



INVESTMENT OPPORTUNITY

7-Eleven

915 Riverwalk Parkway, Rock Hill, SC 29730

K2 | REAL
ESTATE
CAPITAL

K2REcapital.com

EXCLUSIVELY LISTED BY:



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K2 REAL
ESTATE
CAPITAL

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Investment Summary

K2 Real Estate Capital is Pleased to Present Exclusively For Sale the 4,088 SF 7-Eleven Located at 915 Riverwalk Parkway, Rock Hill, SC. This Deal Includes a Long-Term 14+ Year Absolute Triple Net (ABS NNN) Lease With Zero Landlord Responsibilities and a Corporate Guarantee From 7-Eleven, Inc., Providing For a Secure Investment

OFFERING SUMMARY

PRICE

\$6,396,494

PRICE PER SF

\$1,564.70

CAP RATE

4.25%

GUARANTOR

Corporate

NOI

\$271,851



PROPERTY SUMMARY

ADDRESS

915 Riverwalk Parkway, Rock Hill, SC 29730

COUNTY

York

BUILDING AREA

4,088 SF

LAND AREA

1.50 AC

YEAR BUILT

2021



INVESTMENT HIGHLIGHTS

- > 14+ Years Remaining – Absolute Triple Net Lease With Zero Landlord Responsibilities
- > Four (5) Year Options Periods and 10% Rental Increases Every 5 Years
- > Located in Charlotte MSA
- > New 2021 Construction
- > Corporate Guarantee 7-Eleven (S&P AA- Credit Rating) | Largest Retailer in the World
- > Strong Demographics with an Average Household Income of \$89,082 and 44,076 Residents With-In a 3 Mile Radius
- > Located Directly Off of Cherry Rd Which Sees Over 43,413 VPD
- > Rock Hill is the 5th Largest City in the State of South Carolina
- > York County is the 7th Most Populous County in the State
- > Neighboring Tenants Include: CVS, Lidl, PetSmart, The Home Depot, Penske Truck Rental, TagWorks, Car Guys, Wash-N-Go Laundromat, Allied Carpet Warehouse, IHOP, Freddy's Frozen Custard, Zaxby's Chicken Fingers & Buffalo Wings, Steak 'n Shake, Sonny's BBQ, and Many More!

Lease Summary

TENANT

7-Eleven, Inc.

PREMISES

A Building Consisting of 4,088 SF

LEASE COMMENCEMENT

July 1, 2021

LEASE EXPIRATION

June 30, 2036

LEASE TERM

14+ Years Remaining

RENEWAL OPTIONS

4 x 5 Year

RENT INCREASES

10% Every 5 Years

LEASE TYPE

Absolute Triple Net (ABS NNN)

