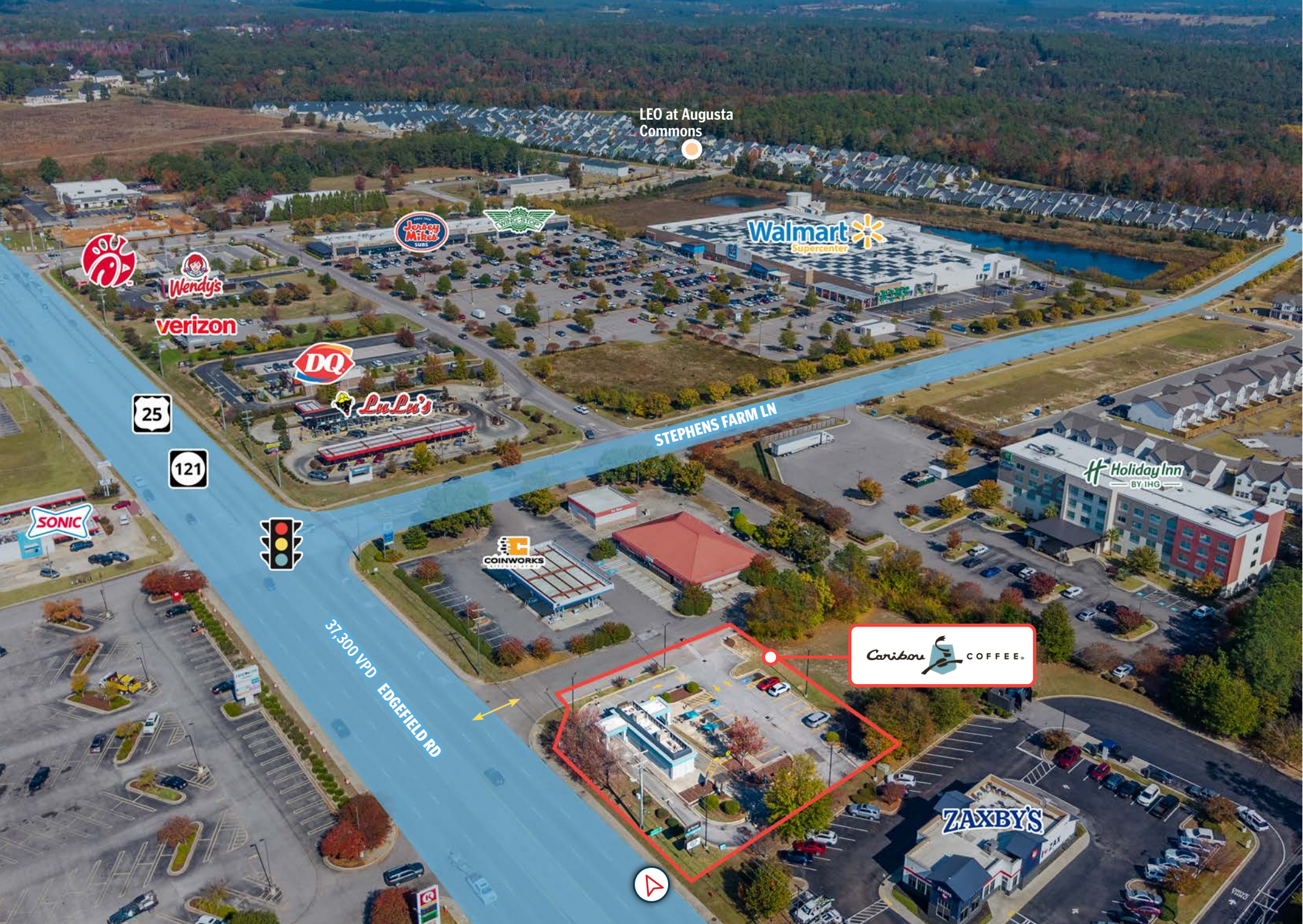
Atlanta, GA 30326

GA License No. 385824



NATIONAL NET LEASE

Broker in Charge: Scott Tiernan, SRS Real Estate Partners-Southeast, LLC | SC License No. 129027



