



Subject Property

# Starbucks

**\$2,171,000 | 6.45% CAP**

3810 East Main Street, Blytheville, AR 72315

- ✓ **Approximately 8.5 Years Remaining On A** Corporate-Signed Lease With 4 × 5-Year Renewal Options
- ✓ **7.50% Rental Increases Every 5 Years**, Providing Contractual NOI Growth
- ✓ **Brand New 2024 Construction** | Fee Simple Ownership (Land & Building)
- ✓ **Outparcel To Walmart Supercenter** (1.8M Annual Visits) and Lowe's Home Improvement (454K Annual Visits)
- ✓ **Only Starbucks Within A 45-mile Radius**, Creating A Dominant Regional Coffee Position

Starbucks is the **largest coffee retailer** in the world, operating over **40,000 locations globally**, generating more than \$36 billion in annual revenue, and serving **millions of customers** daily across **80+ countries**.



# INVESTMENT OVERVIEW

STARBUCKS BLYTHEVILLE, AR

# \$2,171,000

## 6.45% CAP



Subject Property

### CONTACT FOR DETAILS

#### Ben Deskins

Broker Associate  
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#### Bob Moorhead

Managing Partner  
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AR Broker of Record: Henry Kelley

License #: EB00005649

NOI

\$140,000

Building Area

±2,225 SF

Land Area

±1.20 AC

Year Built

2024

Lease Type

NN\*

Occupancy

100%

✓ **Corporate-Signed Lease Backed by Starbucks Corporation** (BBB+ Credit)

✓ **Approximately 8.5 Years Remaining on NN Lease**, with 7.5% Rental Increases Every 5 Years and 4 × 5-Year Renewal Options

✓ **Outparcel to High-Performing Walmart Supercenter (1.8M Annual Visits), and a Strong Regional Lowe's Home Improvement Store (454,000 Annual Visits)** - Positioning the asset at the front door of Blytheville's dominant daily-needs and home-improvement retail hub and driving consistent cross-shopping and impulse traffic.

✓ **Prominently Positioned with Excellent Visibility** – Located Along E. Main Street, a primary commercial artery (17,000+ VPD), and in close proximity to Interstate 55, (22,000 VPD), providing outstanding visibility, ease of access, and exposure to both local residents and regional pass-through traffic.

✓ **Only Starbucks within a 45-Mile Radius** - Establishing a uniquely dominant regional position with virtually no branded coffee competition, capturing demand from a wide trade area and serving as the go-to coffee destination for residents, commuters, college students, travelers, and nearby employees.

✓ **Strategically Positioned just East of Interstate 55** - The primary north-south corridor connecting Memphis (54 miles south) to St. Louis, providing strong regional commuter and logistics-driven traffic

✓ **Supported by a 10-Mile Trade Area of 20,344 Residents and 13,501 Employees** - Reinforcing consistent daytime traffic and consumer demand for drive-thru convenience.

\*Roof and Structure Landlord Responsibility (20-Yr. Roof Warranty)

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**SECURE**  
NET LEASE

# TENANT OVERVIEW

STARBUCKS BLYTHEVILLE, AR

## Starbucks

Lessee: Starbucks Corporation

REVENUE  
**\$36.69 B**

CREDIT RATING  
**BBB+**

LOCATIONS  
**40,000+**



[starbucks.com](https://www.starbucks.com)

Founded in 1971 and headquartered in Seattle, Washington, Starbucks Corporation (NASDAQ: SBUX) is the world's premier specialty coffee retailer, recognized globally for its premium product offerings, brand loyalty, and consistent customer experience.

Starbucks operates **40,000 stores** across **86 countries**, including over **17,000 locations** in the United States, solidifying its position as one of the most expansive and trusted retail brands worldwide. Starbucks reported **\$36 billion**, supported by continued growth across company-operated and licensed locations. The brand's innovation in mobile ordering, digital loyalty, and in-app payments has driven customer engagement and **operational efficiency**. Starbucks Rewards now accounts for a significant portion of U.S. revenue, reinforcing the strength of its digital ecosystem. The company continues to emphasize expansion through drive-thru locations and **smaller footprint** formats tailored to evolving consumer habits.

