



SINGLE TENANT NET-LEASED INVESTMENT
BRANDON, TAMPA BAY, FLORIDA





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CONFIDENTIALITY & CONDITIONS

Cushman & Wakefield ("Advisor") serves as the exclusive advisor in connection with the solicitation of offers for the purchase of 700 W. Brandon Blvd., Brandon FL 33511 (7-Eleven) (the "Property"). The solicitation and potential sale is to be governed by this Confidential Offering Memorandum, as it may be modified or supplemented ("Offering Memorandum"), and the Purchase Agreement governing the sale of the Property. Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Prospective purchasers are further advised that the Seller expressly reserves the right, in its sole and absolute discretion, to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

The information contained in the Offering Memorandum is confidential, furnished solely for the purpose of a review by a prospective purchaser of the Property, and is not to be used for any other purpose or made available to any other person without the express written consent of the Seller or Advisor. Prospective purchasers should also conduct their own due diligence, including, but not limited to, engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the Property or used in the construction or maintenance of the building(s) at the Property.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Advisor or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees or agents, for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. Prospective purchasers are not to construe the contents of the Offering Memorandum or any prior or subsequent communications from Seller or Advisor or their affiliates or any of their respective officers, directors, shareholders, owners, employees or agents as legal, tax or other advice. Prior to submitting an offer, prospective purchasers should consult with their own business advisors, legal counsel and tax professionals to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.



Net-Leased Investment Opportunity
BRANDON, TAMPA BAY, FL

INVESTMENT HIGHLIGHTS.....

OFFERING SUMMARY

RETAIL AERIAL

SITE PLAN

TENANT OVERVIEW

DEMOGRAPHICS

INVESTMENT HIGHLIGHTS

NET-LEASED INVESTMENT

THE OFFERING

Cushman & Wakefield Retail Investment Advisors are pleased to offer for sale a 100% Fee Simple interest in a NNN 7-Eleven. The Property is located at 700 W. Brandon Blvd., Brandon, FL 33511. The offering features a NNN lease to 7-Eleven, Inc. with 13.5+ years of initial term remaining. The January 2020 annual base rent of \$168,000 increases by 7.14% in year 4 and then 10% every 5 years thereafter, including each renewal option.

INVESTMENT HIGHLIGHTS

- NNN lease, with 13.5+ years of initial lease term remaining
- 2018 build-to-suit construction. 2,940 +/- square-foot prototype on a 0.77 +/- acre site
- Rent commenced in January 2018, with base rent increases during the initial term
- Four 5-year renewal options, with 10.0% rent increases at the beginning of each option
- Corporate guarantee. Investment Grade Tenant
- **PRICE: \$3,360,000 / 5.00% Cap Rate**

PROPERTY STRENGTHS

- Hard corner location at a fully signalized intersection
- Excellent access, visibility and frontage on Brandon Blvd: 72,500 vehicles per day
- Florida has no state income tax
- Minimal landlord obligations and no debt
- Centrally located in Brandon with 100,004 residents within a 3-mile radius

LEASE YEARS	MONTHLY RENT	ANNUAL RENT	RENT ESCALATION	ANNUAL RETURN
Jan 2020-Dec 2020	\$14,000.00	\$168,000.00		5.00%
Jan 2021-Dec 2022	\$15,000.00	\$180,000.00	7.14%	5.36%
Jan 2023-Dec 2027	\$16,500.00	\$198,000.00	10.00%	5.89%
Jan 2028-Dec 2033	\$18,150.00	\$217,800.00	10.00%	6.48%
16 -- 20 (Option 1)	\$19,965.00	\$239,580.00	10.00%	7.13%
21 -- 25 (Option 2)	\$21,961.50	\$263,538.00	10.00%	7.84%
26 -- 30 (Option 3)	\$24,157.65	\$289,891.80	10.00%	8.63%
31 -- 35 (Option 4)	\$26,573.42	\$318,880.98	10.00%	9.49%



