

SECURE

NET LEASE

FILE PHOTO




7-ELEVEN

S&P: AA-

\$4,339,000 | 4.75% CAP

8411 Woodsboro Pike, Walkersville, MD 21793

- ✓ Brand New 15-Year, Absolute NNN Lease
- ✓ 10% Rent Increases Every 5-Years, Including Option Periods
- ✓ Largest Chain Store Operator Worldwide with Over 70,000, 12,000+ in the US
- ✓ Affluent Washington DC Suburb
- ✓ AA- S&P Rating

A photograph of a 7-Eleven convenience store and gas station at night. The building is illuminated by interior and exterior lights, with the 7-Eleven logo prominently displayed on the roof and signage. Several gas pumps are visible in the foreground, and a white SUV is parked in the lot. The sky is dark, and the overall scene is brightly lit by the store's lights.

7-Eleven, Inc the Irving, Texas-based c-store chain, operates, franchises and/or licenses almost 70,000 stores in 17 countries, including more than 12,000 locations in North America, making it the largest retailer in the world.

INVESTMENT OVERVIEW

7-ELEVEN | WALKERSVILLE, MARYLAND

\$4,339,000 | 4.75% CAP



\$206,106

NOI



±3,010 SF

BUILDING AREA



±0.91 ACRES

LAND AREA



2020

YR BUILT



100%

OCCUPANCY



ABSOLUTE NNN

LEASE TYPE

- ✓ **Brand new, 15-year NNN lease with 7-Eleven, Inc.** 10% rental increases every 5-years, including option periods.
- ✓ **7-Eleven Ranked #1** on Entrepreneur Magazine's Top 500 Franchises List, and one of Fast Company Magazine's World's Top10 most Innovative Companies in Retail.
- ✓ **Highly Trafficked Area.** Subject Property is located along Woodsboro Pike with a current estimated traffic count of 25,000 vehicles passing daily.
- ✓ **Dense Retail Area.** Less than 2-miles away from 7-Eleven is the Market Square including retailers such as HomeGoods, PetSmart and Buffalo Wild Wings and many others.
- ✓ **Near Many Great Schools.** All schools within miles from the subject property 7-Eleven. Glade Elementary (700 students), Walkersville Elementary (670 students), and Walkersville High School (1,078).
- ✓ **Close proximity to Fountain Rock Nature Center.** Less than 1.5-miles from the subject property is the Fountain Rock Nature Center, a 22-acre park with a pond, side deck, hiking areas and old lime kilns, plus a nature center with animals.

SECURE

NET LEASE

CONTACT FOR DETAILS

RUSSELL SMITH

VICE PRESIDENT

(214) 915-8890

rsmith@securenetlease.com

BOB MOORHEAD

MANAGING PARTNER

(214) 522-7200

bob@securenetlease.com

MD BROKER OF RECORD:

G&E Real Estate, Inc

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

FILE PHOTO



SECURE NET LEASE | 3

TENANT OVERVIEW

7-ELEVEN | WALKERSVILLE, MARYLAND



7-ELEVEN (7-eleven.com)

LESSEE: 7-ELEVEN, INC.,

7-Eleven is now part of an international chain of convenience stores, operating under Seven-Eleven Japan Co., Ltd., and surpassed McDonald's in 2007 as the world's largest retailer. 7-Eleven is also one of the nation's largest independent gasoline retailers. The company's largest markets are in the United States, Canada, the Philippines, Hong Kong, Taiwan, Malaysia and Thailand.

7-Eleven Accolades include: Ranked #1 on Entrepreneur magazine's Top Global Franchises List; #1 spot on Entrepreneur magazine's Franchise 500's Top 10 Most Popular Retail Companies, and #2 in Forbes magazine's Top 20 Franchises to Start; No. 2 on FranchiseRanking.com for Best Convenience Store Franchise Company USA, and among GI jobs magazine's Top 100 Military Friendly Employers.

\$5.1B

REVENUE

AA-

CREDIT RATING



70,000

TOTAL LOCATIONS

FILE PHOTO



POSITIONING 7-ELEVEN FOR THE FUTURE

David Bennett, October 12, 2018 (CStore Decisions)

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

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

"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.

