



**STARBUCKS®**

**2025 CONSTRUCTION | 10-YR LEASE | TENANT SELF-MAINTAINS  
WALMART OUTLOT**



**300 RESORT PLAZA DR.  
BLAIRSVILLE, PA 15717**

**Marcus & Millichap**  
SHARKO | WEISENBECK | MENDOZA  
GROUP

# THE OFFERING

This corporately guaranteed Starbucks is a 2025 built-to-suit project backed by a 10-year lease. The lease includes 10% rental increases every five years and four additional five-year renewal options. Rent commenced November 14, 2025. The property is strategically positioned as an outlot to a Walmart—which sees approximately 1.5 million annual visits—and is surrounded by national tenants such as Goodwill, McDonald's, Advance Auto Parts, Rite Aid, Verizon, and Dollar Tree. The property is positioned on a hard corner along heavily traveled Route 119, which sees approximately 26,000 vehicles per day, and is just 1,000 feet from the Route 22 interchange with an additional 14,000 vehicles per day. Nearby demand drivers include three Tri-Star auto dealerships, the Chestnut Ridge Golf Resort & Conference Center, and two major hotels—Hampton Inn and Days Inn—all within a mile. Nestled at the foothills of the Allegheny Mountains, the location blends visibility, traffic, and steady consumer demand.





\$2,370,370

LIST PRICE



6.75%

CAP RATE



\$987.65

PRICE / SF



\$160,000

NET OPERATING INCOME



Route 119  
26,000 VPD





Days Inn  
SUBWAY  
AutoZone  
McDonalds

KIA  
Jeep  
Ford

FRESH FOOD  
SHEETZ  
MADE TO ORDER

verizon  
DOLLAR TREE  
FANTASTIC SAM'S  
CUT & COLOR  
RITE AID

goodwill  
Advance  
Auto Parts

S&T Bank

Pizza Hut

DUNKIN'

Walmart

US  
119

Route 119  
26,000 VPD

SUBJECT PROPERTY



# STARBUCKS | WALMART OUTLOT | NEW CONSTRUCTION

300 Resort Plaza Dr, Blairsville, PA 15717

## FINANCIAL SUMMARY

<b>PRICE</b>	<b>\$2,370,370</b>
<b>CAP RATE</b>	<b>6.75%</b>
<b>NOI</b>	<b>\$160,000</b>
<b>PRICE/SF</b>	<b>\$987.65</b>
Gross Leasable Area	2,400 SF
Year Built	2025
Lot Size	0.66 Acres +/-
Parcel Numbers	10-041-104.04A
Type of Ownership	Fee Simple
Parking	20 Surface Spaces +/-

## LEASE SUMMARY

Lease Type	Double Net
Lease Guarantor	Starbucks Corporation
Guarantor Type	Corporate Guarantee
Lease Term Remaining	10 years
Rent Commencement	11/14/2025
Lease Expiration	2/29/2036
Options	4, 5-Year
Option to Terminate	No
Option to Purchase	No

## RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	\$160,000	\$66.67
	3/1/2031	\$176,000	\$73.33
Option 1	3/1/2036	\$193,600	\$80.67
Option 2	3/1/2041	\$212,960	\$88.73
Option 3	3/1/2046	\$234,256	\$97.61
Option 4	3/1/2051	\$257,682	\$107.37

Notes: Tenant to pay \$2,500 per year increasing 5% annually commencing on 1/1/2027 for declaration assessments (REA costs).





