



REPRESENTATIVE PHOTO

📍 12713 SW 125TH AVE, MIAMI, FL 33186

Marcus & Millichap

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this freestanding, single-tenant 7-Eleven located in the Cutler Bay Area of Miami, Florida. Cutler Bay is a booming incorporated town in Miami-Dade County, established in 2005 with a growing population of over 43,718. This Ground Lease, backed by 7-Eleven Corporate, will have a 15 Year lease with four, five-year options to extend. The subject property will consist of a 3,500 Square foot building on 1.68 Acres of land. It is strategically located at SW 128th Street and 125th Avenue, where construction is almost complete on a New-Access ramp which will connect from the SR874/Don Shula Expressway to 128th Street and will provide additional connectivity and mobility to this growing area of West Kendall and Southwest Miami-Dade County.

The area surrounding this brand new 7-Eleven is booming with new construction home developments only minutes from the property. Mosaic at Venetian Park has over 200 new lots available for Grand Homes and Townhouses and is only 13 minutes from this 7-Eleven. Also 13 minutes away is Lennar at Siena Creek with 123 brand new construction Townhomes. Ryan Homes at "The Landing" offers 168 brand-new single family homesites. Lennar at Riviera offers 120 single family homesites, and 500 Townhomes.

Zoo Miami is only 11 minutes from this property, has over 932,000 visitors each year and is the largest zoo in the state of Florida. Miami Executive Airport, averaging 193,000 airport operations each year, is only 5 minutes from this 7-Eleven. Also several schools in the area include Arvida Middle School (1,466 Students), Jorge Mas Canosa Middle School (1,718 Students), Gloria Floyd Elementary (484 Students), Bridge Prep Academy of Village-Green(704 Students) and Frank C. Martin K-8 (1,100 Students). Also in close vicinity to this property is West Kendall Baptist Hospital with over 70,000 visitors per year, Jackson South Medical Center (1,828 Beds in the Jackson Hospital System) and Baptist Children's Hospital. Colleges in the immediate area include Corinthian Colleges, City College of Miami, and Ward Stone College.

7-Eleven is the world's largest operator, franchisor and licensor of convenience stores with approximately 65,000 stores in 18 countries. In the 10,500 stores in North America, 7-Eleven offers over 2,500 different products and services.

INVESTMENT HIGHLIGHTS

- Brand New Construction 7-Eleven Corporate Guaranteed Ground Lease (71,000+ Locations and AA- S&P Credit Rating)
- Strong 10 Percent Rent Increases every 5 Years During the Base Term of the Lease and Options
- Hundreds of Brand New Single Family Homes and Townhomes Under Development in the Immediate Area
- New SR 874 Ramp Connector to SW 128th Street Provides Additional Connectivity to this Property and Mobility to this Area of West Kendall and SW Miami-Dade
- Dense Population: More than 409,509 People in the Market Area
- Minutes from the Miami International Airport
- Zoo Miami Only 11 Minutes from Property with 932,000 Visitors each Year
- Minutes from West Kendall Baptist Hospital (70,000 Visitors Each Year) and Jackson South Medical Center (1,828 Beds in Jackson System)
- Close Vicinity to Corinthian Colleges, City College of Miami, Ward Stone College
- Florida is a "No Income Tax State"

THE OFFERING

7 ELEVEN
12713 SW 125th Avenue
Miami, Florida 33186



PROPERTY DETAILS

Lot Size	73,181 SF (1.68 Acres)
Rentable Square Feet	3,500 SF
Price/SF	\$1,680.67
Year Built	2021