USE

Convenience Store

SQUARE FOOTAGE

4,088 SF

ANNUAL BASE RENT

\$271,851

RENT PER SF

\$66.50

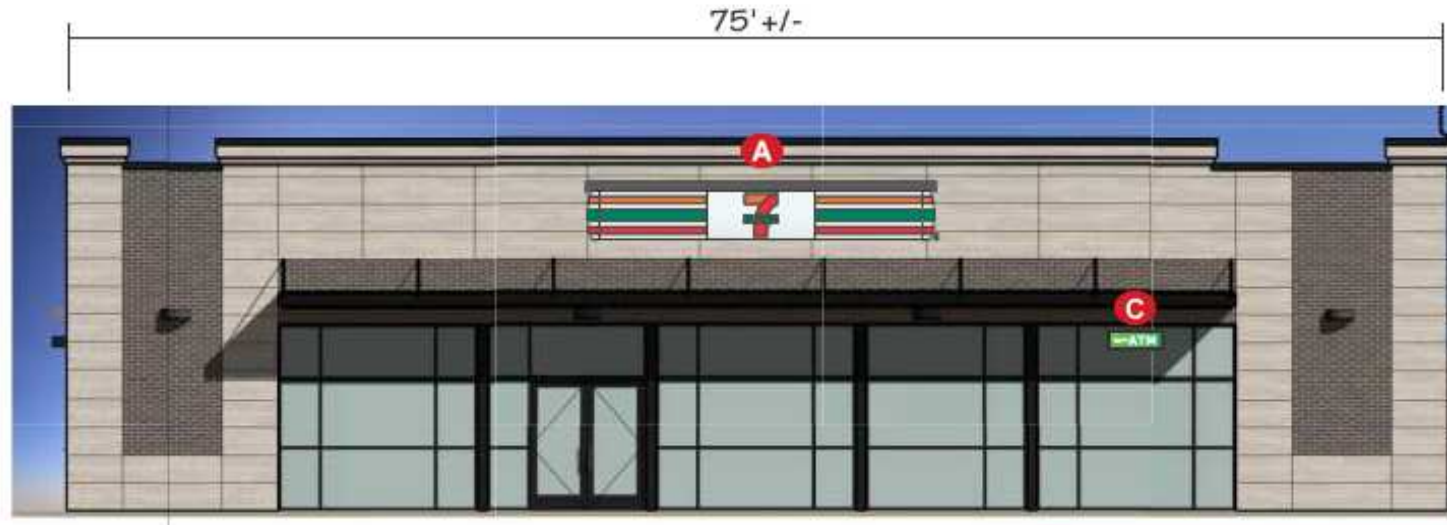
RESPONSIBILITIES

Responsibility	Tenant	Landlord
Property Taxes	X	
Insurance	X	
Common Area	X	
Roof & Structure	X	
Parking	X	
Repairs & Maintenance	X	
HVAC	X	
Utilities	X	



