



7-ELEVEN GAS AND CONVENIENCE FOR SALE

**7-ELEVEN**

**20 Marrtown Rd, Parkersburg, WV 26101**

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# 7-ELEVEN

20 Marrtown Rd | Parkersburg, WV 26101

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

## EXECUTIVE SUMMARY



OFFERING SUMMARY		LEASE SUMMARY		PROPERTY HIGHLIGHTS
List Price:	\$2,057,142	Lease Type:	NNN	<ul style="list-style-type: none"><li>• 24 Hour 7-Eleven Gas and Convenience Store with 11 Years Remaining</li><li>• Absolute NNN Lease – Zero Landlord Responsibilities</li><li>• Brand New Lease Extension – Exhibit Strong Commitment to the Location</li><li>• Gas &amp; C-Store - 4 Pumps with 8 Fueling Positions</li><li>• Located at Hard Corner Signalized Intersection – Multiple Points of Ingress &amp; Egress</li><li>• Strong Traffic Counts</li><li>• Excellent Signage and Visibility – Monument Sign Directly at Intersection</li><li>• Corporate Guarantee by 7-Eleven - S&amp;P AA- &amp; Moody's Baa1 (Investment Grade)</li><li>• Located in a Robust Retail Corridor</li></ul>
NOI:	\$108,000	Taxes / Insurance / CAM:	Tenant Responsibilities	
Cap Rate:	5.25%	Roof / Structure:	Tenant Responsibilities	
Land Acreage:	0.91 Acres	Term Remaining:	11 Years Remaining	
Year Built:	2003	Current Term Expiration:	08/2032	
Building Size:	2,940	Options:	(3) 5 Year Options	
Price / SF:	\$699.71	Increases:	10% Increases Each Option	
		Guarantor:	Corporate Guarantee	

LEASE ABSTRACT



LEASE SUMMARY

Lease Type:	NNN
Taxes / Insurance / CAM:	Tenant Responsibilities
Roof / Structure:	Tenant Responsibilities
Term Remaining:	11 Years Remaining
Current Term Expiration:	08/2032
Options:	(3) 5 Year Options
Increases:	10% Increases Each Option
Guarantor:	Corporate Guarantee

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Remaining 11 Years	\$9,000.00	\$108,000.00
Option 1 (Years 12 - 16)	\$9,900.00	\$118,800.00
Option 2 (Years 17 - 21)	\$10,890.00	\$130,680.00
Option 3 (Years 22 - 26)	\$11,979.00	\$143,748.00
Base Rent ( 2,940 / SF)		\$36.73



# 7-ELEVEN

20 Marrtown Rd | Parkersburg, WV 26101

## 7-ELEVEN TENANT PROFILE



### OVERVIEW

Company:	7-Eleven
Founded:	1927
Total Revenue:	\$89+ Billion in 2018
Headquarters:	Irving, TX
Website:	<a href="http://www.7-eleven.com">www.7-eleven.com</a>

### TENANT HIGHLIGHTS

- First Convenience Store to Sell Gasoline
- Over 66,579 Locations | Located in 17 Countries
- First Convenience Store to Sell Coffee to Go

### TENANT OVERVIEW

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 56,400 stores in 18 countries, of which nearly 10,500 are in North America. 7-Eleven also is one of the nation's largest independent gasoline retailers. Its company's name was changed from The Southland Corporation to 7-Eleven, Inc. after approval by shareholders on April 28, 1999.

Founded in 1927 in Dallas, Texas, 7-Eleven pioneered the convenience store concept during its first years of operation as an ice company when its retail outlets began selling milk, bread and eggs as a convenience to guests. The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers 24-hour convenience, seven days a week is the cornerstone of 7-Eleven's business.

7-Eleven offers consumers a number of convenient services designed to meet the specific needs of individual neighborhoods, including automated money orders, automatic teller machines, phone cards and, where available, lottery tickets. The company operates, franchises and licenses approximately 8,600 stores in the U.S. and Canada. Of the close to 7,800 stores the company operates and franchises in the United States, more than 6,400 are franchised. Outside of the U.S. and Canada, there are more than 47,800 7 Eleven and other convenience stores in Japan, Taiwan, Thailand, South Korea, China, Malaysia, Mexico, Singapore, Australia, the Philippines, Indonesia, Norway, Sweden, Denmark and United Arab Emirates. 7-Eleven has announced plans to open stores in Vietnam. 7-Eleven, Inc. is privately held and became a wholly owned subsidiary of Seven-Eleven Japan Co., Ltd. in Tokyo, Japan, and its affiliates on Nov. 9, 2005.



