



# 7-Eleven w/ Car Wash

Rare 10% Rent Increases Every 5 Yrs

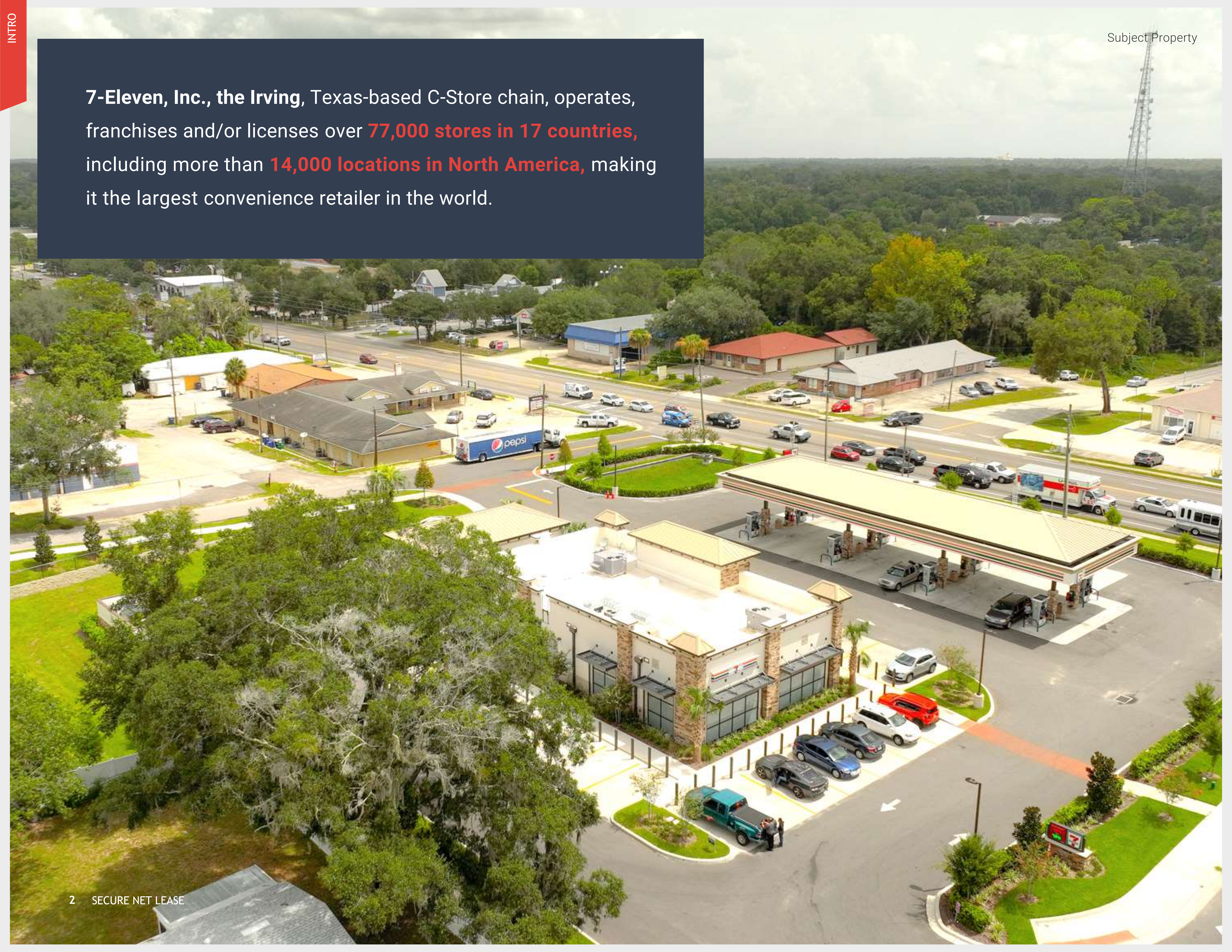
**\$7,281,000 | 4.75% CAP**

1245 Volusia Ave, Orange City, FL (Daytona Beach, FL)

- ✓ **Brand New 15-Year Corporate Absolute NNN Lease**
- ✓ **10% Rent Bumps Every Five Years** in Primary Term and Options
- ✓ **Ideal 1031 Replacement Property** Qualifying for Bonus Depreciation
- ✓ **Located Along the Main Thoroughfare** between Deland and Orlando (40,000+ VPD)
- ✓ **Irreplaceable Hard Corner Location** in Retail Trade Area



7-Eleven, Inc., the Irving, Texas-based C-Store chain, operates, franchises and/or licenses over **77,000 stores in 17 countries**, including more than **14,000 locations in North America**, making it the largest convenience retailer in the world.