HOW 7-ELEVEN USES TECH TO STAY AHEAD OF ITS COMPETITION

David Zax, January 15, 2018 (Entrepreneur)

In 1927, an employee of Texas's Southland Ice Company named Johnny Green gave his boss a tip. Customers were requesting that the ice company sell household staples as well. The company tried it out and found great success, and the business was renamed to reflect its (then unheard-of) hours of operation. A convenience store empire was born: 7-Eleven now has 63,000 stores worldwide.

In more than 8,000 stores nationwide, 7-Eleven is even dipping a toe into financial services. Customers can pay utility bills or income tax at participating stores, and in November, 7-Eleven announced a partnership with Amazon that allows shoppers to hand over cash at a store and see it immediately transformed into Amazon credit, enabling people without credit cards to shop online at the everything store.

Ninety-one years later, the brand is still eager to experiment. "In this digital age," says 7-Eleven CEO Joe DePinto, "all segments of business are being disrupted." And the convenience-store brand doesn't want to be left behind. For example, it has a delivery partnership with Postmates in 35 cities (and in 2016, it tested drone delivery in Nevada in a partnership with Flirtey). In more than 8,000 stores nationwide, 7-Eleven is even dipping a toe into financial services. Customers can pay utility bills or income tax at participating stores, and in November, 7-Eleven announced a partnership with Amazon that allows shoppers to hand over cash at a store and see it immediately transformed into Amazon credit, enabling people without credit cards to shop online at the everything store.



