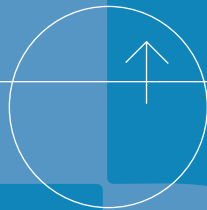


REPRESENTATIVE PHOTO

SELLER WILL NOT CLOSE BEFORE  
JANUARY-2022



CP PARTNERS



# 7-Eleven

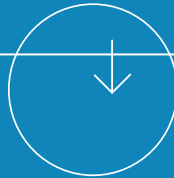
NEW CONSTRUCTION CORPORATE 7-ELEVEN WITH CAR WASH  
ADJACENT TO RECENTLY EXPANDED FREEWAY EXIT

BROOKSVILLE, FL





## CONTACT LISTING TEAM



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This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





## HIGHLIGHTS

- > Absolute NNN Lease
- > Automated car wash
- > Close proximity to top performing Walmart Distribution Center
- > New construction 7-Eleven
- > Adjacent to newly expanded Cortez Blvd and I-75 Freeway off ramp
- > High Visibility, High Traffic Freeway Location
- > Part of the Tampa–St. Petersburg–Clearwater MSA
- > Tampa Bay is one of the fastest growing regions in the nation

# 7-Eleven

6251 LA ROSE ROAD, BROOKSVILLE, FL 34602

**\$9,377,555**

PRICE

**4.50%**

CAP

NOI:

**\$421,990**

LEASE TYPE:

**Absolute NNN**

LEASE TERM:

**15 Years**

LEASABLE AREA:

**3,500 SF**

LAND AREA:

**3.26 acres**

YEAR BUILT:

**2021**

**New Construction 7-Eleven featuring Car Wash and Fueling Facility - High Traffic location at the Freeway Off-ramp**





## CORPORATE 7-ELEVEN WITH CAR WASH AND RENT INCREASES

### ABSOLUTE NNN NEW CONSTRUCTION

- > A newly built 7-Eleven with a 15-year absolute NNN lease and a corporate guarantee
- > Includes a freestanding convenience store, fueling station and automated car wash
- > Subject property is located just 2 miles from a 1.5 million square foot Walmart Distribution Center that services more than 130 Walmart stores throughout Central Florida and is considered one of the highest performing Walmart distribution

centers in the country

- > Michaels, Verizon, Five Guys, GameStop and the Nail Spa have all extended their leases within the last 12 months

### STRATEGIC LOCATION WITH RECENTLY ENHANCED FREEWAY ACCESS

- > Driven in large part by the success of the Walmart Distribution center, FDOT recently expanded both I-75 and Cortez Blvd from four lanes to six lanes
- > The nearly \$100M project was completed

in 2019 and greatly enhances the access to and visibility of the site

- > The combination of the site's close proximity to one of the nation's top Walmart Distribution Centers and the lease's 10% rental escalations every 5 years provide this offering excellent long term potential and a hedge against inflation





## INCOME & EXPENSE

<b>PRICE</b>		<b>\$9,377,555</b>
Capitalization Rate:		4.50%
Total Rentable Area (SF):		3,500
Lot Size (AC):		3.26
<b>STABILIZED INCOME</b>	<b>PER SQUARE FOOT</b>	
Scheduled Rent	\$120.57	\$421,990
Effective Gross Income	\$120.57	\$421,990
<b>LESS</b>	<b>PER SQUARE FOOT</b>	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
<b>EQUALS NET OPERATING</b>	<b>\$421,990</b>	





## RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY		
TENANT NAME	SQ. FT.			CURRENT RENT	MONTHLY RENT	YEARLY RENT
7-Eleven	3,500	1	5	\$421,990		\$421,990
		6	10		\$38,682	\$464,189
		11	15		\$42,551	\$510,607
		Option1	16		\$46,806	\$561,668
		Option2	21		\$51,486	\$617,834
		Option3	26		\$56,635	\$679,618
		Option4	31		\$62,298	\$747,580
<b>TOTALS:</b>	<b>3,500</b>			<b>\$421,990</b>	<b>\$35,166</b>	<b>\$421,990</b>

