

7-Eleven Ground Lease

Belcamp, Maryland

Purchase Price: **\$5,294,117**

Cap Rate: **4.25%**

Stan Johnson Company is pleased to offer for sale to qualified investors, the opportunity to purchase a ground lease interest in the 7-Eleven asset located in Belcamp, Maryland ("The Property"). The Property consists of a newly constructed 4,070-square-foot gas station & convenience store on a 2.41-acre parcel of land. The Property is leased by 7-Eleven, which is operating under a brand new 20-year, Absolute NNN Ground lease with 20 years remaining. The lease also features 10% rent escalations every 5-years, providing investors with a significant hedge against inflation.



Property Synopsis

7-Eleven is relocating and expanding to the Property from its former location down the street. Due to high success in the area, the new location will be 67% larger than the previous one and will include new amenities, such as a car wash, high speed diesel pumps, and the latest store prototype. Additionally, 7-Eleven will receive brand new signage along I-95, making consumers aware of their presence. The Property is strategically located off of I-95 (John F. Kennedy Expressway), the primary highway running throughout the Northeast Corridor and the quickest route between Baltimore and Philadelphia. The proximity to I-95 provides the Property with quick access for traveling customers and visibility for over 104,865 VPD. This location provides an abundant, steady flow of customers to the Property and is ideal for a refueling station & convenience store.

Investment Highlights

- 20-Year Absolute NNN Ground Lease
- Expanded Location with 2021 Construction
- Long-Term Lease w/ Rent Increases
- Proximity to Aberdeen Proving Ground
- Major Barrier to Entry for Competitors
- Outstanding Expressway Location
- Dense Industrial Corridor
- Massive Auto Auction Nearby
- Outstanding Overall & Daytime Demographics
- 8 Hotels in Close Proximity

Offered Exclusively by

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