CLICK HERE TO READ MORE



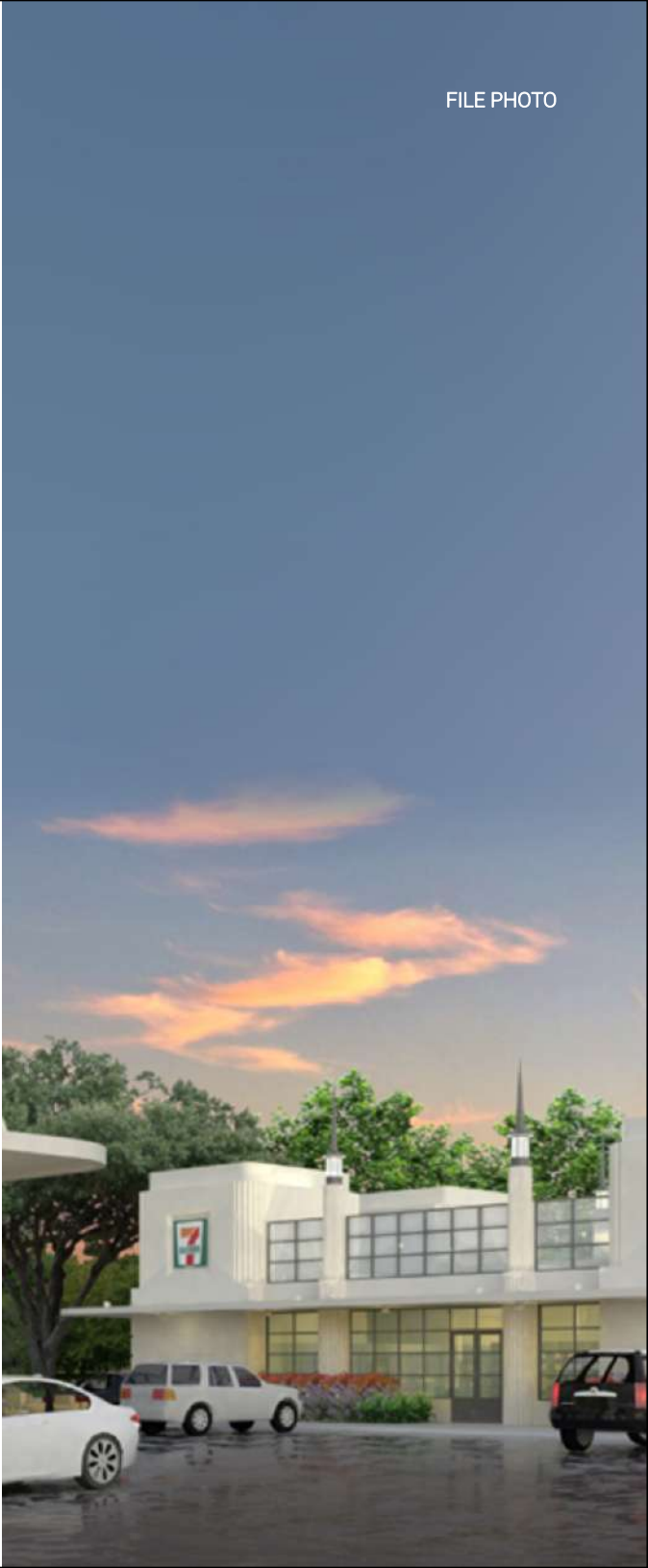
CLICK HERE TO READ MORE

LEASE OVERVIEW

7-ELEVEN | WALKERSVILLE, MARYLAND

INITIAL LEASE TERM	15-Years
RENT COMMENCEMENT	June 2020
LEASE EXPIRATION	June 2035
LEASE TYPE	Absolute NNN
RENT INCREASES	10% Every 5-Years, Including Option Periods
ANNUAL RENT YRS 1-5:	\$206,106
ANNUAL RENT YRS 6-10:	\$226,717
ANNUAL RENT YRS 11-15:	\$249,388
OPTION 1:	\$274,327
OPTION 2:	\$301,760
OPTION 3:	\$331,936
OPTION 4	\$365,130

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



 **SUBJECT PROPERTY**
8411 WOODSBORO PIKE

 **DOLLAR TREE**
 **GOODWILL**

Self Storage Plus

WOODSBORO PIKE
± 23,826 VPD

STAUFFER ROAD

CATOCTIN MOUNTAIN HIGHWAY
± 22,294 VPD
15

Public Storage

 **Wegmans**
 **Marshall's**
 **Sport Clips**
 **verizon**
 **GameStop**
 **NAVY FEDERAL Credit Union**
 **T-Mobile**

 **BURGER KING**

 **NAPA**

 **Onelife FITNESS**
 **ihop**
 **Bank of America**
 **McDonald's**
 **Domino's Pizza**
 **Pier 1 imports**
 **PET SMART**
 **Advance Auto Parts**
 **tropical CAFE**
 **HomeGoods**
 **MATTRESS FIRM**
 **Moe's**

