



TRINITY

REAL ESTATE INVESTMENT SERVICES



7-ELEVEN - NEW FLORIDA DEVELOPMENT - 4.25% CAP

711 EAST BROAD STREET, GROVELAND, FL 34736

\$4,434,754

4.25% CAP

TRINITYREIS.COM

Actual Property



GROVELAND, FL

\$4,434,754 | 4.25% CAP

- New Development 7-Eleven With Car Wash - Store Opened January 2021 - 15 Years Remaining - Rare Construction Prototype
- NNN Lease With Minimal Landlord Responsibilities
- Attractive 10% Rental Increases Every 5 Years Throughout Primary Term
- Only Gas Station in Immediate Area that Features Car Wash - Creating Addition Customer Traffic to Location
- Strong 5 Mile Demographics of 26,730+ Residents - Surrounding Area Saw Staggering 29.86% Population Growth in Past 10 Years
- Two Easily Accessible Points of Entry Along a Hard Corner, Generating Traffic Counts of 21,875+ VPD on E Broad St.
- 30 Miles to Orlando, the 3rd Largest Metropolitan Area in Florida With 2.5M+ Residents
- Strong Credit and Brand Recognition - S&P Credit Rating of AA-

EXCLUSIVELY MARKETED BY:

BRANSON BLACKBURN

325.864.9775 | b.blackburn@trinityreis.com

CHANCE HALES

806.679.9776 | chance@trinityreis.com

MATT DAVIS

325.513.6406 | matt@trinityreis.com

CODY CRIST

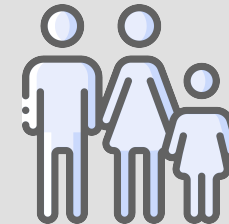
817.584.2000 | cody@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$188,477
Rent Per SF:	\$53.85
Rent Commencement Date:	January 2021
Lease Expiration Date:	1/31/2036
Lease Term Remaining:	15 Years
Lease Type:	NNN
Type of Ownership:	Fee Simple



Reasonably Priced Land, Infrastructure, and Expedited Permitting Have Made Groveland a Foremost Opportunity Area



Between 2000 and 2010, Groveland's Population Increased by 189%, Making it the Fastest Growing City in Florida



Groveland is Rated the 5th Safest City to Live in Florida and is Close to the Major Sports, art and Entertainment Attractions of Orlando

PROPERTY DETAILS:

Building Area:	3,500 SF
Land Area:	2.4 AC
Year Built:	2021
Guarantor:	7-Eleven, Inc. (S&P: AA-)
Price Per SF:	\$1267.07

LEASE ABSTRACT

711 EAST BROAD STREET | GROVELAND, FL

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	January 2021 - 1/31/2026	\$188,477	\$53.85	4.25%
Years 6-10	2/01/2026 - 1/31/2031	\$207,325	\$59.24	4.68%
Years 11-15	2/01/2031 - 1/31/2036	\$228,057	\$65.16	5.14%
Four (4), 5 - Year Options 10% Increase	2/01/2036 - 1/31/2041	\$250,863	\$71.68	5.66%
	2/01/2041 - 1/31/2046	\$275,949	\$78.84	6.22%
	2/01/2046 - 1/31/2051	\$303,544	\$86.73	6.85%
	2/01/2051 - 1/31/2056	\$333,898	\$95.40	7.53%



RESPONSIBILITIES BREAKDOWN

TAXES

PAID BY **TENANT**

Tenant shall reimburse Landlord for all real estate taxes and assessments levied against the Premises during the Term and the Extended Term within twenty (20) days after presentation to the Tenant by the Landlord of actual real estate tax statements or copies thereof...

INSURANCE

PAID BY **TENANT**

...it is agreed that Tenant may be a self-insurer as to the Premises with such self-insurance covering the same casualties and perils which would be insured against in a standard "Basic Form" coverage property insurance policy (excluding windstorm coverage); provided that the Tenant maintains a net worth of not less than \$50,000,000.