AERIAL

Marriott Rd

Subject  
Property

Dupont Rd



9,614+



# RETAIL

Northwestern Turnpike



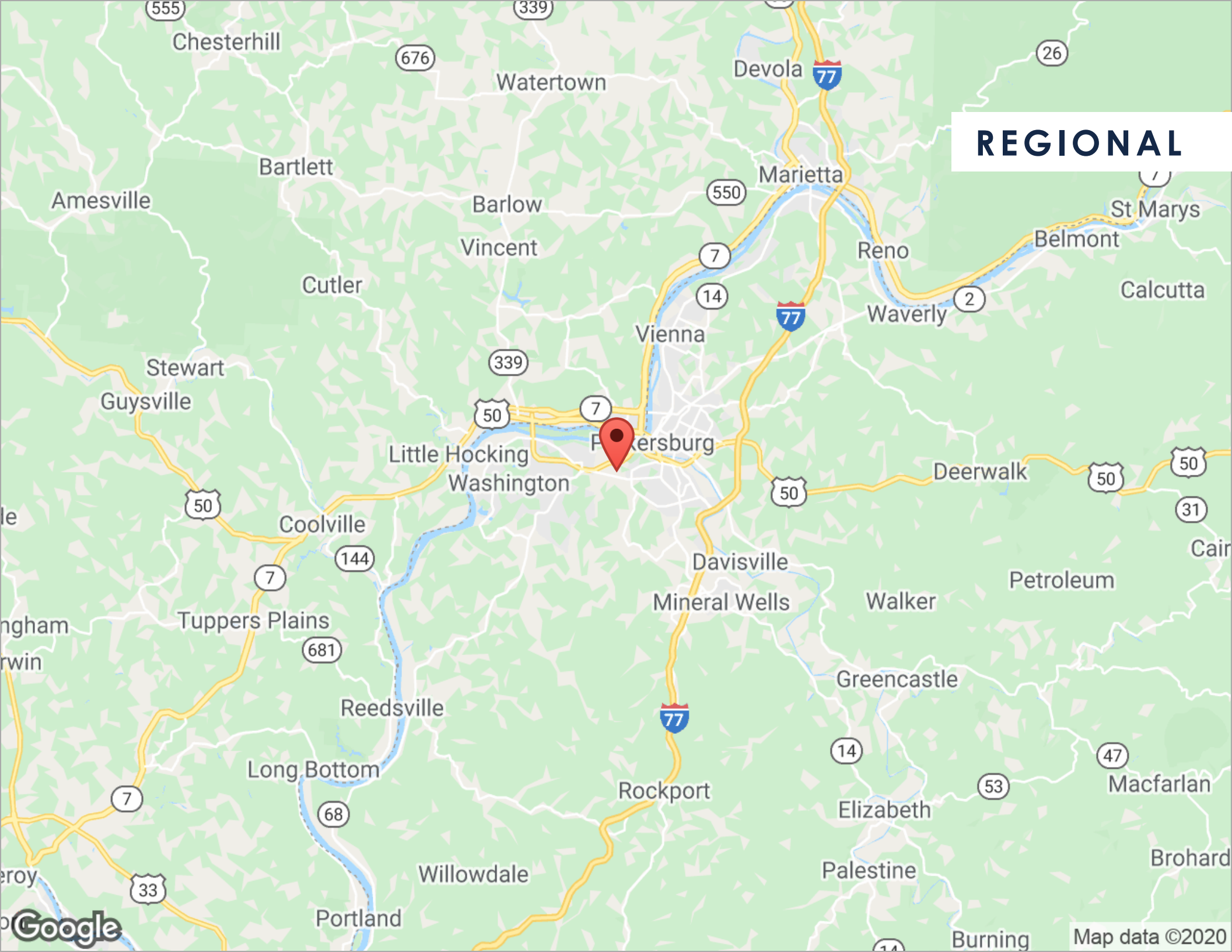
9,614+



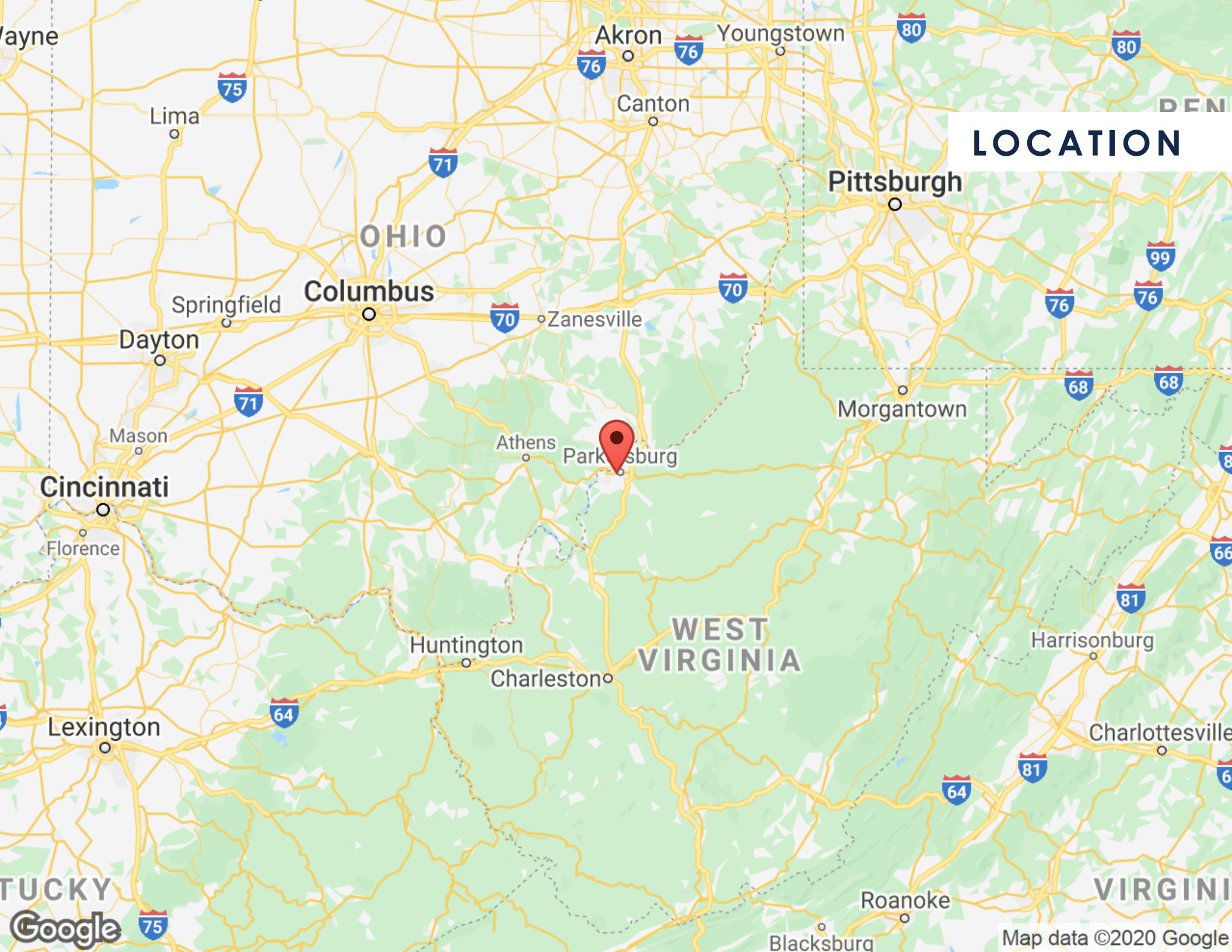
Dupont Rd



# REGIONAL







**LOCATION**



AERIAL





# 7-ELEVEN

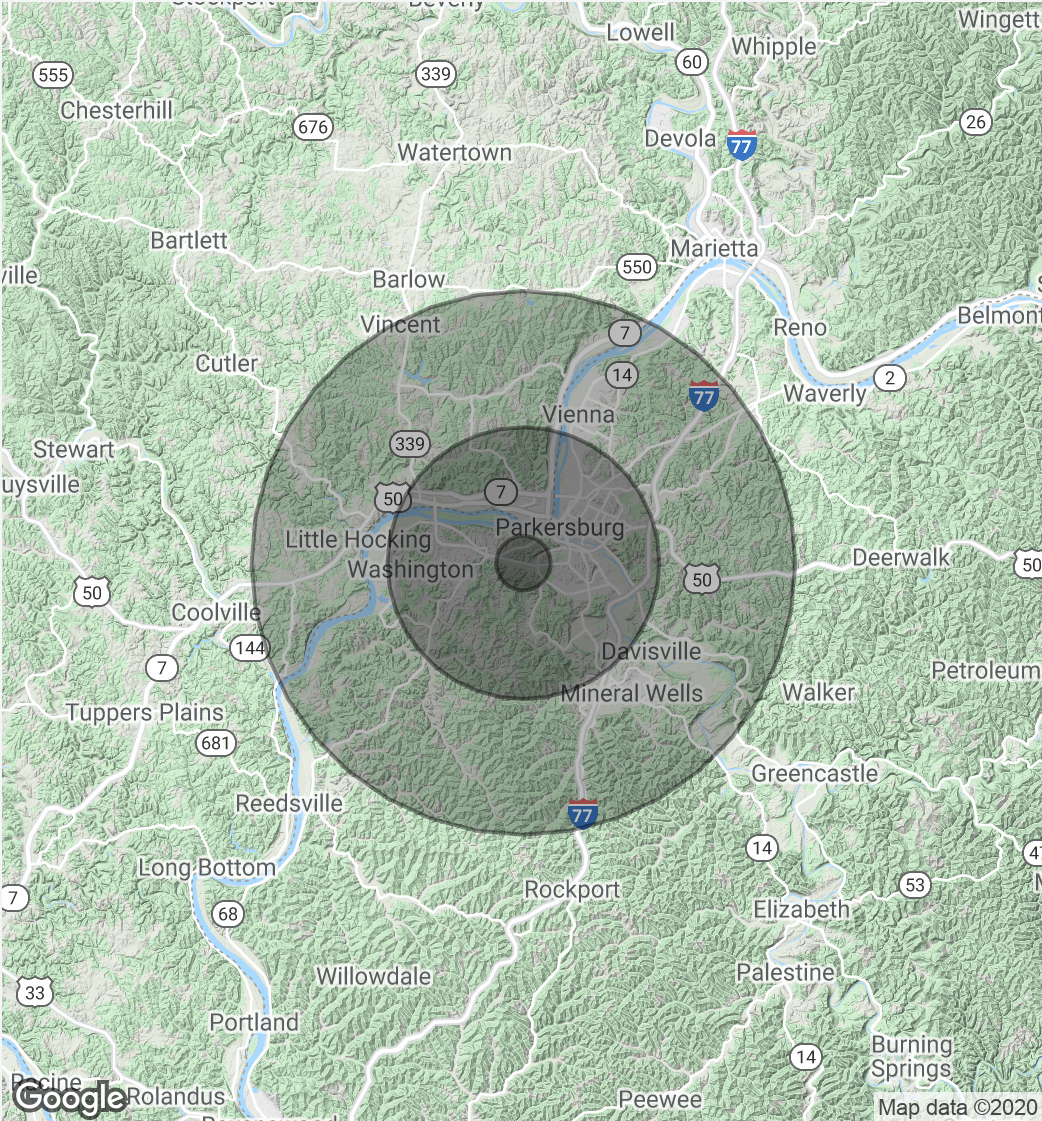
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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,525	58,183	103,991
Average age	42.0	42.0	42.6
Average age (Male)	40.6	40.6	41.2
Average age (Female)	44.9	44.2	44.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	603	25,778	44,624
# of persons per HH	2.5	2.3	2.3
Average HH income	\$50,867	\$45,686	\$52,435
Average house value	\$128,890	\$111,348	\$126,488

\* Demographic data derived from 2010 US Census





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