FINANCIAL OVERVIEW

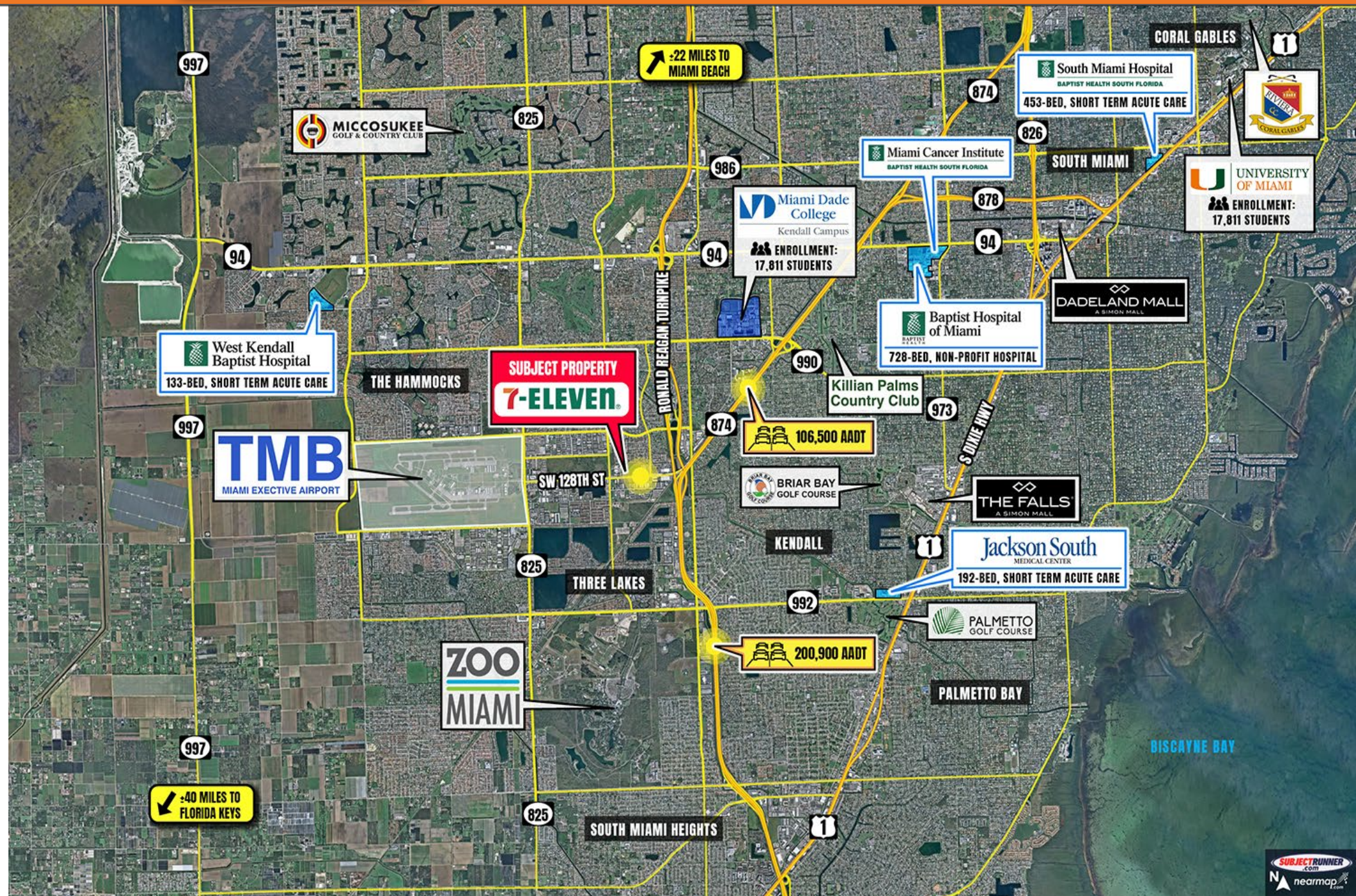
List Price	\$5,882,352
Down Payment	100% / \$5,882,352
Cap Rate	4.25%
Type of Ownership	Ground Lease