\*Rent Commencement scheduled for 11/04/2021





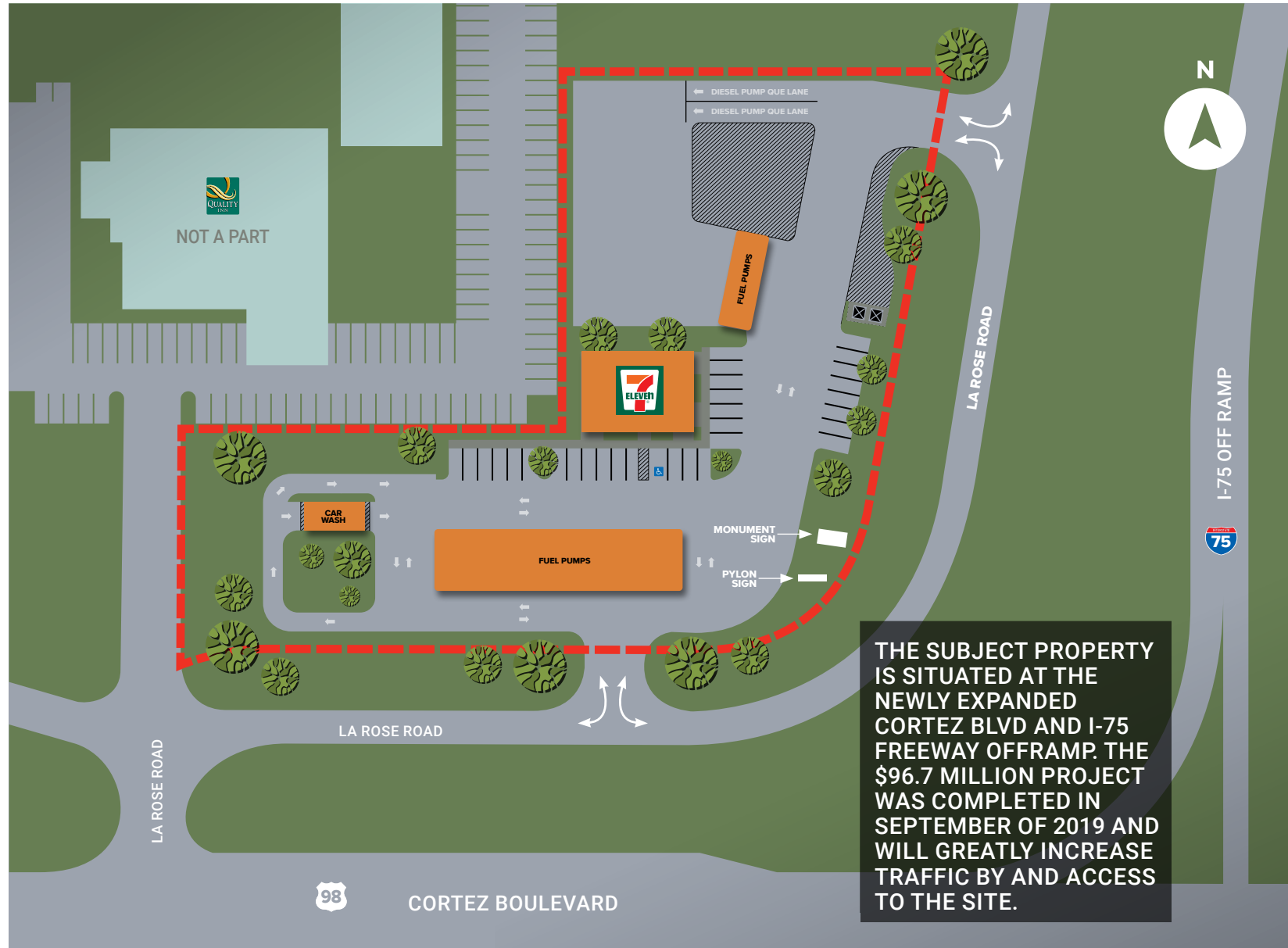
## SITE PLAN

sf

3,500  
RENTABLE SF

ac

3.26  
ACRES



THE SUBJECT PROPERTY IS SITUATED AT THE NEWLY EXPANDED CORTEZ BLVD AND I-75 FREEWAY OFFRAMP. THE \$96.7 MILLION PROJECT WAS COMPLETED IN SEPTEMBER OF 2019 AND WILL GREATLY INCREASE TRAFFIC BY AND ACCESS TO THE SITE.



# Largest chain of convenience stores

## ABOUT 7-ELEVEN

7-Eleven, Inc. is the premier name and largest chain in the convenience retail industry. Based in Irving, Texas, 7-Eleven operates, franchises, or licenses more than 66,000 stores in 18 countries, including 12,000 in North America.

Known for its iconic brands such as Slurpee, Big Bite, and Big Gulp, 7-Eleven has expanded into high-quality salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings, cheeseburgers, and hot chicken sandwiches.

7-Eleven offers customers industry-leading private brand products under the 7-Select brand including healthy options, decadent treats and everyday favorites, at an outstanding value. Customers also count on 7-Eleven for payment services, self-service lockers and other convenient services.

