



STARBUCKS

ABINGDON, VA

MARKET  STREET
retail advisors

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARKET STREET AGENT FOR MORE DETAILS.

Investment Highlights

- ✓ **\$200,000 year** (\$16,667 / month)
- ✓ **Opening** July 2025
- ✓ **10 year** lease
- ✓ **10% increase** every 5 years
- ✓ Four 5-Yr. Options with 10% increase every 5 years
- ✓ Building includes an **60ft pylon sign** for interstate visibility
- ✓ **38,000+ locations** globally



Ben Sullivan

MANAGING PARTNER

BEN@MARKETSTREETRETAIL.COM

Harrison Truex

MANAGING PARTNER

HARRISON@MARKETSTREETRETAIL.COM

Tim Hickey

MANAGING PARTNER

TIM@MARKETSTREETRETAIL.COM

VIRGINIA BROKER OF RECORD: DENNIS HARRIS, LICENSE# 0225268869

📍 5100 MARYLAND WAY STE 100, BRENTWOOD, TN 37027 • 📞 615.309.6100 • 🖱️ MARKETSTREETRETAIL.COM

Investment Location



Offering Summary

Pricing Summary



\$3,100,775

OFFERING PRICE



\$200,000

NET OPERATING
INCOME



6.45%

CAPITALIZATION
RATE

Lease Details

10 years

INITIAL TERM

Jul. 2025

LEASE
COMMENCEMENT*

Jun. 2035

LEASE EXPIRES

NNN

TENANT
RESPONSIBILITIES

Roof & Structure

LANDLORD
RESPONSIBILITIES

**10% Every 5
Years**

INCREASES

Four 5-Year

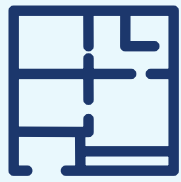
OPTIONS



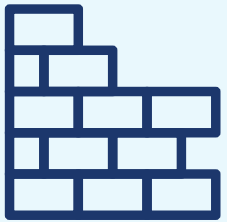
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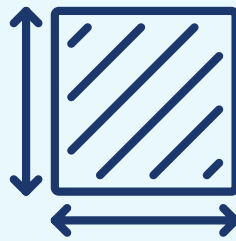
986 EAST MAIN STREET
ABINGDON, VA



2,443 SQUARE FEET



BUILT IN 2025



0.80 ACREAGE

Financial Analysis



Base Terms

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
FROM	Jul. 2025	Jul. 2026	Jul. 2027	Jul. 2028	Jul. 2029	Jul. 2030	Jul. 2031	Jul. 2032	Jul. 2033	Jul. 2034
TO	Jun. 2026	Jun. 2027	Jun. 2028	Jun. 2029	Jun. 2030	Jun. 2031	Jun. 2032	Jun. 2033	Jun. 2034	Jun. 2035
MONTHLY	\$16,667	\$16,667	\$16,667	\$16,667	\$16,667	\$18,333	\$18,333	\$18,333	\$18,333	\$18,333
YEARLY	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$220,000	\$220,000	\$220,000	\$220,000	\$220,000



Option Terms

	YEAR 11-15	YEAR 16-20	YEAR 21-25	YEAR 26-30
FROM	Jul. 2035	Jul. 2040	Jul. 2045	Jul. 2050
TO	Jun. 2040	Jun. 2045	Jun. 2050	Jun. 2055
MONTHLY	\$20,167	\$22,183	\$24,402	\$26,842
YEARLY	\$242,000	\$266,200	\$292,820	\$322,102