OFFERING SUMMARY

OFFERING

Pricing:	\$3,360,000
Net Operating Income:	\$168,000
Cap Rate:	5.00%
Rent Increases:	<ul style="list-style-type: none"> • Year 4: 7.1% • 10% every 5 years thereafter
Guarantor:	Corporate (7-Eleven, Inc.)
Credit:	S&P: AA- (Investment Grade)
Tenant:	7-Eleven
Lease Type:	NNN
Landlord Responsibilities:	Foundation & roof structure only

PROPERTY HIGHLIGHTS

Property Address:	700 W. Brandon Blvd. Brandon, FL 33511
Building SF:	2,940 SF
Land Area:	0.77 AC / 33,364 SF
Year Built:	2018
Ownership:	Fee Simple (Land & Building)
Pumps:	Seven (7)





RETAIL AERIAL



TAMPA CBD

Publix

Burlington

PETSMART

verizon

Denny's

PAPA JOHN'S

KFC

TACO BELL

ASTRO

MIDFLORIDA

LONG JOHN SILVER'S

cricket wireless

CVS/pharmacy

SHERWIN WILLIAMS

enterprise

7-ELEVEN

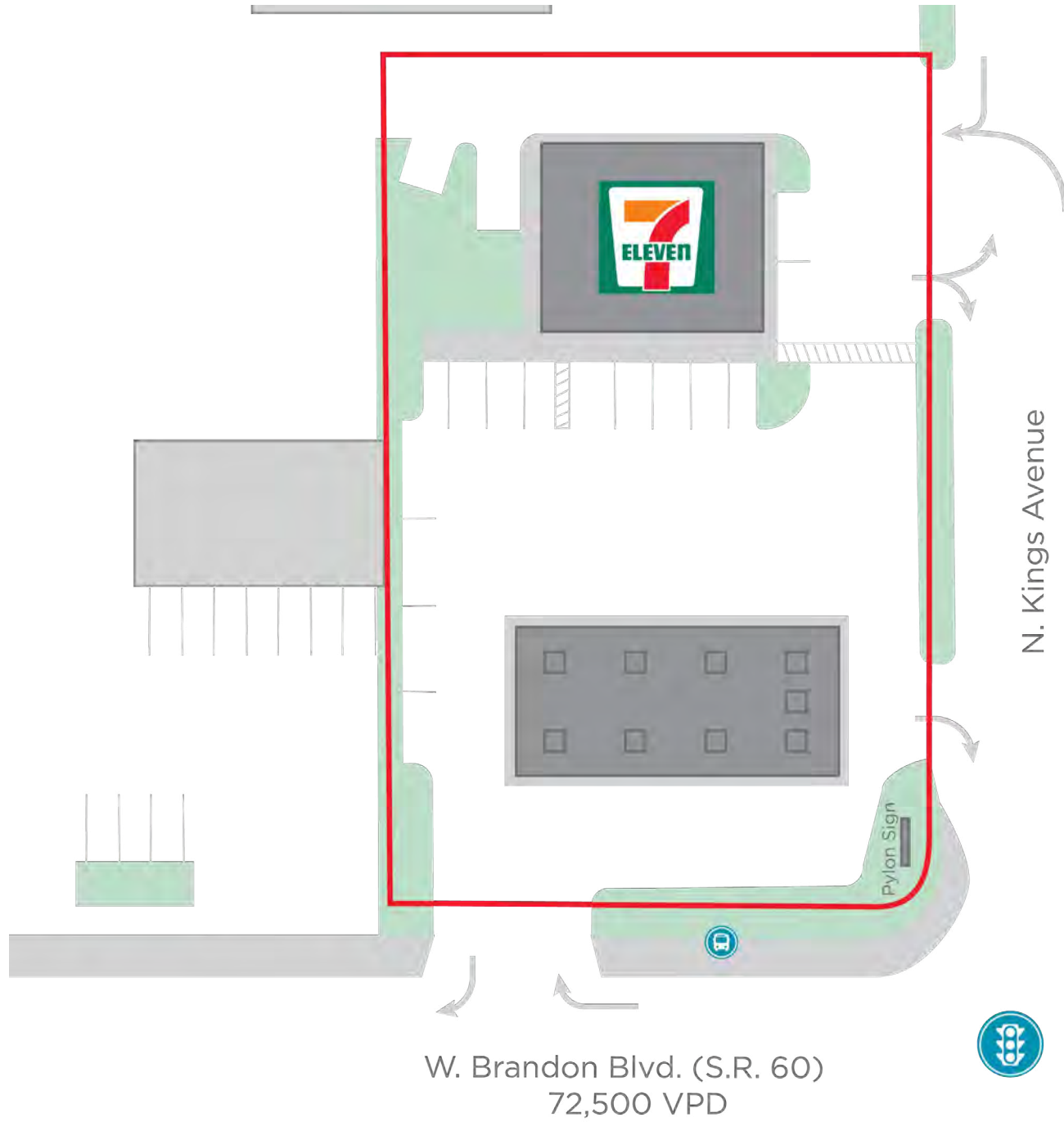
EINSTEIN BROS. BAGELS

SELMON

TOPGOLF

Westfield

SITE PLAN



TENANT OVERVIEW

7-ELEVEN

The brand name 7 Eleven is now part of an international chain of convenience stores, operating under Seven Eleven Japan Co Ltd primarily operating as a franchise. It is the largest chain store operator with approximately 65 000 locations operating around the world. Its stores are located in eighteen countries, with its largest markets being Japan, the United States, Canada, the Philippines, Hong Kong, Taiwan, Malaysia and Thailand. 7 Eleven, Inc., as a former U S originating company, is a subsidiary of Seven Eleven Japan Co Ltd, which in turn is owned by Seven I Holdings Co of Japan. The US chain has its headquarters in Irving, Texas.

The company operates, franchises and licenses more than 11,800 stores in the U S and Canada. 7-Eleven also is one of the nation's largest independent gasoline retailers. Its company's name was changed from The Southland Corporation to 7 Eleven, Inc after approval by shareholders on April 28 1999.

7-Eleven focuses on meeting the needs of convenience oriented customers by providing a broad selection of fresh, high quality products and services at everyday fair prices, speedy transactions and a clean and friendly shopping environment. Each store's selection of about 2 500 different products and services is tailored to meet the needs and preferences of local customers.

2018 REVENUE: \$53.88 BILLION

2018 ASSETS: \$49.27 BILLION

2018 NET INCOME: \$1.63 BILLION

2018 EMPLOYEES: 56,606



#1 CONVENIENCE STORE IN THE WORLD



TENANT SNAPSHOT

7-Eleven is the world's largest operator, franchisor, and licensor of convenience stores in the convenience-retailing industry.

