

7-ELEVEN

(Corporate)



OFFERING MEMORANDUM



301 South Lewis Road – Royersford, PA 19468

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some

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Tenant Overview



7-Eleven focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, 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 guests. 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. Well known for the Big Gulp® fountain soft drink, Big Bite® grill items, the Slurpee® beverage and its fresh-brewed coffee, 7-Eleven's food service offerings bring guests a proprietary line of prepared-fresh-daily and daily delivered deli sandwiches, wraps, breakfast sandwiches and a wide assortment fruits, salads and baked goods.

Company Profile

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 60,000 stores in 18 countries, of which nearly 10,700 are in North America. 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. Founded in 1927 in Dallas, Texas, 7-Eleven pioneered the convenience store concept during its first years of operation as an ice company when its retail outlets began selling milk, bread and eggs as a convenience to guests. The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers 24-hour convenience, seven days a week is the cornerstone of 7-Eleven's business.





Financial Analysis

Property Address: 301 South Lewis Road – Royersford, PA 19468



PRICE: \$580,000 | CAP: 6.00% | RENT: \$34,800

PROPERTY DESCRIPTION

Property	7-Eleven
Property Address	301 South Lewis Road
City, State, ZIP	Royersford, PA 19468
Year Built / Renovated	1977
Building Size	2,412 SF
Lot Size	+/- 0.49 Acres
Type of Ownership	Fee Simple

CURRENT RENT

Annual Rent	\$34,800
Rent / SF	\$14.42

LEASE SUMMARY

Property Type	Net-Leased Grocery Store
Ownership Type	Public (S&P: AA-)
Tenant / Guarantor	7-Eleven Inc./Corporate
Original Lease Term	32.0 Years
Lease Commencement	May 5, 1977
Initial Term Expiration	August 31, 2019
Option Term Commencement	September 1, 2019
Term Remaining	1.5+ Years
Roof & Structure	Tenant Responsible
Rental Increases	6.50% Each Option Period
Options to Renew	One (1), Three (3)-Year Option, Two (2), Five (5)-Year Options

RENT SCHEDULE

Lease Year(s)	Annual Rent	Monthly Rent	Rent Escalation (%)
Current – 8/31/2021	\$34,800.00	\$2,900.00	-
OPTION PERIODS			
9/1/2021 – 8/31/2024	\$34,800.00	\$2,900.00	-
5-Year Option	\$37,200.00	\$3,100.00	6.50%
5-Year Option	\$40,800.00	\$3,400.00	6.50%

INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for a 7-Eleven located at 301 South Lewis Road in Royersford, PA. This fee-simple 7-Eleven consists of roughly 2,412 rentable square feet of building space on an estimated 0.49-acre parcel of land.

7-Eleven, Inc., the corporate operating entity, is subject to a 2-year extension of the original 32-year (NNN) lease that commenced in May of 1977. The annual rent is \$34,800 and will increase by six and a half percent (6.50%) in each of the tenant's renewal options.



Investment Highlights

Property Address: 301 South Lewis Road – Royersford, PA 19468



About the Investment

- ✓ Original Thirty-Two (32)-Year Triple-Net Lease | 1.5+ Years Remaining in First Tenant Renewal Option
- ✓ In Operation At This Location For Over 40-Years
- ✓ Corporate Guaranty From 7-Eleven, Inc. (S&P Rating: AA-)
- ✓ Recession-Resistant Business Model

About the Location

- ✓ Strategically Located | Located Less Than One Mile Off U.S. 422 | Average Daily Traffic Count That Exceeds 111,000 Vehicles
- ✓ Average Household Income Exceeds \$117,000 Within Three-Miles
- ✓ Surrounded by Various National Tenants | Giant Foods, Wawa, McDonald's, Dunkin Donuts, TD Bank, KFC/Taco Bell, Kohl's, CVS, Rite Aid, and More
- ✓ Spring-Ford Area School District | Located Directly Across the Street From Subject Property | Over 7,700 Students Enrolled Each Year
- ✓ Dense Population Demographics | Over 108,000 People Within Five-Miles
- ✓ Ursinus College | Over 1,500 Students Enrolled Each Year

About the Tenant / Brand

- ✓ 7-Eleven is the Largest Convenience Store Chain in the World | 60,000 Stores in 18 Countries
- ✓ S&P Rating: AA-
- ✓ 10,700 Stores in North America
- ✓ Committed to Meeting the Needs of All Guests by Providing a Broad Selection of Fresh, High-Quality Products and Services at Everyday Fair Prices



Representative Photo



Montgomery County is the third-most populous county in the U.S. state of the Commonwealth of Pennsylvania. As a suburb of Philadelphia, many of its residents work in the city. However, Montgomery County is also a major employment center with large business parks which attract thousands of workers from all over the region. The strong job base and taxes generated by those jobs have resulted in Montgomery County receiving the highest credit rating of 'AAA' from Standard & Poor's, one of fewer than 30 counties in the United States with such a rating.





