

# 7-ELEVEN GROUND LEASE

10025 S Orange Avenue  
Orlando, FL 32824



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**7-ELEVEN®**

**Marcus & Millichap**

MOLLOY KAYE RETAIL GROUP



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# TABLE OF CONTENTS

OFFERING HIGHLIGHTS	4
INVESTMENT OVERVIEW	5
SITE PLAN	6
PROPERTY PHOTOS	7
AERIALS	8-10
REGIONAL MAP	11
7-ELEVEN COMPETITION MAP	12
DEMOGRAPHICS	13
ORLANDO OVERVIEW	14-15
LEASE ABSTRACT	16
TENANT SUMMARY	17

# OFFERING SUMMARY

10025 S Orange Avenue  
Orlando, FL 32824



**\$1,615,000**

Price



**±3,000 | 1.128**

SF | Acres



**4.75%**

Cap Rate



**10% RENT INCREASES**

Every 5 Years in Base  
Terms & Options



**ABSOLUTE NNN**

Ground Lease



**2013**

Year Built



**6**

Fuel Bays

**12**

Gas Pumps

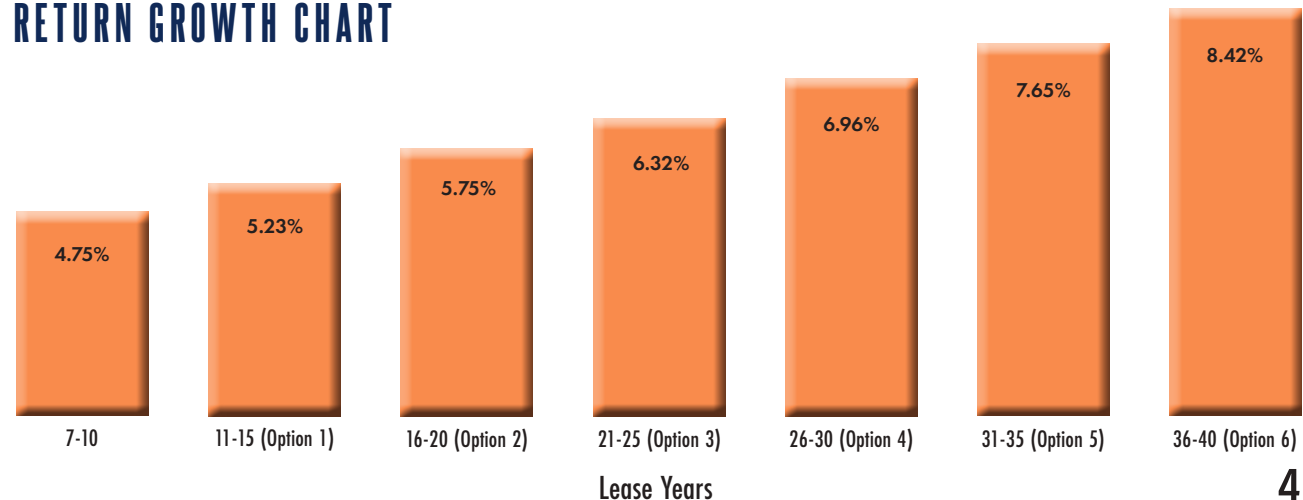
## LEASE SUMMARY

Property Subtype:	Net Leased Auto Service - Gas/Conv.
Tenant:	7-Eleven, Inc.
Rent Increases:	10% Every 5 Years & Each Option Period
Guarantor:	Corporate
Lease Type:	Absolute NNN Ground
Lease Commencement:	September 1, 2013
Lease Expiration:	August 31, 2023
Initial Lease Term:	10 Years with ±3 Years Remaining
Renewal Options:	Six (6), 5-Year
Right of First Refusal:	No

## RENT ROLL

YEAR	ANNUAL RENT	MONTHLY RENT
7-10 (Base Term)	\$76,725	\$6,394
11-15 (Option 1)	\$84,398	\$7,033
16-20 (Option 2)	\$92,837	\$7,736
21-25 (Option 3)	\$102,121	\$8,510
26-30 (Option 4)	\$112,333	\$9,361
31-35 (Option 5)	\$123,566	\$10,297
36-40 (Option 6)	\$135,923	\$11,327

