



TRINITY

REAL ESTATE INVESTMENT SERVICES



**7-ELEVEN - 126K+ POPULATION - 4.8% CAP**

4424 PORTSMOUTH BLVD, CHESAPEAKE, VA 23321

**\$4,392,300**

4.8% CAP

TRINITYREIS.COM

Actual Property





CHESAPEAKE, VA

**\$4,392,300 | 4.8% CAP**

- Absolute NNN Lease 7-Eleven - Zero Landlord Responsibilities
- Tenant Recently Extended Lease by 10 Years, Showing Strong Commitment to Location
- Chesapeake has a Population Over 225,000 - 2nd Largest City in Virginia
- Densely Populated Location With Over 125,000 Residents Within 5 Miles of Property
- Large 1.5 Acre Corner Lot Situated on Portsmouth Blvd. (30,000+ VPD)
- Average HH Incomes Near \$100K Within 1 Mile of Property
- Strong Credit and Brand Recognition - S&P Credit Rating of AA-

## EXCLUSIVELY MARKETING BY:

**DYLAN O'HARA**

918.208.1565 | dylan@trinityreis.com

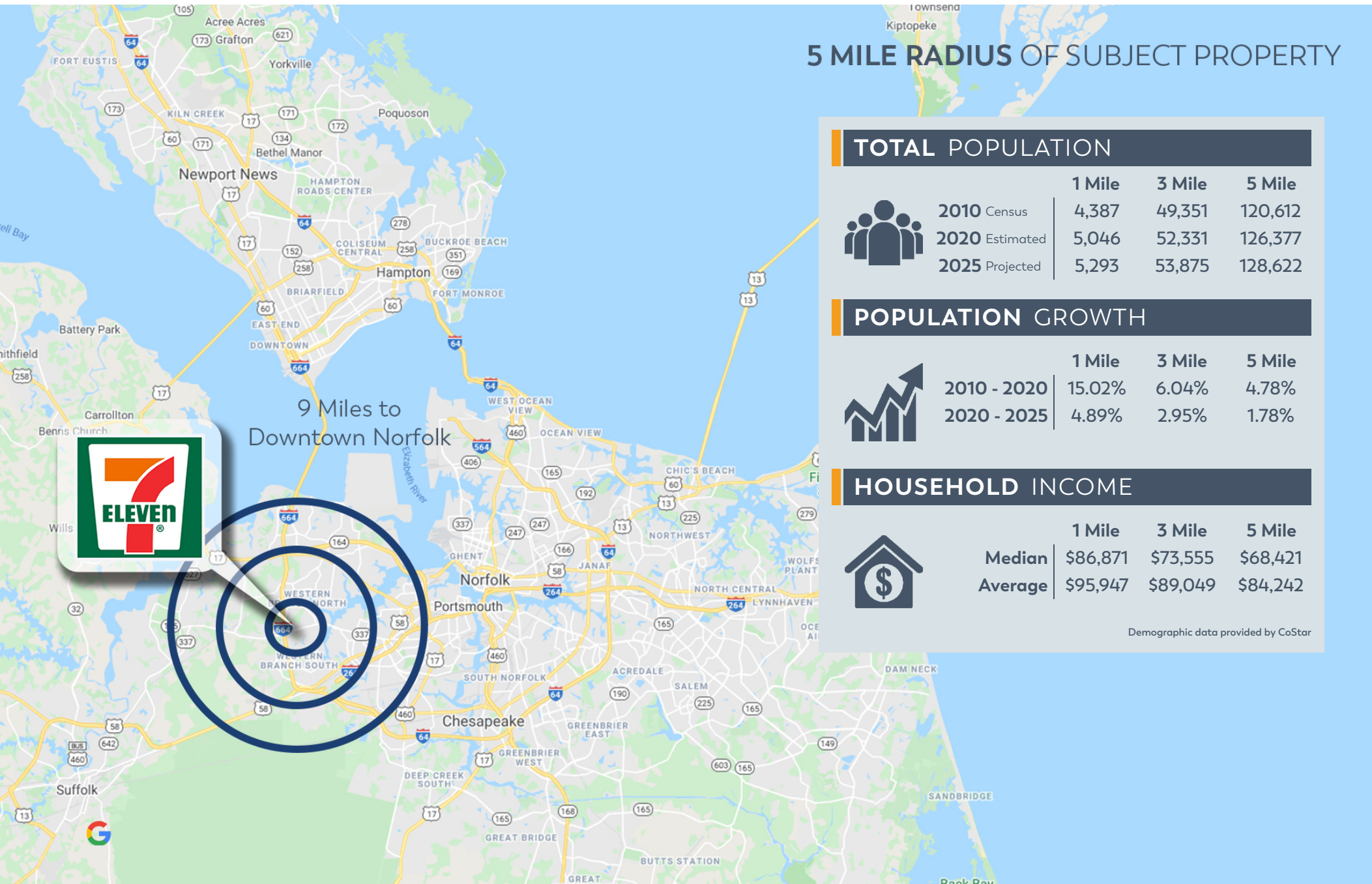
## PROPERTY DETAILS:

Building Area:	<b>3,050 SF</b>
Land Area:	<b>1.48 AC</b>
Year Built:	<b>2002</b>
Guarantor:	<b>7-Eleven, Inc. (S&amp;P: AA-)</b>
Price (Psf):	<b>\$1440.10</b>

## LEASE OVERVIEW:

Remaining Lease Term:	<b>10.5+ Years</b>
Rent Commencement:	<b>4/1/2002</b>
Lease Expiration:	<b>3/31/2032</b>
Base Annual Rent:	<b>\$210,830*</b>
Lease Type:	<b>Ground Lease</b>
Scheduled Rent Increases:	<b>In Option Periods</b>
Options & Increases:	<b>Three (3), 5-Year; 10%</b>
Insurance:	<b>PAID BY Tenant</b>
Parking Lot Maintenance:	<b>PAID BY Tenant</b>
Property Taxes:	<b>PAID BY Tenant</b>
Roof & Structure:	<b>PAID BY Tenant</b>
HVAC:	<b>PAID BY Tenant</b>

\*NOI Based off 2022 Extension



## 5 MILE RADIUS OF SUBJECT PROPERTY

### TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
<b>2010</b> Census	4,387	49,351	120,612
<b>2020</b> Estimated	5,046	52,331	126,377
<b>2025</b> Projected	5,293	53,875	128,622

### POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
<b>2010 - 2020</b>	15.02%	6.04%	4.78%
<b>2020 - 2025</b>	4.89%	2.95%	1.78%

### HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
<b>Median</b>	\$86,871	\$73,555	\$68,421
<b>Average</b>	\$95,947	\$89,049	\$84,242

Demographic data provided by CoStar



# RETAIL MAP

4424 PORTSMOUTH BLVD | CHESAPEAKE, VA





# RETAIL MAP

4424 PORTSMOUTH BLVD | CHESAPEAKE, VA

## Key Demographics 2020



Total Population  
3 Miles  
52,331



Total Population  
5 Miles  
126,377







Actual Property





Actual Property





Actual Property





**7-ELEVEN®**



**94 Years**  
of Success



**Publicly  
Traded Co.**  
NYSE: SVNDF



**AA-**  
S&P Rated



**33.53B**  
Market Cap



**71,100+**  
Locations  
Worldwide



All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Trinity Real Estate Investment Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Trinity Real Estate Investment Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Actual Property



# TRINITY

REAL ESTATE INVESTMENT SERVICES

**EXCLUSIVELY MARKETING BY**

**DYLAN O'HARA**

918.208.1565

dylan@trinityreis.com

**BROKER OF RECORD**

**BRIAN BROCKMAN**

Bang Realty, Inc

VA - 225245999

Actual Property