As it expands its **global presence**, Starbucks remains focused on long-term performance through operational innovation, real estate discipline, and consistent brand execution. The company maintains an **investment-grade credit rating** and is considered one of the most stable tenants in the net lease market, backed by decades of **proven success**, market leadership, and consumer demand across economic cycles.



Subject Pro



Subject Pro



Subject Pro

## IN THE NEWS

STARBUCKS BLYTHEVILLE, AR

# Roast with the most: Valued at \$60.7 billion, Starbucks ranked world's most valuable restaurant brand for 2024

FEBRUARY 08, 2024 (BRAND FINANCE)

- Starbucks is the world's most valuable restaurant brand for the eighth year with its brand value up 14%
- Asian brands value boost Luckin Coffee (+96%) and Jollibee (+51%)
- Hot pot in top spot: Haidilao brand emerges as sector's strongest with AAA+ brand strength rating

Starbucks is the **world's most valuable** restaurant brand for the eighth consecutive year following a **14% brand value** increase to **USD60.7 billion**, according to the new report from Brand Finance, the world's leading brand valuation consultancy.

"The global restaurant industry is working to appeal to customers who generally have lower disposable income and may be grappling with higher living costs, and fast-food favorites are feeling the heat. Brand Finance research found that rising menu prices are negatively impacting customer sentiment, resulting in a notable decline in brand strength among major players across the sector. However, those brands that have managed to uphold affordable pricing strategies have not only preserved but also grown their brand strength year-on-year, with notable examples including Jollibee, Dunkin', and Haidilao."

This brand value increase aligns with the coffee chain's reinvention plan, initiated in **September 2022**, which emphasizes expansion, **stronger employee support**, and new, experiential store concepts.

EXPLORE ARTICLE



# Starbucks' Traffic Trends Improve: Is the Recovery Taking Shape?

MRITHUNJOY KAUSHIK, MARCH 6, 2026 (YAHOO! FINANCE)

Starbucks Corporation SBUX reported a notable improvement in customer traffic during first-quarter fiscal 2026, signaling a potential turning point after several quarters of soft store visits.

Global comparable-store sales **increased 4%** year over year, supported primarily by **higher transactions** rather than pricing. In the United States — Starbucks' largest market — comparable sales also **rose 4%**, driven by a **3% increase** in transactions and a **modest 1%** rise in average ticket.

Importantly, the quarter marked the first U.S. transaction growth in eight quarters, highlighting improving customer engagement following a prolonged traffic slowdown.

The company credited the improvement to operational initiatives tied to its **"Back to Starbucks"** strategy, which focuses on enhancing the in-store experience, improving service speed and **strengthening execution** at the store level. A central component of this strategy is the Green Apron Service model, designed to **increase staffing efficiency** and **deliver faster** service. Early stores adopting the Green Apron Service model are showing encouraging customer feedback and operational improvements.

Digital engagement also remained a critical driver of visits. Starbucks Rewards membership reached a record **35.5 million active members** in the United States, reinforcing the loyalty ecosystem that accounts for a significant portion of transactions. Management noted that transactions from both rewards and non-rewards customers increased year over year, marking the **first such improvement** in several years.

EXPLORE ARTICLE



# LEASE OVERVIEW

STARBUCKS BLYTHEVILLE, AR

Initial Lease Term	10 Years
Rent Commencement	23-Jun-24
Lease Expiration	30-Jun-34
Lease Type	NN
Rent Increases	7.50% every 5 years throughout the base term and options
Annual Rent YRS 1-5	\$140,000
Annual Rent YRS 6-10	\$150,500
Option 1	\$161,499
Option 2	\$173,611
Option 3	\$200,629
Option 4	\$220,692

**New 20-year roof warranty transferred at closing**

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





U-HAUL

Airgas  
an Air Liquide company

FRIGOR-TEC  
Ceiling to the point

FedEx

Stapicotr

151

PROMISE LAND ROAD

NUARK  
CONCRETE & LOGGING, LLC

United Rentals

ASHLEY

EAST MAIN STREET  
(20,813 VPD)