 **Walmart Supercenter**
 **Chick-fil-A**
 **Starbucks**

 **AutoZone**

 **CVS pharmacy**

 **PNC**

 **at home**
 **petco**

 **GIANT**
 **verizon**
 **FIVE GUYS**
 **FIREHOUSE SUBS**
 **First United Bank & Trust**

Public Storage

 **WELLS FARGO**

LIBERTY ROAD
± 17,724 VPD
26

SITE OVERVIEW

7-ELEVEN | WALKERSVILLE, MARYLAND



2020
YR BUILT



±3,010 SF
BUILDING AREA



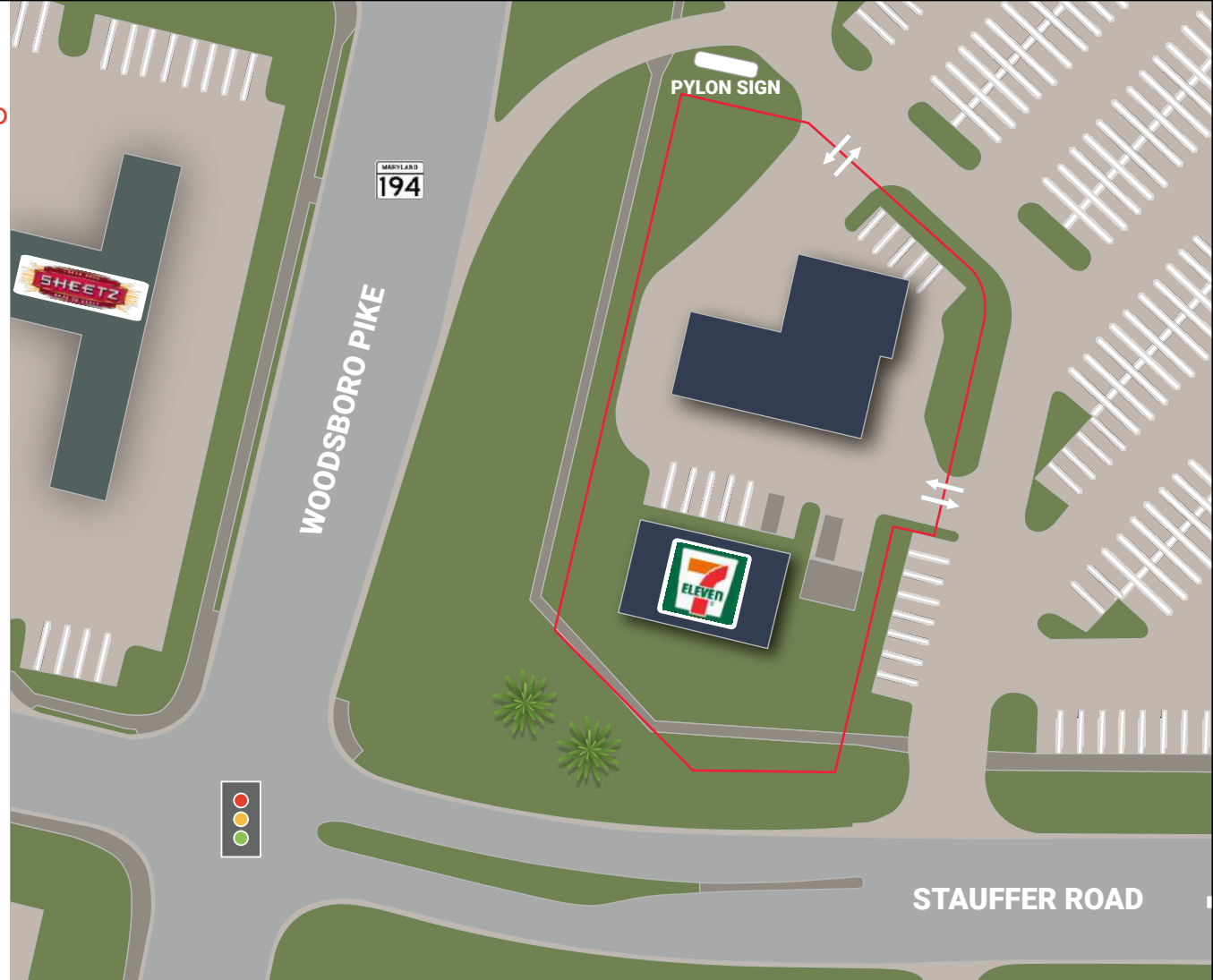
±0.91 ACRES
LAND AREA

NEIGHBORING RETAILERS

Goodwill	Pier 1
Dollar Tree	Mc Donald's
Walmart	Bank of America
Panera Bread	Domino's
Starbucks	Sports Clips
Chick-Fil-A	Lowe's
Marshalls	HomeGoods
Petco	Moe's
At home	
Giant	
Wells Fargo	

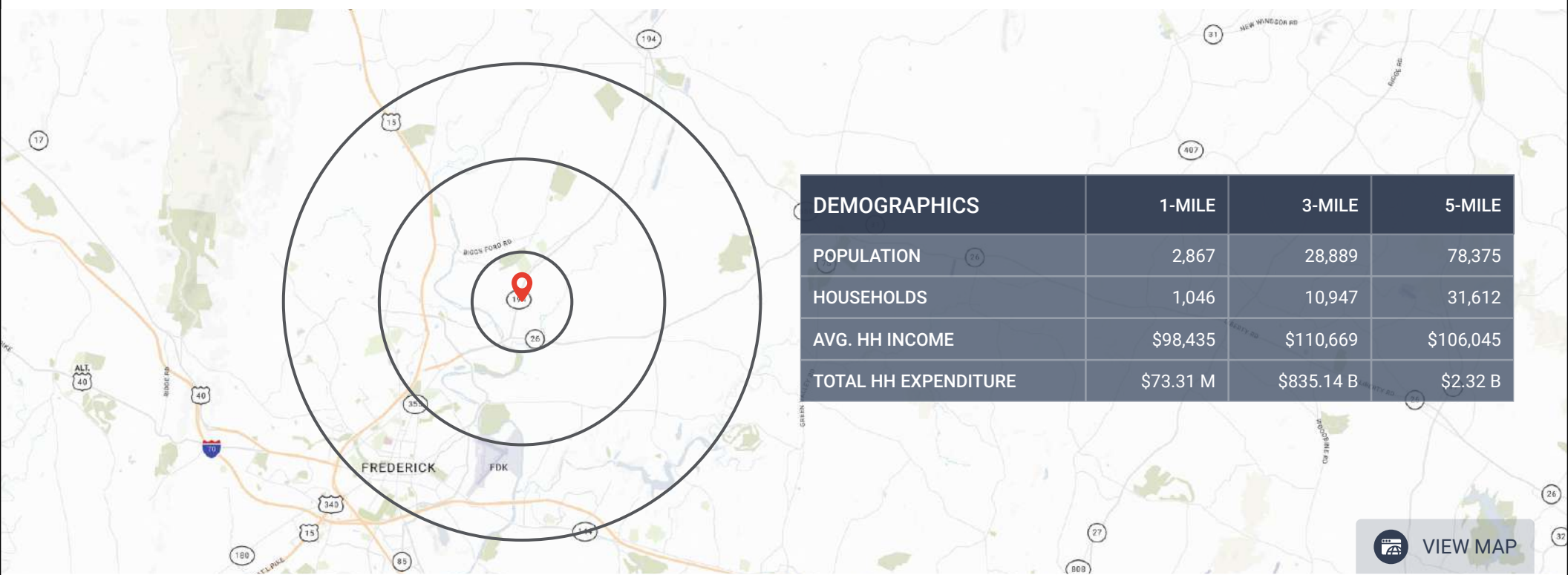
This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