7-eleven.com

OF LOCATIONS
65,000+

CREDIT RATING
S&P: AA-
MOODY'S: A1






2018 REVENUE
\$53.88 BILLION

OF COUNTRIES
18

YEARS OF OPERATION
90

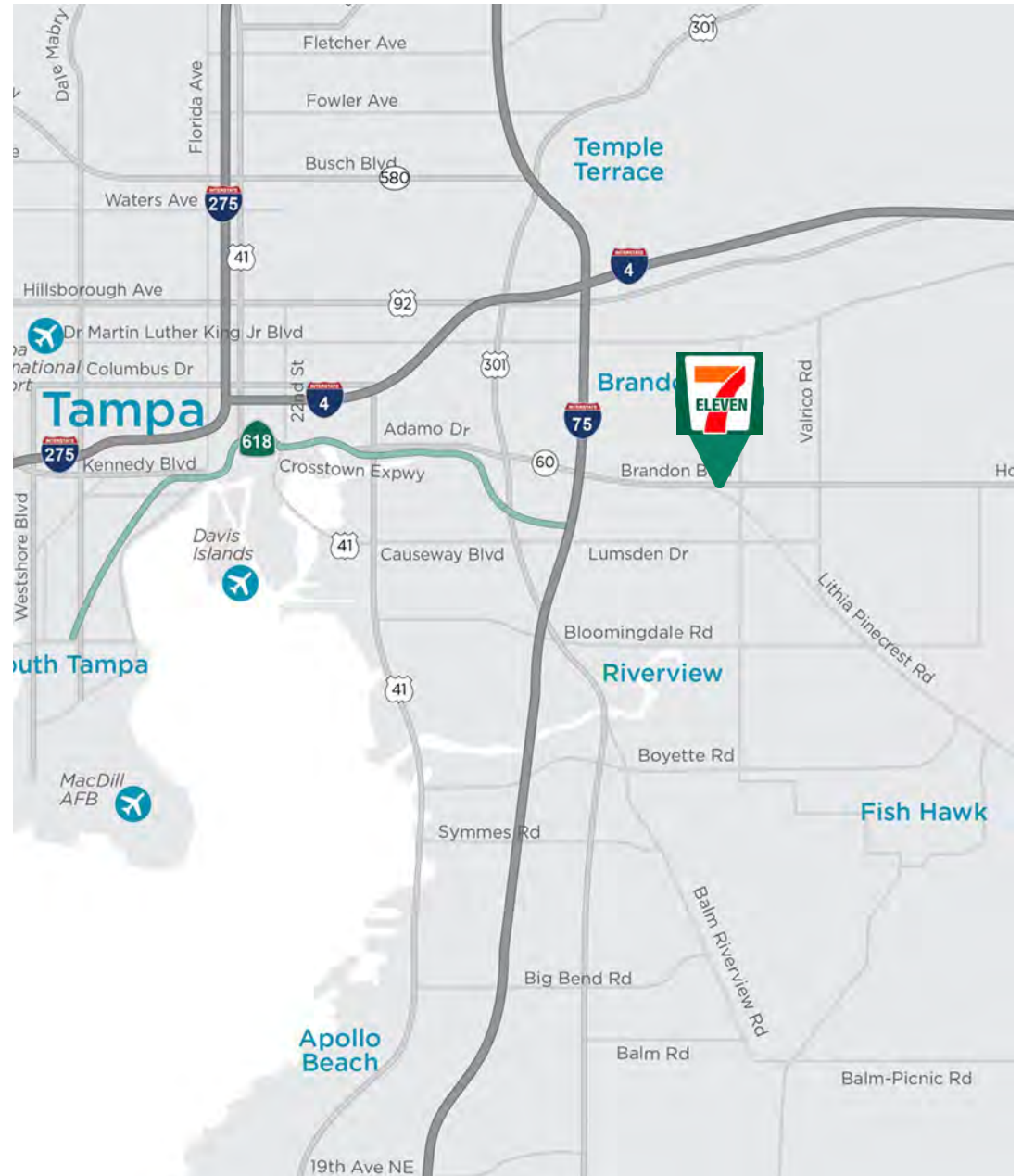
DEMOGRAPHICS

1-3-5-MILE RADIUS OF THE PROPERTY

	1 MILE	3 MILES	5 MILES
 total population (2018)	8,142	100,004	224,533
 households	3,413	38,993	84,575
 median age	39.1	37.0	36.8
 average household income	\$64,460	\$74,850	\$76,662
 retail demand	\$143M	\$1.85B	\$4.01B

TOP EMPLOYERS IN BRANDON

EMPLOYERS	# of EMPLOYEES
Brandon Hospital	1,554
Brandon Regional Hospital	1,424
Brandon Dental Lab	1,200
Managing Food Llc	1,000
Crunch Fitness	400
Cyprex Services	360
Hillsborough Community College Veterans Services	300





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