PROPERTY RENT DATA

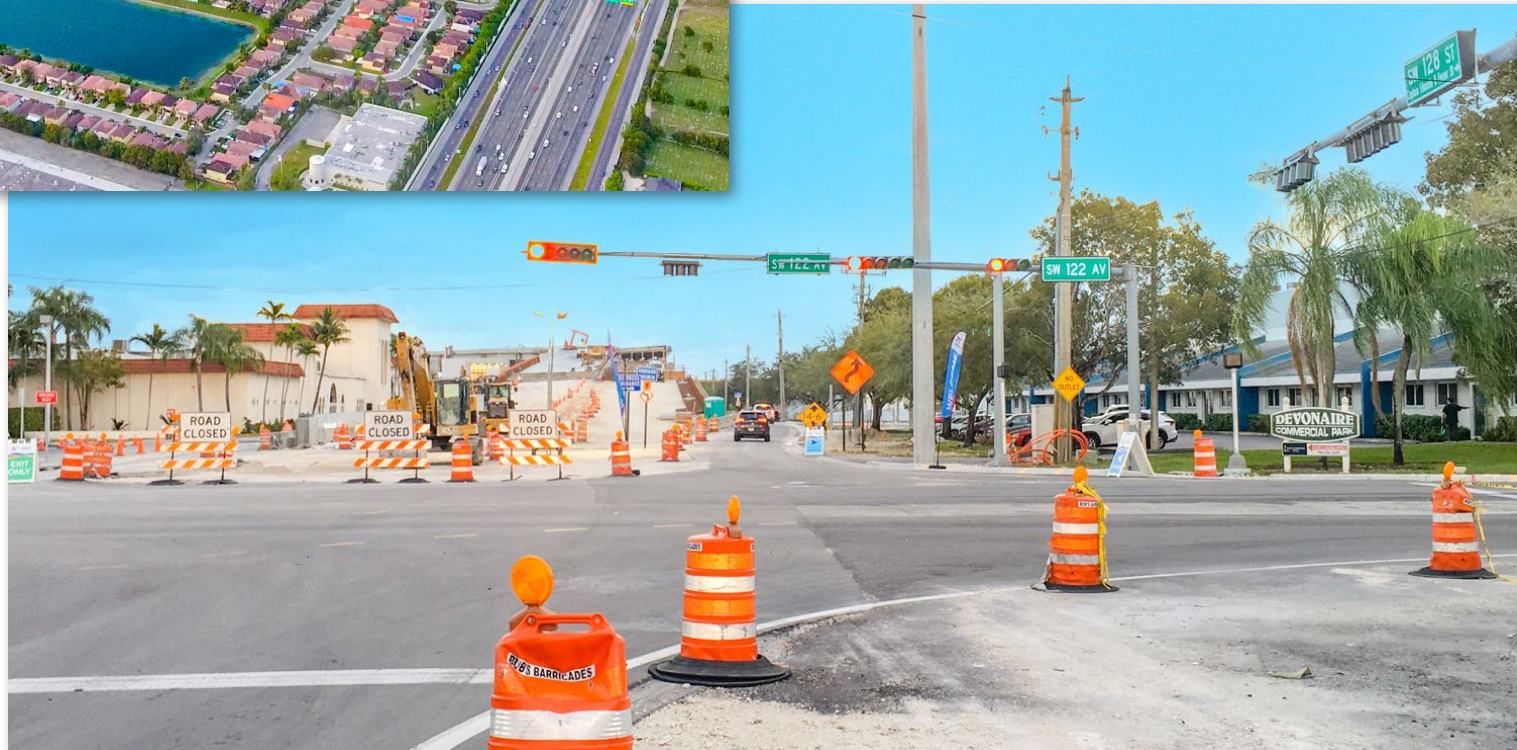
RENT INCREASES	MONTHLY RENT	ANNUAL RENT
05/01/2021 - 04/30/2026 (Current)	\$20,833	\$250,000
05/01/2026 - 04/30/2031	\$22,917	\$275,000
05/01/2031 - 04/30/2036	\$25,208	\$302,500
05/01/2036 - 04/30/2041 (Option 1)	\$27,729	\$332,750
05/01/2041 - 04/30/2046 (Option 2)	\$30,502	\$366,025
05/01/2046 - 04/30/2051 (Option 3)	\$33,552	\$402,628
05/01/2051 - 04/30/2056 (Option 4)	\$36,908	\$442,890
Base Rent (\$71.43 / SF)		\$250,000
Net Operating Income		\$250,000.00
TOTAL ANNUAL RETURN	CAP 4.25%	\$250,000

