



SITE INFORMATION

Location
836 Veterans Memorial Highway
Mableton, GA 30126
Cobb County

Building Size
1,850 s.f.

Land Size
0.699 acres

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2007 Population	3,273	48,520	158,821
Growth	56.14%	20.74%	14.58%
Households	1,136	17,817	60,498
Average Household Income	\$78,377	\$61,756	\$67,197

**SUBJECT
details**

Schaffer and Associates is pleased to offer for sale a Starbucks (SBUX: Nasdaq) 10 yr. lease located at 836 Veterans Memorial Highway Mableton, Cobb County, Ga. 30126.

The immediate area has experienced a tremendous amount of single and multi-family growth over the past five years due to it's accessible location to Interstate Highway 285. Rapid growth has been quality in nature with the predominant house prices between \$250,000 and \$750,000.

A number of additional services are now available in the area such as new public and private schools, along with a new Publix anchor shopping center directly across the street with other national tenants Walgreens, Bank of America, Wendys, Hollywood Video and Washington Mutual. Adjacent to the Macdonalds is a newly constructed Starbucks.

(note Starbucks can be bought in a package with Mcdonalds).

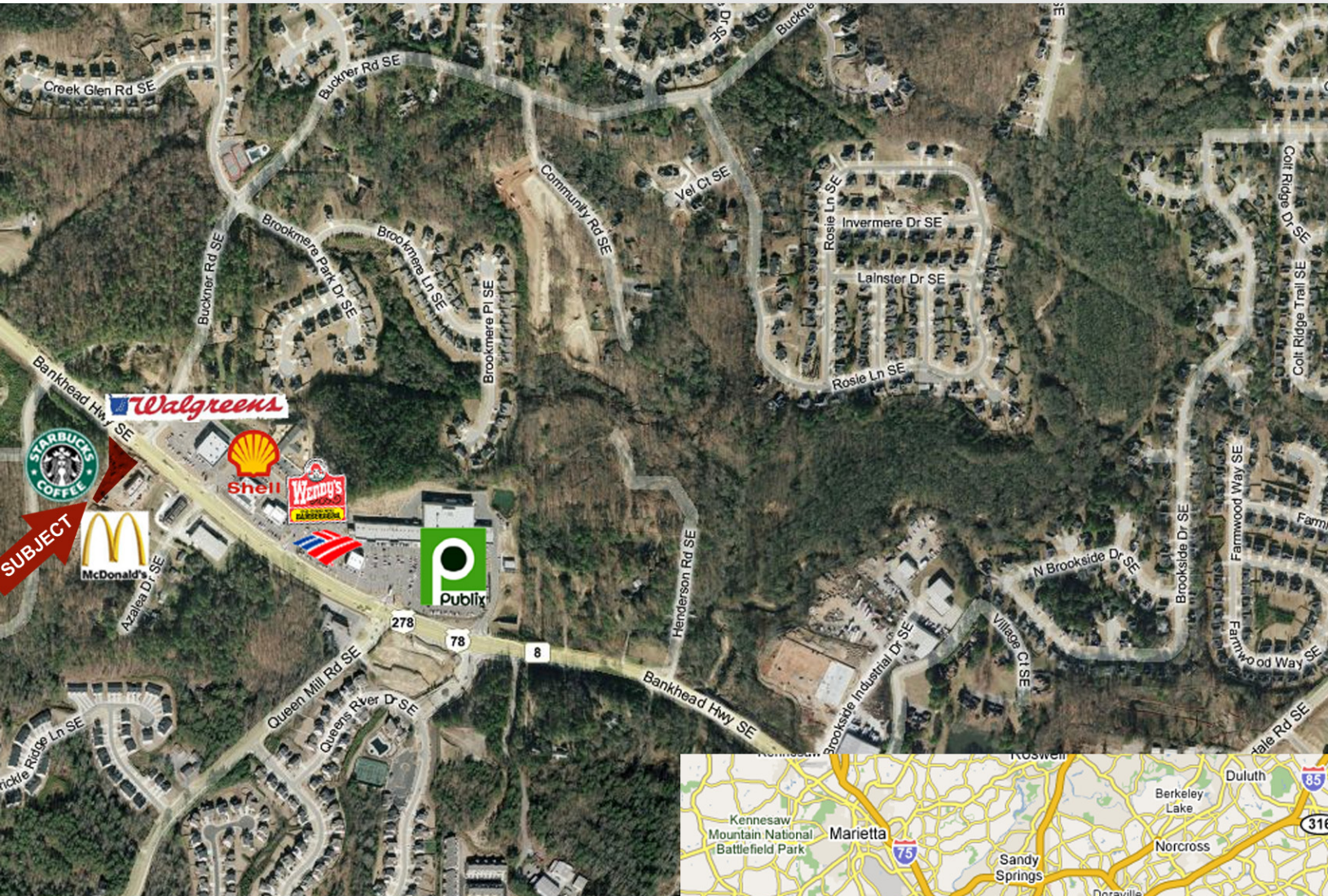
DEAL POINTS

- 10 year lease
- 4-5 year options (10% bump each option)
- Average daily traffic count is 20,750 cpd
- Price: \$1,389,555
- Cap: 6.75%
- Annual Rent: \$93,795

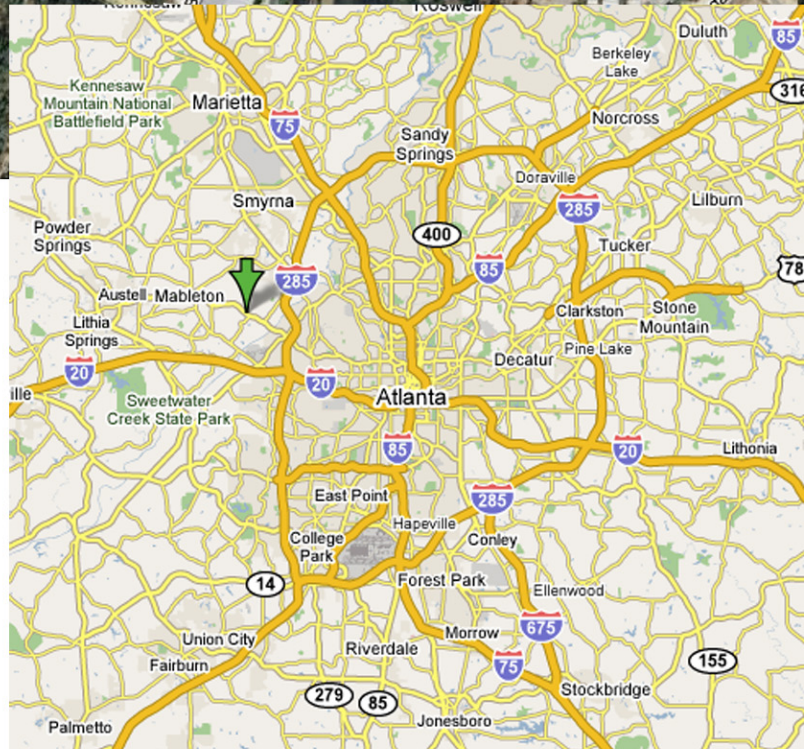
FOR MORE INFORMATION

Jeff Schaffer
Schaffer & Associates, LLC
210 Sandy Springs Place
Atlanta, GA 30328