Jack's

CHRYSLER  
Jeep  
DODGE  
RAM

TSC TRACTOR SUPPLY CO

FM  
BANK & TRUST

T

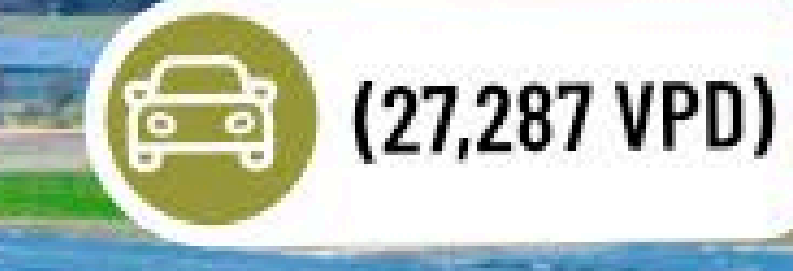
STRICKLAND BROS  
CONSTRUCTION

LOWE'S

BURGER KING

18

PHILLIPS  
66






# SITE OVERVIEW

STARBUCKS BLYTHEVILLE, AR

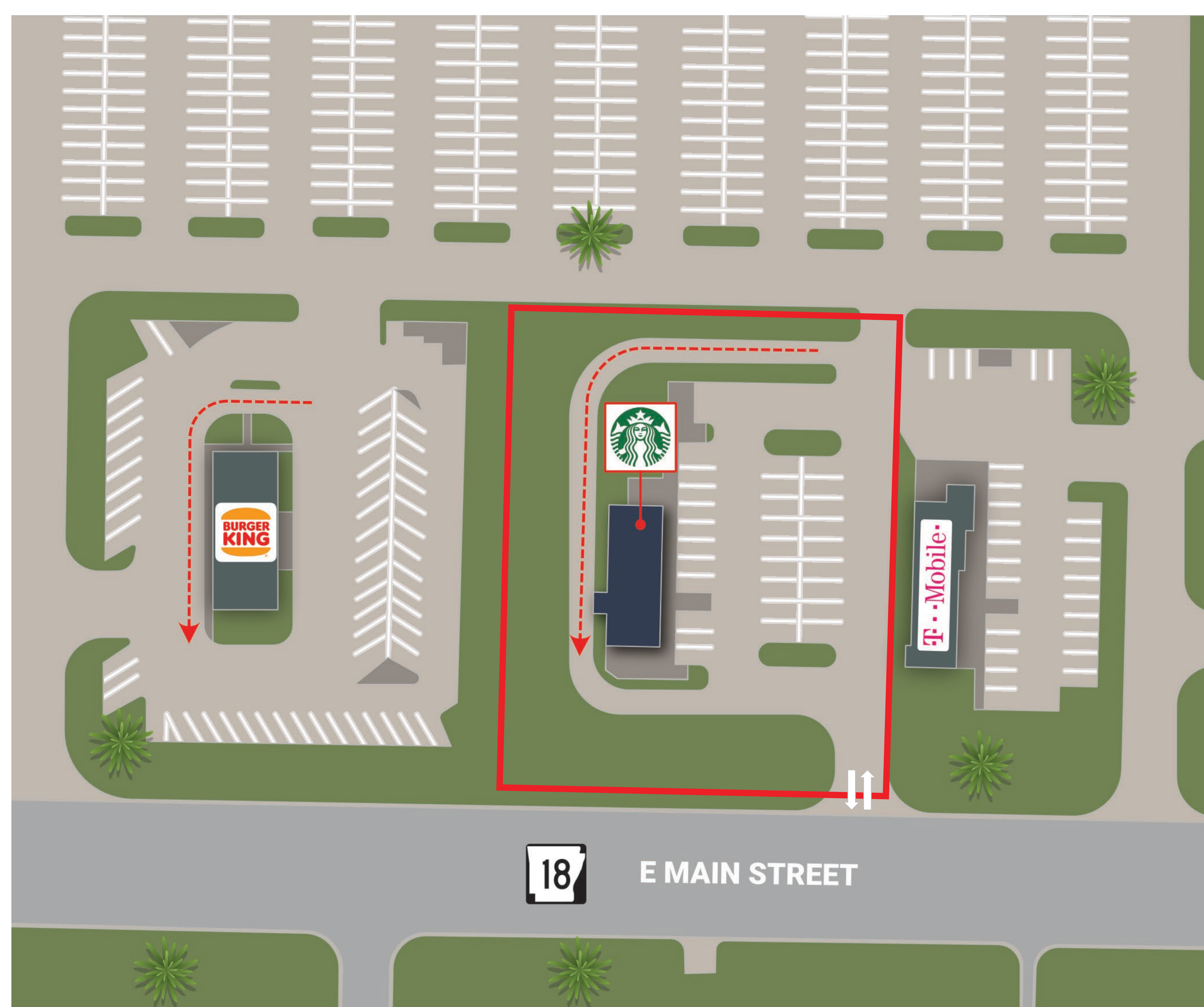
 Year Built | 2024