## RETURN GROWTH CHART





# INVESTMENT OVERVIEW

## STRONG REAL ESTATE FUNDAMENTALS

- Signalized, Hard Corner site located at the intersection of S. Orange Avenue & Tradeport Drive
- Strategically located at the entrance of AIPO, Central Florida's premier industrial park with over 7 million square feet currently developed and land to expand to over 10 million square feet
- Direct access along Orange Ave. (heading north) and Tradeport Dr. (heading east)
- Robust traffic counts of  $\pm 33,000$  VPD along S. Orange Avenue &  $\pm 22,000$  VPD along Tradeport Drive
- No state income tax in Florida
- Highly supportive market-level demographics with  $\pm 150,160$  population ( $\pm 51,122$  households) and  $\pm 183,452$  daytime population within a 5-mile radius
- 20-minute drive-time demographics of  $\pm 527,103$  population and  $\pm 671,154$  daytime population
- Adjacent to Orlando International Airport, 2.5 miles from Florida Turnpike, and 5.6 miles from Interstate 4

## OPTIMAL LEASE STRUCTURE

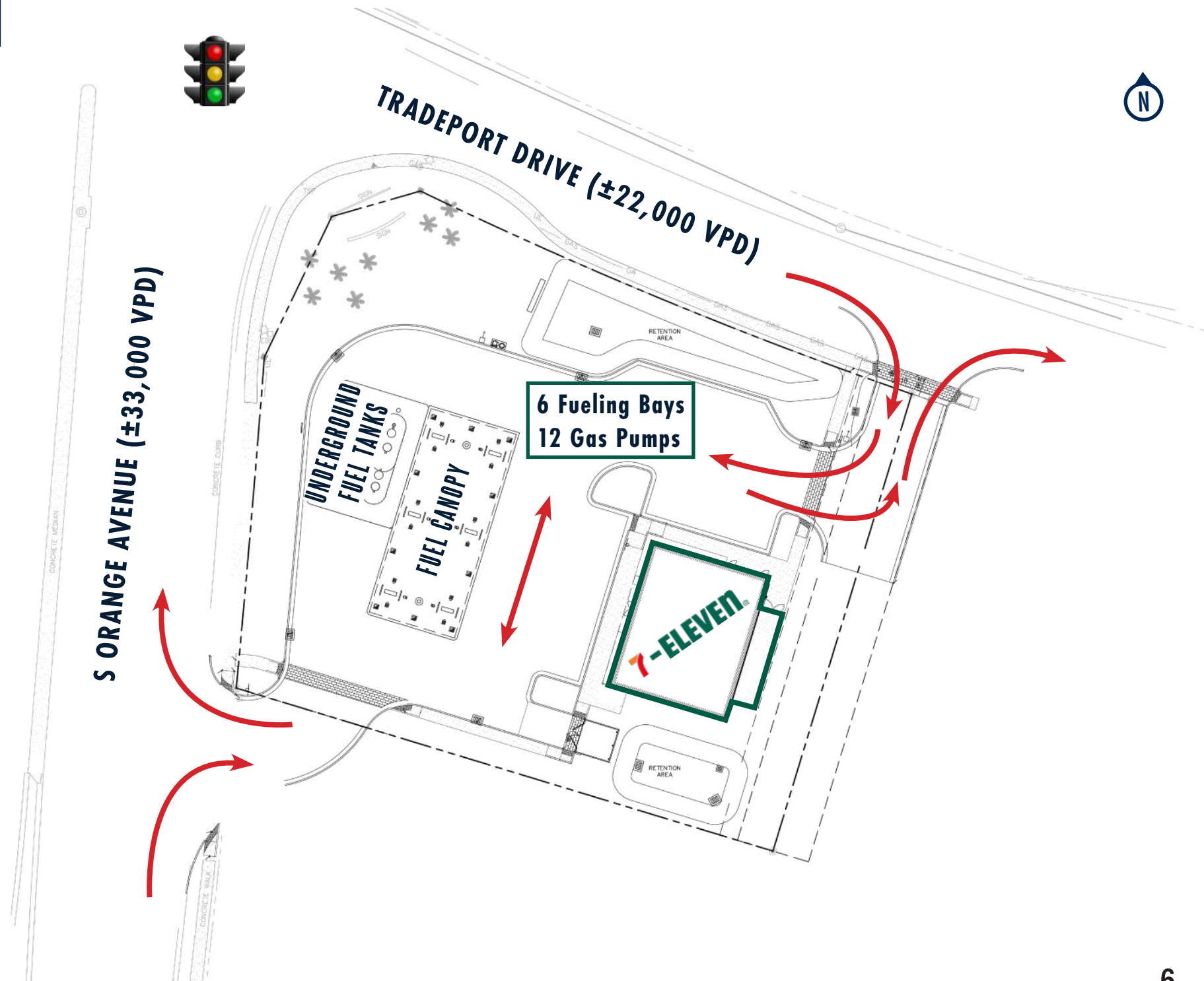
- 7-Eleven Corporate Guaranty
- Fee-simple Absolute NNN Ground Lease with ZERO landlord responsibilities
- Fundamentally low rent well below market
- Investment-grade credit rating - S&P (AA-/Stable Outlook)
- 10% rent escalations every five (5) years in base term & option periods
- Six (6) five-year options

