



10<sup>TH</sup> FASTEST GROWING  
METRO (US CENSUS)  
LOCATED ACROSS FROM  
CYPRESS FALLS  
(+710 HOMES)

CLICK HERE FOR PROPERTY VIDEO:



SUBJECT PROPERTY

**EXCLUSIVE OFFERING** | \$3,143,000 – 4.85%  
**7-ELEVEN, INC. – CORPORATE NET LEASE**

**SECURE**  
NET LEASE

4895 TOLEDO BLADE BLVD, NORTH PORT, FL (SARASOTA)

214.915.8888

**MATTHEW SCOW**

mscow@securenetlease.com

**BOB MOORHEAD**

bob@securenetlease.com

**Property.** 3,010± SF building on 1.50± acre site.

**Tenant.** Lessee: 7-Eleven, Inc. Operates in 18 countries and employs over 54,000 people. Founded in 1927 and headquartered in Dallas, Texas. S&P Rated AA-. Largest chain store operator worldwide with some 65,000 stores, 11,600+ are in North America.

**Lease structure.** 15-year, corporate net lease, with 13+ years remaining and 10% rent increases every 5-years in primary term and option periods.

**Location.** 7-Eleven is strategically located at the southwest side of Toledo Blade Pkwy. (8,700 VPD), at its hard corner signalized intersection with N. Cranberry Blvd., in North Port, FL. Toledo Blade Pkwy. is local thoroughfare that serves the North Port community and provides direct access to I-75 (31,500 VPD), while N. Cranberry Blvd. carries traffic from the surrounding residential communities to Toledo Blade Pkwy. The immediate trade area has experienced over 25% population increase since 2000. The growth is expected to continue as several new residential and retail developments have commenced, such as Cypress Falls at The Woodlands (+710 homes) and Lakeside Plantation (+250 homes/condos). National tenants in the area include Advanced Auto Parts, AutoZone, Walgreens, Burger King and more. 7-Eleven is approx. 8-miles from downtown North Port, FL, 35-miles from downtown Sarasota, FL and 40-miles from downtown Fort Myers, FL.

4895 TOLEDO BLADE BLVD, NORTH PORT, FL (SARASOTA)

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**DISCLAIMER**

Secure Net Lease (“Agent”) has been engaged as an agent for the sale of the property located at 4895 Toledo Blade Blvd., North Port, FL the owner of the Property (“Seller”). The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations hereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller and Agent.

**Florida Broker of Record:**  
**Stephen J. Noyola**  
**Commercial Property Ventures, Inc. | License # BK3051175**

4895 TOLEDO BLADE BLVD, NORTH PORT, FL (SARASOTA)

PRICE   CAP RATE:	\$3,143,000   4.85%
NET OPERATING INCOME:	\$152,409
BUILDING AREA:	3,010± Square Feet
LAND AREA:	1.50± Acres
YEAR BUILT:	2018
LANDLORD RESPONSIBILITY:	Foundation & Structure
OWNERSHIP:	Fee Simple Interest
OCCUPANCY:	100%

LEASE OVERVIEW

Lease Term:	15-Years, Plus (3), 5-Year Options to Extend
Rent Commencement:	January 2018
Lease Expiration:	January 2033
Lease Type:	Corporate Net Lease
Rent Increases:	10% Every 5 Years In Primary Term & Options
Annual Rent Yrs 1-5:	\$152,409
Annual Rent Yrs 6-10:	\$167,650
Annual Rent Yrs 11-15:	\$184,415
Option 1   Yrs 16-20:	\$202,857
Option 2   Yrs 21-25:	\$223,142
Option 3   Yrs 26-30:	\$245,456
Right of First Refusal:	Yes

TENANT OVERVIEW

7-Eleven, Inc., a Texas corporation



7-ELEVEN | [www.7-eleven.com](http://www.7-eleven.com) | S&P Rating: AA-

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, surpassing the previous record-holder McDonald's Corporation in 2007. Its stores are located in sixteen 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 9,800+ stores in the U.S. and Canada. Of the more than 9,800 stores the company operates and franchises in the United States, approximately 8,000 are franchised. Outside of the U.S. and Canada, there are more than 55,300 7-Eleven and other convenience stores in Japan, Taiwan, Thailand, South Korea, China, Malaysia, Mexico, Singapore, Australia, Philippines, Indonesia, Norway, Sweden and Denmark.