LEO at Augusta Commons

STEPHENS FARM LN

EDGEFIELD RD
37,300 VPD

Caribou COFFEE

ZAXBY'S

Holiday Inn BY IHG

Wendy's
verizon

DQ

Lulu's

25

121

SONIC

COINWORKS





O'Reilly AUTO PARTS

LEO at Augusta Commons

Piedmont

Starbucks
Arbys

Advance Auto Parts

DOLLAR TREE

Verizon

Wendy's

Jersey Mike's

Wingstop

Walmart Supercenter

SFE
SOUTHEASTERN FREIGHT LINES

25

121

SONIC

DQ

LuLu's

STEPHENS FARM LN

SUBWAY

FOOD LION

EDGEFIELD RD 37,300 vpd

Caribou COFFEE

SITE OVERVIEW



OFFERING SUMMARY



OFFERING

Pricing	\$2,080,000
Net Operating Income	\$130,000
Cap Rate	6.25%

PROPERTY SPECIFICATIONS

Property Address	1029 Edgefield Road, North Augusta, South Carolina 29860
Rentable Area	800 SF
Land Area	0.64 AC
Year Built / Remodeled	2015 / 2026
Tenant	Caribou Coffee
Guaranty	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	10 Years
Increases	12.50% Every 5 Years
Options	3 (5-Year)
Rent Commencement	2025
Lease Expiration	2035
Percentage Rent	Yes, contact agent for details



Tenant Name	Square Feet	LEASE TERM			RENTAL RATES			Options
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	
Caribou Coffee	800	2025	2035	Current	-	\$10,833	\$130,000	3 (5-Year)
		(Est.)	(Est.)	2030	12.50%	\$12,187	\$146,250	

12.50% Increases at the Beg. of Each Option Period

Brand New 10-Year Lease | 12.5% Rental Increases | Corporate Signed | Well-Known & Established Brand

- The tenant, Caribou Coffee Operating Company Inc., recently signed a brand new 10-year lease with 3 (5-year) options to extend, demonstrating their commitment to the site
- The lease features a 12.5% rental increase during year 6 of the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- The lease is signed by the corporate entity
- Caribou Coffee is a well-known and established coffee chain with more than 800 coffeehouses worldwide

Absolute NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for taxes and insurance, and maintains all aspects of the Premises
- No landlord responsibilities
- Ideal, low management investment opportunity for a passive investor

Six-Figure Income | Strong Demographics in Trade Area

- The 5-mile trade area is supported by more than 46,000 residents and 8,000 employees, providing a direct consumer base from which to draw
- \$106,399 average household income within 3 miles of the site

Dense Retail Corridor | Strong National/Credit Tenant Presence | Augusta National (90,000 visitors)

- Ideally located in a dense retail corridor, with numerous nearby national/credit tenants including Costco, Walmart Supercenter, Food Lion, Chick-fil-A, Publix, Walgreens, CVS, Tractor Supply Co and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- The subject property is located only 9 miles away from Augusta National, which hosts the Master's, that has 90,000 people in attendance every year

Near Signalized Intersection | High Traffic Corridors | Interstate 20 | Drive-Thru Equipped Building

- Caribou Coffee is strategically located off the signalized intersection of Edgefield Rd and Stephens Farms Ln, which combine to average more than 37,300 vehicles passing by daily
- The site benefits from nearby direct on/off ramp access to Interstate 20, a major thoroughfare that averages 51,600 VPD
- The building is equipped with a drive-thru, providing ease and convenience for customers
- On average, stores with a drive-thru experience higher sales than those without

PROPERTY PHOTOS



PROPERTY PHOTOS





CARIBOU COFFEE

cariboucoffee.com

Company Type: Subsidiary

Locations: 800+

Parent: JAB Holding Company



Caribou Coffee serves high-quality handcrafted beverages and crave-worthy food in more than 800 coffeehouses worldwide. Since opening their first location in 1992, they've been committed to building personal connections in every experience. This desire drives their dedication to supporting our communities and crafting menu items with premium ingredients like specialty-grade coffee and real chocolate chips in our handcrafted beverages. Focused on smart growth, they operate and franchise coffeehouses across 11 countries, with the purpose of creating day-making experiences that spark a chain reaction of good. Caribou Coffee is part of Panera Brands, alongside Panera Bread® and Einstein Bros.® Bagels.