Surrounding Area



Property Address: 301 South Lewis Road – Royersford, PA 19468





Surrounding Area

Property Address: 301 South Lewis Road – Royersford, PA 19468





Surrounding Area Photos

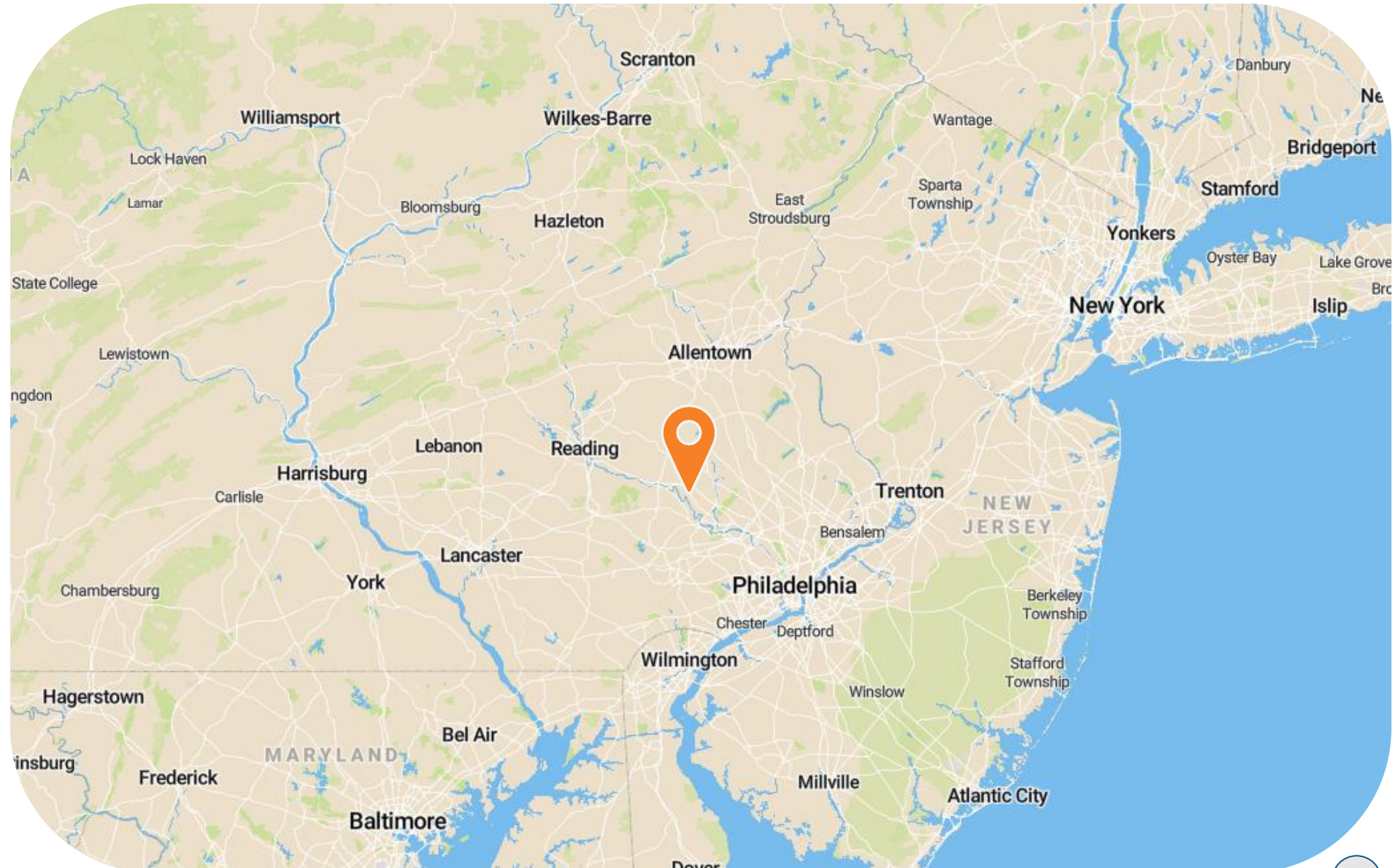
Property Address: 301 South Lewis Road – Royersford, PA 19468





