



TRINITY
REAL ESTATE INVESTMENT SERVICES



7-ELEVEN - PHILADELPHIA MSA - 5.5% CAP

1901 CENTERVILLE RD, WILMINGTON, DE 19808

\$1,818,181

5.5% CAP



WILMINGTON, DE

\$1,818,181 | 5.5% CAP

- Absolute NNN 7-Eleven Lease With 5+ Years Remaining on Current Term
- Healthy 1 Mile Demographics of 10.4K+ Residents - Impressive Growth Rate of 8.68% Reported Between 2010-2019
- Located Near Several National Credit Tenants Including Walmart, Aldi, Starbucks, and Dollar Tree
- Delaware is Home to More Than 66% of the Fortune 500 Companies - Hosting More Business Entity Registrations Than the State's Population
- Positioned 37 Miles From Philadelphia - the Largest City in Pennsylvania With 1.5M+ Residents
- 7-Eleven the Largest Chain Operator, Franchisor, and Licensor of Convenience Stores in the U.S.

EXCLUSIVELY MARKETING BY:

DYLAN O'HARA

918.208.1565 | dylan@trinityreis.com

PROPERTY DETAILS:

Building Area:	3,034 SF
Land Area:	0.22 AC
Year Built:	1964
Guarantor:	7-Eleven, Inc. (S&P: AA-)
Price (Psf):	\$599.27

LEASE OVERVIEW:

Remaining Lease Term:	5+ Years
Rent Commencement:	11/1/1964
Lease Expiration:	11/30/2025
Base Annual Rent:	\$100,000
Lease Type:	NNN
Scheduled Rent Increases:	In Option Periods
Options & Increases:	Two (2), 5-Year; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant

DEMOGRAPHICS OVERVIEW

1901 CENTERVILLE RD | WILMINGTON, DE

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	9,575	78,125	195,309
Estimated Population (2019)	10,406	79,928	203,588
Projected Population (2024)	10,679	81,171	207,446
POPULATION GROWTH			
2010-2019 (Historical)	8.68%	2.31%	4.24%
2019-2024 (Projected)	2.62%	1.56%	1.90%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$94,719	\$771,445	\$1,947,762
HOUSEHOLD INCOME			
2019 Average	\$71,905	\$77,368	\$78,820
2019 Median	\$59,479	\$58,557	\$57,915

37 Miles to
Downtown Philadelphia



- Wilmington is located 37 miles from downtown Philadelphia. Philadelphia is the largest city in the state of Pennsylvania and the sixth-most populous city in the U.S. with a population of 1.5+ million.
- Philadelphia is the economic and cultural anchor of the greater Delaware Valley, located along the lower Delaware and Schuylkill Rivers. The Delaware Valley's population of 7.2+ million ranks it as the eighth-largest combined statistical area in the United States.
- As of 2019, the Philadelphia area, home to 5 Fortune 1000 companies, is estimated to produce a gross metropolitan product of \$490 billion.
- The city's economic sectors include financial services, health care, biotechnology, information technology, trade and transportation, manufacturing, oil refining, and tourism.
- Philadelphia's history is a major tourist attraction. The Independence National Historical Park (including the Liberty Bell, Independence Hall, and others) received over 45 million visitors in 2018.
- Philadelphia has 120,000 college and university students enrolled within the city. More than 80 colleges, universities, trade, and specialty schools are located in the Philadelphia region.

