

LARGE 1.5-ACRE
PARCEL



Granite Falls, NC

Starbucks

New Construction – Shadow-anchored to a Walmart Supercenter On Main
Retail Corridor (~35K VPD) - HHI \$105,861 in a 3-mile radius



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc.
A Licensed North Carolina Broker #C32060



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Starbucks

4763 Hickory Blvd, Granite Falls, NC 28630 [➔](#)

PRICE: **\$3,014,000**

CAP RATE: **6.25%**

NOI	\$188,400
LEASE TYPE	Corporate Net
LEASE TERM	10 Years
OPTIONS	Six (6), 5-year
BUILDING SIZE	2,500 SF
LAND AREA	65,340 SF / 1.50 AC



Walmart Supercenter shadow-anchored and across from UNC Health Center

New construction Starbucks with drive-thru and outside patio, adjacent to a Sheetz on a **signalized hard corner** of the **primary retail throughfare**. Located in the Hickory MSA, the 6th largest in the state (population 370k) and easy access to Charlotte, NC (~60 miles). Average Household Income \$105,861 (3-mile radius).

		CURRENT
Price		\$3,014,400
Capitalization Rate		6.25%
Building Size (SF)		2,500
Lot Size (SF)		65,340
Stabilized Income	\$/SF	
Scheduled Rent	\$75.36	\$188,400
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
CAM	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$188,400



Tenant Info		Lease Terms		Rent Summary				
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT
Starbucks	2,500	5/10/2024	5/31/2029	\$188,400	\$15,700	\$188,400	\$6.28	\$75.36
		6/1/2029	05/31/2034		\$16,486	\$197,832	\$6.59	\$79.13
		Option 1	6/1/2034		\$17,312	\$207,744	\$6.92	\$83.10
		Option 2	6/1/2039		\$18,178	\$218,136	\$7.27	\$87.25
		Option 3	6/1/2044		\$19,088	\$229,056	\$7.64	\$91.62
		Option 4	6/1/2049		\$20,044	\$240,528	\$8.02	\$96.21
		Option 5	6/1/2054		\$21,048	\$252,576	\$8.42	\$101.03
		Option 6	6/1/2059		\$22,102	\$265,224	\$8.84	\$106.09
TOTALS:	2,500			\$188,400	\$15,700	\$188,400	\$6.28	\$75.36



The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

Premise & Term	
Tenant	Starbucks
Lease Signatory	Starbucks Corporation, a Washington corporation
Lease Type	Corporate Net
Lease Term	10 Years
Rent Commencement	May 10, 2024
Options	Six (6), 5-year
Year Built	2024
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC Maintenance	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility

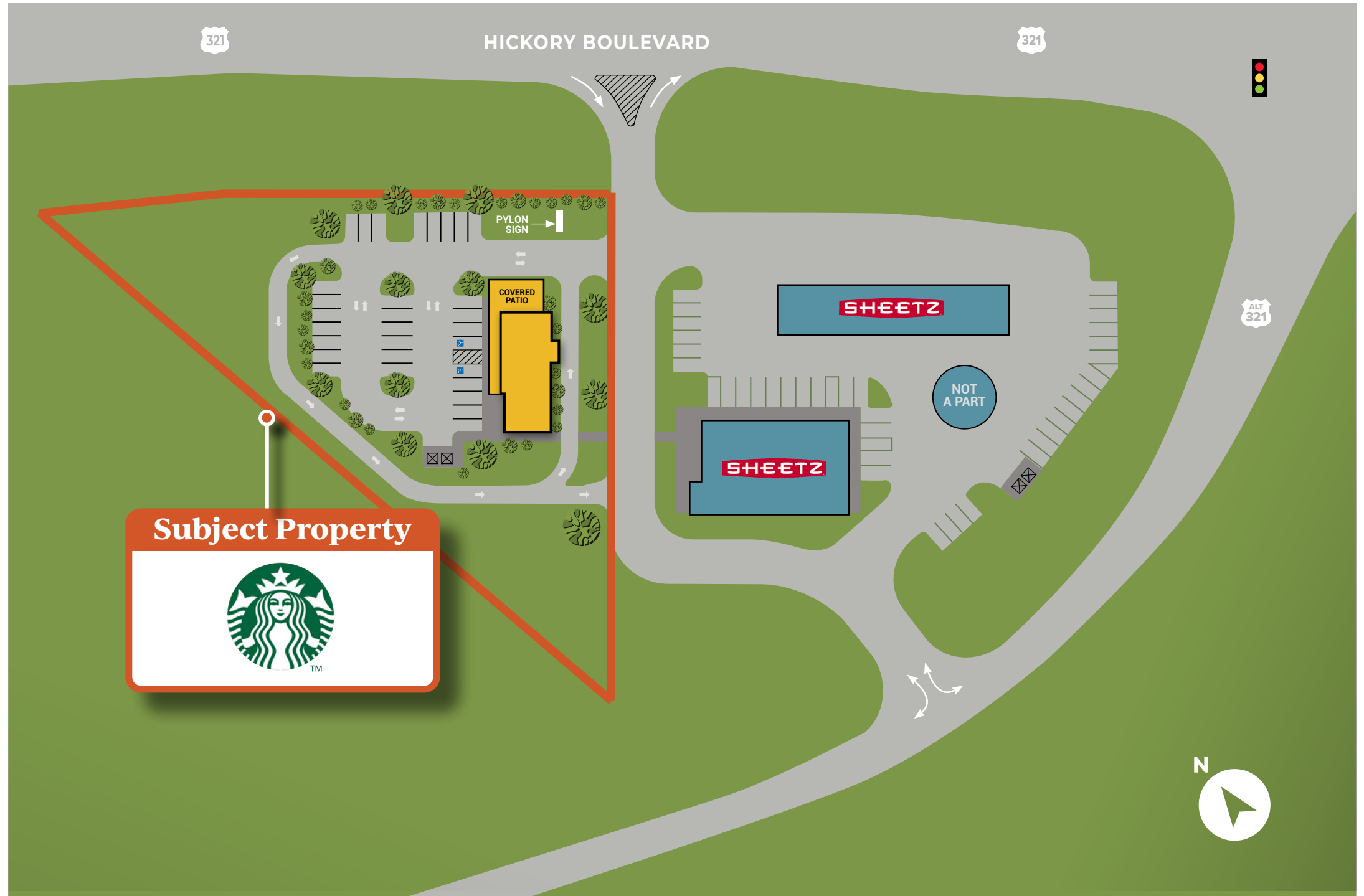
LEGEND


Property
Boundary

2,500
Rentable SF

1.50
Acres

30
Parking Spaces





STARBUCKS®

\$36.1 Billion

ESTIMATED ANNUAL REVENUE
(FY 2025)

40,000+

STORES WORLDWIDE

Starbucks

The #1 roaster and retailer of specialty coffee in the world, operating in 86 markets

About Starbucks

- Headquartered in Seattle, Washington, Starbucks is the world's #1 specialty coffee retailer
- The menu offers award-winning coffee drinks, cold blended beverages they trademarked as Frappuccinos, fruit beverages, food items, premium teas and coffee beans

Company Growth

- In FY 2024, Starbucks' consolidated net revenues increased to a record \$36.1 billion
- At the end of FY 2024 (Sept. 2024) the brand had 40,199 stores globally: 45% company-operated and 55% licensed
- 648 new stores were opened in FY 2024
- Starbucks has a credit rating of BBB+ from Standard & Poor's, and is traded on the NASDAQ under SBUX

Rankings

- #1 - FORTUNE'S List of World's Most Admired Companies - Food Services Industry (2023)
- #125 - FORTUNE 500 List (2024)