## CATEGORY-LEADING TENANT

- World's Largest Convenience Retailer with over 69,000 locations globally and 11,800 located in North America
- Ranks #278 on Forbes' "World's Largest Companies" in 2019 with \$61.6 billion in revenue and a \$30.3 billion market cap
- Seven & I Holdings, 7-Eleven's parent company, plans to double its store count in the U.S. by 2027
- #10 on the Franchise 500 in 2019 by Entrepreneur.com
- Ranked on Fast Company Magazine's World's Top 10 Most Innovative Companies in Retail



SITE PLAN





# PROPERTY PHOTOS





AERIAL



250+ Stores  
Central Florida's Largest Mall  
1.8 MM SF  
20+ MM Annual Visitors

DOWNTOWN ORLANDO

INDUSTRIAL AREA

CIRCLE K

KINDER MORGAN INC.

S ORANGE AVENUE (±33,000 VPD)

TRADEPORT DRIVE (±22,000 VPD)

SUBJECT PROPERTY

7-ELEVEN®

DUNKIN'



AERIAL

  
**ORLANDO  
INTERNATIONAL  
AIRPORT | MCO**  
50 Million Annual  
Passengers

 **amcor**

**FCA**  
FIAT CHRYSLER AUTOMOBILES

  
**MORTON SALT**

**LOCKHEED MARTIN**

 **Staples**  
Warehouse

  
INDUSTRIAL  
AREA

  
**SOUTHEASTERN FREIGHT LINES**

  
**AIPO**

**Airport International Park Orlando**

- Central Florida's premier industrial park
- Over 7 million square feet currently developed and land to expand to over 10 million square feet

**SUBJECT PROPERTY**  




**TRADEPORT DRIVE (±22,000 VPD)**

**ENTRANCE  
TO AIPO**

**S ORANGE AVENUE (±33,000 VPD)**



AERIAL



INDUSTRIAL  
AREA

SUBJECT PROPERTY

7-ELEVEN®



TRADEPORT DRIVE (±22,000 VPD)

ENTRANCE  
TO AIPO

S ORANGE AVENUE (±33,000 VPD)





# REGIONAL MAP



21 Million Annual Visitors



4.6 Million Annual Visitors



58 Million Annual Visitors



**CENTRAL FLORIDA  
RESEARCH PARK**

120+ Companies & 8,500+ Employees



**ORLANDO  
INTERNATIONAL  
AIRPORT | MCO**

50 Million Annual  
Passengers



**Airport International Park Orlando**

- Central Florida's premier industrial park
- Over 7 million square feet currently developed and land to expand to over 10 million square feet