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. Stores typically vary in size from 2,400 to 3,000 square feet and are most often located on corners for great visibility and easy access. 7-Eleven Accolades include: Ranked #1 on Entrepreneur magazine's 2017 Top Global Franchises List; Ranked #1 spot on Entrepreneur magazine's Franchise 500's Top 10 Most Popular Retail Companies for 2016, and No.2 in Forbes magazine's Top 20 Franchises to Start. 7-Eleven is No. 2 on FranchiseRanking.com for Best Convenience Store Franchise Company USA, and among GI jobs magazine's Top 100 Military Friendly Employers.





CLICK HERE FOR ARTICLE :

## Positioning 7-Eleven for the Future

**President and CEO Joe DePinto shares with Convenience Store Decisions how a customer-obsessed culture is propelling the world’s largest convenience retailer forward.**

**David Bennet – Convenience Store Decisions (October 12, 2018)** – For 91 years, 7-Eleven Inc. has often been on the cutting edge of major trends across the convenience store industry.

Whether it was the company’s launch of the first self-serve soda fountain, 24/7 store hours, coffee sold in to-go cups, or the first self-serve gas pumps and ATMs installed at a c-store, 7-Eleven can count many “firsts.” The biggest, of course, occurred in 1927. Convenience retailing got its start when employee “Uncle Johnny” Jefferson Green approached a young Joe C. Thompson of the Southland Ice Co. about selling bread, milk and eggs from the front dock of an ice house. With success comes growth. Today, a new 7-Eleven store opens somewhere in the world every 3.5 hours. Convenience, 7-Eleven style, remains in high demand.

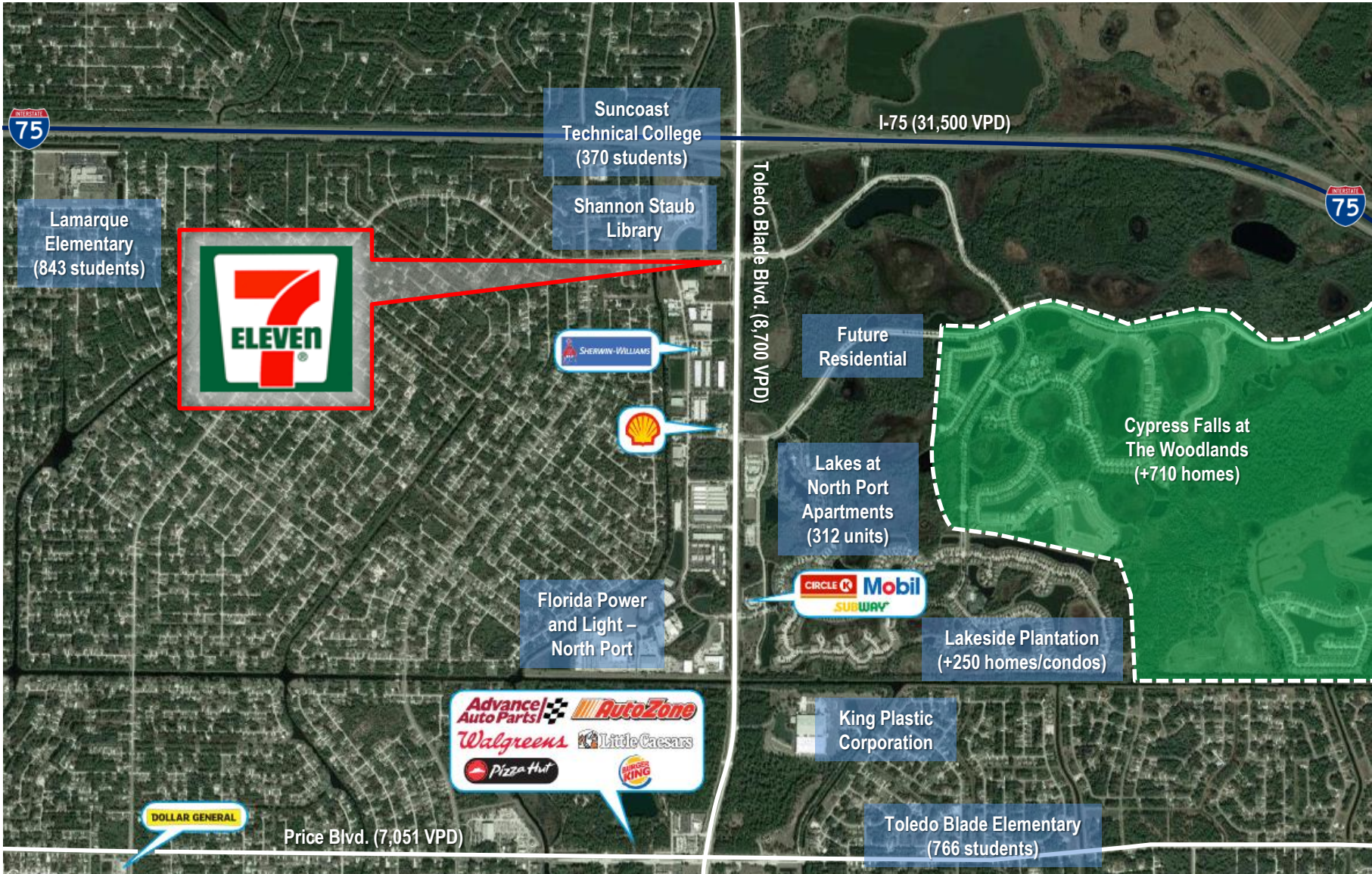
The Irving, Texas-based c-store chain, a subsidiary of Seven & I Holdings Co., operates, franchises and/or licenses more than 67,000 stores in 17 countries, including more than 11,800 locations in North America, making it the largest convenience retailer in the world. President and CEO Joe DePinto recently shared with Convenience Store Decisions his take on the headwinds and disruption in the c-store and retail environment and how 7-Eleven is not only addressing the complex business challenges now, but also how the company plans to maintain its leadership position in the industry, going forward.