WILMINGTON **5 MILE RADIUS** KEY DEMOGRAPHICS



203,588

2019 Total
Population



\$78,820

2019 Average
Household Income

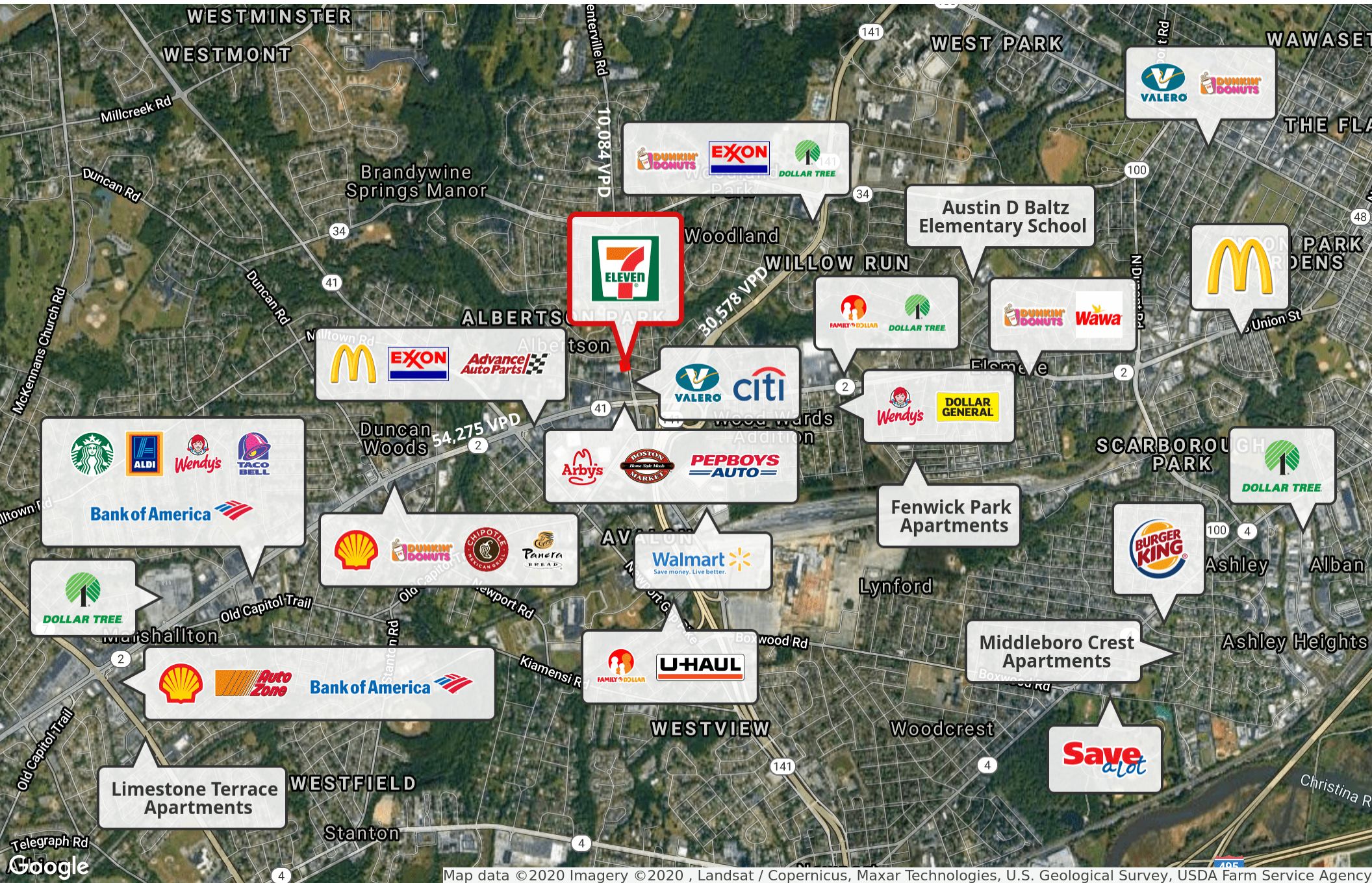


1.90%

2019-2024
Growth/Yr:
Population

RETAILER MAP

1901 CENTERVILLE RD | WILMINGTON, DE



RETAIL MAP

1901 CENTERVILLE RD | WILMINGTON, DE



RETAIL MAP

1901 CENTERVILLE RD | WILMINGTON, DE









Actual Property

TENANT SUMMARY

7-Eleven is a Japanese-American international chain of convenience stores, headquartered in Dallas, Texas. The chain was founded in 1927 as an ice house storefront in Dallas. Today, 7-Eleven is a brand known and loved around the world, and their iconic products are an iconic part of American culture. The focus of 7-Eleven has remained consistent over the years: to make life easier for customers. 7-Eleven leadership believes this simple idea is why they are the marketplace leader in the world of convenience stores.

STRATEGY

7-Eleven operates, franchises, and licenses 68,236 stores in 17 countries as of June 2019. As technology redefines how people shop, 7-Eleven keeps pace. Their 7-Eleven mobile app supports bigger and better loyalty programs catering to a new, digital-savvy generation of shoppers. In addition, the brand has invested in software and businesses processes that have revolutionized the way 7-Eleven stores operate. Innovation leads the 7-Eleven vision that continues to inspire employees and grow a loyal customer base.



TENANT DETAILS:

Tenant Name:	7-Eleven
Tenant Type:	Convenience Store
Parent Company Trade Name:	7-Eleven, Inc. (S&P: AA-)
Ownership:	Public
No. of Locations:	68,000+ (as of June 2019)
Website:	7-eleven.com
Year Founded:	1927
Credit Rating (S&P):	AA-
No. of Employees:	45,000+ (as of June 2019)
Headquartered:	Dallas, TX

All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Trinity Real Estate Investment Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Trinity Real Estate Investment Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Actual Property



REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY MARKETING BY:

DYLAN O'HARA

918.208.1565

dylan@trinityreis.com

BROKER OF RECORD

DANIEL WHAM

DSM Commercial

DE #RS-0022976

Actual Property