# STARBUCKS®

**STARBUCKS.COM**

**Stock Symbol:**

**Market Cap (1/5/2026)**

**Enterprise Value (1/5/2026)**

**Revenue (FY 2024)**

**Net Income (FY 2024)**

**Standard & Poor's Credit Rating**

**SBUX | NASDAQ**

**\$95.48 Billion**

**\$118.63 Billion**

**\$36.17 Billion**

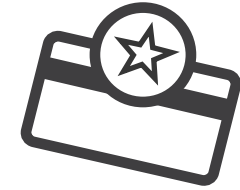
**\$3.76 Billion**

**BBB+**

- » Leading Coffee Company and Coffeehouse Chain
- » 40,199 Stores Globally | 88 Global Markets | 45% Company-Operated and 55% Licensed Stores
- » Consolidated Net Revenues Increased 1% Driven by New Company-Operated Store Growth
- » 116 Fortune 500 Company | 424 Fortune Global 500 (2024)
- » Ranked 319 for Global 2000 and 157 for Best Customer Service by Forbes (2024)
- » Plans to Add 17,000 New Locations by 2030
- » Reached 33.8 Million and 23.5 Million Starbucks® Rewards Members (90-Day Active) in the U.S. and China, Respectively
- » Rolled out Starbucks Delivery in All 50 States, Offering Customers Starbucks Through Three Leading Delivery Platforms
- » First Quarter of Fiscal Year 2025, Starbucks Opened 377 New Stores
- » One of Three Restaurant Brands in America with US System-wide Sales North of \$20 Billion



**Global  
Tenant**



**33.8 Million Active  
Loyalty Members**

# 500

**Fortune 500  
Company**

# BBB+

**Credit  
Rating**



TENANT	Starbucks Corporation
GUARANTOR	Starbucks Corporation
RENT COMMENCEMENT	11/14/2025
LEASE EXPIRATION	2/29/2036
LEASE TYPE	Double Net
RENTAL INCREASES	10% Every Five Years
RENEWAL OPTIONS	4, 5-Year
RIGHT OF FIRST REFUSAL	No
RIGHT TO TERMINATE	No

LEASE ABSTRACT	RESPONSIBLE PARTY	Notes
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ROOF & STRUCTURE	Landlord	Landlord to maintain, repair, and replace
PARKING LOT	Landlord/Tenant	Tenant to maintain and repair   Landlord to replace
HVAC	Tenant	Tenant to maintain, repair, and replace
TAXES	Tenant	Paid by tenant as additional rent
INSURANCE	Tenant	Paid by tenant as additional rent
CAM	Tenant	Tenant shall perform all CAM and keep portion of the premises, building, and property in good order and repair

## 2025 BUILT-TO-SUIT CORPORATELY GUARANTEED STARBUCKS WITH A 10-YEAR LEASE

- 10% rental increases every five years, including option periods
- The tenant has four, five-year renewal options
- The Starbucks opened for business November 2025