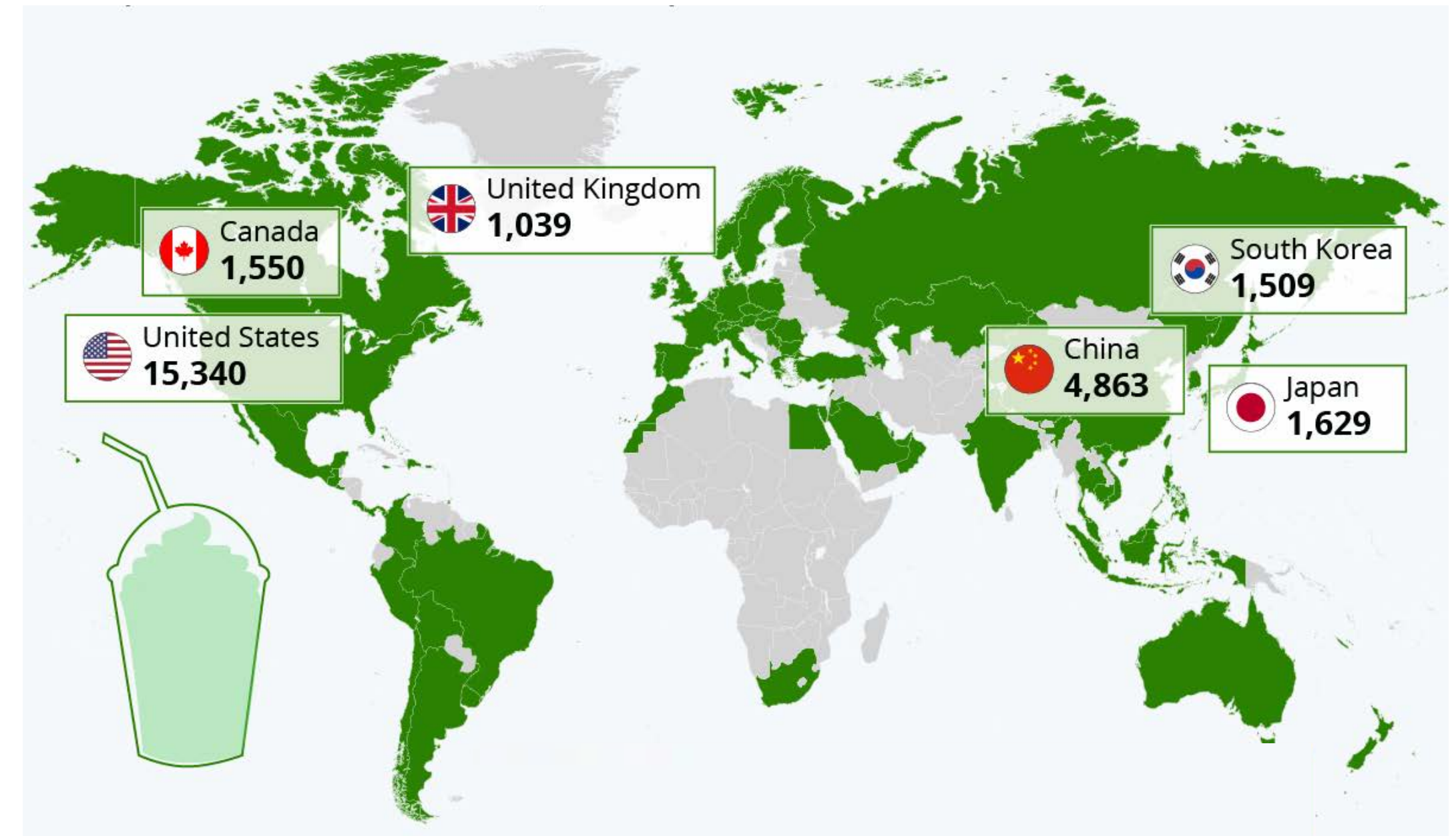


Tenant Overview

The Starbucks story began in 1971 on streets of the historic Pike Place Market in Seattle, Washington, founded by English teacher Jerry Baldwin, history teacher Zev Siegl, and writer Gordon Bowker. By 1987, expansion began. Starbucks would soon expand to Chicago and Vancouver, then over to California, Washington D.C. and New York. By 1996, they would open up their first store in Japan. Over the next couple of decades, it became the coffee empire of the world, serving millions of customers each week. With stores in every state, over 17,800 operating locations in the U.S., and approximately 38,000 locations worldwide, Starbucks has outperformed its competitors. In the U.S. there are 9,000+ company-operated stores and 8,000+ licensed stores. The coffee chain is estimated to serve roughly 5 million customers each day worldwide, with an estimated 700 daily customers in each store. Starbucks has seen average weekly sales outpace pre-COVID levels by double digits, proving there is demand for even more stores beyond the 17,800 currently located across North America. The company has plans to expand the store footprint to 55,000 by 2030.