Since he was appointed president and CEO of 7-Eleven in 2005, DePinto has led the charge of building long-term sustainable growth in part by implementing programs designed to satisfy its franchisees and its customers. During the last 13 years, however, U.S. retail has been reformed drastically by demographic, technological, behavioral and entrepreneurial changes. Just in the last few years, the explosion of e-commerce has forced c-stores to rethink how they do business and evaluate what kind of job they’re doing to meet consumer demand. How well 7-Eleven is doing on a daily basis is what DePinto and his executive team concern themselves with every day at its headquarters, known as the 7-Eleven Store Support Center. For a company that was preoccupied with customer satisfaction when DePinto took the helm in 2005, 7-Eleven now identifies itself as a customer-obsessed and digitally-enabled company.

“The consumer is changing as fast as I’ve ever seen,” DePinto said. “Product life cycles are a lot shorter. (Consumers) are much more demanding and discerning. They have instant information about products and locations from their smart devices. They can look at Yelp reviews. That is creating this wave of change. “The best retailers are going to recognize this change, listen to the customer and make the changes customers want,” DePinto added. “That is exactly what we are doing. That’s how 7-Eleven is going to win.”

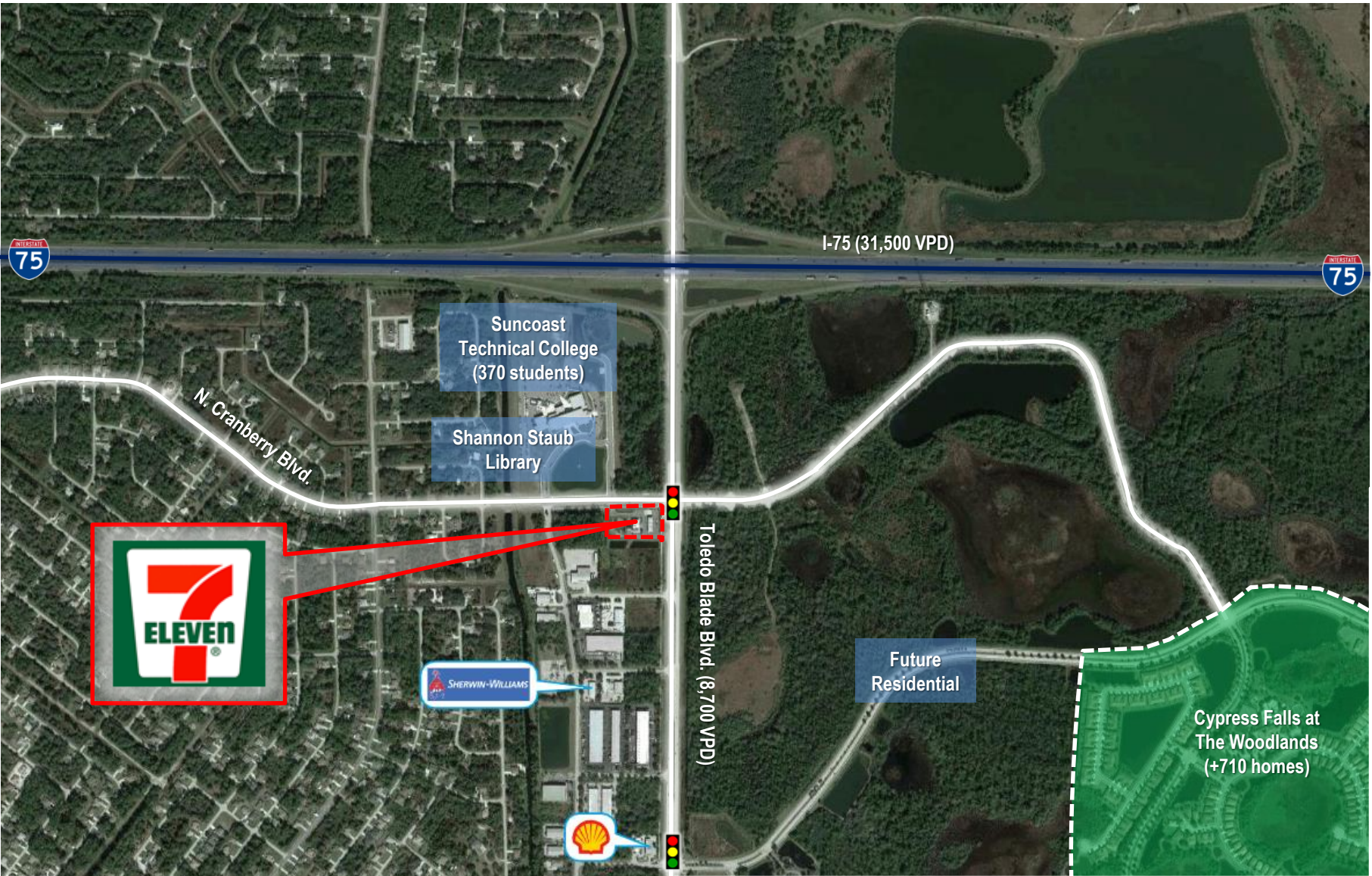
For a large corporation like 7-Eleven, nimbleness and flexibility are key and can be challenging in a marketplace punctuated by declining disposable income of low- and lower-income Americans, the encroachment of dollar stores and aggressive quick-service restaurants (QSRs), and the growth of e-commerce, DePinto said. “There has been a buzz about retail channels blurring,” DePinto said. “In my opinion, there are no more channels. I think the customer is deciding and they are looking for—particularly the low-income consumer—quality at a strong value. The message I have is: We need to recognize that, and certainly our supplier partners need to recognize that we need products at a fair cost, so we can compete in a changing world...”