 Building Area | ±2,225 SF

 Land Area | ±1.20 AC

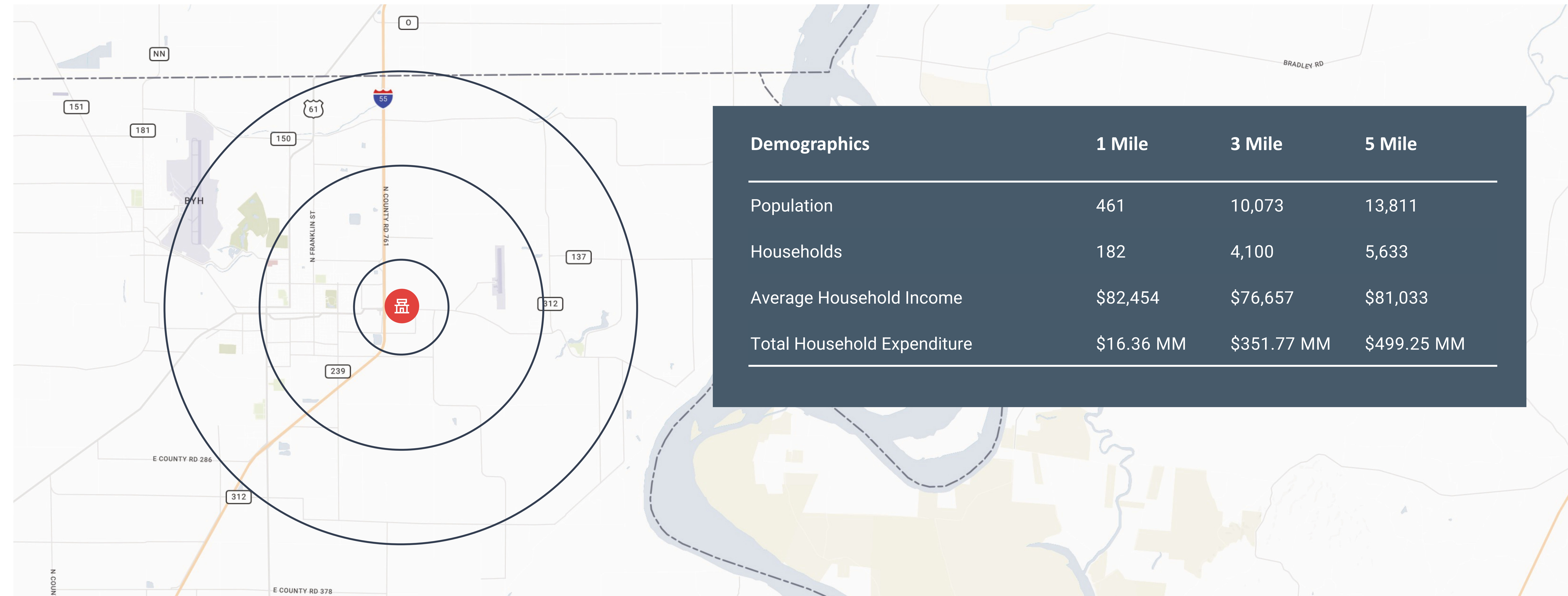
## NEIGHBORING RETAILERS

- Lowe's Home Improvement
- Walmart Supercenter
- Hibbett
- Tractor Supply Co.
- Kroger
- Dollar General
- Anytime Fitness
- Citi Trends
- Ollie's Bargain Outlet
- Goodwill Store