PARKING & HVAC

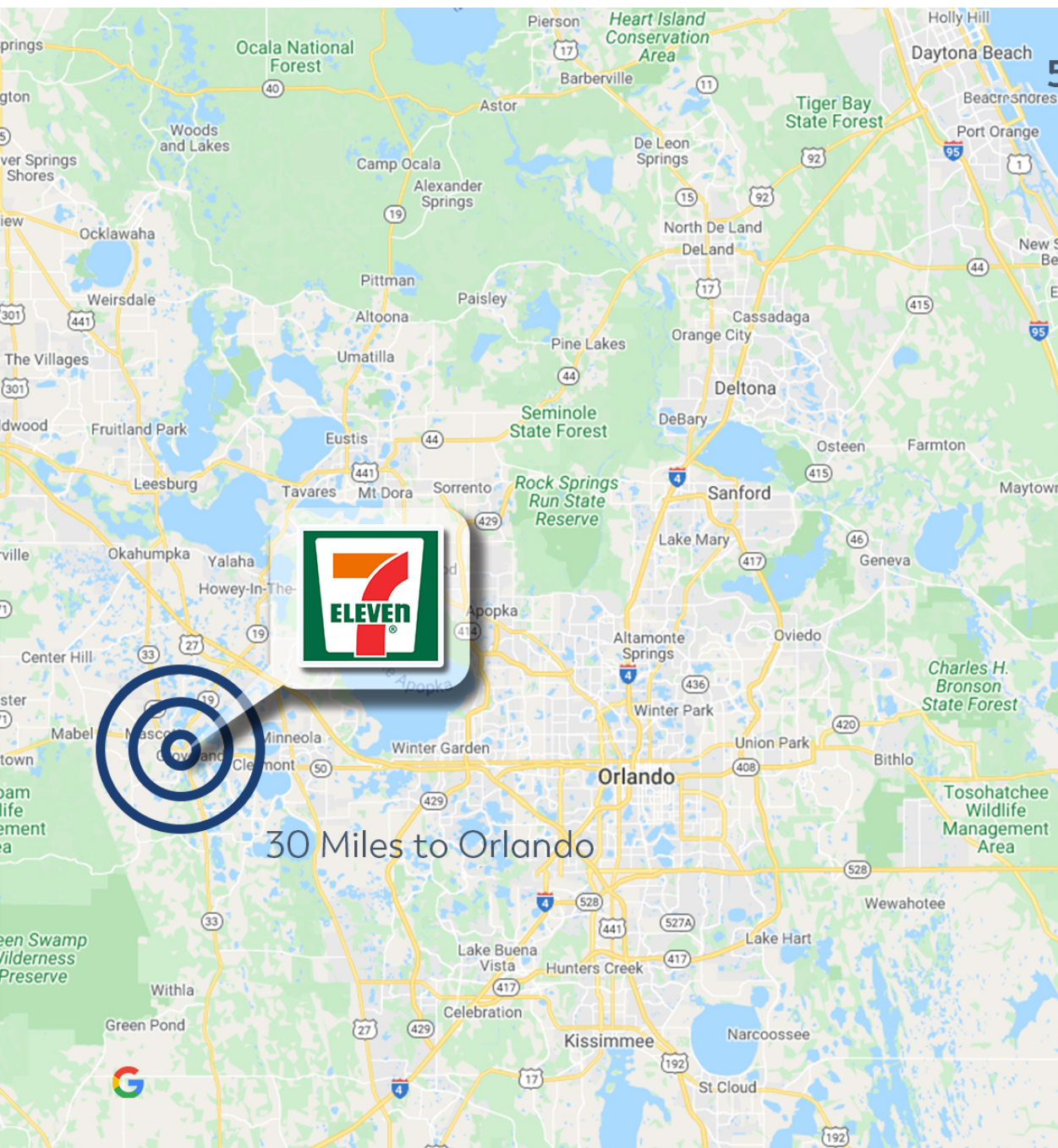
PAID BY **TENANT**

Tenant agrees to keep the interior and exterior of the Building in good repair including electrical, plumbing, heating and air conditioning equipment, and to maintain the landscaped areas, surface of the parking and driveway areas, and shall be responsible for all glass and the replacement costs thereof (casualty damage (subject to Article 12 below) and reasonable wear and tear excepted).

ROOF & STRUCTURE

PAID BY **LANDLORD**

At all times during the Term and the Extended Term, Landlord agrees to maintain the foundation (including the slab), roof, and structural soundness of the Premises.




5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION

	1 Mile	3 Mile	5 Mile
 2010 Census	2,360	11,452	20,586
2020 Estimated	3,090	15,094	26,733
2025 Projected	3,518	17,196	30,408

POPULATION GROWTH

	1 Mile	3 Mile	5 Mile
 2010 - 2020	30.93%	31.80%	29.86%
2020 - 2025	13.85%	13.93%	13.75%

HOUSEHOLD INCOME

	1 Mile	3 Mile	5 Mile
 Median	\$60,379	\$55,872	\$55,781
Average	\$88,070	\$70,066	\$68,049

Demographic data provided by CoStar



RETAIL MAP

711 EAST BROAD STREET | GROVELAND, FL



RETAIL MAP

711 EAST BROAD STREET | GROVELAND, FL



PROPERTY PHOTO

711 EAST BROAD STREET | GROVELAND, FL

Key Demographics 5 Miles



Total Population
2020
26,733



Projected Growth
2020 - 2025
13.75%

7-ELEVEN

2.4 AC

E Broad St. - 21,785+ VPD

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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b.blackburn@trinityreis.com

CHANCE HALES

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chance@trinityreis.com

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matt@trinityreis.com

BROKER OF RECORD**BRIAN BROCKMAN**

Bang Realty - Naples, Inc.

BK 3327646

Actual Property