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**IMMEDIATE TRADE AREA**

7-Eleven is strategically located at the southwest side of Toledo Blade Pkwy. (8,700 VPD), at its hard corner signalized intersection with N. Cranberry Blvd., in North Port, FL. Toledo Blade Pkwy. is local north-south thoroughfare that serves the North Port community and provides direct access to I-75 (31,500 VPD), while N. Cranberry Blvd. carries traffic from the surrounding residential communities to Toledo Blade Pkwy. The immediate trade area has experienced an over 25% population increase since 2000. The growth is expected to continue as several new residential and retail developments have commenced, such as Cypress Falls at The Woodlands (+710 homes) and Lakeside Plantation (+250 homes/condos). The subject property is approximately 8-miles from downtown North Port, FL, 35-miles southeast of downtown Sarasota, FL and 40-miles northwest of downtown Fort Myers, FL.

Traffic volumes, growth, and accessibility of the immediate trade area have attracted numerous nationally known retail brands to the trade area. Some of those brands include Advanced Auto Parts, AutoZone, Walgreens, Dollar General, Sherwin Williams, Burger King, Pizza Hut, Little Caesar's, Shell, Circle K, Subway and many more.

**NORTH PORT, FL**

North Port is a young, emerging city that is centrally located between Tampa and Fort Myers, within Sarasota County Florida. With a population of more than 64,000, and a land area of approximately 104 square miles, North Port is one of the largest cities in Florida. The city is growing and has recently become the lead city in the North Port-Bradenton-Sarasota MSA.

The community has been planning for the future and investing \$1 billion in the things that are essential to growth and viability. Over the past 10 years North Port has committed to improve its roadways, build new fire stations, schools, parks and recreation facilities, and increase sewer and water infrastructure to accommodate new development opportunities. Currently, there are over 700 new home developments taken place in North Port.

