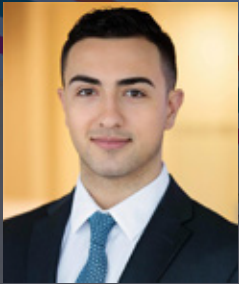




**15021 MCGREGOR BLVD  
FORT MYERS, FL 33908  
OFFERING MEMORANDUM**

# LISTED BY:



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**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



# INVESTMENT HIGHLIGHTS

- **Recent Long-Term Extension** – Strong Corporate Commitment to the site
- **Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibility**
- **10% Rental Increases Every 5 Years| Corporate Guaranteed | Inv. Grade Tenant**
- **7-Eleven is an Investment Grade Tenant** – "AA-" Rating from Standard & Poor's
- **Located directly\* across the street from several populous housing communities/ Gulf Harbour Yacht & Country Club**
- **+38,000 vehicles seen per day**
- **\$100,000 Average HH Income** – 1 Mile Radius
- **Population of +130,000 within a 5 – mile radius**
- **High Growth Market**



# FINANCIAL OVERVIEW

\$	LIST PRICE	\$4,400,000
📈	CAP RATE	4.50%
📅	YEAR BUILT	2003
🏠	SQUARE FOOTAGE	±2,960 SF
📏	ACREAGE	±1.32 AC

## 7-ELEVEN TENANT SUMMARY

TENANT TRADE NAME	7- Eleven
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN
ROOF AND STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	15 Years
LEASE COMMENCEMENT DATE	2/1/2002
LEASE EXPIRATION DATE	3/31/2033
TERM REMAINING ON LEASE	11 Years
INCREASE	10% Every 5 years in Base Term & Options



# **ANNUALIZED OPERATING DATA**

Lease Commence	Monthly Rent	Annual Rent	Rent PSF	CAP Rate
Current - 3/31/2023	\$17,414	\$208,968	-	4.75%
4/1/2023 - 3/31/2028	\$16,500	\$198,000	10.00%	4.50%
4/1/2028 - 3/31/2033	\$18,500	\$222,000	10.00%	5.05%









**MCGREGOR POINT SHOPPING CENTER**



Tuesday Morning **BIG LOTS!**  
in Habitat for Humanity  
**ReStore**  
Mythos Authentic  
Caloosa First Lane  
McGregor Dental  
Salty Papas  
Mother Earth Natural Food  
Nick & Stella Pizza  
Pho Fresh  
Sakura



**SUBJECT PROPERTY**

Pine Ridge Rd - 11,000 VPD

McGregor Blvd - 15,000 VPD



**DOLLAR TREE**  
**HARBOR FREIGHT**  
Quality Tools at Remarkably Low Prices  
**Walmart Supercenter**  
**ANYTIME FITNESS**  
Get to a healthier place.



**SOUTHPOINTE COMMONS**  
 SHOPPING CENTER

**CVS pharmacy**  
**Publix**  
**Great Clips**  
**PAPA JOHN'S**  
**RaceTrac**



FOUNTAIN COTTAGES INN

**CYPRESS SQUARE**  
 SHOPPING CENTER

**STILLWATER**  
**BLANC** Food for the Epicurean  
Featuring a Robota Grill  
**blu**  
BLU LUSHBY™  
THE ART OF BORN & OUTRAGEOUS COOKING  
**PRAWNBROKER**  
 RESTAURANT & FISH MARKET  
**LOWREY'S GULF HEARING CENTERS**

**DESIGN CENTER**  
 SHOPPING MALL

**The Melting Pot**  
 FONDUE RESTAURANT

**WHAT 2 WEAR**

**pure**  
 BRIDAL BOUTIQUE

**FirstWatch**  
 The Daytime Cafe

**CLUB PILATES**  
**Little Gym**



**SUBJECT PROPERTY**

McGregor Blvd + 15,000 VPD

Pine Ridge Rd + 11,000 VPD

# TENANT OVERVIEW



## The Offering

<b>PROPERTY NAME</b>	<b>7-Eleven</b>
<b>Property Address</b>	<b>15021 McGregor Blvd Fort Myers, FL 33908</b>
<b>SITE DESCRIPTION</b>	
<b>Suggested List Price</b>	<b>\$4,400,000</b>
<b>GLA</b>	<b>±2,960 SF</b>
<b>Cap Rate</b>	<b>4.50%</b>
<b>Year Built</b>	<b>2003</b>
<b>Lot Size</b>	<b>±1.32 AC</b>