LEASE ABSTRACT

Tenant Trade Name	7 Eleven
Tenant	Corporate Store
Ownership	Public
Guarantor	Corporate Guarantee
Lease Type	NNN
Lease Term	15 Years
Lease Commencement Date	05/01/2021
Rent Commencement Date	05/01/2021
Expiration Date of Base Term	04/30/2036
Increases	10% Every Five Years on Lease Term and Option Periods
Options	Four 5-Year Options
Term Remaining on Lease	15 Years
Landlord Responsibility	None
Tenant Responsibility	All
Property Type	Net Leased Auto Service - Gas/Conv
Right of First Refusal	Yes









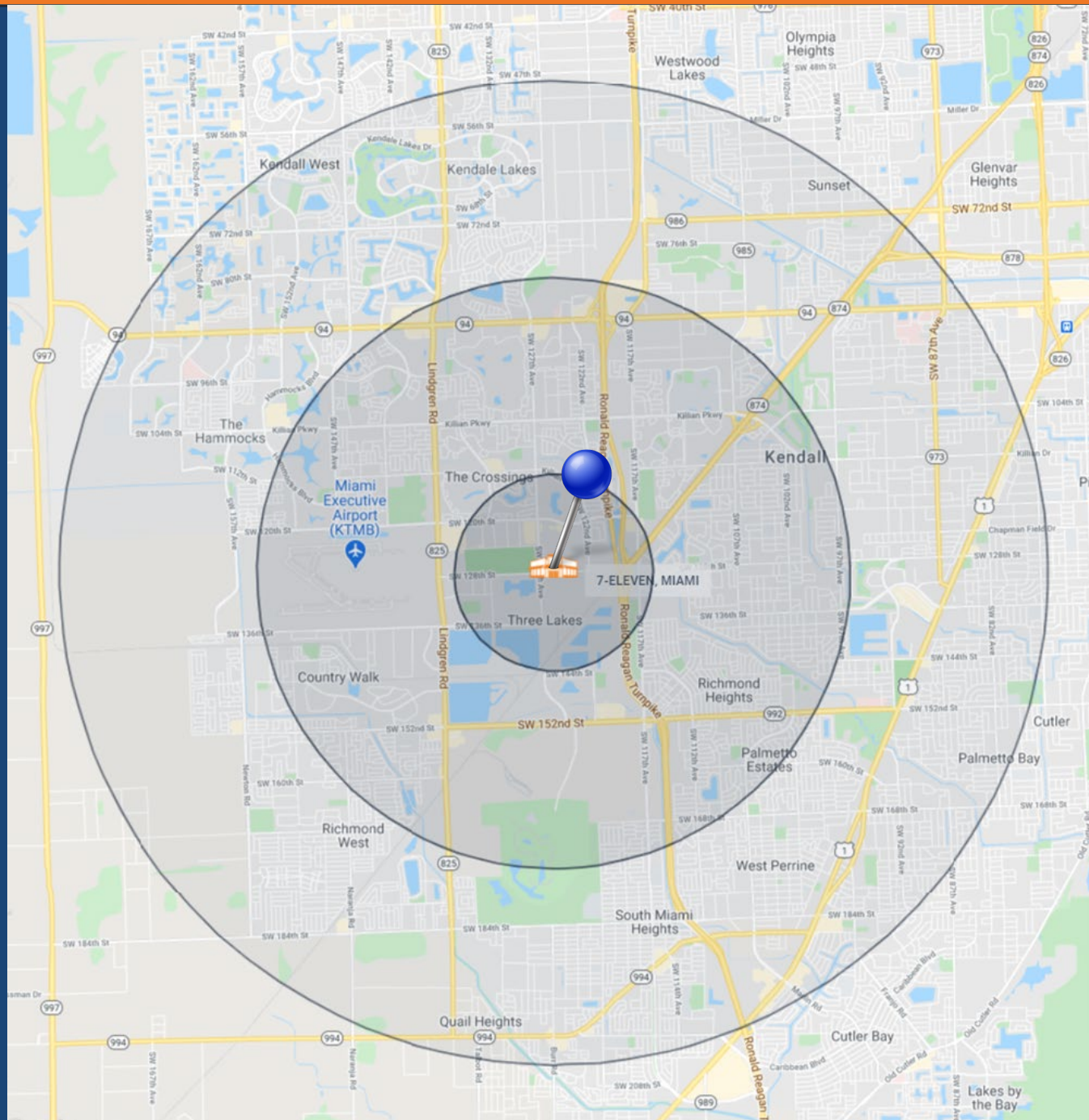
ABOUT 7-ELEVEN®

7-Eleven, Incorporated is the world's largest convenience store chain operating, franchising and licensing more than 56,600 stores in 18 countries, of which nearly 10,500 are in North America. The company has more outlets than any other retailer or food service provider. 7-Eleven was founded in 1927 in Dallas, Texas. The company 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 customers. The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering customers 24-hour convenience, seven days a week.

Name	7-Eleven
Tenant	7-Eleven Incorporated
Number of Locations	60,000+
Rating Agency	Standard & Poor's
Credit Rating	AA-
Rank	#1 CSP Daily News, #7 Franchise 500
HQ	Irving, Texas



	1 Miles	3 Miles	5 Miles
POPULATION			
2025 Projection	14,143	146,125	417,961
2020 Estimate	13,361	143,527	409,509
2010 Census	11,656	134,242	380,608
2000 Census	5,848	128,424	358,993
INCOME			
Average	\$106,018	\$97,179	\$91,443
Median	\$83,871	\$72,897	\$67,379
Per Capita	\$33,731	\$32,683	\$30,153
HOUSEHOLDS			
2025 Projection	4,510	48,997	137,397
2020 Estimate	4,250	48,004	134,564
2010 Census	3,689	44,527	124,423
2000 Census	1,866	42,393	116,875
HOUSING			
2020	\$322,654	\$307,001	\$295,825
EMPLOYMENT			
2020 Daytime Population	17,596	117,988	333,830
2020 Unemployment	2.72%	3.13%	3.30%
2020 Median Time Traveled	38	39	40
RACE & ETHNICITY			
White	81.41%	80.04%	82.20%
Native American	0.03%	0.03%	0.02%
African American	5.97%	11.48%	9.51%
Asian/Pacific Islander	6.11%	2.79%	2.52%



GEOGRAPHY: 5 MILE



POPULATION

In 2020, the population in your selected geography is 409,509. The population has changed by 14.07% since 2000. It is estimated that the population in your area will be 417,961.00 five years from now, which represents a change of 2.06% from the current year. The current population is 47.48% male and 52.52% female. The median age of the population in your area is 40.75, compare this to the US average which is 38.21. The population density in your area is 5,222.08 people per square mile.