[TENANT WEBSITE](#) ➔



DOLLAR TREE
bealls
AT&T

CALIBER
CAR WASH

UNC
HEALTH

Wendy's

Auto
Zone

Walmart 
Supercenter

GameStop
Great Clips
cricket verizon
wireless

Bojangles

SHEETZ

34,867 VPD

321

HICKORY BOULEVARD

321

Subject Property





UNC
HEALTH

MDI

Auto
Zone

MURPHY
USA

Wendy's

CALIBER
CAR WASH

Bojangles

34,867 VPD

321

SHEETZ

Walmart
Supercenter
DOLLAR TREE
bealls

HICKORY BOULEVARD

321

Subject Property



Immediate Trade Area | 11

**DOWNTOWN
GRANITE FALLS**
(2.8 MILES FROM
SUBJECT PROPERTY)

321

THE SILOS
AT GRANADA
FARMS GOLF
COURSE

35,559 VPD

HICKORY BOULEVARD

5,835 VPD

US 321-ALT

GUNPOWDER CREEK

RHODHISS
LAKE

Subject Property



Walmart
Supercenter
DOLLAR TREE
bealls

UNC
HEALTH



SHEETZ

Auto Zone
Bojangles Wendy's
MURPHY USA

HUFFMAN
HOSIERY
MILLS, INC

321

39,240 VPD

GRANITE
FALLS DAM



GRANITE FALLS

Subject Property

34,648 VPD

44,591 VPD

52,222 VPD

- GOVERNMENT
- ELEMENTARY/ MIDDLE SCHOOL
- HIGH SCHOOL
- GOLF COURSE
- SPORTS COMPLEX

HICKORY REGIONAL AIRPORT

FRYE REGIONAL MEDICAL CENTER

LENOIR-RHYNE UNIVERSITY

TATE MEDICAL COMMONS

FRYECARE NEUROLOGY MEDICAL

CATAWBA VALLEY MEDICAL

Rural King

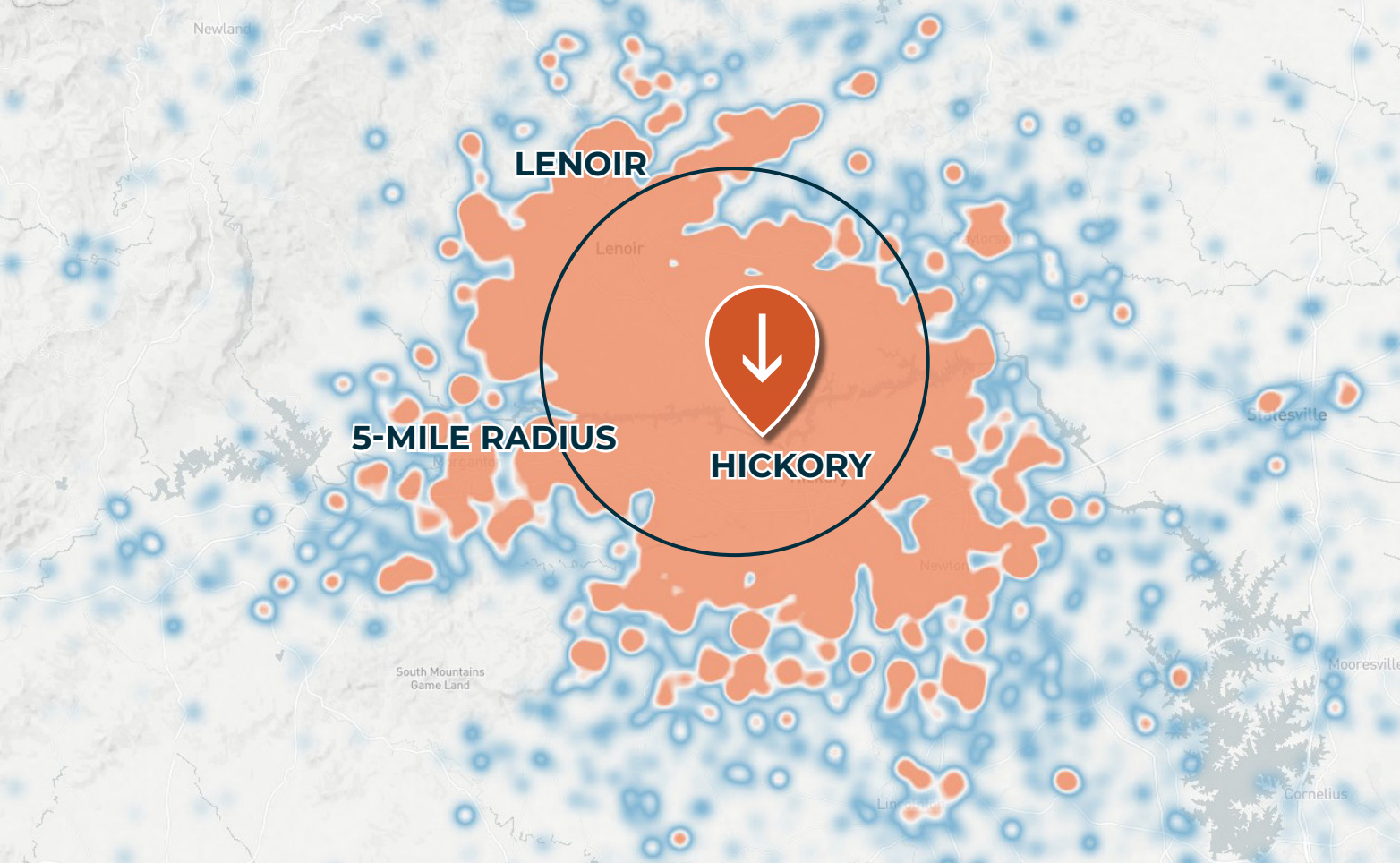
49,132 VPD

CONOVER

HICKORY

37,061 VPD

DOWNTOWN CHARLOTTE
(61 MILES)



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the nearby Walmart Supercenter over the past 12 months**. Orange shading represents the highest concentration of visits.