## Tenant Overview

» <b>Company Name</b> 7-Eleven	» <b>Year Founded</b> 1927	» <b>Headquarters</b> Irving, TX
» <b>Ownership</b> Private	» <b>Industry</b> Convenience Store	» <b>Website</b> <a href="http://www.7-eleven.com">www.7-eleven.com</a>

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 70,000 stores in 18 countries and is also one of the nation's largest independent gasoline retailers. As the pioneer of the convenience store concept, 7-Eleven strives to meet the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store maintains a selection of approximately 2,500 different products and services tailored to meet the needs and preferences of its local clientele.

**#1**  
Entrepreneur's  
Magazine Top Global  
Franchises List

**TOP C-STORE**  
Team Members

**#3**  
Forbes' Top 20  
Franchises to Start

# AREA OVERVIEW

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2027 Projection	9,724	71,770	159,119
2022 Estimate	8,446	62,703	139,829
2010 Census	5,941	46,658	111,008
Growth 2022-2027	3.0%	2.9%	2.8%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2027 Projection	4,348	34,647	76,315
2022 Estimate	3,812	30,542	67,635
2010 Census	2,768	23,388	54,720
Growth 2022-2027	2.8%	2.7%	2.6%
INCOME	1-MILE	3-MILE	5-MILE
2022 Avg Household Income	\$99,233	\$84,495	\$84,257

# FORT MYERS, FL

Nestled alongside the Caloosahatchee River in Southwest Florida, Fort Myers is a midsize metro area. It has retained its small-town heritage though, with a charming downtown lined with shops and restaurants, many of which are dog friendly. Museums, parades, festivals, theaters, music, parks, historical sites and art galleries pepper the metro area and its social calendar. Just a few miles away, Fort Myers Beach, Cape Coral and Sanibel Island are popular among boaters, kayakers, sailors, and anglers.

## ATTRACTIONS

Fort Myers is popular for its beaches, fishing, shopping - and the opportunity to learn about two of the nation's most famed inventors and business leaders. Family's can experience one-on-one natural encounters, play on top-notch Fort Myers beaches and endless family-friendly attractions, restaurants, and resorts in Fort Myers and surrounding areas along southwest Florida's sunny Gulf Coast. The Thomas Edison and Henry Ford winter estates in downtown Fort Myers serve as museums that honor the founders.



# DOWNTOWN REDEVELOPMENT AREA

The Downtown redevelopment district, also known as the River District, will be a colorful historic sub-tropical waterfront city, with original brick-lined streets and charming restaurants, shops, art galleries, and performing arts venues. The River District's combined commercial-residential walkable neighborhoods may have the style of the past, but they are the wave of the future when it comes to convenience and saving natural resources.

The plan integrates the existing historical area with a strategy to develop the neighboring, largely vacant riverfront. Some of the new projects for the riverfront area include a crescent-shaped water detention basin lined by unique retail shops, restaurants, and a convention hotel; making the marina bigger; increasing downtown parking, and creating a cultural destination through improved parks and outdoor spaces.

## ECONOMY

Employment prospects are on the rise in Fort Myers. Some industries are predicted to expand in the next 10 years including advanced manufacturing, financial, professional services and information technology, according to the Lee County Economic Development Office.

Sales, office and administrative support jobs account for nearly 30 percent of the job market in Fort Myers, while the construction industry is making a comeback with the growth of the economy. In October 2015, Hertz's corporate headquarters relocated to the greater Fort Myers area and brought more jobs to the region. The renovation of the new JetBlue Park at Fenway South, the spring training camp for the Red Sox, was another boon for the area.



# CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum contains select information pertaining to the business and affairs of **7-Eleven** located at **15021 McGregor Blvd, Fort Myers, FL 33908** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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