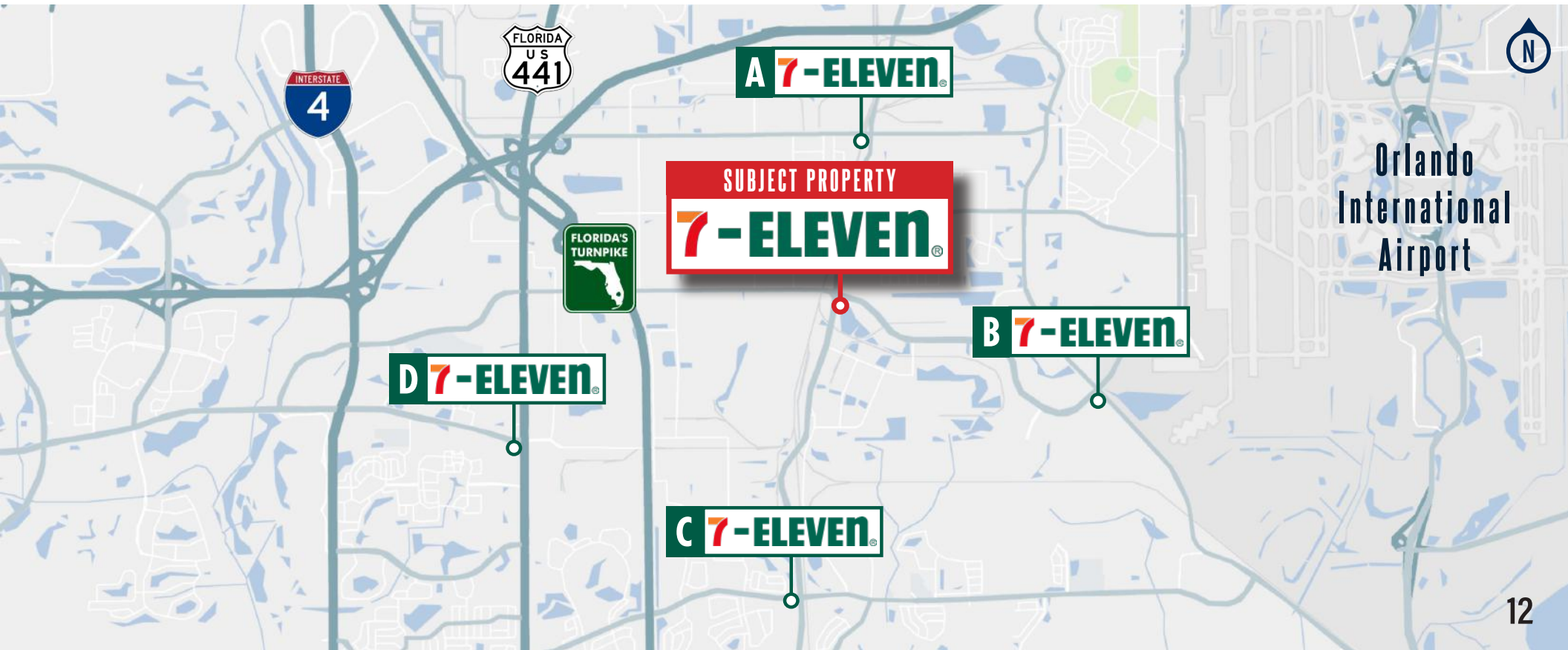
## DRIVING DISTANCE FROM SUBJECT PROPERTY

Orlando International Airport.....7.5 Miles  
Walt Disney World Resort.....12.5 Miles  
Universal Orlando Resort.....10.5 Miles  
Downtown Orlando.....9.5 Miles