# LOCATION OVERVIEW

STARBUCKS BLYTHEVILLE, AR



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Nucor Steel (*≈1,000+ Employees*)
2. U.S. Steel (*3,000+ Regional Jobs Impact*)
3. Walmart Supercenter (*1.8M Annual Visits*)
4. Lowe's Home Improvement (*454K Annual Visits*)
5. Mississippi County Manufacturing Sector (*1,476 Employees*)
6. Retail Trade Sector (*919 Employees*)
7. Arkansas Northeastern College (*1,358 Students*)

# LOCATION OVERVIEW

STARBUCKS BLYTHEVILLE, AR

## Blytheville

Arkansas



City Population: ~20,300

Mississippi County Population: ~39,000

Memphis MSA Population: ~1.35M



\$52,000+

Trade Area Median Household Income



Mississippi County Is The  
#1 Steel-Producing County  
in the U.S.

#1

U.S. Steel Recently Completed  
A \$3B Expansion Of The Big  
River Steel Facility

\$3B EXPANSION

### Blytheville is the largest city in Mississippi County and functions as the primary industrial and retail hub for northeastern Arkansas.

Its strategic location near the Missouri border and along key transportation corridors allows it to serve a broad rural trade area that relies on the city for shopping, services, and employment.

**Positioned just off Interstate 55, Blytheville provides direct access to one of the primary north-south freight and commuter corridors connecting Memphis to St. Louis**

As a result, Blytheville plays an outsized role in the region's economic activity relative to its population size. The local economy is anchored by a robust industrial

base, with a particular concentration in steel manufacturing and related heavy industry. These facilities support a wide range of blue-collar and technical jobs, which in turn provide a stable foundation for housing demand, services, and local spending. Complementing this is a strong logistics and distribution presence that leverages the area's highway connectivity, rail access, and proximity to larger metro markets.

Interstate 55 is a critical driver of economic vitality for Blytheville, providing direct north-south connectivity between Memphis, Tennessee, approximately 54 miles to the south, and points north toward St. Louis and the Midwest. This interstate access facilitates freight movement for manufacturers, supports regional trucking and logistics operations, and brings a steady flow of travelers and commuters through the market. The city's position along I-55 enhances its visibility for national retailers and service providers seeking to capture both local and pass-through traffic.

# IN THE NEWS

## STARBUCKS BLYTHEVILLE, AR

### Mississippi County Partners with Local Banks to Provide Down Payment Aid for New Residents

RYAN HOUSTON, DECEMBER 23, 2025 (KATV)

A relocation program in northeast Arkansas is offering first-time homebuyers forgivable loans, effectively paying people to move to the area.

Mississippi County's "Work Here, Live Here" initiative is designed to convert steel-driven job growth into permanent population gains by reducing barriers to homeownership. The program offers forgivable assistance for down payments on existing homes and new construction, with loans forgiven after four years of employment and residency. With nearly 200 participating purchases, the effort supports workforce retention, stabilizes housing demand, and reinforces long-term household formation across Blytheville, Osceola, and surrounding communities.

EXPLORE ARTICLE



### Regionalism Is Not a Slogan, It Is How Northeast Arkansas Wins

TODD SHIELDS, DECEMBER 18, 2025 (ARKANSAS MONEY & POLITICS)

Billions of dollars are flowing into northeast Arkansas — in steel, precision agriculture, health care, manufacturing, and the infrastructure that makes sustained growth achievable: power, roads and housing.

The article highlights how coordinated regional planning is accelerating Northeast Arkansas' growth pipeline, including workforce development and infrastructure priorities tied to industrial expansion. It points to the CREST training center partnership in Blytheville and broader investments in roads, utilities, and housing that support employer recruitment and supplier ecosystems.

