TRINITY REAL ESTATE INVESTMENT SERVICES



7-ELEVEN - CHESAPEAKE, VA - 10% RENTAL INCREASES 600 LANDERS DRIVE, CHESAPEAKE, VA 23322

\$2,719,200 5.5% CAP

TRINITYREIS.COM

Actual Property

INVESTMENT OVERVIEW

7-**ELEVEN** CHESAPEAKE, VA

\$2,719,200 | 5.5% CAP

- 7-Eleven With 6.5+ Years Remaining With Options to Extend
- Ground Lease Requiring Zero Landlord Responsibilities
- Multiple Points of Entry With Ample Parking Lot
- Dense 5 Mile Demographics of 111,467+ Residents
- Very Affluent 1 Mile Radius Showcasing Avg. Household Income of \$123,121
- Adjacent to Walmart Anchored Shopping Center, Firestone Tires, Chick-fil-A, Taco Bell, Wendy's & More
- Located in Chesapeake, the 2nd Largest City in the State of Virginia & Part of Virginia Beach MSA

MARKETED BY:

DYLAN O'HARA 918.208.1565 | dylan@trinityreis.com

PROPERTY DETAILS:

Building Area:	3,128 SF
Land Area:	2.12 AC
Year Built:	2007
Guarantor:	7-Eleven, Inc. (S&P: AA-)
Price (Psf):	\$869.31

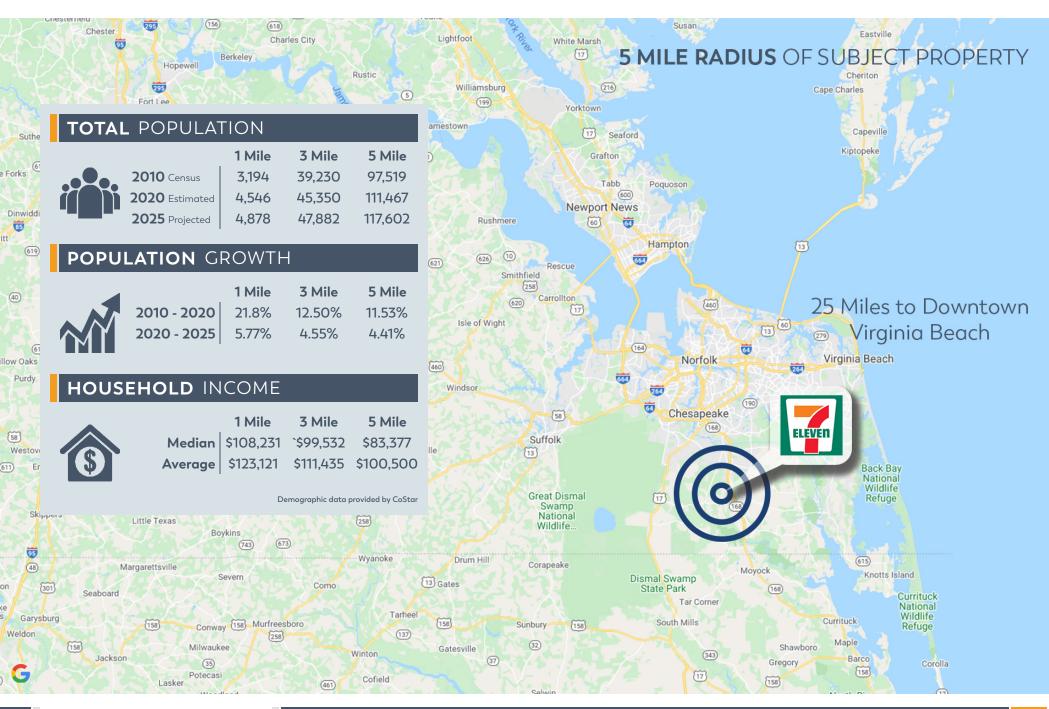
LEASE OVERVIEW:

Remaining Lease Term:	6.5+ Years
Rent Commencement:	6/1/2007
Lease Expiration:	5/31/2027
Base Annual Rent:	\$149,556
Lease Type:	Ground Lease
Scheduled Rent Increases:	10% in 2022
Options & Increases:	Three (3), 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 Tengnt

〒**२**INITY

DEMOGRAPHICS

600 LANDERS DRIVE | CHESAPEAKE, VA



TRINITYREIS.COM

〒२INITY

LOCATION OVERVIEW

CHESAPEAKE

Chesapeake is Virginia's second-largest city with a MSA population exceeding 248K residents. Ranked as #14 Safest Cities in the United States, Chesapeake is an attractive place to call home. Located in the center of Costal Virginia, the city of Chesapeake is known as a place of great historical and cultural significance, as well as being known for 22 miles of fresh and salt waterways.

.94% Annually 2020 Population Growth

248,106+



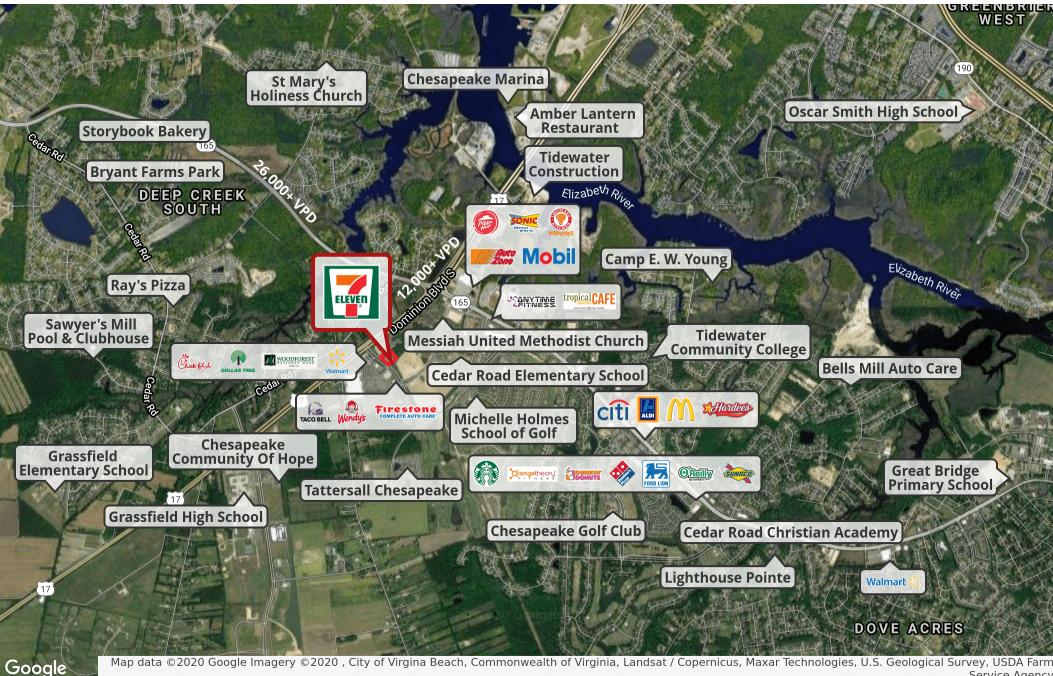
\$70,176 2020 Median Household Income



RETAILER MAP

600 LANDERS DRIVE | CHESAPEAKE, VA

〒31NITY



Map data © 2020 Google Imagery © 2020, City of Virgina Beach, Commonwealth of Virginia, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