# 7-ELEVEN COMPETITION MAP

Address	City	State	Zip	Distance from Subject Property
<b>10001 S Orange Ave.</b>	<b>Orlando</b>	<b>FL</b>	<b>32824</b>	<b>0 Miles</b>
<b>A</b> 9026 S Orange Ave.	Orlando	FL	32824	1.2 Miles
<b>B</b> 10700 Boggy Creek Road	Orlando	FL	32824	2.2 Miles
<b>C</b> 11900 S Orange Ave.	Orlando	FL	32824	2.6 Miles
<b>D</b> 11008 S Orange Blossom Trail	Orlando	FL	32837	3.6 Miles





# DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE	10-MIN.	15-MIN.	POPULATION BY RACE	1-MILE	3-MILE	5-MILE	10-MIN.	15-MIN.
<b>2024 Est. Population</b>	<b>3,293</b>	<b>50,000</b>	<b>162,819</b>	<b>72,492</b>	<b>199,797</b>	% White Population	64.95%	59.15%	58.65%	59.08%	60.46%
<b>2019 Population</b>	<b>3,050</b>	<b>45,390</b>	<b>150,160</b>	<b>65,827</b>	<b>183,809</b>	% Black Population	11.47%	14.71%	16.89%	14.56%	16.04%
Growth 2019-2024	7.95%	10.16%	8.43%	10.12%	8.70%	% Asian	7.26%	6.04%	6.18%	6.13%	5.79%
<b>Daytime Population</b>	<b>8,407</b>	<b>77,883</b>	<b>183,452</b>	<b>90,670</b>	<b>270,172</b>	% American Indian, Eskimo, Aleut Population	0.38%	0.51%	0.52%	0.52%	0.50%
<b>HOUSEHOLDS</b>						% Hawaiian or Pacific Islander Population	0.07%	0.16%	0.22%	0.17%	0.20%
2024 Est. Households	1,161	16,610	55,539	23,594	71,091	% Multi-Race Population	5.04%	5.23%	4.88%	5.16%	4.74%
2019 Households	1,074	15,038	51,122	21,387	65,261	% Other Population	10.82%	14.19%	12.67%	14.38%	12.28%
<b>HOUSEHOLDS BY INCOME</b>						<b>2019 POPULATION 25+ BY EDUCATION LEVEL</b>					
\$200,000 or More	1.06%	2.18%	2.86%	2.56%	3.10%	Elementary (0-8)	2,108	30,333	100,769	43,842	124,836
\$150,000 - \$199,999	1.90%	2.83%	3.64%	3.35%	3.62%	Some High School (9-11)	4.10%	3.78%	4.13%	4.17%	3.92%
\$100,000 - \$149,999	9.86%	10.26%	11.42%	10.89%	11.35%	High School Graduate (12)	13.44%	8.83%	8.13%	8.49%	7.91%
\$75,000 - \$99,999	9.32%	13.04%	12.36%	12.92%	12.26%	Some College (13-15)	37.84%	30.81%	29.47%	30.32%	28.99%
\$50,000 - \$74,999	30.37%	24.81%	21.86%	23.77%	21.78%	Associates Degree Only	20.36%	21.32%	20.91%	21.02%	21.11%
\$35,000 - \$49,999	16.28%	16.91%	15.76%	16.24%	15.63%	Bachelors Degree Only	8.17%	12.09%	10.85%	11.56%	10.99%
\$25,000 - \$34,999	12.53%	11.87%	11.95%	11.46%	12.06%	Graduate Degree	11.17%	15.80%	17.53%	16.31%	17.79%
\$15,000 - \$24,999	8.91%	9.22%	10.51%	9.65%	10.62%		4.08%	5.74%	7.30%	6.46%	7.63%
\$10,000 - \$14,999	3.43%	4.11%	4.99%	4.45%	4.50%						
Under \$9,999	6.35%	4.75%	4.64%	4.73%	5.08%						
Average HH Income	\$59,457	\$66,014	\$68,761	\$67,956	\$69,536						



# ORLANDO, FL

Located in Central Florida, Orlando is a growing city with a diversified and robust economy. One of the main driving forces in Orlando's economy is its tourism industry and the city is **one of the leading tourism destinations in the world**. Nicknamed the 'Theme Park Capital of the World', the Orlando area is home to Walt Disney World, Universal Orlando, SeaWorld Orlando, Legoland, and Fun Spot America Theme Parks. A record **75 million visitors came to the Orlando region in 2018, making it the top tourist destination in the United States**. The Orlando area features 7 of the 10 most visited theme parks in North America (5 of the top 10 in the world), as well as the 4 most visited water parks in the U.S.