Source: cariboucoffee.com/crafted-press



JAB HOLDING COMPANY

JAB Holding Company is a privately held investment firm headquartered in Luxembourg. It specializes in long-term holdings within the consumer goods sector, with a primary focus on food service, beverages, coffee, personal care, and pet care.

As of late-2025, the firm manages over **\$70 billion in assets** and has evolved from its roots as Benckiser, a German chemicals company, into a global powerhouse investing in established brands with strong growth prospects. JAB was originally founded as a family office and is now partner-led, focusing on consumer-facing businesses across multiple continents. JAB operates through **three main divisions: JAB Holding, JAB Consumer, and JAB Insurance**, with the latter recently emerging as a strategy pivot toward **global insurance**, supplementing their dominant positions in food, beverage, and pet care.



jabholco.com

Assets Managed: \$70 Billion+ (as of late-2025)

Headquarters: Luxembourg

Portfolio Size: 100+ Iconic Brands

Coffee & Beverage	Food & Fast Casual	Personal & Cosmetics	Pet Care & Veterinary
<ul style="list-style-type: none"> Peet's Coffee Jacobs Douwe Egberts (JDE Peet's) Keurig Dr Pepper (controlling stake) Caribou Coffee Espresso House Stumptown Coffee Roasters Intelligentsia Coffee 	<ul style="list-style-type: none"> Panera Bread Pret A Manger Au Bon Pain Einstein Bros. Bagels 	<ul style="list-style-type: none"> Coty Inc. (fragrance and beauty, includes brands like Calvin Klein fragrances) 	<ul style="list-style-type: none"> National Veterinary Associates (NVA) Independence Pet Holdings Pinnacle Pet Group Prosperity Life Group Several other global veterinary and pet insurance providers



Retailers Embrace Efficiency with Smaller, Drive-Thru Only Formats

Starbucks, Take 5 Oil Change, 7 Brew, Wawa are just a few examples.

By Will Wamble | December 02, 2025

Recently there has been a proliferation of smaller prototype and drive-thru only format tenants in retail real estate. There are a wide range of retailers involved in this heightened trend including oil change companies, quick service restaurants (QSRs), and multiple coffee concepts, among others. Some specific brands include Starbucks, Take 5 Oil Change, 7 Brew, Wawa, Caribou Coffee, Scooter's, Salad and Go, Smalls Sliders, Jimmy John's, Checkers, Elliano's, Greenlane, Tim Hortons, and The Human Bean. Other QSRs like Chick-Fil-A, McDonald's, Chipotle, Taco Bell, and Portillo's have also recently experimented with drive-thru only models and buildings. Typically, the building size for this format is about 1,500 square feet (sf) or less.

Drive-thru only buildings enable retailers to maximize operational efficiencies by reducing facilities management expenses and labor costs. They also allow for increased customer convenience and accommodate shifting consumer preferences by streamlining digital and mobile ordering. Building construction is less capital intensive for both landlords and tenants with a lot of these users starting to incorporate prefabricated buildings in their designs. The smaller building footprints allow operators to establish a presence in denser, infill markets which otherwise have high barriers to entry.

In addition to the above efficiencies, smaller building footprints help landowners maximize value of smaller parcels. For example, most traditional QSRs typically



require 1.25 to 1.5 acres while, a majority of the newer drive-thru only concepts can utilize three-fourths of an acre or less. This allows developers or landowners to optimize smaller parcels and, in some cases, they can accommodate an additional tenant. Landowners aren't sacrificing much on annual rents since retailers are willing to pay higher rents for smaller buildings in order to be in prime locations that might have otherwise been unattainable. These tenants are typically creditworthy and willing to sign long-term absolute net leases or ground leases. If the property owner intends to sell the property, this helps them to attain attractive cap rates when selling the stabilized properties to investors seeking passive income.