8 | SECURE NET LEASE



LOCATION OVERVIEW

7-ELEVEN | WALKERSVILLE, MARYLAND



 [VIEW MAP](#)

ECONOMIC DRIVER'S (# of Employees in Walkersville)

United States Department of the Army (7,500)
Ovations Food Services LP (3,300)
Fredrick Regional Health System, Inc. (2,600)
National Institutes of Helath (2,000)
Leidos, Inc. (1,600)

First Nationwide Mortgage Corporation (1,300)
M&T Bank Corporation (1,300)
Wesgmans Food Markets, Inc (884)
Toll House Avenue Operations LLC (700)
Maxin Healthcare Services Inc (648)

Life Technologies Corporation (550)
Walmart Inc. (475)
Lonza Walkersville, Inc. (470)
Augmentation Incorporated (200)

LOCATION OVERVIEW

7-ELEVEN | WALKERSVILLE, MARYLAND



WALKERSVILLE MARYLAND



6,281
POPULATION



\$83,438
MEDIAN HOUSEHOLD INCOME

Walkersville, is located in Frederick County, was organized in 1748. The county was originally part of the Baltimore County and Prince George's County. Walkersville's current population is estimated to be approximately 6,048. The Children's Museum of Rose Hill Manor Park and the National Museum of Civil War are both hugely popular tourist attractions.

More than a political and cultural center, D.C. remains a business capital experiencing an unprecedented renaissance as one of the ***fastest growing and most exciting economies in the country.***

The Washington D.C. MSA is the 6th largest metro area in the United States with a population of more than 6.7 million people. The Property is located along Interstate 270, which offers direct access to Washington D.C. and surrounding suburbs. The D.C. area is densely populated and affluent, with more than 600,000 living within a 10-mile radius of the city, boasting an average income of \$136,000. The Washington D.C. MSA is centrally located along the nation's Mid-Atlantic coast – equidistant between Norfolk, Virginia and New York City – and bisected by the Potomac River. The core of this area is the nation's capital, the District of Columbia, which is located along the Potomac, and totals 68.2 square miles. In addition to D.C., the MSA encompasses 21 counties and independent cities located in three

10 | SECURE NET LEASE

states: Maryland, Virginia, and West Virginia, covering a total of 5,627 square miles.

The MSA has three major international airports, Washington/Dulles International Airport, Ronald Reagan International Airport, and Baltimore/ Washington International Airport. Together, the three handles more than 68 million passengers annually, and over 1.1 billion pounds of cargo every year. The area surrounding Washington D.C. has the largest science and engineering workforce of any metro in the nation, and is home to hundreds of major research universities, think tanks, and non-profits. The largest employers in the region are mostly comprised of government and defense contractors. Fifteen Fortune 500 companies are also headquartered there, including Capital One, Lockheed Martin, Northrop Grumman, Danaher Corporation and General Dynamics. The region has other large private employers that span a variety of industries demonstrated by the Inova and MedStar health systems, as well as major hospitality and retail companies such as Giant Food LLC, Marriott International and Hilton Worldwide. Washington D.C. is a top tourism destination as millions from around the world visit the museums and monuments of the capital year-round.