STARBUCKS®



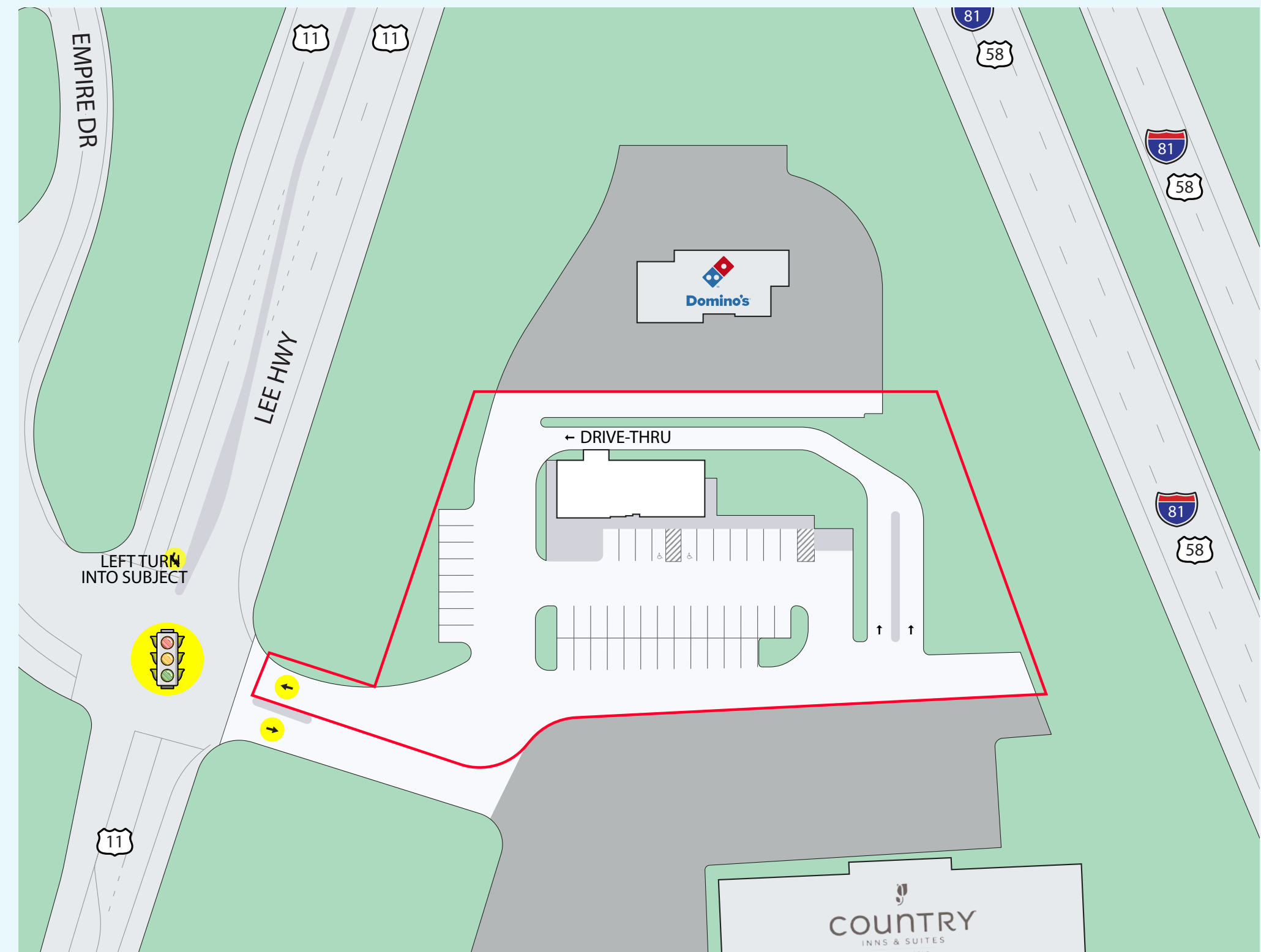
17,800
U.S. LOCATIONS

38,000
GLOBAL LOCATIONS


Site Plan


Recent News


- Starbucks has seen average weekly sales outpace pre-COVID levels by double digits, proving there is demand for even more stores beyond the 17,800 currently located across North America.
- Renovating existing stores and building new purpose-driven stores in various formats – pick-up, drive-thru only, double-sided drive-thru, and delivery-only – to meet customer demand. Tripling the number of Greener Stores in three years.
- Today, there are more than 75 million Starbucks Rewards members globally.
- There are now more than 20,000 Starbucks stores outside the U.S.
- Expanding store footprint to 55,000 by 2030




Demographics

 Population By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	8,618	17,772	24,631
April 1, 2010	9,886	18,986	27,398
April 1, 2020	10,225	19,748	27,718
January 1, 2023	10,338	19,993	28,075
January 1, 2028	10,467	20,246	28,435

 Income Characteristics	3 MILES	5 MILES	7 MILES
Total Personal Income	419,031,609	770,906,994	1,082,976,025
Total Household Income	389,989,274	740,424,834	1,050,671,788
Median Household Income	56,482	64,095	66,789
Avg. Household Income	90,129	86,894	88,664
Per Capita Income	40,981	39,037	39,071

 Households By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	3,904	7,661	10,307
April 1, 2010	4,309	8,196	11,644
April 1, 2020	4,327	8,521	11,850
January 1, 2023	4,452	8,774	12,202
January 1, 2028	4,560	8,984	12,494

 Household Characteristics	3 MILES	5 MILES	7 MILES
Households - April 1, 2020	4,327	8,521	11,850
Family Households	2,190	4,868	7,407
Non-Family Households	2,137	3,653	4,443