EXPLORE ARTICLE



### Blytheville Top Micropolitan Area in Arkansas According to Heartland Forward

JEFF DELLA ROSA, AUGUST 28, 2024 (TALK BUSINESS & POLITICS)

Transportation, manufacturing and petroleum-related industries have contributed to the overall economic strength of some of the top micropolitan areas in Arkansas, according to a new report.

Heartland Forward's micropolitan rankings place the Blytheville area as Arkansas' top-performing micropolitan, reflecting durable economic momentum in Mississippi County. The report cites the area's manufacturing base, including major steel operations, and its logistics advantages tied to river and intermodal infrastructure.

EXPLORE ARTICLE



### Steel Titans Betting Billions on Arkansas

RON STARNER, JULY 17, 2024 (SITE SELECTION MAGAZINE)

On January 11, U.S. Steel Corp. announced it would build a \$3 billion mill in northeast Arkansas and hire at least 900 workers.

Major steel investments in Mississippi County continue to position the region as a nationally significant manufacturing hub, supporting long-term employment and supplier growth. The article details U.S. Steel's large-scale expansion and additional capital commitments tied to the county's established steel cluster, strengthening wage-supported household formation and regional spending power. These industrial drivers also reinforce demand for housing, infrastructure improvements, and ancillary commercial services across the Blytheville–Osceola corridor.

EXPLORE ARTICLE



### Mississippi County Leaders Keep Focus on Steel Industry

TALK BUSINESS & POLITICS STAFF, MAY 28, 2024 (TALK BUSINESS & POLITICS)

The Mississippi County miracle chronicles a three-decade turnaround for the region that was dealt a devastating blow in the early 1990s when Eaker Air Force Base closed.

The report outlines Mississippi County's continued transformation into a steel-centered economic engine, driven by ongoing expansions from major operators and sustained capital investment. It emphasizes the county's strategic shift toward advanced manufacturing, improved employment fundamentals, and growing regional relevance for industrial recruitment.

EXPLORE ARTICLE



### The Compass Report: Arkansas Metro Economic Growth Ranges from Resilient to Stable

TALK BUSINESS & POLITICS STAFF, JANUARY 11, 2026 (TALK BUSINESS & POLITICS)

Economic growth in Central and Northwest Arkansas continued to grow in the third quarter of 2025, with economic conditions in the Fort Smith and Jonesboro metros moderating or flat in some sectors, according to The Compass Report.

The Compass Report shows Arkansas metros continuing to post "A" and "B" grades across key indicators, reinforcing statewide momentum that supports Northeast Arkansas industrial growth.

EXPLORE ARTICLE



### Manufacturers Bullish on Natural State; Will Workforce Be Ready?

MARK CARTER AND DWAIN HEBDA, MARCH 18, 2024 (COTTON TO STEEL)

A bird's eye view of Arkansas economic development in 2024 would include some now-familiar landmarks — more growth in northwest Arkansas and in the state's fast-rising steel industry, for starters — but also reveal new points of interest, in addition to challenges that continue to pose a threat to progress.

The article underscores Mississippi County's role in Arkansas' accelerating industrial economy, noting major steel expansions and sustained capital investment that are driving high-wage job demand.

EXPLORE ARTICLE



### DRA Invests Nearly \$17 Million Toward 11 Projects for Infrastructure and Flood Control Needs

FEBRUARY 17, 2026 (DELTA REGIONAL AUTHORITY)

Clarksdale, Miss. — The Delta Regional Authority (DRA) recently concluded Fiscal Year 2025 with an investment of nearly \$17 million to support 11 critical infrastructure projects across the region.

