



RETAIL PROPERTY FOR SALE

**7-ELEVEN**

13805 Plumbrook Rd., Sterling Heights, MI 48312

*Exclusively listed by:*

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# 7-ELEVEN

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CLICK ON THE FOLLOWING LINKS:



Google Map



Street View

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

List Price:	\$588,000
NOI:	\$39,684
Cap Rate:	6.75%
Land Acreage:	0.58 Acres
Year Built:	1970
Building Size:	2,112 SF
Price / SF:	\$278.41

### LEASE SUMMARY

Lease Type:	NNN
Taxes / Insurance / CAM:	Tenant Responsibilities
Roof / Structure:	Tenant Responsibilities
Term Remaining:	1.5 + Years Remaining
Original Lease Term:	10 Years
Commencement Date:	July 10, 2001
Current Term Expiration:	March 31, 2021
Options:	No Options Remaining
Guarantor:	Corporate
Right of First Refusal:	Yes : 15 Days

### PROPERTY HIGHLIGHTS

- NNN - Zero Landlord Responsibilities
- Corporate Backed Guarantee | 7-Eleven, Inc | S&P Credit Rating: AA-
- Zero Options Remaining
- Located Next to Heartland Health Care Center of Sterling Heights
- Population Within a 5 Mile Radius Exceeds 280,000
- Average Household Income Within 1 Mile is in Excess of \$83,000 +
- 115,000 + Households Within a 5 Mile Radius
- 7-Eleven has been Operating at This Site for Close to 20 Years
- Tenant has Exercised Both Options Showing Strong Commitment to Site
- Strong Rent to Sales Ratio | Averages Between 3.7% - 4.4%

LEASE ABSTRACT



LEASE SUMMARY

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ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
04/01/2016 - 03/31/2021	\$39,684.00	\$3,307.00
Base Rent (2,112 / SF)		\$18.79

## 7-ELEVEN TENANT PROFILE



### OVERVIEW

Company: 7-Eleven  
Founded: 1927  
Headquarters: Dallas, TX  
Website: [www.7-eleven.com](http://www.7-eleven.com)

### TENANT HIGHLIGHTS

- 7-Eleven has Over 45,000 Employee's
- Over 66,500 Locations
- Operates in 17 Countries

### TENANT OVERVIEW

7-Eleven brand is known and loved around the world, and their iconic products are a big part of the American culture. And although they've grown significantly over the years, their focus stays fixed on making life easier for customers. This simple idea is the reason they're the marketplace leader. It's also why their customers, employees, Franchisees and community leaders are proud to be part of the 7-Eleven story.

The North American subsidiary of Seven-Eleven Japan, 7-Eleven operates more than 10,000 company-owned or franchised stores in the US and Canada under the 7-Eleven name. Globally, 7-Eleven licenses more than 51,000 stores in about 15 countries, mostly in the Asia Pacific and Nordic regions. Its stores range from 2,400 to 3,000 sq. ft. and sell about 2,500 items. The world's leading convenience store company is owned by the Japanese retail conglomerate, which is the holding company for Seven-Eleven Japan, Ito-Yokado, Denny's restaurants, and Other businesses.





REGIONAL

## LOCATION





AERIAL

7-Eleven



## DEMOGRAPHICS

<b>Population:</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2024 Projection	8,426	102,583	286,423
2019 Estimate	8,519	101,324	283,390
2010 Census	9,427	99,430	280,714
Growth 2019-2024	(1.09%)	1.24%	1.07%
Growth 2010-2019	(9.63%)	1.90%	0.95%
2019 Population Hispanic Origin	198	2,322	7,031
<b>2019 Population by Race:</b>			
White	7,174	85,546	232,743
Black	623	8,551	28,996
Am. Indian & Alaskan	24	243	873
Asian	537	5,114	14,315
Hawaiian & Pacific Island	2	26	89
Other	158	1,844	6,373
<b>U.S. Armed Forces:</b>	<b>0</b>	<b>32</b>	<b>140</b>
<b>Households:</b>			
2024 Projection	3,254	42,733	117,169
2019 Estimate	3,303	42,152	115,886
2010 Census	3,722	41,094	114,605
Growth 2019 - 2024	(1.48%)	1.38%	1.11%
Growth 2010 - 2019	(11.26%)	2.57%	1.12%
Owner Occupied	2,724	30,830	84,233
Renter Occupied	579	11,322	31,652
<b>2019 Avg Household Income</b>	<b>\$83,723</b>	<b>\$77,003</b>	<b>\$75,247</b>

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