## OUTLOT TO A WALMART | LIMITED COMPETITION

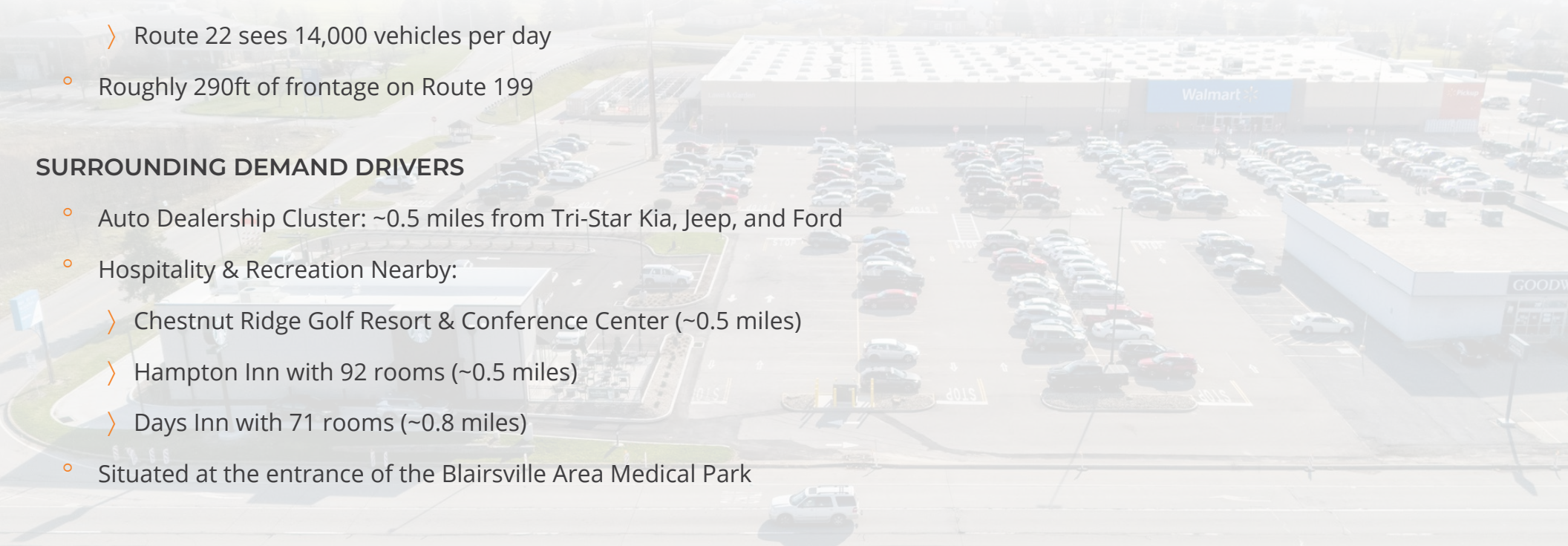
- Walmart has 1.5 million annual visits (Placer.ai)
- Other outlots include Goodwill, Advanced Auto Parts, S&T Bank, McDonald's and a center with Rite Aid, Verizon, Dollar Tree, more