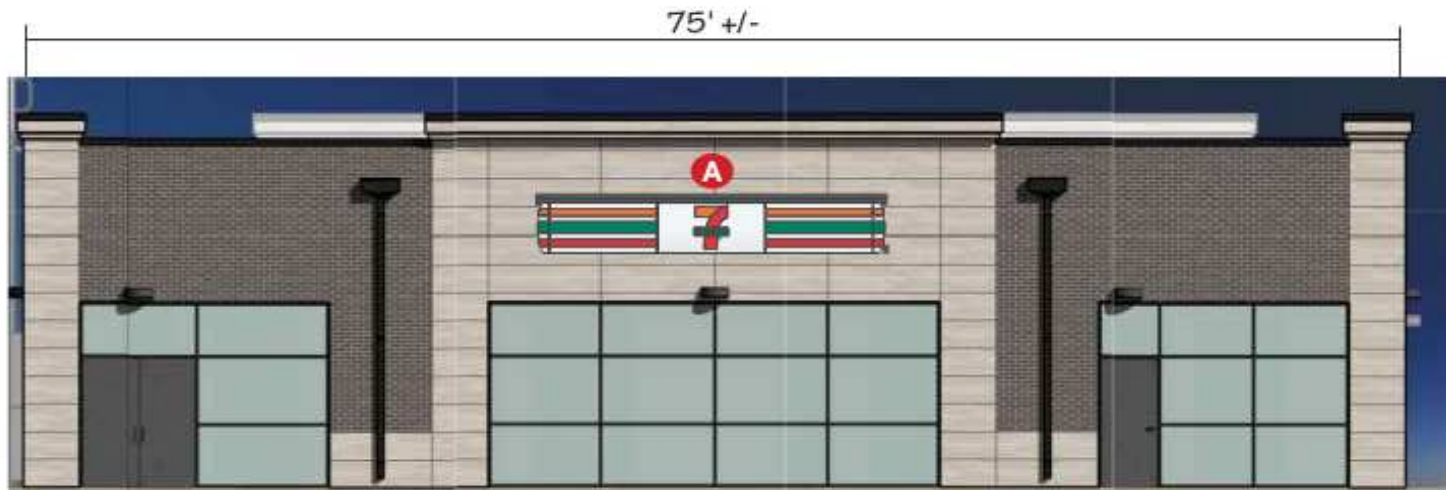


FRONT ENTRANCE

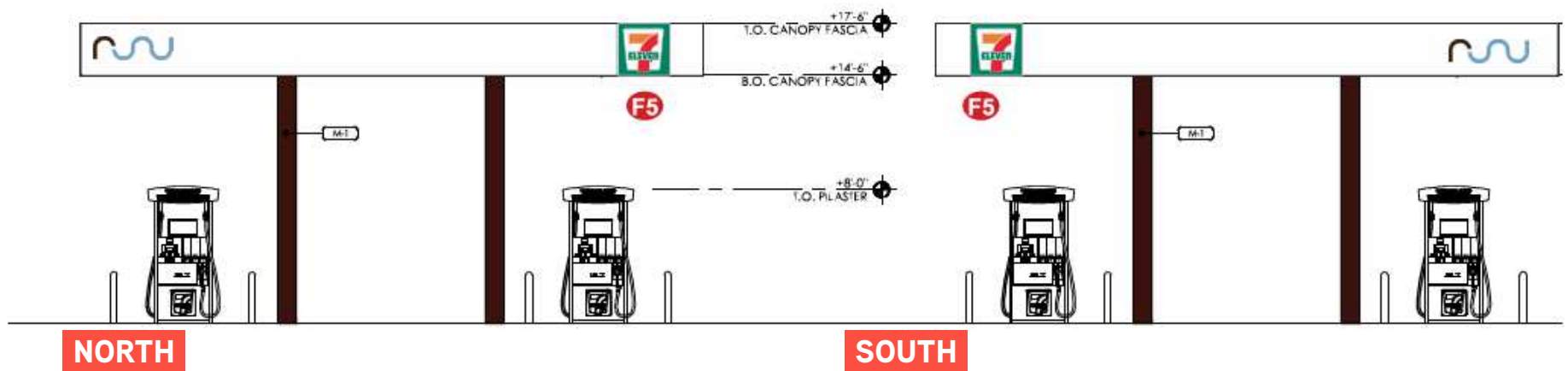
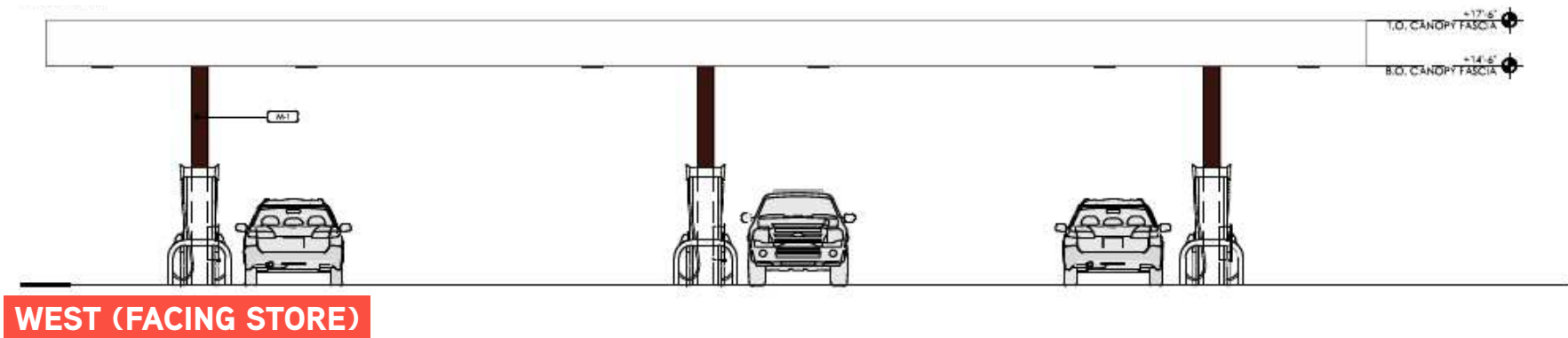
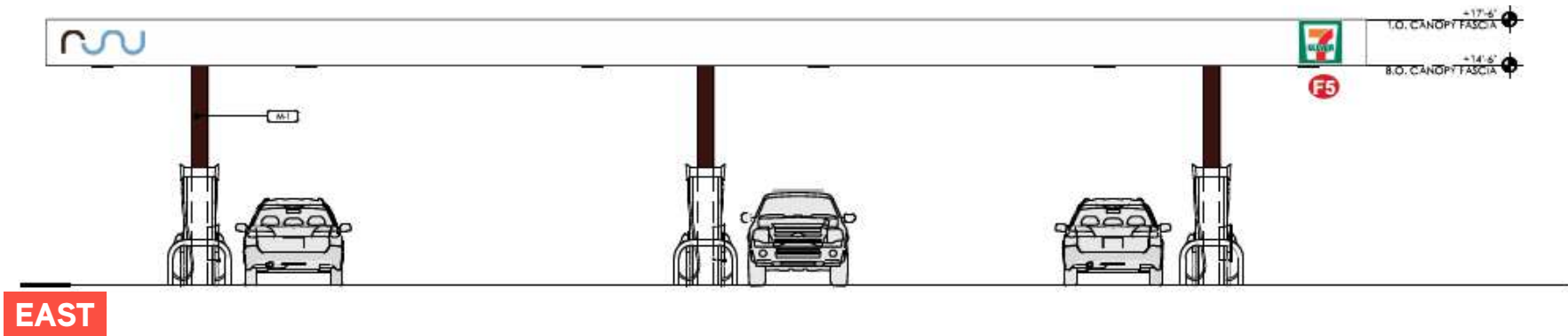


PROPOSED: 52.5 SQ. FT.
ALLOWED: 73 SQ. FT.