Source: GLOBE STREET
Read Full Article [HERE](#)

PROPERTY OVERVIEW



LOCATION



North Augusta, South Carolina
Aiken County
Augusta MSA

PARKING



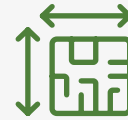
There are approximately 15 parking spaces on the owned parcel.
The parking ratio is approximately 18.75 stalls per 1,000 SF of leasable area.

ACCESS



Edgefield Road/U.S. Highway 25: 1 Access Point

PARCEL



Parcel Number: 010-14-03-007
Acres: 0.64
Square Feet: 27,878

TRAFFIC COUNTS



Edgefield Road/U.S. Highway 25: 37,300 VPD
Interstate 20: 51,600 VPD

CONSTRUCTION



Year Built: 2015
Year Renovated: 2026

IMPROVEMENTS



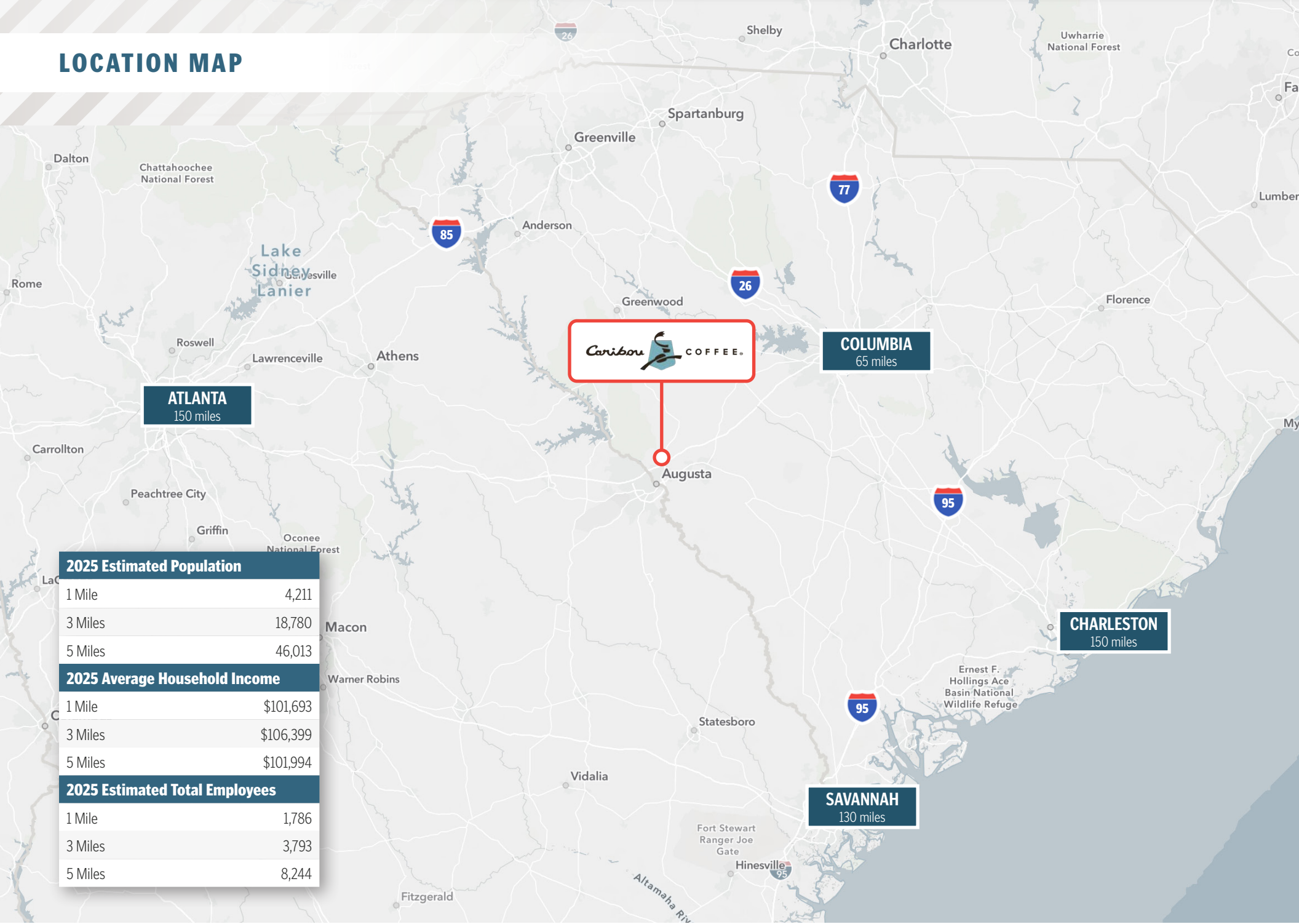
There is approximately 800 SF of existing building area