Local Map

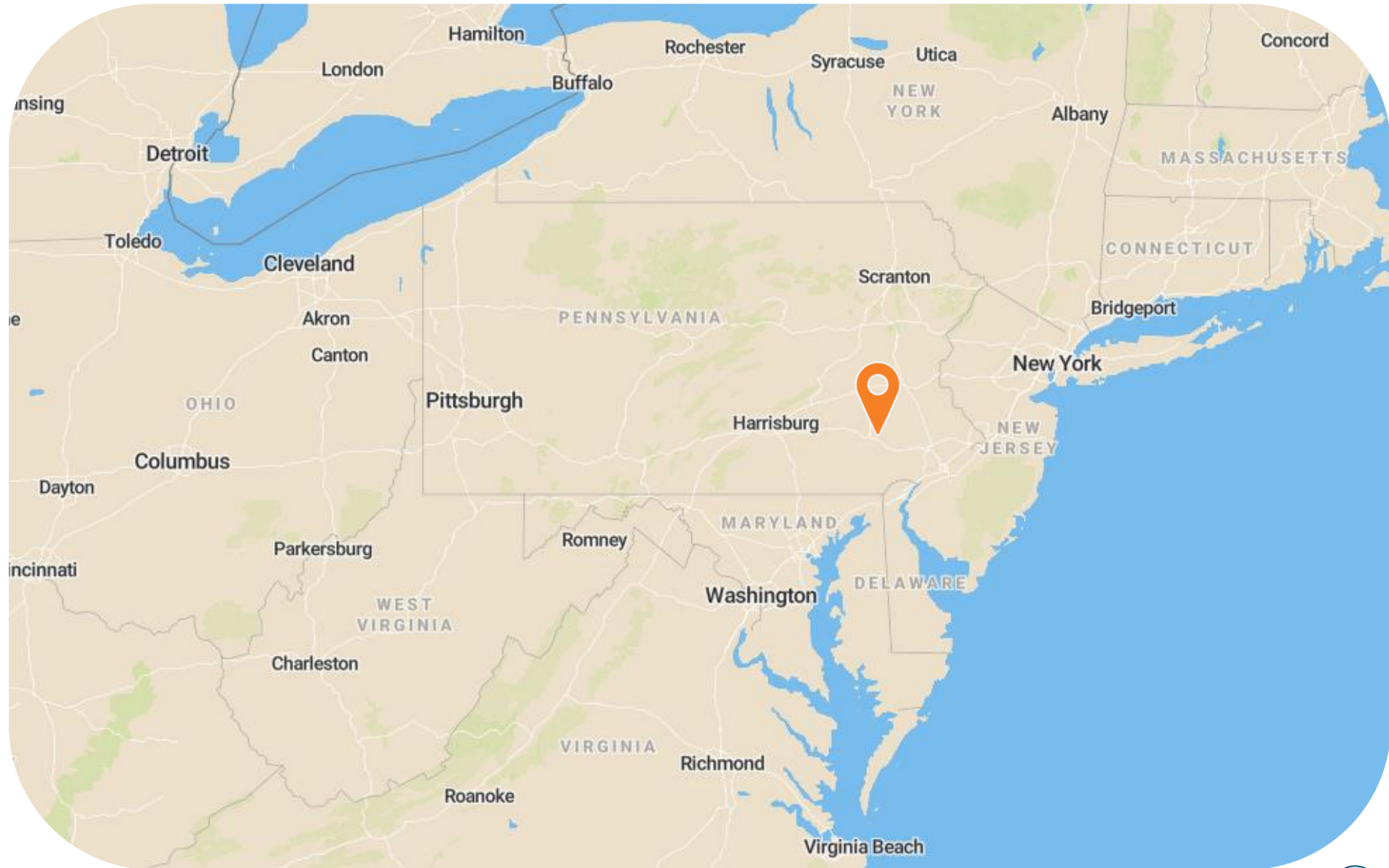
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Regional Map

Property Address: 301 South Lewis Road – Royersford, PA 19468





Market Overview



City: Royersford | County: Montgomery | State: Pennsylvania



Royersford is an attractive bedroom community given its proximity to the interchange of the 422 Expressway. Royersford has a main street shopping area, as well as many small businesses and neighborhood shopping centers that serve residents in portions of the surrounding townships of Limerick and Upper Providence. Royersford also has a strong tie to the Borough of Spring City, located on the other side of the Schuylkill River in Chester County. Some homes and businesses with a Royersford mailing address may actually be located in Limerick or Upper Providence Townships.