As a newly developing community with a blend of strong business leaders and an entrepreneurial spirit, North Port has been listed No. 1 in financial well-being in 2016 as well as No. 1 U.S. metro area for well-being by Gallup-Healthways in 2015. Although education & service oriented jobs drive majority of North Port employment, North Port is one of the fastest growing metro areas in the nation, according to the U.S. Census in 2015. Wallet Hub named North Port as the second best metro area in Florida to work for small business. The American Lung Association recognized North Port-Sarasota as one of the 15 cleanest cities in the United States in 2014. North Port is the future home to the new Atlanta Braves spring training facility slated for completion in 2020.

# LOCATION OVERVIEW

7-ELEVEN, INC.

4895 TOLEDO BLADE BLVD, NORTH PORT, FL (SARASOTA)



## NORTH PORT-SARASOTA-BRADENTON MSA

Located on the west coast of Florida, near the Gulf of Mexico, North Port-Sarasota-Bradenton, FL Metro Area has a population of 788,457 people with a median age of 52 and a median household income of \$53,625. Between 2015 and 2016 the population of North Port-Sarasota-Bradenton, FL Metro Area grew from 768,918 to 788,457, a 2.54%. Since 2000, it has had a population growth of 61.08% The North Port-Sarasota-Bradenton metropolitan area is the 10th fastest-growing metropolitan area in the U.S., according to new estimates released by the U.S. Census Bureau.

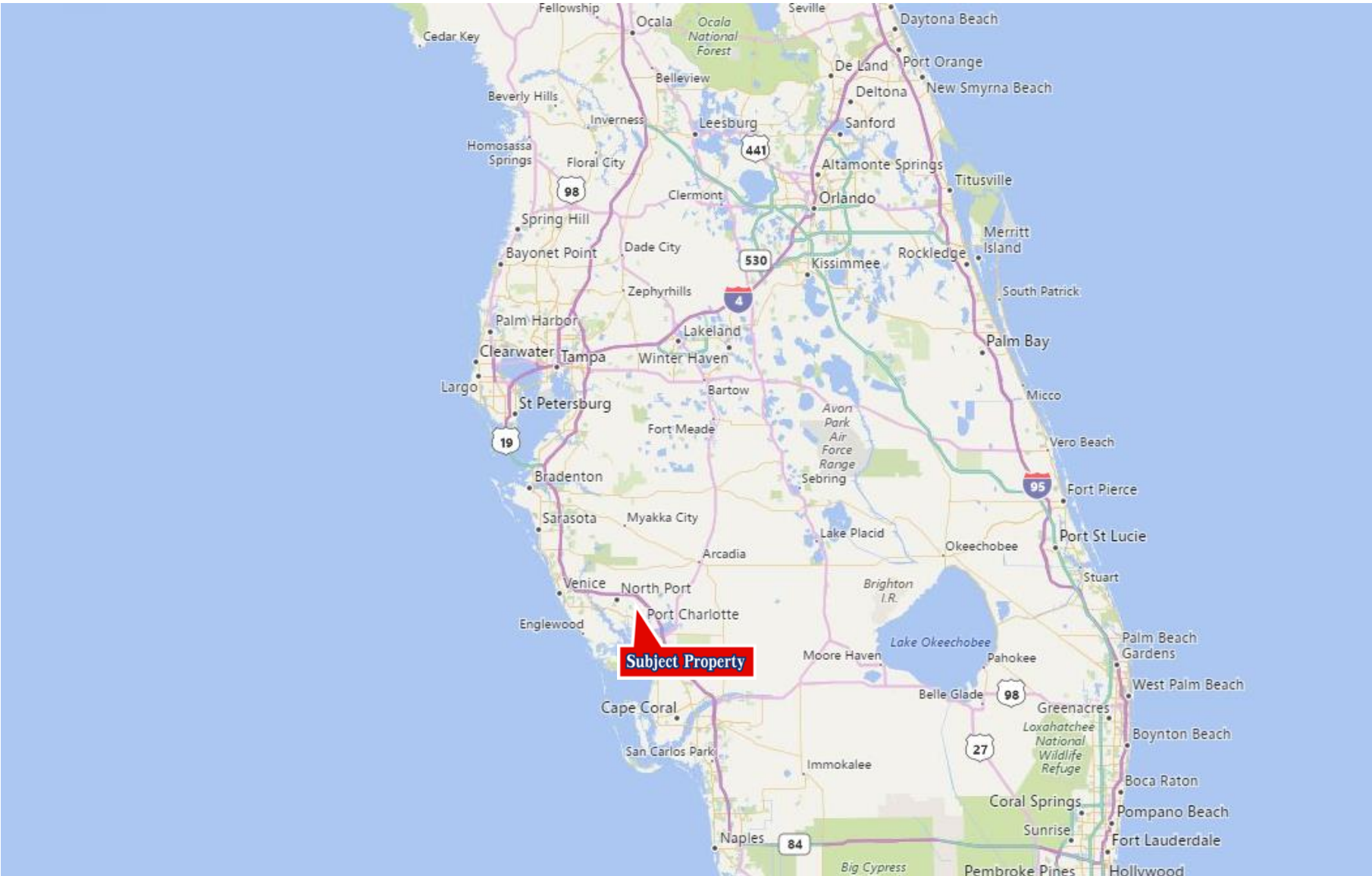
Last year, the U.S. Census Bureau released data showing North Port ranked fourth and Bradenton sixth among the fastest-growing cities in Florida. North Port landed at No. 41 overall in the U.S. rankings, and Bradenton was 46<sup>th</sup>. The economy of North Port-Sarasota-Bradenton, FL Metro Area employs 321,840 people. The economy of North Port-Sarasota-Bradenton, FL Metro Area is specialized in Real Estate, Rental & Leasing; Construction; and Arts, Entertainment, Recreation, which employ respectively 1.69; 1.45; and 1.34 times more people than what would be expected in a location of this size. North Port-Sarasota-Bradenton Metro Area has seen the job market increase by 3.0% over the last year. Future job growth over the next ten years is predicted to be 41.5%, which is higher than the US average of 38.0%.

