



**7-ELEVEN**



714 Burnt Store Rd N | Cape Coral, FL

OFFERING MEMORANDUM



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# EXECUTIVE OVERVIEW

## INDUSTRY-LEADING, INVESTMENT GRADE CREDIT TENANT

- **Recent, long-term lease extension** - 7-Eleven extended the lease for an additional 10 years in August 2019, showing great commitment to the location
- Approximately **12 years of guaranteed lease term** and improving future cash flows
- Highly sought-after tenant: 7-Eleven operates, franchises, and licenses more than 70,000 stores throughout 18 countries with over 11,000 in North America alone
- **Absolute NNN investment** with Zero landlord responsibilities which is ideal for both in state and out state investors
- **Corporately Guaranteed** by Investment-grade credit, **AA- rating** from Standard & Poor's. One of the strongest credit ratings and guarantee's you can have in the marketplace
- **10% rental increases every 5 years** during initial terms and options – great hedge against inflation
- **Asset is eligible for accelerated depreciation** (discuss with your accountant)

## INCOME-TAX FREE STATE & LACK OF IMMEDIATE COMPETITION

- **Hard corner at the intersection** of Burnt Store Road and Tropicana Parkway, with traffic counts in excess of **25,000 cars per day**
- **Complete lack of competition** - no gas station for 2 miles and the closest gas station to the marina and ocean which dramatically increases tenant's sales. Diesel station convenient for community's active boating.
- Strong projected population growth of nearly  $\pm 10\%$  in the 1, 3 and 5-mile radius
- **Income tax-free state** – ideal investment for in-state investor looking for passive income
- Ideal demographic for the brand, with average household incomes of \$80,000 in the 1, 3 and 5-mile radius
- 8 fueling stations; 4 regular and 4 diesel pumps
- **Burnt Store Rd is currently being widened** to a four-lane highway and will eventually be widened to a six-lane highway















