



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



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

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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 Tenant



TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	3,194	39,230	97,519
2020 Estimated	4,546	45,350	111,467
2025 Projected	4,878	47,882	117,602

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2020	21.8%	12.50%	11.53%
2020 - 2025	5.77%	4.55%	4.41%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$108,231	\$99,532	\$83,377
Average	\$123,121	\$111,435	\$100,500

Demographic data provided by CoStar



25 Miles to Downtown
Virginia Beach

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 Coastal 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+
2020 Total Population



\$70,176
2020 Median Household Income



RETAILER MAP

600 LANDERS DRIVE | CHESAPEAKE, VA





RETAIL MAP

600 LANDERS DRIVE | CHESAPEAKE, VA







Key Demographics 5 Miles



Total Population
2020
108,466



Projected Growth
2020 - 2025
4.41%

Actual Property



Actual Property



7-ELEVEN®



93 Years
of Success



**Publicly
Traded Co.**
NYSE: SVNDY



AA-
S&P Rated



\$28.40B
Market Cap



71,100+
Locations
Worldwide

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Actual Property



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BROKER OF RECORD

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