P: 404-255-7999
M: 404-791-1889

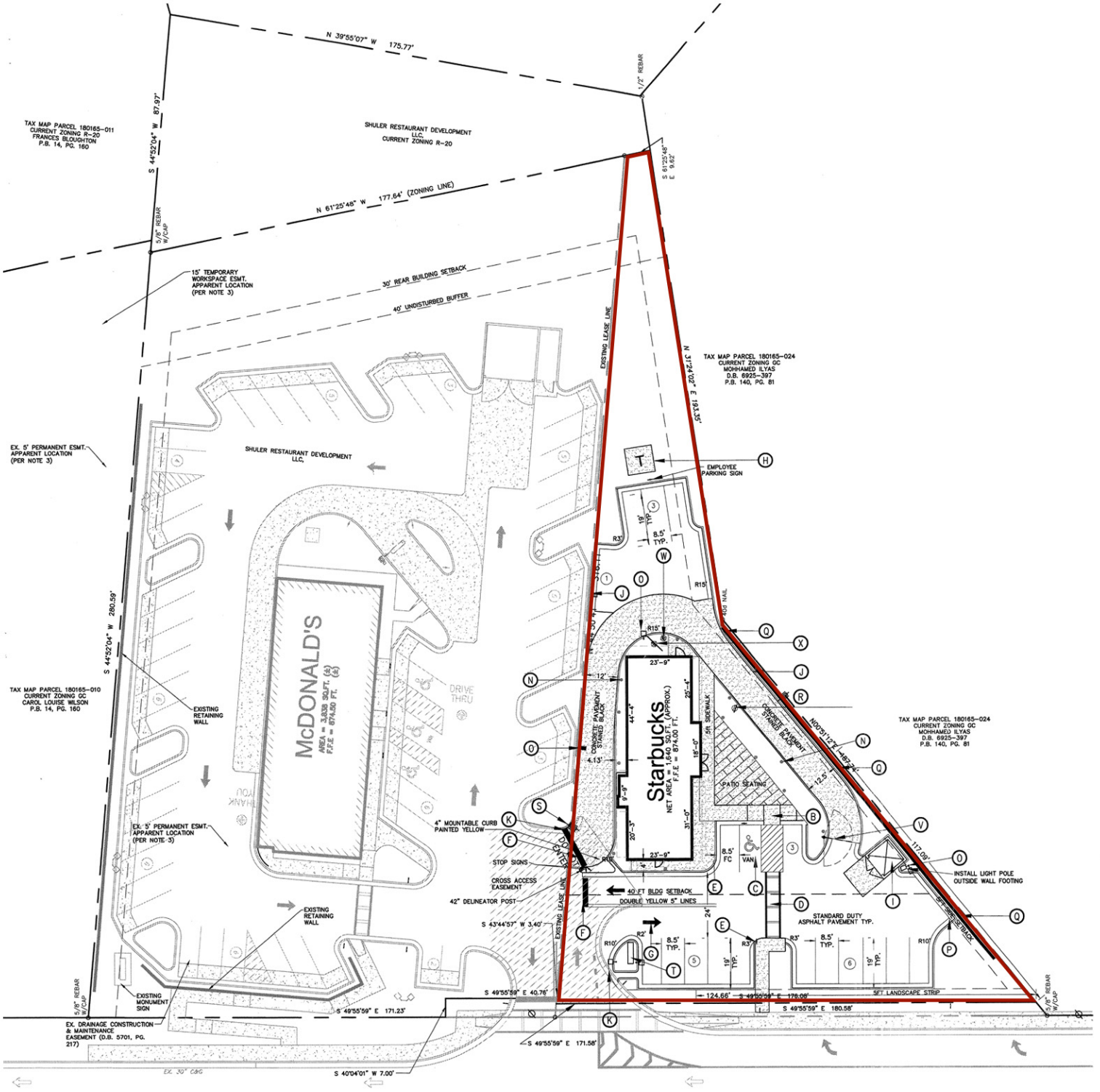


AERIAL



AREA MAP

NO WARRANTY OR REPRESENTATIONS, EXPRESSED OR IMPLIED, HAS BEEN MADE AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREIN, AND NO LIABILITY IS ASSUMED FOR ERRORS OR OMISSIONS.



VETERANS MEMORIAL HIGHWAY
US HWY. 78 & 278 / SR 8- 100' R/W
(A.K.A. BANKHEAD HIGHWAY SE)
 SPEED LIMIT 45MPH

NO WARRANTY OR REPRESENTATIONS, EXPRESSED OR IMPLIED,
 HAS BEEN MADE AS TO THE ACCURACY OF THE INFORMATION
 PROVIDED HEREIN, AND NO LIABILITY IS ASSUMED FOR ERRORS
 OR OMISSIONS.

Starbucks Lease Terms
836 Veterans Memorial Highway
Mableton, GA 30126
Cobb County

Lease Term: 10 years NNN

Rent Commencement: 8/30/07

Rent: years 1-5	\$93,795.00	Annually	\$7,816.25	Monthly
6-10	\$103,174.50	"	\$8,597.88	"

Renewals:4/5 years	1 st	\$113,497.50	\$9,458.13
	2 nd	\$124,856.50	\$10,404.71
	3 rd	\$137,399.50	\$11,449.96
	4 th	\$151,071.00	\$12,589.25

No warranty or representations, expressed or implied, has been made as to the accuracy of the information provided herein, and no liability is assumed for errors or omissions.