



PINTAIL

OFFERING
MEMORANDUM

**BRAND NEW
CONSTRUCTION**

3235 AUGUSTA STREET
GREENVILLE . SC 29605

EXIT
ONLY

Representative Photo



LEASE TYPE
NNN



ANNUAL RENT
\$185,000



CAP RATE
5.9%



LIST PRICE
\$3,150,000



BROKERAGE *team*



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

ABOUT *the property*

ADDRESS 3235 Augusta Street, Greenville, SC 29605
CITY Greenville
COUNTY Greenville
TOTAL SIZE ±2,500 SF/0.73 AC
PARKING 20 Spaces

NEW CONSTRUCTION STNL

Corporate Starbucks, Built in 2025, Greenville, SC

PUBLICLY TRADED COMPANY NYSE (SBUX)

Investment Grade Tenant, NASDAQ: SBUX

BRAND NEW NNN LEASE

10-Year Initial Term

INFLATION-RESISTANT CASHFLOW

10% Increases Every 5 Years

AVERAGE HH INCOME

\$121,199 Within 1-Mile Radius

LIMITED LANDLORD RESPONSIBILITIES

Roof, Structure, Parking Lot

ONLY DRIVE-THRU STARBUCKS

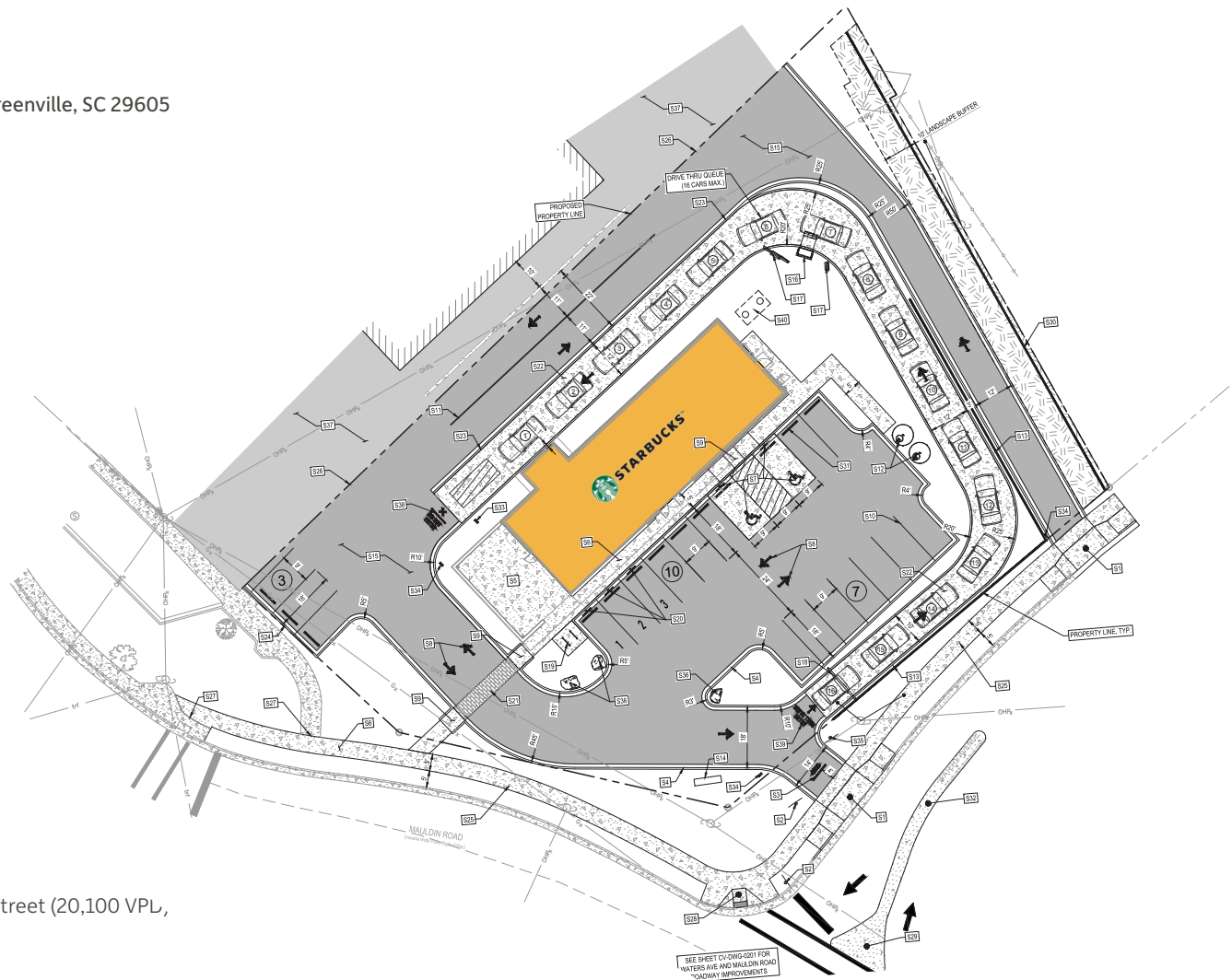
Between I-85 and Downtown Greenville on Augusta Street (20,100 VPL,