REAR



PROPOSED: 52.5 SQ. FT.
ALLOWED: 73 SQ. FT.



Location

Rock Hill, South Carolina is a business-savvy blend of historic charm and responsibly implemented expansion. The city is located in the north-central area of South Carolina approximately 20 miles south of Charlotte, NC along the I-77 corridor. Rock Hill is a growing community of 67,000 residents, and the City encompasses over 36 square miles. Rock Hill is the largest city in York County, SC and the only major South Carolina city in the Charlotte area.

Rock Hill enjoys balmy summers and mild winters. The average high temperature in summer is 87 degrees Fahrenheit while average highs in winter hover in the low 50's.

Rock Hill earned its name in 1852, when the Charlotte/Columbia/Augusta Railroad line was being constructed through the area. Rail crews encountered a small, flinty hill and dubbed the spot "Rock Hill." A U.S. Post Office was established during that year, marking the official beginning of the city.

The railroad brought business into the area which thrives as a result. The village was incorporated in 1892.

Rock Hill's City Hall was dedicated in 1992 and a time capsule was buried in front of the building. The time capsule is to be opened in the year 2092.



LOCATION

HIGHLIGHTS

- > Located in Charlotte MSA
- > In 2018, Time's Money magazine named Rock Hill, South Carolina as one of the top 50 places to live in the United States
- > The City is Home to Three Colleges, Including Winthrop University







Pbi Performance
Products Inc

Oakview Dermatology

CVS
pharmacy



CHERRY ROAD 21



Jones & Whitmire Sales

The Garage Guys

Allied Carpet Warehouse

Car Guyz

Pbi Performance Products Inc

Sam's Xpress Car Wash



Oakview Dermatology



QuikTrip

Little Caesars

KFC

AutoZone

planet fitness

DOLLAR GENERAL

FAMILY DOLLAR

Arbys

Pizza Hut

SUBWAY

DOLLAR TREE

BIG LOTS

Office DEPOT

BURGER KING

TACO BELL

POPEYES

Chick-fil-A

Waffle HOUSE

OUTBACK STEAKHOUSE

McDonald's

STARBUCKS COFFEE

EXXON

IHOP

THE HOME DEPOT

Y

CVS pharmacy

7 ELEVEN

CVS



CVS
pharmacy



DUNKIN'



Walgreens

Office
DEPOT



Goodwill

DOLLAR GENERAL

BIG
LOTS!



SONIC



DUNKIN'