MOST EDUCATED
CITY IN AMERICA

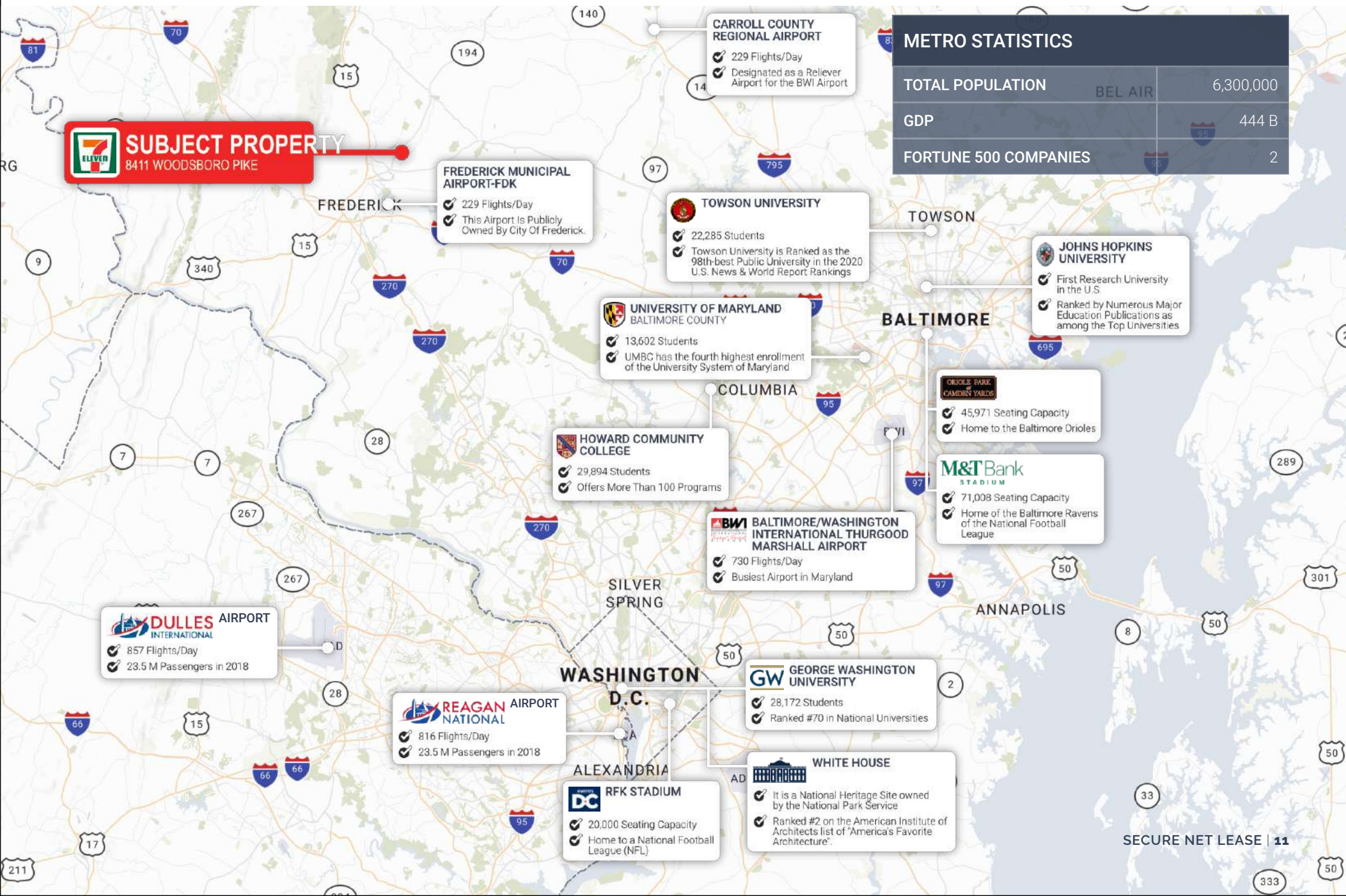


Top 5

BEST CITY TO LIVE
IN THE COUNTY

WASHINGTON DC METROPOLITAN AREA

7-ELEVEN | WALKERSVILLE, MARYLAND



SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU

DALLAS OFFICE

10000 N Central Expressway
Suite #200
Dallas, TX 75231
(214) 522-7200

LOS ANGELES OFFICE

123 Nevada Street
El Segundo, CA 90245
(424) 220-6430

securenetlease.com