ZONING



PD - Planned Development

LOCATION MAP



ATLANTA
150 miles

COLUMBIA
65 miles

CHARLESTON
150 miles

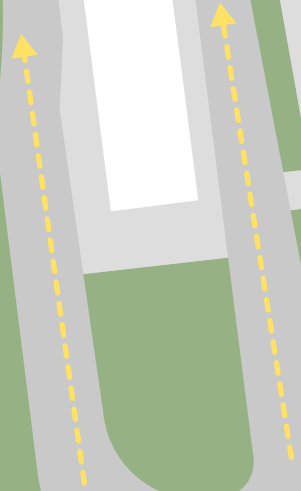
SAVANNAH
130 miles

2025 Estimated Population	
1 Mile	4,211
3 Miles	18,780
5 Miles	46,013
2025 Average Household Income	
1 Mile	\$101,693
3 Miles	\$106,399
5 Miles	\$101,994
2025 Estimated Total Employees	
1 Mile	1,786
3 Miles	3,793
5 Miles	8,244





EDGEFIELD ROAD 37,300 VPD



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	4,211	18,780	46,013
2030 Projected Population	4,273	19,226	47,321
2025 Median Age	45.2	42.0	41.5
Households & Growth			
2025 Estimated Households	1,712	7,577	18,732
2030 Projected Households	1,782	7,932	19,669
Income			
2025 Estimated Average Household Income	\$101,693	\$106,399	\$101,994
2025 Estimated Median Household Income	\$91,855	\$92,121	\$83,511
Businesses & Employees			
2025 Estimated Total Businesses	122	385	863
2025 Estimated Total Employees	1,786	3,793	8,244



NORTH AUGUSTA, SOUTH CAROLINA

North Augusta is a growing suburban city located in Aiken County along the Savannah River, forming part of the Augusta, GA–SC metropolitan area. Known for its strategic location on the South Carolina–Georgia border, it offers a blend of small-town charm and access to urban amenities. As of 2026, the population is estimated at approximately 27,349 residents, reflecting steady annual growth driven by regional economic expansion and residential development.

The local economy is diverse and closely tied to the broader Augusta metro area. Major employment sectors include healthcare, manufacturing, and government-related industries, with key employers such as the Savannah River Site and regional industrial plants. Many residents commute to nearby Augusta for work, benefiting from strong cross-state economic integration. Recent developments like Riverside Village and riverfront mixed-use projects have boosted retail, hospitality, and entertainment sectors, contributing to continued economic growth and investment activity.

North Augusta offers a variety of recreational and cultural attractions centered around its scenic riverfront. Highlights include the Greenway Trail, a multi-mile walking and biking path that connects neighborhoods and parks, and Riverview Park, a major hub for sports and outdoor activities. The city's Riverside Village development features dining, entertainment, and the SRP Park baseball stadium, home to the Augusta GreenJackets. Community events, festivals, and easy access to Augusta's world-famous Masters Tournament further enhance the area's appeal.

The primary airport serving North Augusta is Augusta Regional Airport, located approximately 8 miles away. It offers commercial flights through major carriers with connections to hubs such as Atlanta and Charlotte.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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