THE SHOPS AT CORAL SHORES



BURNT STORE RD  
± 14,700 VPD

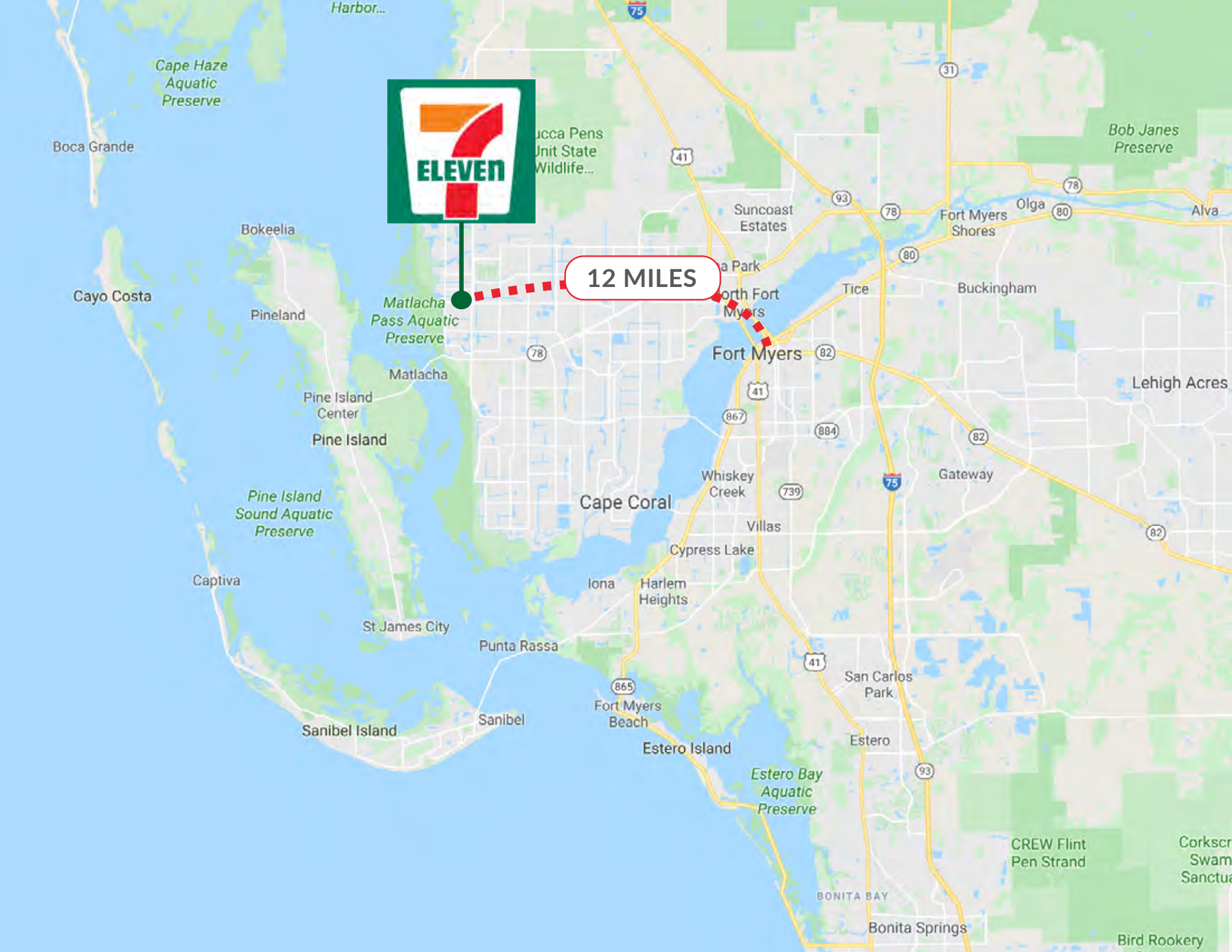
MIDDLE SEGMENT OF DEVELOPMENT  
INTO FOUR LANE HIGHWAY







12 MILES





# FINANCIAL OVERVIEW



**\$3,820,000**  
LIST PRICE



**\$191,000**  
NOI



**5.00%**  
CAP RATE

## BUILDING INFO

Address	714 Burnt Store Rd N Cape Coral, FL
APN	07-44-23-C2-04192.A000
Year Built/Remodeled	2005/2016
GLA of Building	4,000 SF
Lot Size	±1.10 Acres (±48,004 SF)



## TENANT SUMMARY

Tenant Trade Name	7-Eleven Inc.
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Rent Commencement	6/1/16
Lease Expiration Date	6/30/31
Term Remaining	±11.5 Years
Increases	10% on 7/1/25 and in Options
Options	Four (4), Five (5) Year Options

## ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Cap Rate
Current - 6/30/25	\$15,916.67	\$191,000	5.00%
7/1/25 - 6/30/31	\$17,508.33	\$210,100	5.50%
Option 1	\$19,259.17	\$231,110	6.05%
Option 2	\$21,185.08	\$254,221	6.66%
Option 3	\$23,303.59	\$279,643	7.32%
Option 4	\$25,633.95	\$307,607	8.05%



# TENANT OVERVIEW



## The Offering

PROPERTY NAME	
7-Eleven	
Property Address	714 Burnt Store Rd N Cape Coral, FL
SITE DESCRIPTION	
Number of Stories	One
Year Built	2005
Lot Size	±48,004 SF (1.10 AC)
Type of Ownership	Fee Simple
Landscaping	Professional
Topography	Generally Level

## Tenant Overview

» Company Name	» Year Founded	» Headquarters
7-Eleven	1927	Irving, TX
» Ownership	» Industry	» Website
Private	Convenience Store	www.7-eleven.com

**AA-**  
Credit Rating  
(S&P)

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 70,000 stores in 18 countries and is also one of the nation's largest independent gasoline retailers. As the pioneer of the convenience store concept, 7-Eleven strives to meet 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 maintains a selection of approximately 2,500 different products and services tailored to meet the needs and preferences of its local clientele.

**#1**  
Entrepreneur's  
Magazine Top Global  
Franchises List

**TOP C-STORE**  
Team Members

**#3**  
Forbes' Top 20 Franchises  
to Start







# AREA OVERVIEW

## CAPE CORAL, FL OVERVIEW

Cape Coral is a city located in Lee County, Florida, United States, on the Gulf of Mexico. With an area of 120 square miles, Cape Coral is the largest city between Tampa and Miami. It is a principal city in the Cape Coral - Fort Myers, Florida Metropolitan Statistical Area. The city is known as a “Waterfront Wonderland”; with over 400 miles of navigable waterways.

Renowned Gulf Coast beaches, verdant golf courses and family attractions like the popular Sun Splash Family Waterpark make Cape Coral an appealing destination for visitors. With more than 400 miles of canals, boating, fishing and water sports are a significant enhancement to the quality of life here in Cape Coral. And don't forget the golf courses, tennis courts, athletic parks and nature preserves that Cape Coral offers.

