



RETAIL PROPERTY FOR SALE

7-ELEVEN

705 Commerce Dr, Venice, FL 34292

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7-ELEVEN

705 Commerce Dr | Venice, FL 34292

CLICK ON THE FOLLOWING LINKS:



Google Map



Street View



EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price: \$6,500,000

NOI: \$308,208

Cap Rate: 4.74%

Land Acreage: 1.96 Acres

Year Built: 2019

Building Size: 3,010

LEASE SUMMARY

Lease Type: Absolute "NNN" Net

Taxes / Insurance / CAM: Tenant Responsibility

Roof / Structure: Tenant Responsibility

Term Remaining: 14 Years

Original Lease Term: 15 Years

Commencement Date: November 1, 2019

Current Term Expiration: October 31, 2034

Options: (4) Five Year Options

Increases: 10% Every Five Years

Guarantor: Corporate | 7-Eleven

Right of First Refusal: Yes

PROPERTY HIGHLIGHTS

- Brand New 15 Year Absolute "NNN" Net Lease | No Landlord Obligations
- 3,010 SF Convenience Store Situated on 1.96 Acres
- Significant Depreciation Benefits - Please Contact Accountant/Tax Advisor
- 10% Rental Increases Every Five Years
- New 7-Eleven Prototype - 16 Fueling Positions w/ Car Wash
- 7-Eleven Corporate Guaranty | S&P AA- Rated
- Excellent Interstate Location w/ Easy Access to Interstate 75
- Strong Population Growth w/ Multiple New Single Family Residential Developments
- Avg. Household Income Exceeds \$84,000 Within Three Miles
- Located Less Than 20 Miles From Sarasota International Airport

EXTERIOR PHOTOS







NEAL COMMUNITIES
Where You Live Matters

Future
Development

NEAL COMMUNITIES
Where You Live Matters

ARIA Community
152 Acres

NEAL COMMUNITIES
Where You Live Matters

MILANO Community
159 Acres

NEAL COMMUNITIES
Where You Live Matters

Vicenza Community
106 Acres

Border Rd

Under Contract
Proposed 203 Homes
80 Acres

Jacaranda Blvd

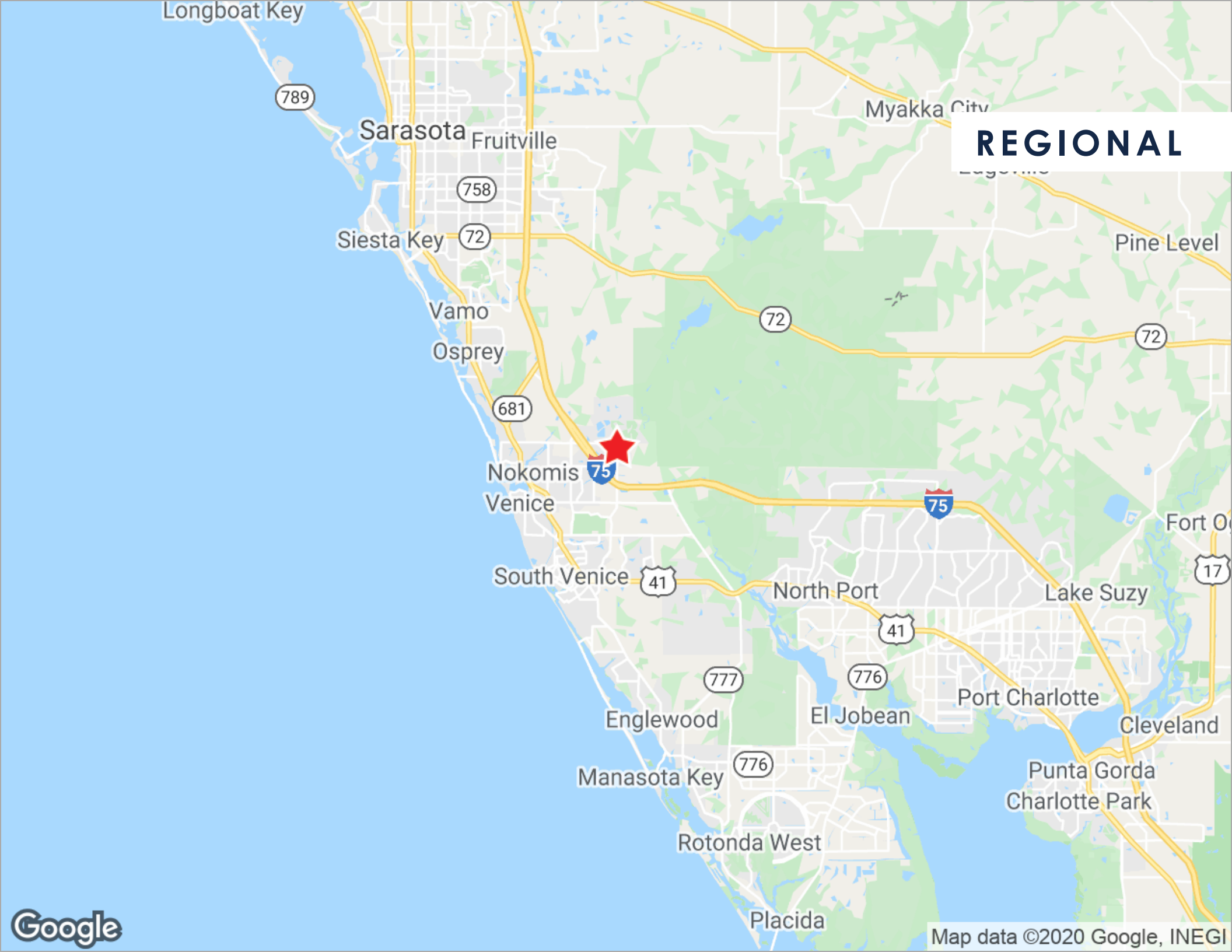


Sarasota County
Interstate Business
Center

amazon
fulfillment

INTERSTATE
75

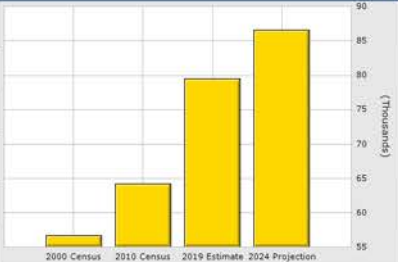
INTERSTATE
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REGIONAL

Legend

DEMOGRAPHICS REPORT

Radius		1 Mile	3 Mile	5 Mile
Population:				
2024 Projection		1,273	31,034	86,590
2019 Estimate		1,140	28,697	79,509
2010 Census		739	24,417	64,153
Growth 2019-2024		11.67%	8.14%	8.91%
Growth 2010-2019		54.26%	17.53%	23.94%
2019 Population Hispanic Origin		49	956	2,880
2019 Population by Race:				
White		1,099	27,775	76,633
Black		10	242	852
Am. Indian & Alaskan		1	33	150
Asian		22	406	1,092
Hawaiian & Pacific Island		0	8	20
Other		8	233	762
U.S. Armed Forces:		0	0	0
Households:				
2024 Projection		550	15,301	43,127
2019 Estimate		495	14,217	39,754
2010 Census		334	12,455	32,872
Growth 2019 - 2024		11.11%	7.62%	8.48%
Growth 2010 - 2019		48.20%	14.15%	20.94%
Owner Occupied		401	11,689	32,270
Renter Occupied		94	2,527	7,484
2019 Avg Household Income		\$109,073	\$84,329	\$82,226

RETAIL PROPERTY FOR SALE

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