The median property value in North Port-Sarasota-Bradenton, FL Metro Area is \$227,500, which is 1.11 times larger than the national average of \$205,000. Between 2015 and 2016 the median property value increased from \$208,100 to \$227,500, a 9.3% increase. The homeownership rate of North Port-Sarasota-Bradenton, FL Metro Area is 73.3%, which is higher than the national average of 63.1%. People in North Port-Sarasota-Bradenton, FL Metro Area have an average commute time of 24 minutes, and they commute by Drove Alone.

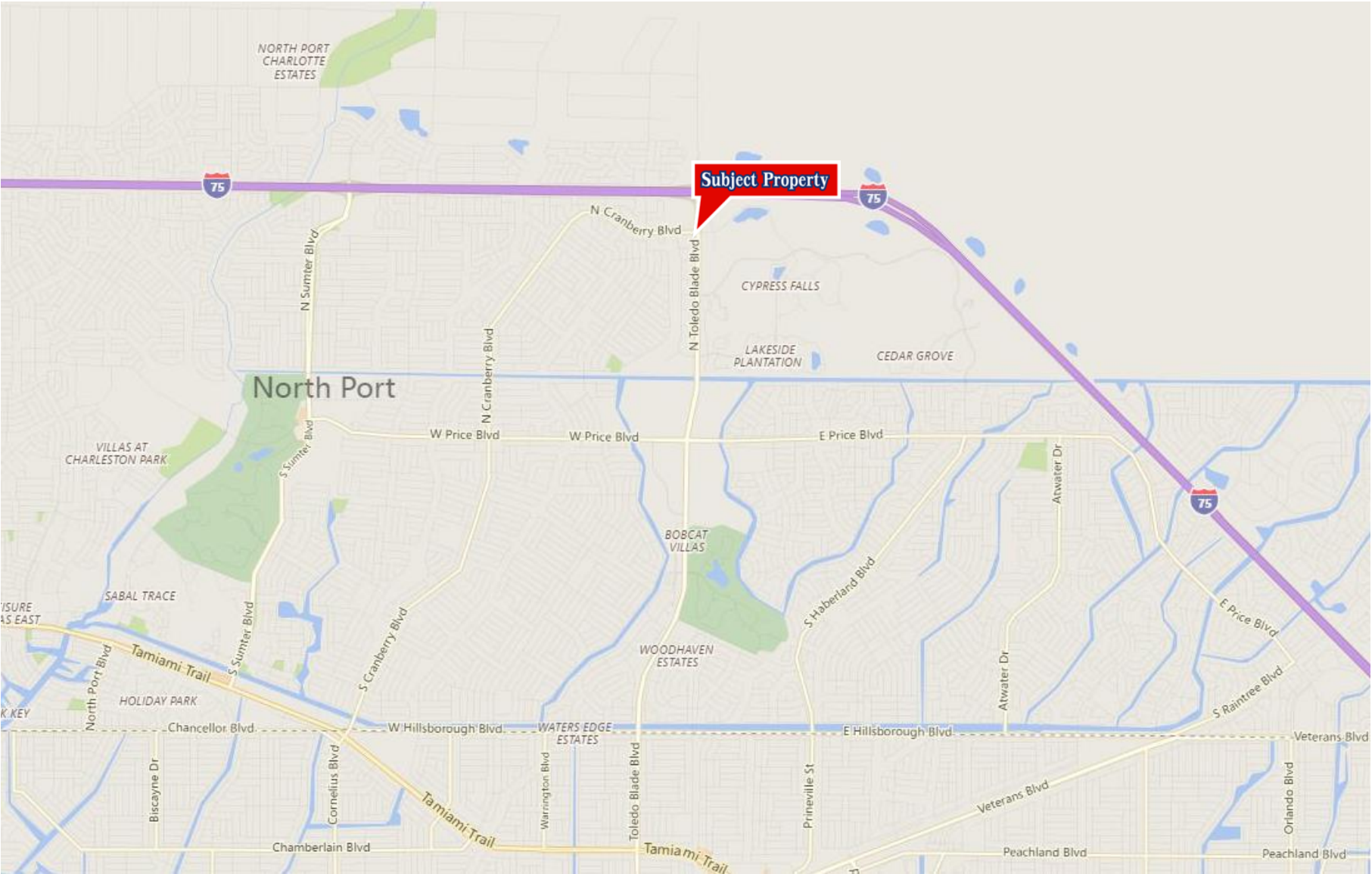
The major airport in the area is Sarasota-Bradenton International Airport which is shared by Sarasota and Manatee counties. Five airlines offer service out of the airport to locations primarily in the US and Canada. The airport serves more than 1,300,000 passengers per year. The airport holds full of Port of entry status providing the US Customs inspections for international travelers.