Visitation Data

2.1M Visits

OVER THE PAST 12 MONTHS TO
THE SUBJECT PROPERTY

33 Min

AVERAGE DWELL TIME AT
THE SUBJECT PROPERTY

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics



Ring Radius Population Data

	1-Mile	3-Mile	5-Mile
2024	13,342	54,531	154,137



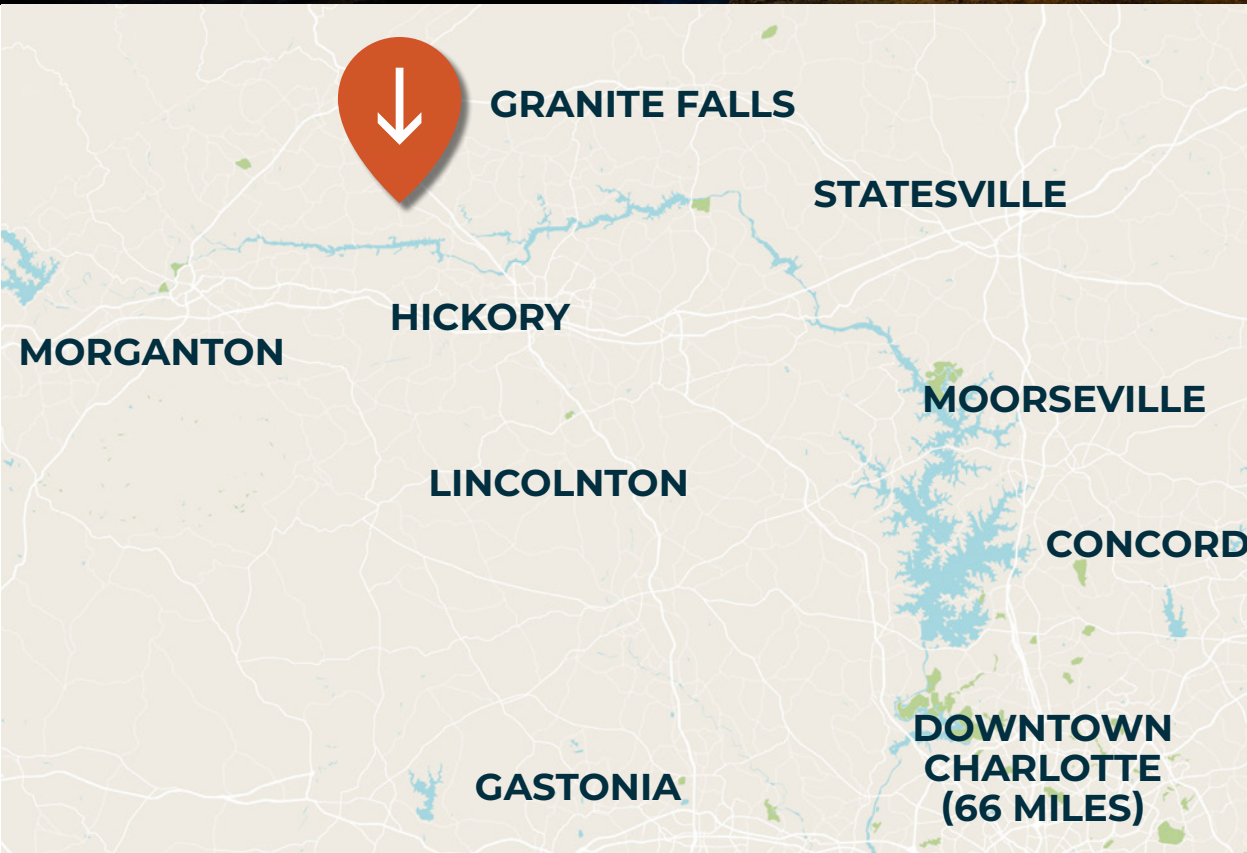
Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	\$112,709	\$92,411	\$85,416
MEDIAN	\$83,152	\$62,317	\$63,260

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Downtown Granite Falls



Granite Falls, NC



Small town living at its best

#2 in Best Places to Live in Caldwell County

- Granite Falls a small suburban town, located in Caldwell County, and named for the falls and giant granite boulders on Gunpowder Creek
- Bordering Lake Hickory and Rhodhiss Lake, the small town of Granite Falls has lots of opportunities for boating, skiing and fishing
- The town has benefited from a residential spillover from Hickory and nearby Catawba County and has also enjoyed a boom in commercial growth along US 321
- Granite Falls is located partly on Lake Hickory and less than five miles from US 40 and Hickory, and approximately 66 miles from Downtown Charlotte

Charlotte, North Carolina

- Known as the “Queen City,” Charlotte is a major financial center home to the headquarters of several Fortune 500 companies, including Bank of America and Duke Energy
- Charlotte is a sports hub and hosts professional teams like the Carolina Panthers (NFL) and the Charlotte Hornets (NBA)

370,030

HICKORY MSA ESTIMATED
POPULATION

2.93 Million

CHARLOTTE - CONCORD
MSA POPULATION



In the News

Starbucks plots the next phase of its turnaround with new drinks, loyalty program tweaks

CNBC | JANUARY 29, 2026

Starbucks used its January 2026 Investor Day to present a clear and optimistic roadmap for renewed growth under CEO Brian Niccol, signaling momentum in the company's turnaround efforts. Niccol emphasized a return to Starbucks' roots as a welcoming, community-driven coffeehouse, with enhanced in-store experiences, additional seating, and a strengthened loyalty program.

The company reported its first increase in U.S. same-store sales in two years, driven by improved traffic trends and successful product innovation. Starbucks plans to open hundreds of new U.S. locations this year and accelerate expansion in 2028, reinforcing confidence in its long-term global growth strategy.

Management highlighted disciplined execution and brand strength as key drivers supporting sustainable performance going forward.

Together, these initiatives position Starbucks to capitalize on its brand equity, drive consistent traffic growth, and deliver long-term value for both customers and shareholders.

[READ FULL ARTICLE](#) ➤



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