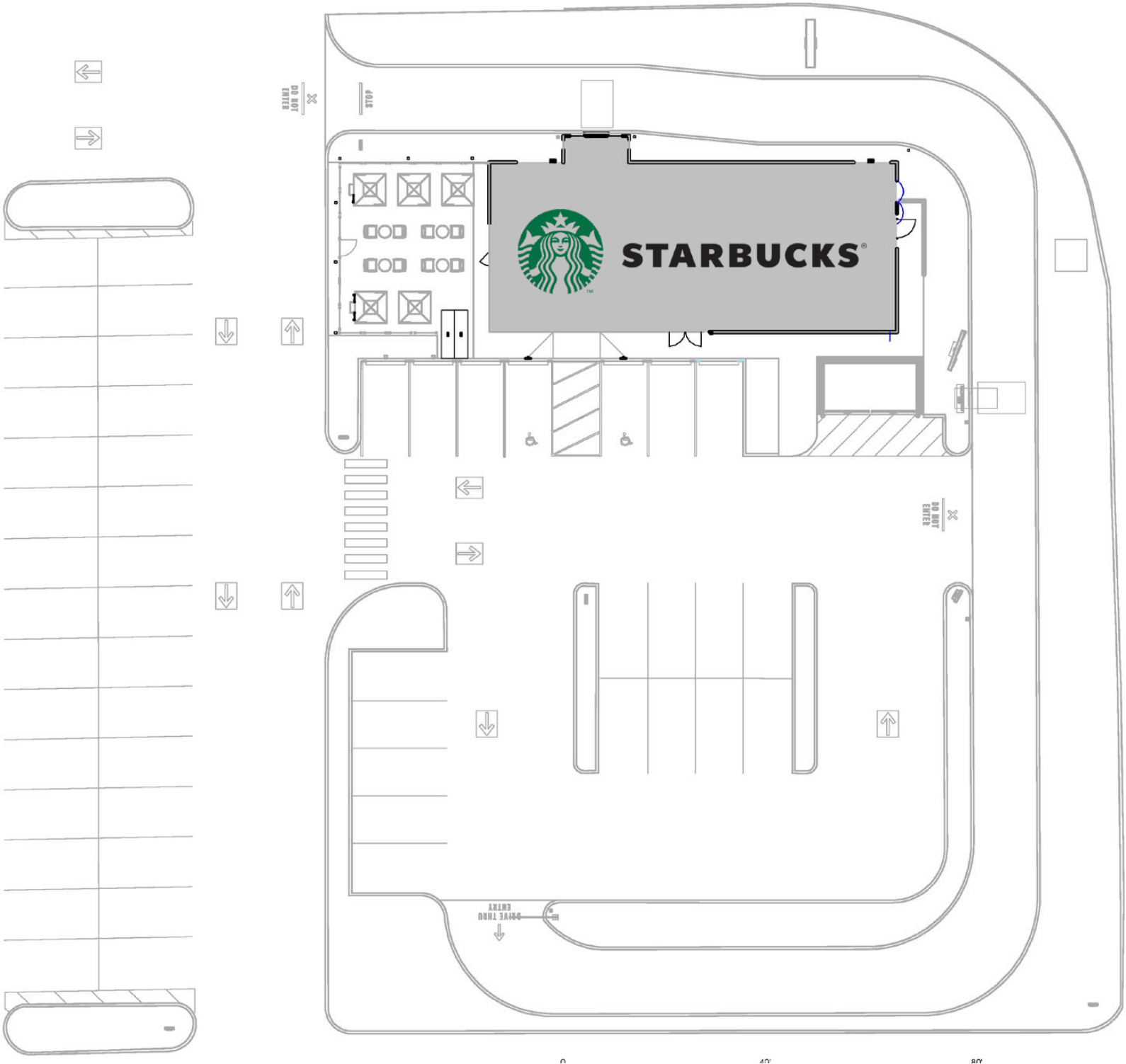
## STRATEGIC LOCATION ON HARD-CORNER, POSITIONED ON HEAVILY TRAVELED ROUTE 119

- This location strategically fills a 10+ mile radius void for Starbucks (Placer.ai)
- ~1,000 feet from the Route 22 / Route 119 interchange
  - › Route 119 sees 26,000 vehicles per day
  - › Route 22 sees 14,000 vehicles per day
- Roughly 290ft of frontage on Route 199

## SURROUNDING DEMAND DRIVERS

- Auto Dealership Cluster: ~0.5 miles from Tri-Star Kia, Jeep, and Ford
- Hospitality & Recreation Nearby:
  - › Chestnut Ridge Golf Resort & Conference Center (~0.5 miles)
  - › Hampton Inn with 92 rooms (~0.5 miles)
  - › Days Inn with 71 rooms (~0.8 miles)
- Situated at the entrance of the Blairsville Area Medical Park