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4895 Toledo Blade Blvd				
North Port, FL 34288				
	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2019 Estimated Population	2,610	20,318	47,783
	2024 Projected Population	2,889	22,464	52,750
	2010 Census Population	2,244	17,324	42,203
	2000 Census Population	447	4,248	13,405
	Projected Annual Growth 2019 to 2024	2.1%	2.1%	2.1%
	Historical Annual Growth 2000 to 2019	25.5%	19.9%	13.5%
HOUSEHOLDS	2019 Estimated Households	984	7,617	18,439
	2024 Projected Households	1,064	8,223	19,840
	2010 Census Households	815	6,271	15,798
	2000 Census Households	156	1,518	4,979
	Projected Annual Growth 2019 to 2024	1.6%	1.6%	1.5%
	Historical Annual Growth 2000 to 2019	28.0%	21.1%	14.2%
AGE	2019 Est. Population Under 10 Years	13.0%	13.0%	12.2%
	2019 Est. Population 10 to 19 Years	12.7%	12.8%	12.3%
	2019 Est. Population 20 to 29 Years	11.3%	11.1%	10.7%
	2019 Est. Population 30 to 44 Years	19.5%	19.4%	18.2%
	2019 Est. Population 45 to 59 Years	18.1%	18.4%	18.3%
	2019 Est. Population 60 to 74 Years	18.5%	18.4%	19.7%
	2019 Est. Population 75 Years or Over	6.9%	7.0%	8.5%
	2019 Est. Median Age	38.7	38.9	41.2
MARITAL STATUS & GENDER	2019 Est. Male Population	49.4%	49.4%	49.0%
	2019 Est. Female Population	50.6%	50.6%	51.0%
	2019 Est. Never Married	30.9%	29.2%	26.8%
	2019 Est. Now Married	51.6%	52.8%	53.4%
	2019 Est. Separated or Divorced	13.1%	12.9%	13.8%
	2019 Est. Widowed	4.5%	5.1%	6.0%
INCOME	2019 Est. HH Income \$200,000 or More	6.2%	5.0%	5.2%
	2019 Est. HH Income \$150,000 to \$199,999	2.2%	3.6%	3.7%
	2019 Est. HH Income \$100,000 to \$149,999	15.8%	14.4%	12.8%
	2019 Est. HH Income \$75,000 to \$99,999	13.4%	15.6%	15.2%
	2019 Est. HH Income \$50,000 to \$74,999	24.8%	26.9%	25.8%
	2019 Est. HH Income \$35,000 to \$49,999	15.4%	13.7%	15.2%
	2019 Est. HH Income \$25,000 to \$34,999	9.4%	9.1%	8.8%
	2019 Est. HH Income \$15,000 to \$24,999	9.0%	8.6%	8.6%
	2019 Est. HH Income Under \$15,000	3.7%	3.1%	4.7%
	2019 Est. Average Household Income	\$74,493	\$72,112	\$72,076
	2019 Est. Median Household Income	\$61,227	\$62,892	\$60,987
	2019 Est. Per Capita Income	\$28,095	\$27,033	\$27,816
	2019 Est. Total Businesses	232	475	875
	2019 Est. Total Employees	1,172	2,524	5,320

