

7-Eleven

“AA-” Rated Investment Grade Tenant
Chicago MSA | Brand New 15-Year Lease

[Download Offering Memorandum >>](#)

Price: **\$3,690,000**



Cap Rate: **5.00%**

Investment Offering

Stan Johnson Company (“SJC”) is pleased to offer the opportunity to acquire a free standing 7-Eleven convenience store with fuel stations located in one of Chicago’s strongest northern suburbs. The Property sits on the signalized corner of the infamous Rand Road and Euclid Ave (53,971 combined VPD). Mount Prospect is one of the most stabilized suburbs in all of Chicago and offers excellent demographics with 123,102 people living within 3 miles, earning \$116,390 in average household income. The area offers two Metra train stations for easy downtown Chicago commuting and has undergone a total redevelopment with new construction in all directions. 7-Eleven is uniquely positioned to take advantage of this hot and growing market.

The Property offers excellent access and visibility and was completely renovated in 2019. The lease offers a brand new 15-year term with 7.50% rental increases every 5 years. It is also a corporate lease with 7-Eleven, Inc “AA-” rated credit, which is among the best in the industry. Additionally, ownership is fee simple interest which allows for accelerated depreciation tax benefits on the convenience store. Please consult a tax advisor for further clarification, which is more advantageous than a traditional net lease investment. Everything in the building is brand new except for the foundation and exterior walls.



New 15-Year Lease



“AA-” Credit is Best in the Industry



High-Density Chicago Suburb



7.50% Rent Increases



123,102 People
Earning \$116,390/HH within 3 Miles



Premier Signalized Corner



Rand Rd is a Major Retail Corridor



53,971 Combined VPD

Christina Pecoraro
Transaction Manager
cpecoraro@stanjohnsonco.com
+1 312.777.2453

Tom Fritz
Senior Director
tfritz@stanjohnsonco.com
+1 312.777.2445

Brandon Duff
Managing Director
bduff@stanjohnsonco.com
+1 312.240.0162

Matt Spangenberg
Associate Director
mspangenberg@stanjohnsonco.com
+1 312.777.2442

Mackenzie Wolfgram
Associate
mwolfgram@stanjohnsonco.com
+1 312.777.2454

 **Stan Johnson Co.**
THE NET LEASE AUTHORITY*