Orlando is **a major industrial and hi-tech center**. The metro area has a **\$13.4 billion technology industry employing 53,000 people and is a nationally recognized cluster of innovation in digital media, agricultural technology, aviation, aerospace, and software design**. More than **150 international companies, representing approximately 20 countries, have facilities in Metro Orlando**. Orlando has the 7th-largest research park in the country, **Central Florida Research Park, with over 1,025 acres**. It is **home to over 120 companies, employs more than 8,500 people**, and is the hub of the nation's military simulation and training programs.

Located directly east of the subject property, Airport International Park Orlando's (AIPO) presently has **nearly 7 million square feet of warehouse and distribution space** developed. It's location adjacent to the international airport and it's superior curb appeal make AIPO one of the most desirable locations in all of Central Florida. Prologis Park at AIPO is Central Florida's premier industrial business park. The Park is **adjacent to Orlando International Airport, close to major traffic arteries and access to rail (CSX Railroad), and within a Foreign Trade Zone (FTZ)**. Prologis Park at AIPO is the ideal location for dynamic companies with distribution and manufacturing requirements. Prologis Park is **part of a master development plan that will expand the current available space by over 1.5 million square feet**. AIPO has attracted numerous large corporations including Southeastern Freight Lines, Amcor Rigid Plastics, Staples, and Stihl Southeast.

## TOP ORLANDO MSA EMPLOYERS

Walt Disney World Resort (75,000)

Universal Orlando (+Resort) (26,000)

Advent Health (21,815)

Orlando Health (20,500)

Publix (19,783)

Orlando International Airport (18,000)

University of Central Florida (13,483)

Resource Employment Solutions (8,400)

Lockheed Martin (8,000)

Darden Restaurants (7,178)



Orlando, FL



Universal Studios, Orlando, FL



14  
Orlando Health Hospital





# ORLANDO MSA HIGHLIGHTS

## INDUSTRY

- Ranked 7th in the country for economic growth (Milken Institute, 2018)
- Home to over 2,000 technology companies employing over 300,000 people
- World capital of Modeling, Simulation & Training (MS&T) and the top producing region for engineers in the Aviation, Aerospace & Defense industry
- No state personal income tax and pro-business state tax policies and incentives drive growth

## TOURISM

- Generates more than \$108 billion for the local economy each year through tourist spending
- 72+ million visitors annually to the Orlando MSA
- #1 tourist destination in the United States

## HEALTH & HIGHER EDUCATION

- Home to headquarters of two of the nation's largest healthcare systems, Florida Health and Orlando Health
- Florida Hospital system ranked as one of "America's Best Hospitals" by U.S. News & World Report
- Nemours Children Hospital expected to pump \$400 million into the Central Florida economy and create 2,600 new jobs
- Home to multiple colleges and universities, including the University of Central Florida, the nation's second-largest university with more than 60,000 students



# LEASE ABSTRACT

**TENANT:**

7-Eleven, Inc., a Texas corporation

**LEASE GUARANTOR:**

Corporate Guaranty by 7-Eleven, Inc., a Texas corporation

**STORE #:**

36000

**LEASE COMMENCEMENT:**

September 1, 2013

**LEASE EXPIRATION:**

August 31, 2023

**BASE LEASE TERM:**

10 years with  $\pm 3$  years remaining

**BASE RENT:**

\$6,394 per month/\$76,725 annually (Years 7-10)

**OPTIONS:**

Six (6), 5-year

**OPTION RENT:**

Option 1: \$7,033.13 per month/\$84,397.50 annually (Years 11-15)

Option 2: \$7,736.43 per month/\$92,837.25 annually (Years 16-20)

Option 3: \$8,510.08 per month/\$102,120.97 annually (Years 21-25)

Option 4: \$9,361.09 per month/\$112,333.07 annually (Years 26-30)

Option 5: \$10,297.20 per month/\$123,566.37 annually (Years 31-35)

Option 6: \$11,326.91 per month/\$135,923.01 annually (Years 36-40)

**RENTAL INCREASE:**

10% increase every 5 years in base term & option periods

**UTILITIES:**

Tenant agrees to pay all charges for gas, electricity, telephone, sewer, water and any other utilities used by Tenant on the Premises.