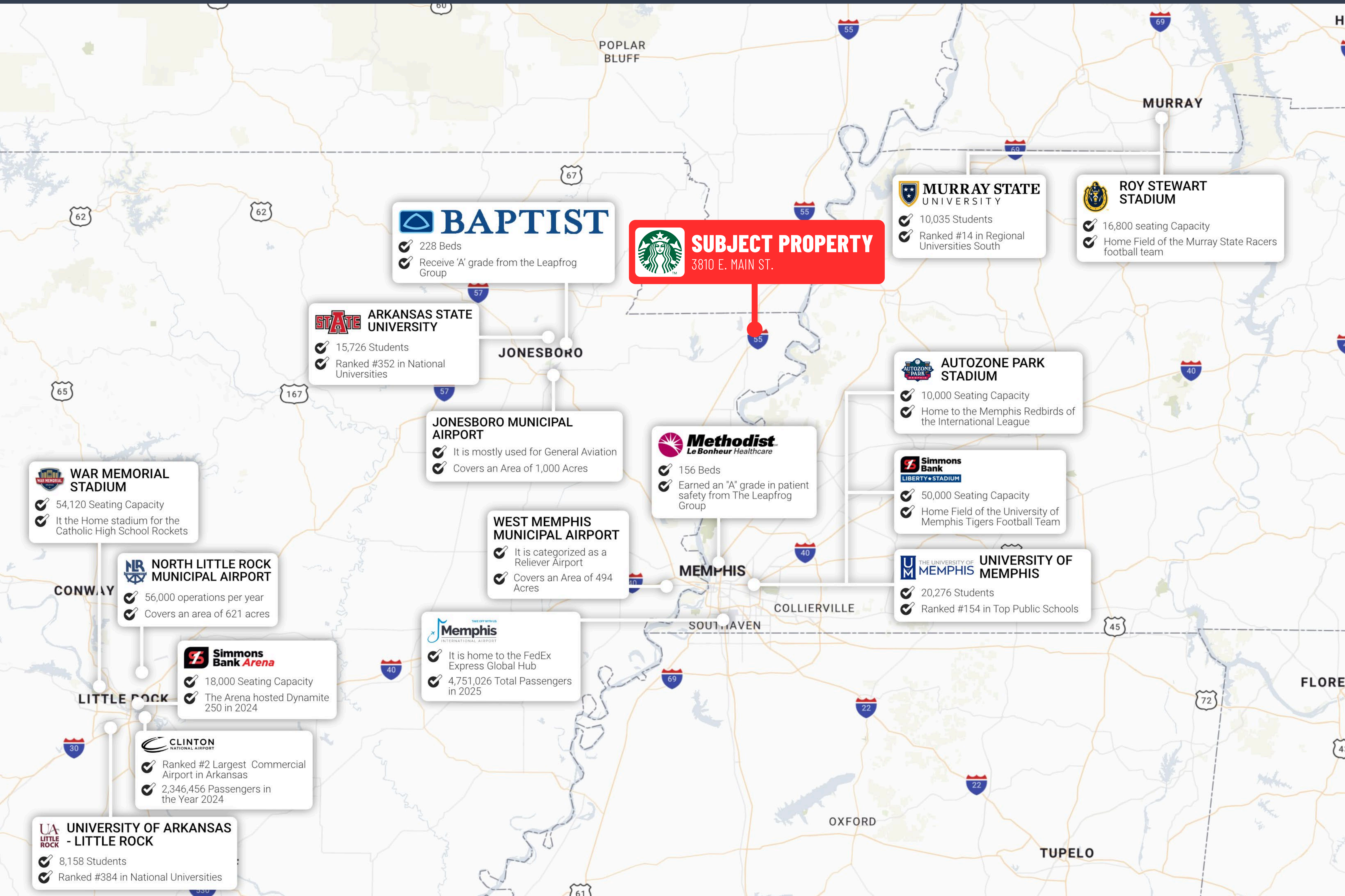
The DRA's Community Infrastructure Fund allocation targets core public improvements across the Delta region, including projects in Arkansas that address transportation, basic infrastructure, and flood control needs. The agency estimates the funded initiatives will help create or retain jobs and benefit thousands of families, improving the reliability and capacity of essential systems that support business attraction.

EXPLORE ARTICLE



# BLYTHERVILLE MICROPOLITAN

STARBUCKS BLYTHEVILLE, AR



CALL FOR ADDITIONAL INFORMATION

## Dallas

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Suite 200  
Dallas, TX 75231  
(214) 522-7200

## Los Angeles

### Office

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(424) 320-2321

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CALL FOR ADDITIONAL INFORMATION

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### Bob Moorhead

Managing Partner  
(214) 522-7210

[bob@securenetlease.com](mailto:bob@securenetlease.com)