4895 Toledo Blade Blvd				
North Port, FL 34288				
	1 mi radius	3 mi radius	5 mi radius	
LABOR FORCE	2019 Est. Labor Population Age 16 Years or Over	2,062	16,050	38,284
	2019 Est. Civilian Employed	54.1%	54.6%	52.8%
	2019 Est. Civilian Unemployed	1.3%	1.6%	1.6%
	2019 Est. in Armed Forces	-	-	-
	2019 Est. not in Labor Force	44.5%	43.9%	45.5%
	2019 Labor Force Males	49.2%	49.1%	48.7%
	2019 Labor Force Females	50.8%	50.9%	51.3%
OCCUPATION	2019 Occupation: Population Age 16 Years or Over	1,116	8,758	20,205
	2019 Mgmt, Business, & Financial Operations	8.1%	9.3%	10.1%
	2019 Professional, Related	17.4%	17.9%	18.5%
	2019 Service	26.4%	25.3%	25.0%
	2019 Sales, Office	31.2%	29.1%	28.4%
	2019 Farming, Fishing, Forestry	-	-	-
	2019 Construction, Extraction, Maintenance	7.7%	8.6%	9.0%
	2019 Production, Transport, Material Moving	9.3%	9.8%	8.9%
	2019 White Collar Workers	56.7%	56.3%	57.0%
	2019 Blue Collar Workers	43.3%	43.7%	43.0%
TRANSPORTATION TO WORK	2019 Drive to Work Alone	86.2%	87.9%	88.1%
	2019 Drive to Work in Carpool	8.7%	7.5%	7.2%
	2019 Travel to Work by Public Transportation	0.9%	0.6%	0.6%
	2019 Drive to Work on Motorcycle	-	-	-
	2019 Walk or Bicycle to Work	0.4%	0.4%	0.5%
	2019 Other Means	0.7%	0.7%	0.6%
	2019 Work at Home	3.1%	2.9%	2.8%
TRAVEL TIME	2019 Travel to Work in 14 Minutes or Less	11.9%	11.9%	12.4%
	2019 Travel to Work in 15 to 29 Minutes	41.6%	40.3%	39.3%
	2019 Travel to Work in 30 to 59 Minutes	45.1%	44.8%	44.8%
	2019 Travel to Work in 60 Minutes or More	8.0%	10.8%	9.8%
	2019 Average Travel Time to Work	28.4	28.8	28.5
CONSUMER EXPENDITURE	2019 Est. Total Household Expenditure	\$56.76 M	\$428.96 M	\$1.04 B
	2019 Est. Apparel	\$1.97 M	\$14.89 M	\$35.91 M
	2019 Est. Contributions, Gifts	\$3.19 M	\$23.96 M	\$58.2 M
	2019 Est. Education, Reading	\$1.68 M	\$12.62 M	\$30.62 M
	2019 Est. Entertainment	\$3.18 M	\$24.07 M	\$58.11 M
	2019 Est. Food, Beverages, Tobacco	\$8.76 M	\$66.27 M	\$159.96 M
	2019 Est. Furnishings, Equipment	\$1.98 M	\$15.01 M	\$36.23 M
	2019 Est. Health Care, Insurance	\$5.33 M	\$40.33 M	\$97.63 M
	2019 Est. Household Operations, Shelter, Utilities	\$18.36 M	\$138.73 M	\$335.63 M
	2019 Est. Miscellaneous Expenses	\$1.07 M	\$8.09 M	\$19.58 M
	2019 Est. Personal Care	\$760.68 K	\$5.75 M	\$13.88 M
	2019 Est. Transportation	\$10.47 M	\$79.25 M	\$190.69 M