Chick-fil-A

QT QuikTrip

HOOTERS

WAFFLE
HOUSE

OUTBACK
STEAKHOUSE



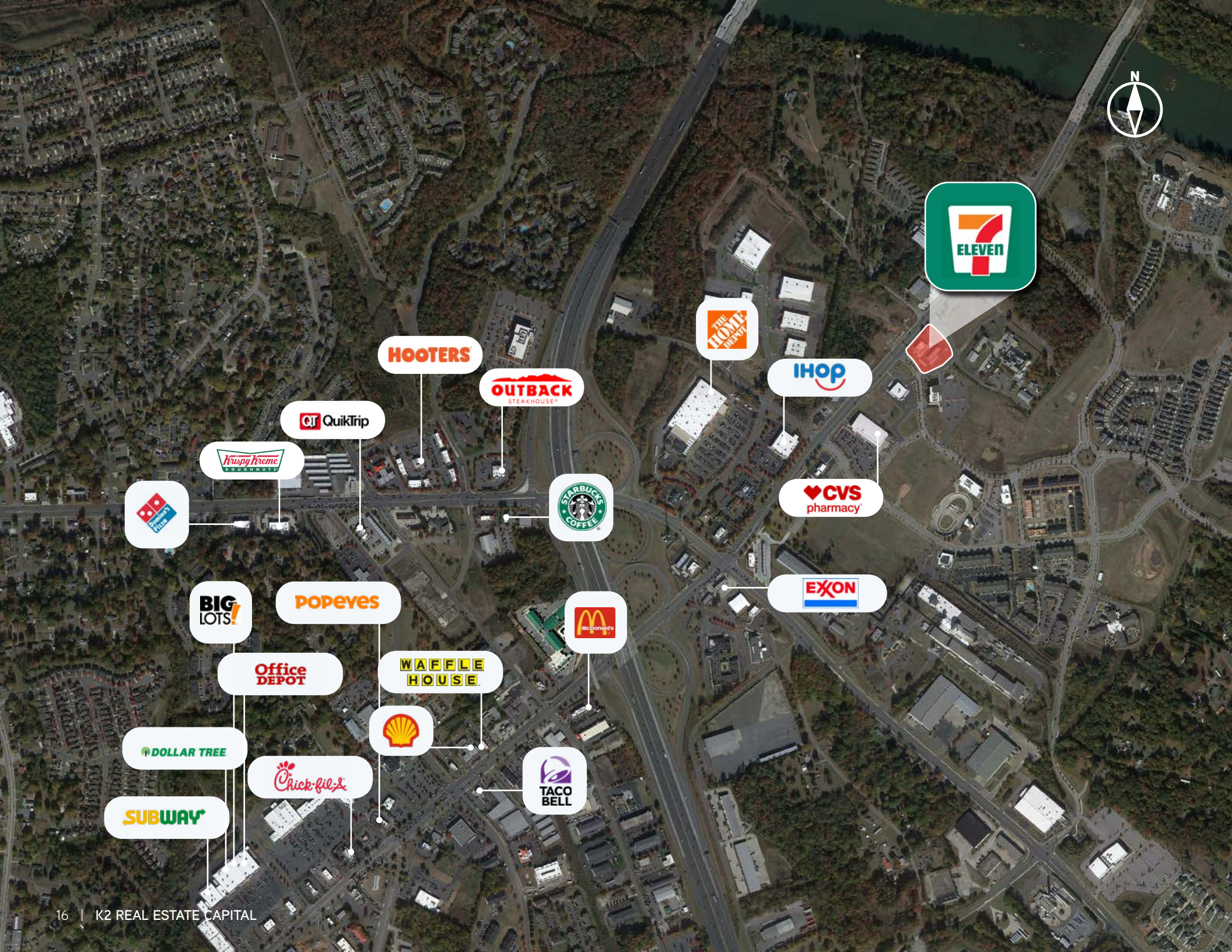
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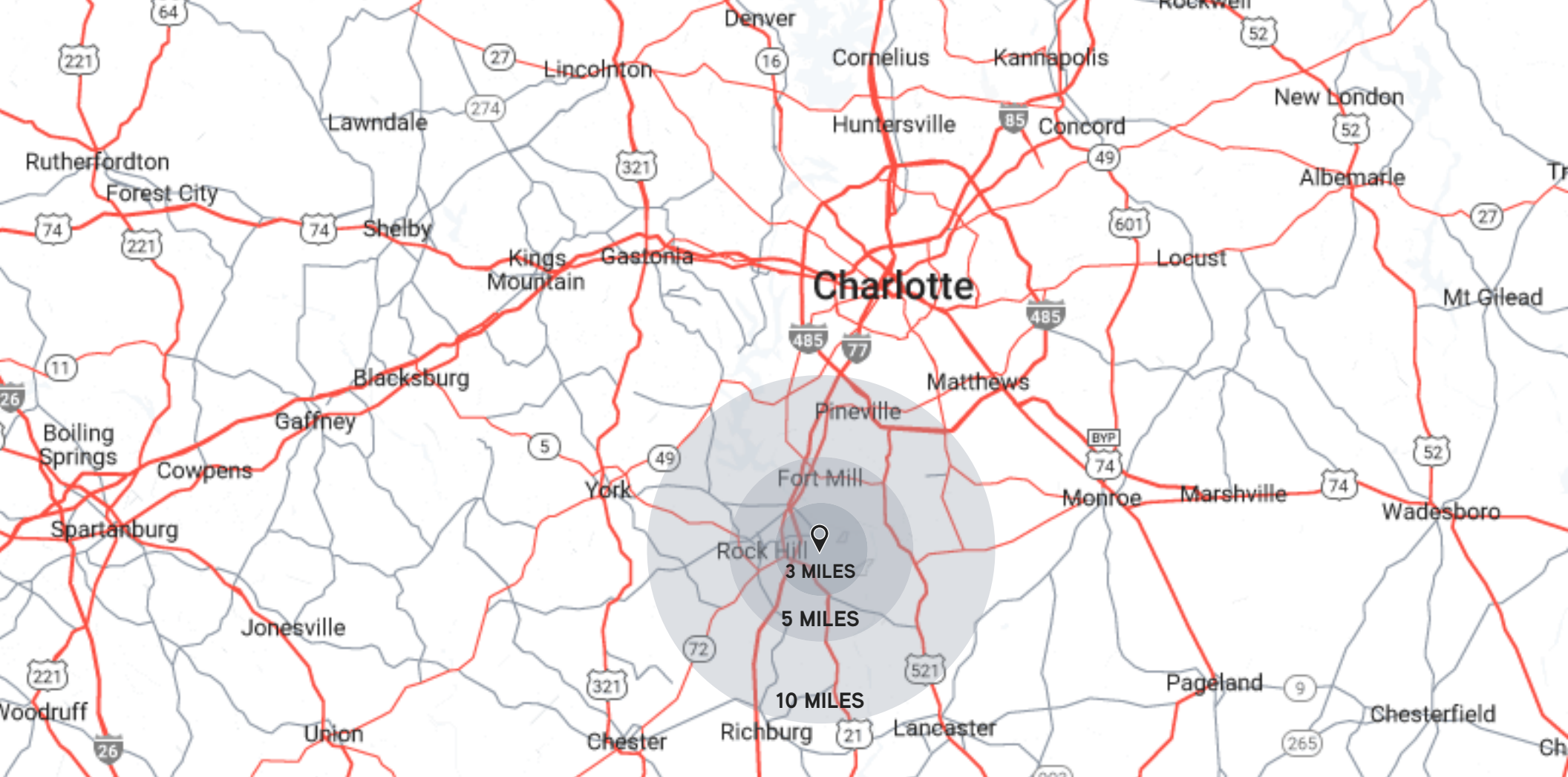
IHOP