**TAXES:**

Tenant shall reimburse Landlord for all real estate taxes and assessments levied against the Premises during the Term and the Extended Term after presentation to Tenant by Landlord of actual real estate tax statements or copies thereof (which show the tax rate,

assessed value, breakdowns of direct assessments and penalties, if applicable) and receipts evidencing payment thereof from the taxing jurisdiction(s) in which the Premises are located.

**MAINTENANCE:**

At all time during the Term and the Extended Term, Tenant agrees to maintain the foundation (including the slab) and structural soundness of the Improvements. Tenant agrees to keep the interior and exterior of the building situated on the Premises in good repair including electrical, plumbing, heating and air conditioning equipment, and the roof, and to maintain the landscaped areas, surface of the parking and driveway areas and shall be responsible for the repair and replacement of all glass. Tenant shall be responsible for maintenance of any of its above ground or below ground gasoline equipment in the event Tenant elects to install a gasoline installation on the Premises.

**LIABILITY INSURANCE:**

Tenant agrees, at Tenant's expense, to maintain in force continuously throughout the Term, and any Extended Term, commercial general public liability insurance covering the Premises with combined single limit coverage of \$3,000,000 and shall, upon Landlord's written request, furnish Landlord a certificate from the insurer evidencing such coverage and naming Landlord as additional insured under the policy.

**MOTOR FUELS:**

If Tenant installs a motor fuels facility, Tenant shall, no later than thirty (30) days after expiration or termination of this Lease, remove its motor fuels facility (which shall include underground storage tanks and piping) and prepare and submit any necessary storage tank closure reports to the appropriate governmental agencies.

**ASSIGNMENT OR SUBLEASE:**

Tenant shall have the right to assign this Lease or sublease the whole or any part of the Premises. Any assignment or sublease shall be subject to all of the terms, covenants and conditions of this Lease and Tenant shall remain primarily liable for the payment of rent and the performance of the terms, covenants and conditions of this Lease.

**ESTOPPEL:**

Tenant shall within thirty (30) days of receipt of request, execute for Landlord an estoppel certificate concerning the term of this Lease.

**RIGHT OF FIRST REFUSAL:**

No



## TENANT SUMMARY

7-Eleven is the world's largest convenience store chain and was founded in 1927 in Dallas, Texas. 7-Eleven, Inc. is the U.S. subsidiary of the international chain that operates, franchises, and licenses over 69,000 stores in 18 countries. It is headquartered in Irving, Texas with the parent company, Seven-Eleven Japan Co., Ltd., located in Chiyoda, Tokyo. The chain was known as Tote'm Stores until it was renamed in 1946. Seven-Eleven Japan is held by the Seven & I Holdings Co.

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 with speedy transactions in a clean, friendly shopping environment. 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. In addition to being the world's largest convenience store chain, 7-Eleven is also one of the nation's largest independent gasoline retailers.



**Tenant Trade Name** 7-Eleven

**Ownership** Wholly-Owned Subsidiary of Seven & I Holdings Co., Limited

**Tenant** 7-Eleven, Inc.

**Lease Guarantor** 7-Eleven, Inc.

**S&P Credit Rating** AA-/Stable

**Moody's Credit Rating** Baa1

**Headquarters** Irving, TX



**69,000+**  
Locations



**\$30.3 BILLION**  
Market Cap



**\$61.6 BILLION**  
Global Revenue



**#2**

Top Global Franchise & Fastest-Growing Franchise  
(2018 Franchise 500, *Entrepreneur*)



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