VIEW FROM ENTRANCE



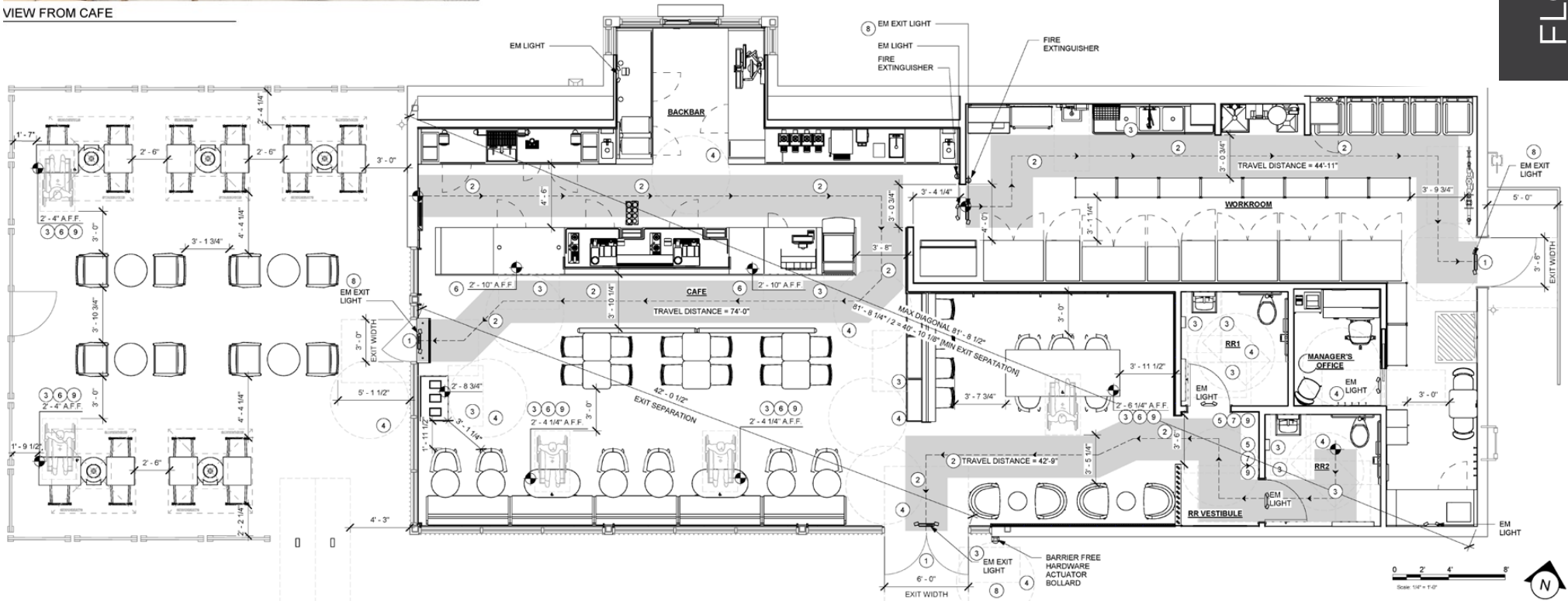
VIEW FROM MOP



VIEW FROM CAFE

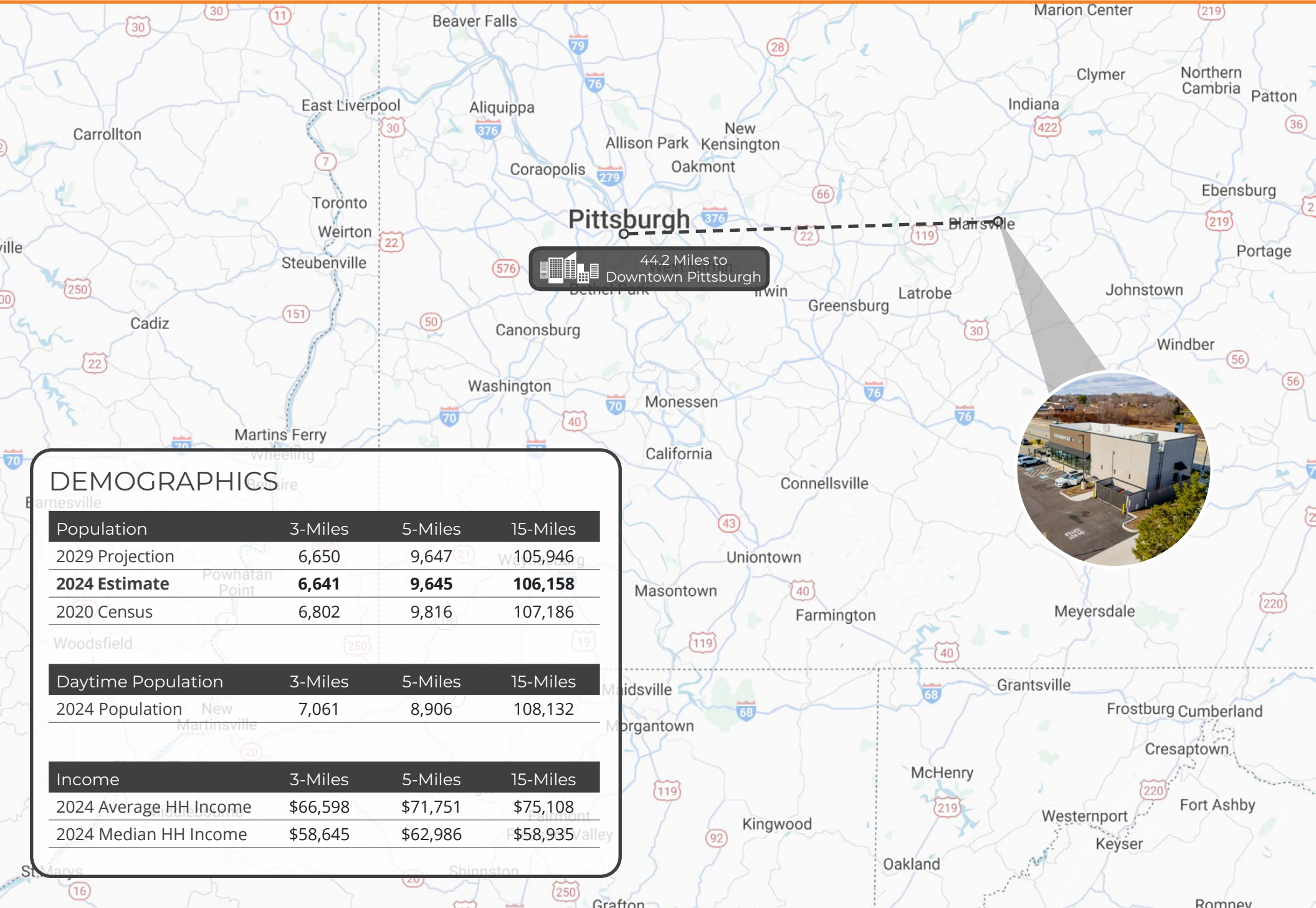


VIEW FROM CAFE





# REGIONAL MAP



## DEMOGRAPHICS

Population	3-Miles	5-Miles	15-Miles
2029 Projection	6,650	9,647	105,946
<b>2024 Estimate</b>	<b>6,641</b>	<b>9,645</b>	<b>106,158</b>
2020 Census	6,802	9,816	107,186
Daytime Population	3-Miles	5-Miles	15-Miles
2024 Population	7,061	8,906	108,132
Income	3-Miles	5-Miles	15-Miles
2024 Average HH Income	\$66,598	\$71,751	\$75,108
2024 Median HH Income	\$58,645	\$62,986	\$58,935

# AERIAL



Blairsville Elementary School (399 students)

Interstate 22  
14,000 VPD



SUBJECT PROPERTY

Interstate 119  
26,000 VPD



Chestnut Ridge Golf Course

Blairsville Medical Park



Walmart Supercenter  
1.5 million annual visitors<sup>1</sup>



DAIRY QUEEN  
AutoZone  
SUBWAY Burger King  
Domino's

McDonalds  
verizon  
Advance Auto Parts  
RITE AID  
DOLLAR TREE  
goodwill  
FANTASTIC SAM'S  
CUT & COLOR