Avg. Size of Household	2.1	2.18	2.23
Median Size of Household	58.1	57.9	58
Median Value Owner-Occupied	209,717	209,703	212,896
Median Rent Per Rent	626	648	654
Median Vehicles Per Household	2.1	2.3	2.4





Fairfield[®]
BY MARRIOTT



Red Roof Inn[®]



COUNTRY
INN & SUITES[®]
BY RADISSON



LEE HWY: 9,800 VPD



41,000 VPD

Abingdon, VA



20+
LANDMARKS

30+
RESTAURANTS

34+
MILES OF
TRAILS



Best Small Town Food Scene

Recognized by USA
Today as the Best Small
Town Food Scene for four
consecutive years.



Top Small Adventure Town

Named Top Small
Adventure Town by Blue
Ridge Outdoors magazine
for two years running.



Best Small Town in the South

Featured as one of the
Best Small Towns in the
South by Southern Living
magazine.

Major Employers



Abingdon, VA



Virginia Creeper Trail: A 34-mile multi-use trail that runs from Abingdon through Damascus to Whitetop Station, offering scenic biking, hiking, and horseback riding experiences. Voted #2 Best Virginia Attraction

Blue Ridge Mountains: Nestled in the Blue Ridge Highlands, Abingdon provides easy access to outdoor activities like hiking, fishing, and camping, with stunning mountain vistas.



Strategic Location

Situated at the crossroads of Interstates 81 and 77, providing easy access to major markets and distribution channels.

Proximity to Tri-Cities

Approximately 30 miles from the Tri-Cities region (Bristol, Kingsport, and Johnson City), enhancing economic and cultural connections.

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Ben Sullivan

MANAGING PARTNER

BEN@MARKETSTREETRETAIL.COM

Harrison Truex

MANAGING PARTNER

HARRISON@MARKETSTREETRETAIL.COM

Tim Hickey

MANAGING PARTNER

TIM@MARKETSTREETRETAIL.COM