## ECONOMY

The economy in Cape Coral is based on Health care services, retail, and real estate/construction. The City's Economic Development Office promotes and incentivizes business relocation to Cape Coral.

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	4,312	25,282	71,928
2020 Estimate	3,902	22,928	65,446
2010 Census	2,732	16,075	46,399
<b>Growth 2020-2025</b>	<b>10.51%</b>	<b>10.27%</b>	<b>9.90%</b>
<b>Growth 2010-2020</b>	<b>42.83%</b>	<b>42.63%</b>	<b>41.05%</b>
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2025 Projection	1,467	8,355	24,818
2020 Estimate	1,336	7,635	22,689
2010 Census	955	5,497	16,386
<b>Growth 2020-2025</b>	<b>9.80%</b>	<b>9.43%</b>	<b>9.38%</b>
<b>Growth 2010-2020</b>	<b>39.90%</b>	<b>38.89%</b>	<b>38.47%</b>
INCOME	1-MILE	3-MILE	5-MILE
2020 Avg Household Income	\$89,033	\$87,193	\$81,282

## TOP EMPLOYERS







## CAPE CORAL BEACHES

Life floats by like a light sea breeze in this community just north of the Caloosahatchee River. The easygoing, waterfront lifestyle in Southwest Florida inspired local developers in the 1950s. They created canals to encourage local boating. Celebrities were brought in to tout the benefits of “the Cape,” as the locals know it.

Today, a lively strip of restaurants and stores along Cape Coral Parkway offer endless activities for kids, including Sun Splash Family Water Park, Mike Greenwell’s Family Fun Park and the 27,000-square-foot Eagle Skate Park.

Nature lovers always find themselves at Four Mile Cove Ecological Preserve, where a boardwalk guides you through a quiet mangrove habitat without disturbing the wildlife. Just remember to look for Cape Coral’s most famous resident - the burrowing owl, often seen day and night throughout the community.

You can also discover water, wildlife and wonderful adventures when bicycling in Cape Coral, a designated Bicycle Friendly Community by the League of American Bicyclists. One of Florida’s largest cities by land mass offers a very special bicycling experience with more than 90 miles of interconnected bike routes bordering nature preserves, scenic canals, marinas, golf courses and the expansive Caloosahatchee River.





## FORT MYERS, FL

Nestled alongside the Caloosahatchee River in Southwest Florida, Fort Myers is a midsize metro area. It has retained its small-town heritage though, with a charming downtown lined with shops and restaurants, many of which are dog-friendly. Museums, parades, festivals, theaters, music, parks, historical sites and art galleries pepper the metro area and its social calendar. Just a few miles away, Fort Myers Beach, Cape Coral and Sanibel Island are popular among boaters, kayakers, sailors, and anglers.





## DOWNTOWN REDEVELOPMENT AREA

The Downtown redevelopment district, also known as the River District, will be a colorful historic sub-tropical waterfront city, with original brick-lined streets and charming restaurants, shops, art galleries, and performing arts venues. The River District's combined commercial-residential walkable neighborhoods may have the style of the past, but they are the wave of the future when it comes to convenience and saving natural resources.

The plan integrates the existing historical area with a strategy to develop the neighboring, largely vacant riverfront. Some of the new projects for the riverfront area include a crescent-shaped water detention basin lined by unique retail shops, restaurants, and a convention hotel; making the marina bigger; increasing downtown parking, and creating a cultural destination through improved parks and outdoor spaces.

## ECONOMY

Employment prospects are on the rise in Fort Myers. Some industries are predicted to expand in the next 10 years including advanced manufacturing, financial, and professional services and information technology, according to the Lee County Economic Development Office.

Sales, office and administrative support jobs account for nearly 30 percent of the job market in Fort Myers, while the construction industry is making a comeback with the growth of the economy. In October 2015, Hertz's corporate headquarters relocated to the greater Fort Myers area and brought more jobs to the region. The renovation of the new JetBlue Park at Fenway South, the spring training camp for the Red Sox, was another boon for the area.



## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **7-Eleven** located at **714 Burnt Store Rd N, Cape Coral, FL 90606** (“Property”). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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 Matthews Real Estate Investment Services 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.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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**MATTHEWS™**  
REAL ESTATE INVESTMENT SERVICES

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