## BOROUGH IN INDIANA COUNTY, PA

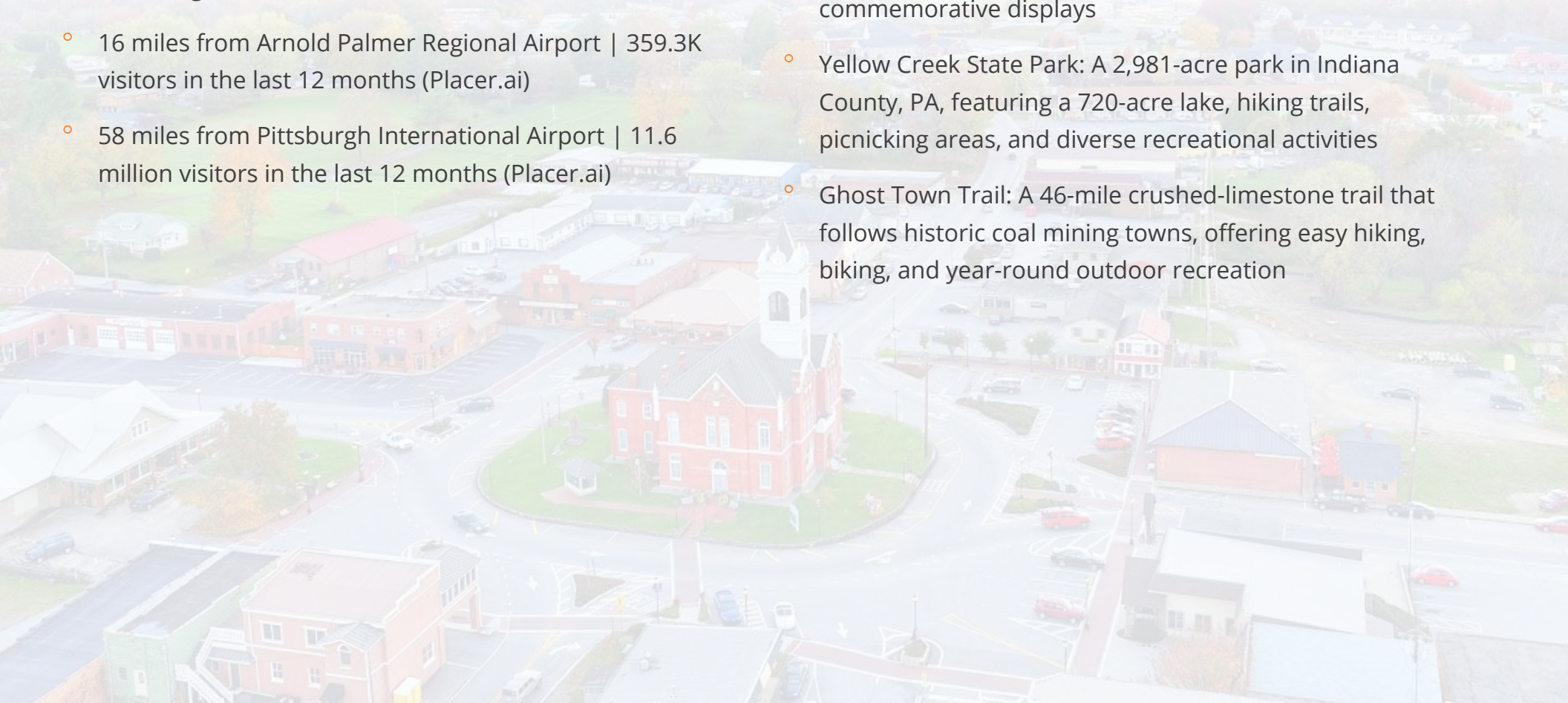
- Located 42 miles east of Pittsburgh
  - > Part of the Pittsburgh MSA
- Positioned on the Conemaugh River
- 275 miles west of Philadelphia, PA

## SITUATED ALONG U.S. ROUTES 22 & 119

- Strategically located at the junction of U.S. Routes 22 and 119, providing direct access to both east-west and north-south regional corridors
- 16 miles from Arnold Palmer Regional Airport | 359.3K visitors in the last 12 months (Placer.ai)
- 58 miles from Pittsburgh International Airport | 11.6 million visitors in the last 12 months (Placer.ai)

## ABUNDANCE OF OUTDOOR AND HISTORICAL ATTRACTIONS NEARBY

- Blairsville Underground Railroad History Center: A history museum showcasing local abolitionist efforts and freedom seeker stories in a historic African-American church
- Blairsville River Front Trail: A scenic walking and biking path along the Conemaugh River, offering views of nature and local history
- Blairsville Veterans Memorial Park: A peaceful tribute site honoring local veterans with monuments, flags, and commemorative displays
- Yellow Creek State Park: A 2,981-acre park in Indiana County, PA, featuring a 720-acre lake, hiking trails, picnicking areas, and diverse recreational activities
- Ghost Town Trail: A 46-mile crushed-limestone trail that follows historic coal mining towns, offering easy hiking, biking, and year-round outdoor recreation





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