RETAIL MAP

600 LANDERS DRIVE | CHESAPEAKE, VA



莆 RINITY

RETAIL MAP

600 LANDERS DRIVE | CHESAPEAKE, VA

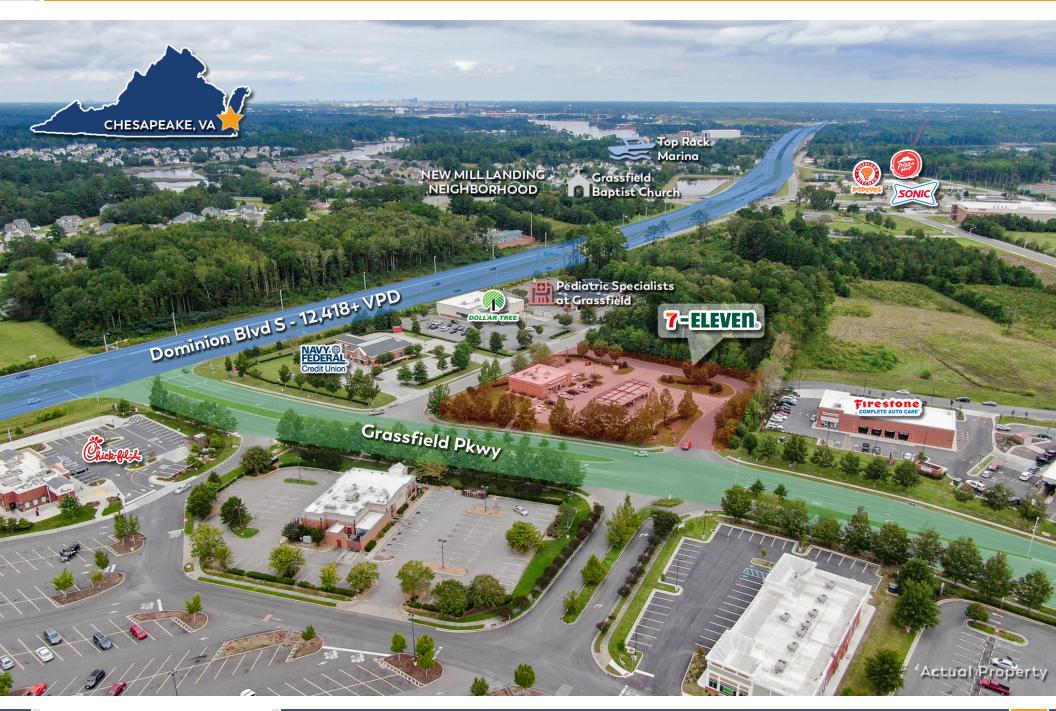


TRINITYREIS.COM

带RINITY

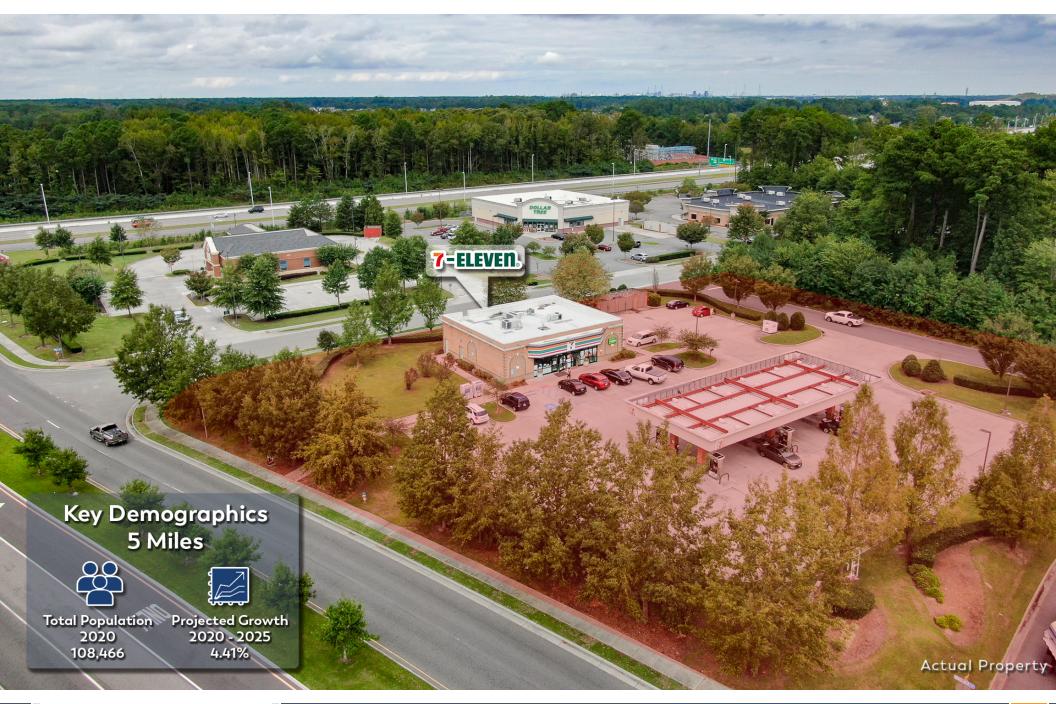
600 LANDERS DRIVE | CHESAPEAKE, VA

RETAIL MAP





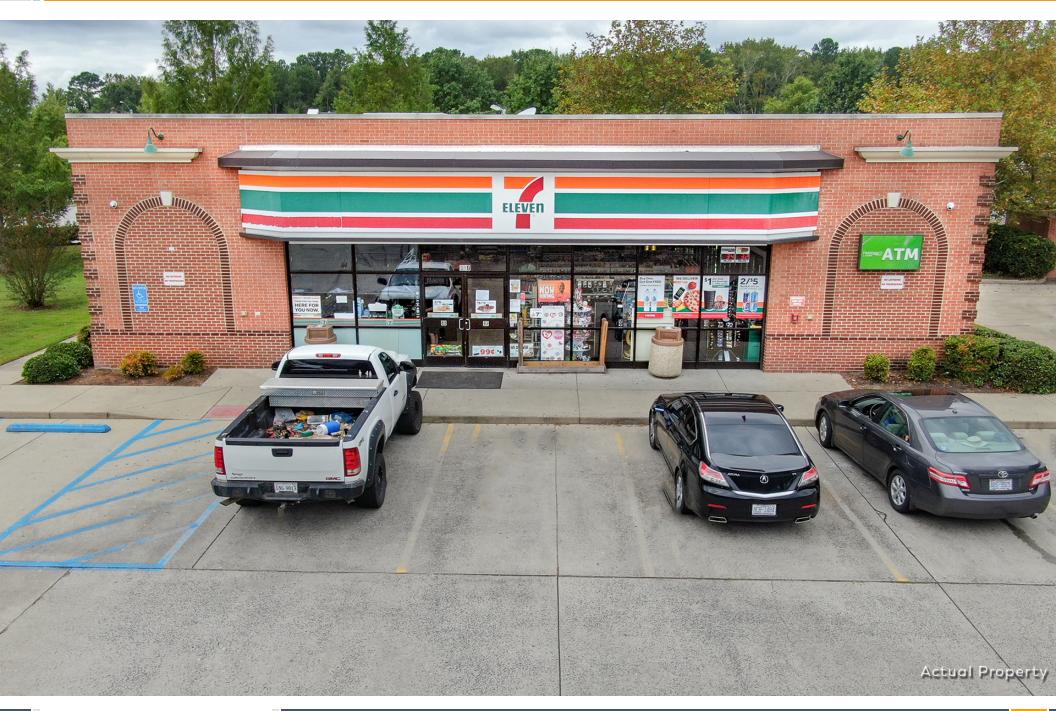
PROPERTY PHOTO





PROPERTY PHOTO

600 LANDERS DRIVE | CHESAPEAKE, VA





TENANT OVERVIEW

600 LANDERS DRIVE | CHESAPEAKE, VA



TRINITYREIS.COM

〒?INITY

DISCLAIMER

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.

帶RINITY

CONTACT INFORMATION

REAL ESTATE INVESTMENT SERVICES

MARKETED BY:

DYLAN O'HARA 918.208.1565 dylan@trinityreis.com

BROKER OF RECORD

PAUL NAPOLI Rockstar Realty LLC VA #0225196864

Actual Property