CVS
pharmacy







DEMOGRAPHICS



Population

1 Miles	3,282
3 Miles	44,076
5 Miles	116,659



Average Household Income

1 Miles	\$71,113
3 Miles	\$89,082
5 Miles	\$92,294



Area Feel



Tenant Profile

The 7-Eleven brand is known and loved around the world, and our iconic products are a big part of the American culture. And although we've grown significantly over the years, our focus stays fixed on making life easier for customers. This simple idea is the reason we're the marketplace leader. It's also why our customers, employees, Franchisees and community leaders are proud to be part of the 7-Eleven story.

7-Eleven has a legacy of innovation. We were the first to provide to-go coffee cups, offer a self-serve soda fountain, operate for 24 hours a day, and yes, we even coined the phrase "BrainFreeze®" in honor of the world's favorite frozen drink. Then came the innovation of some of our most popular menu items: the SLURPEE® drink, the BIG GULP® and then the BIG BITE®. Now, we continue our history of innovation and power it through digital initiatives.

From our humble beginning as the world's first convenience store, 7-Eleven continues its pursuit of innovative ways to cater to a new, digital-savvy generation of shoppers. As technology redefines how customers shop, we make sure to remain two steps ahead. At 7-Eleven, we are customer-obsessed. We always poll customers to ensure we are bringing them solutions that they can't even imagine. From offering convenient and user-friendly technology that earns our customers free products to having an ice-cold SLURPEE® drink delivered straight to their door, we are the leader in convenience and we constantly put our customers at the center of design and development.

It's no secret: customers are starved for time as our world becomes increasingly connected and on the go. Our digital team strives to be at the forefront of innovation, providing effortless and convenient solutions for our customers' needs before they even know to ask for them. We are committed to developing experiences of the future by bringing our stores to our customers wherever they are and whenever they need us. We are continuing our long-standing legacy of innovation through software and technology enhancements. We are transforming our business, one digital initiative at a time. We are redefining convenience.



AT A GLANCE

INDUSTRY

Retail

SPECIALTY

Convenience Stores

HEADQUARTERS

Dallas, TX

LOCATIONS

78,029+

FOUNDED

1927

EMPLOYEES

135,332+

COMPANY TYPE

PUBLIC

WEBSITE

www.7-eleven.com

Confidentiality Agreement



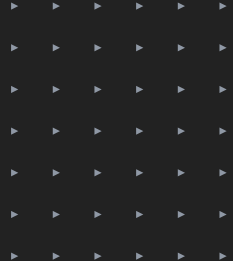
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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, K2 Real Estate Capital, Inc. has not verified, and will not verify, any of the information contained herein, nor has K2 Real Estate Capital, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release K2 Real Estate Capital, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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