70,000

LOCATIONS IN  
17 COUNTRIES

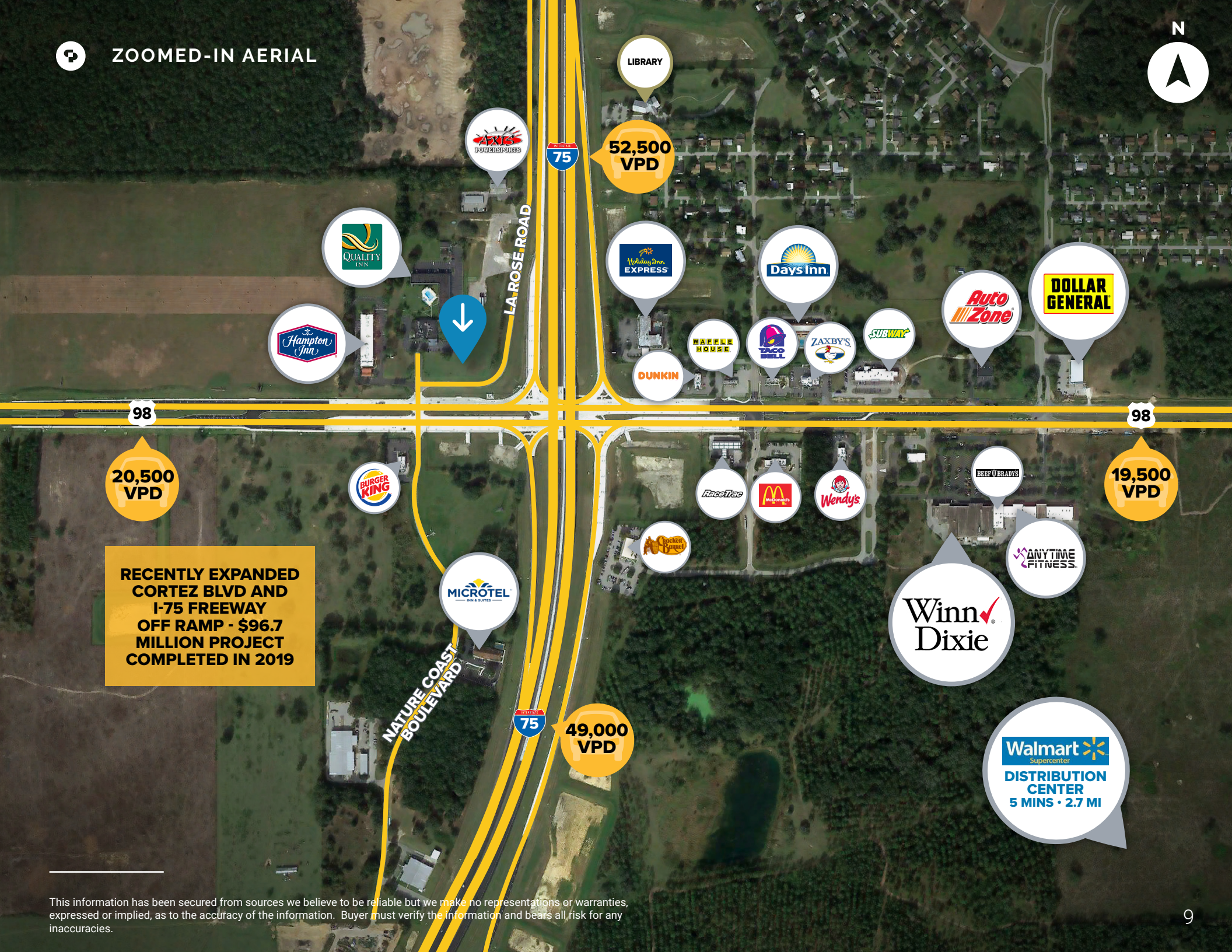
-AA

S&P CREDIT  
RATING





## ZOOMED-IN AERIAL











## DEMOGRAPHICS



### POPULATION

	1-MILE	3-MILES	5-MILES
2010	3,668	12,082	23,677
2020	4,538	13,618	25,697
2025	4,905	14,450	27,026

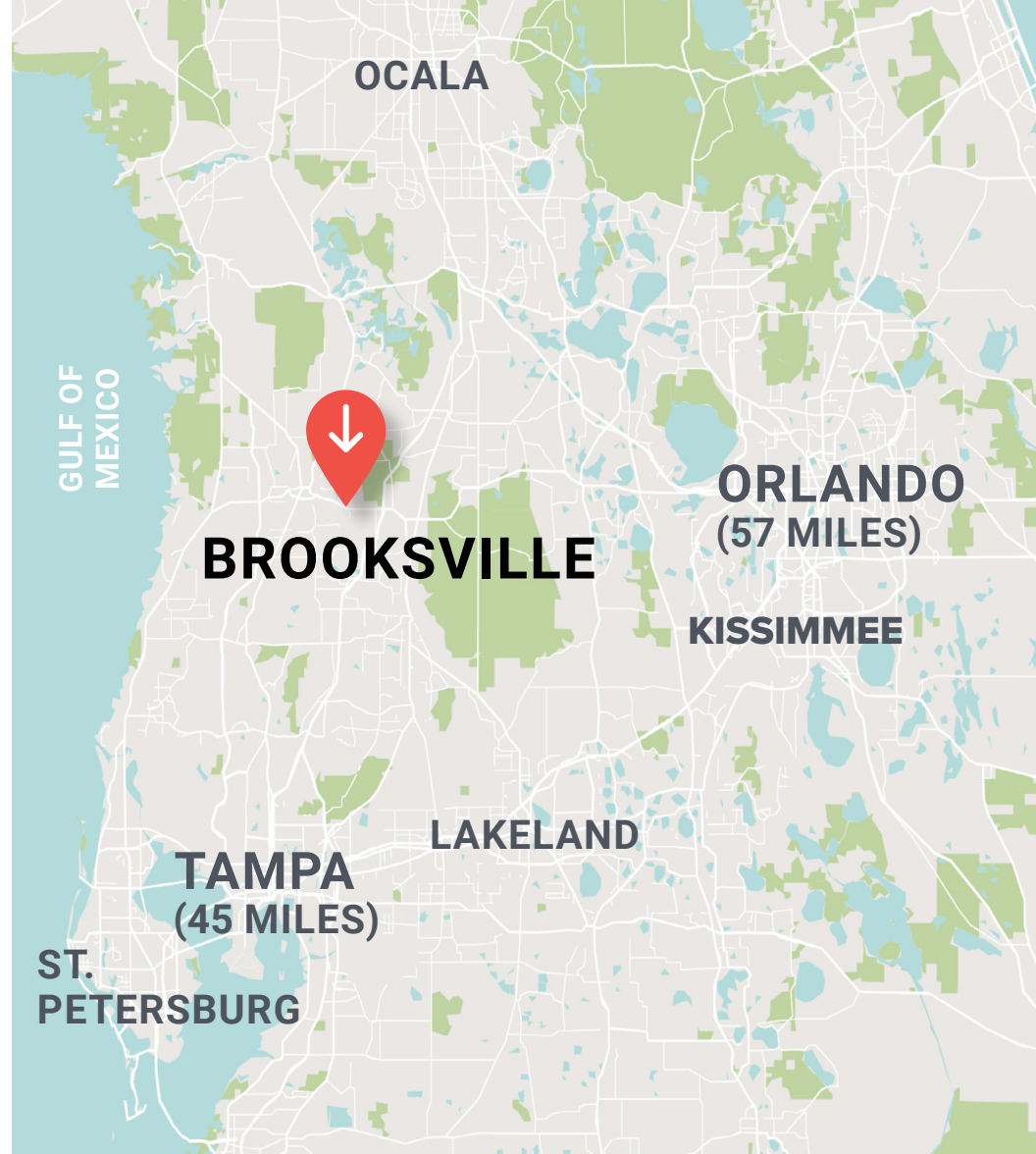


### 2020 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$67,442	\$65,447	\$64,798
Median	\$50,638	\$49,014	\$49,120

### HERNANDO COUNTY TOP EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Hernando County Schools	3,002
Wal-Mart Super Centers	1,350
Citrus Memorial Health Care Systems	1,320
Hernando County Government	1,200
Oak Hill Hospital	1,089



The average household income within a 3-mile radius is over \$67K

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# Brooksville, FL

A GROWING MARKET NEAR TAMPA BAY

**BROOKSVILLE** is located in Hernando County, an hour north of Tampa along what local residents call Florida's Nature Coast. Rich with history and old-world charm, Brooksville is also a great place to visit for camping, fishing, kayaking and canoing. The 157,479 acre Withlacoochee State Forest, Richloam Wildlife Management Area, Green Swamp Wilderness Preserve and Croom Wildlife Management Area offer some of the best hiking and biking trails, as well as nature viewing in the country. Weeki Wachee Springs offers numerous water attractions including kayaking in some of the most pristine waters in Florida. World Woods is a 36-hole golf paradise in rural Brooksville offering visitors a chance to play the nationally-ranked Pine Barrens course.

193,920

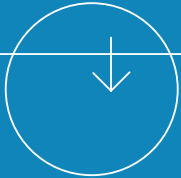


**HERNANDO COUNTY  
POPULATION**  
(ESTIMATED)

Hernando County is known as Florida's Adventure Coast, with freshwater rivers and springs, state forests and preserves and Gulf waters providing opportunities for many land and water adventures for residents and tourists. The county is the geographic center of the state, and is located on the central-west coast of Florida. Businesses are drawn to this location due to its affordability, accessibility and abundant space to relocate or expand.







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