HOUSEHOLDS

There are currently 134,564 households in your selected geography. The number of households has changed by 15.13% since 2000. It is estimated that the number of households in your area will be 137,397 five years from now, which represents a change of 2.11% from the current year. The average household size in your area is 3.02 persons.



INCOME

In 2020, the median household income for your selected geography is \$67,379, compare this to the US average which is currently \$62,990. The median household income for your area has changed by 38.24% since 2000. It is estimated that the median household income in your area will be \$75,809 five years from now, which represents a change of 12.51% from the current year.

The current year per capita income in your area is \$30,153, compare this to the US average, which is \$34,935. The current year average household income in your area is \$91,443, compare this to the US average which is \$90,941.



RACE AND ETHNICITY

The current year racial makeup of your selected area is as follows: 82.20% White, 9.51% Black, 0.02% Native American and 2.52% Asian/Pacific Islander. Compare these to US averages which are: 69.84% White, 12.88% Black, 0.20% Native American and 5.75% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 74.88% of the current year population in your selected area. Compare this to the US average of 18.38%.



HOUSING

The median housing value in your area was \$295,825 in 2020, compare this to the US average of \$221,068. In 2000, there were 85,007 owner occupied housing units in your area and there were 31,868 renter occupied housing units in your area. The median rent at the time was \$713.



EMPLOYMENT

In 2020, there are 140,895 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 70.40% of employees are employed in white-collar occupations in this geography, and 29.63% are employed in blue-collar occupations. In 2020, unemployment in this area is 3.30%. In 2000, the average time traveled to work was 40.00 minutes.

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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Marcus & Millichap

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