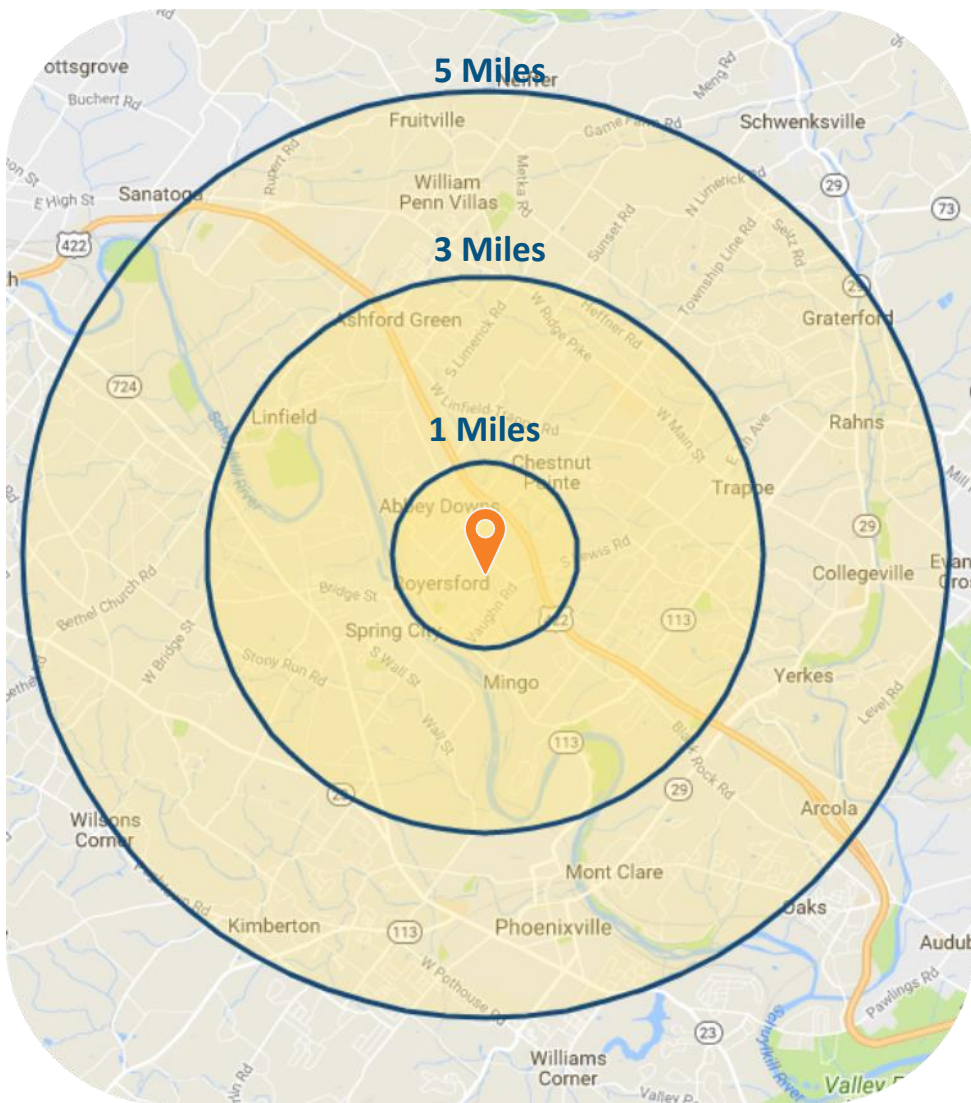
Major Employers

Employer	Estimated # of Employees
Glaxosmithkline LLC	8,964
Main Line Health System	1,723
Phoenixville Hospital Co LLC	1,000
State Crrctnal Instn Grterford	1,000
Sanatoga Manor	817
Southern Theatres LLC	813
Perkiomen Valley School Dst	653
MID-ATLANTIC HEALTH CARE	620
Quest Diagnostics	522
Perkimen Vly Schl Dst Fndation	515
PASD	500



Demographics

Property Address: 301 South Lewis Road – Royersford, PA 19468



	1 Mile	3 Miles	5 Miles
POPULATION			
2023 Projection	11,577	42,654	116,299
2018 Estimate	11,197	39,739	108,254
2010 Census	10,865	37,743	102,323
2000 Census	9,854	30,255	86,149
INCOME			
Average	\$100,831	\$117,325	\$118,782
Median	\$76,403	\$87,902	\$90,178
Per Capita	\$43,827	\$43,626	\$45,024
HOUSEHOLDS			
2023 Projection	5,102	15,821	43,926
2018 Estimate	4,865	14,704	40,729
2010 Census	4,694	13,960	38,316
2000 Census	4,090	11,371	31,336
HOUSING			
2018	\$222,811	\$286,209	\$290,823
EMPLOYMENT			
2018 Daytime Population	10,282	35,717	99,004
2018 Unemployment	5.45%	3.71%	4.33%
2018 Median Time Traveled	31	32	32
RACE & ETHNICITY			
White	89.38%	87.72%	85.94%
Native American	0.01%	0.02%	0.05%
African American	4.70%	4.52%	4.89%
Asian/Pacific Islander	2.83%	4.88%	5.59%



Marcus & Millichap

EXCLUSIVE NET LEASE OFFERING

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