KEY LOCATION

In Strategic Growth Corridor, Across from New Redevelopment (Augusta Gateway)

MULTIPLE ACCESS POINTS

With Adjacent Owners, Shared Maintenance Fee



TENANT + LEASE *overview*

TENANT Starbucks Corporation
 LOCATIONS 40,000+, globally
 HEADQUARTERED: Seattle, WA
 2024 NET REVENUE: \$36.2B
 NASDAQ: SBUX



Starbucks is the world’s largest coffeehouse chain, with more than 40,000 stores in 80 countries and 400,000 employees. Founded in 1971, Starbucks is largely credited with introducing the ‘second wave of coffee’ which introduced the concept of different origin countries to coffee consumption, beyond a generic cup of coffee.



Representative Photo

TENANT	SF	GLA SHARE	LEASE TERM		MINIMUM RENT			RECOVERIES		
			START	END	ANNUAL	MONTHLY	% CHANGE	CAM	TAXES	INS
STARBUCKS CORPORATION	2,500	100.00%	10/1/2025	2/28/2027	\$185,000.00	\$15,416.67	0.0%	Net	Net	Net
			3/1/2027	2/29/2028	\$185,000.00	\$15,416.67	0.0%			
			3/1/2028	2/28/2029	\$185,000.00	\$15,416.67	0.0%			
			3/1/2029	2/28/2030	\$185,000.00	\$15,416.67	0.0%			
			3/1/2030	2/28/2031	\$185,000.00	\$15,416.67	0.0%			
			3/1/2031	2/28/2032	\$203,500.00	\$16,958.33	10.0%			
			3/1/2032	2/28/2033	\$203,500.00	\$16,958.33	0.0%			
			3/1/2033	2/28/2034	\$203,500.00	\$16,958.33	0.0%			
			3/1/2034	2/28/2035	\$203,500.00	\$16,958.33	0.0%			
			3/1/2035	2/28/2036	\$203,500.00	\$16,958.33	0.0%			
		Option 1	3/1/2036	2/28/2041	\$223,850.00	\$18,654.17	10%			
		Option 2	3/1/2041	2/28/2046	\$246,235.00	\$20,519.58	10%			
		Option 3	3/1/2046	2/28/2051	\$270,858.50	\$22,571.54	10%			
	Option 4	3/1/2051	2/28/2056	\$297,944.35	\$24,828.70	10%				
LEASE COMMENTS	Cross access Easement with adjacent property owners. Starbucks pays \$478.13/month as Annual Maintenance fee for repairs/maintenance to Easement Area.									

SURROUNDING retail



SURROUNDING *area*



DOWNTOWN GREENVILLE

ALTA VISTA NEIGHBORHOOD

GREENVILLE TECHNICAL COLLEGE

GOWER ESTATES NEIGHBORHOOD

AUGUSTA CIRCLE ELEMENTARY

AUGUSTA CIRCLE NEIGHBORHOOD

COUNTRY CLUB ESTATES

GREENVILLE COUNTRY CLUB

ROCKWOOD PARK NEIGHBORHOOD

SARA COLLINS ELEMENTARY

CHANTICLEER NEIGHBORHOOD

BLYTHE ACADEMY of LANGUAGES

PARKINS MILL NEIGHBORHOOD

HUGHES ACADEMY

○ NEIGHBORHOOD
● EDUCATIONAL INSTITUTION



AREA demographics

SUMMARY	1 MI.	3 MI.	5 MI.
2010 Population	5,659	44,752	117,823
2024 Population	6,230	53,407	147,088
2029 Population Projection	6,427	56,216	156,266
Annual Growth 2024-2029	.62%	1.03%	1.22%

HOUSEHOLDS	1 MI.	3 MI.	5 MI.
2010 Households	2,077	18,848	48,848
2024 Households	2,460	23,511	64,334
2029 Household Projection	2,574	25,181	69,446
Annual Growth 2024-2029	.91%	1.38%	1.54%
Avg Home Value	\$506,585	\$499,633	\$411,418
Median Home Value	\$409,701	\$415,599	\$324,771

HH INCOME	1 MI.	3 MI.	5 MI.
Avg Household Income	\$121,199	\$113,431	\$98,047
Median Household Income	\$73,378	\$66,871	\$63,281

OWNER-OCCUPIED HOUSING UNITS BY VALUE	1 MI.	3 MI.	5 MI.
Total	1,568	13,089	31,125
< \$100,000	376	1,532	3,953
\$100,000 - 200,000	158	1,584	4,296
\$200,000 - 300,000	86	1,571	6,008
\$300,000 - 400,000	151	1,650	5,043
\$400,000 - 500,000	133	1,309	3,269
\$500,000 - 1,000,000	461	4,372	6,973
\$1,000,000+	202	1,061	1,526



DRIVE THRU



STARBUCKS



Representative Photo

STNL STARBUCKS | 3235 AUGUSTA STREET . GREENVILLE . SC 29605

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