# INVESTMENT OVERVIEW

7-ELEVEN ORANGE CITY, FL

Subject Property



## CONTACT FOR DETAILS

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**Broker of Record: Stephen Noyola**

**License # BK3051175**

# \$7,281,000

## 4.75% CAP

NOI

\$345,840

Building Area

±3,454 SF

Land Area

±1.83 AC

Year Built / Renovated

2021

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **15-Year Corporate Absolute NNN Lease.** Rare NNN lease with 10% rent increases every 5-years, starting year 6 in primary term and year 16 in options.
- ✓ **7-Eleven (S&P rated A)** operates in 18 countries and is the largest chain store operator in the world with 77,000+ stores, 14,000 of which are in North America.
- ✓ **Excellent location at the signalized intersection of Rhode Island Ave & S Volusia Ave** which is estimated to see approximately 40,000+ vehicles per day.
- ✓ **The Orlando MSA is experiencing tremendous growth** with a 12% population growth in the last 3 years
- ✓ **Nearly 5,000 enrolled student in immediate area between the three schools:** University High School, River Springs Middle School, Manatee Cove Elementary, and Orange City Elementary
- ✓ **Strong retail corridor with national tenants including** Target, Publix, Harbor Freight, McDonalds, CVS, Wawa, Wendy's, TD Bank, Bank of America, Lowe's, Chase, etc

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.

**SECURE**  
NET LEASE



# TENANT OVERVIEW

7-ELEVEN ORANGE CITY, FL

## 7-Eleven

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan.

REVENUE  
**\$36.1 B**

CREDIT RATING  
**A**

LOCATIONS  
**77,000+**

STOCK TICKER  
**SVNDY**



[7-eleven.com](https://www.7-eleven.com)

Founded in 1927, 7-Eleven **focuses** on providing a broad selection of fresh, **high quality products** at everyday fair prices, serving over seven million customers per day in North America alone. According to their company website, **approximately 25%** of the U.S. population lives within one mile of a 7-Eleven Store.

Today, 7 Eleven is the world's largest convenience store chain with more than 77,000 stores in 19 countries, of which **approximately 14,000** are in the U.S. and Canada. These stores see approximately **64 million customers per day**. The name 7-Eleven originated in 1946 when the stores were **open from 7 a.m. to 11 p.m.** Today, offering busy shoppers 24-hour convenience seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven focuses on meeting 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's selection of about **2,500 different products** and services is tailored to meet the needs and preferences of local guests. 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 can earn and redeem points on various items in stores nationwide through its 7Rewards® loyalty program with more than **40 million members**, place an order in the 7NOW® delivery app in over **1,300 cities**, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.

Subject Property





## IN THE NEWS

7-ELEVEN ORANGE CITY, FL

## 7-Eleven Opens 77,711th Store

JANUARY 21, 2022 (7-ELEVEN CORPORATE)

7 Eleven, Inc., the company that introduced convenience retailing to the world more than 90 years ago, has once again hit a major milestone: 77,711 7-Eleven® stores open and ready to serve customers worldwide.

As the **world's largest convenience** chain, 7-Eleven is committed to using its global scale to make a difference. "Since the inception of convenience retailing with the first 7-Eleven store in Dallas, Texas, a lot has changed in how, when and where we do business," said Joe DePinto, 7-Eleven, Inc. President and Chief Executive Officer. "As customers continue to **redefine convenience**, we redefine our approach to ensure that we are exceeding their expectations. Today, that means **accelerating our sustainability efforts** to address social and environmental issues that are important to our customers and the communities in which they live and work."

In addition to the sustainability initiatives already taking place at the local level, 7-Eleven collaborated with Plastic Bank to extract 140 metric tons of ocean-bound plastic from the environment in December 2021 – that's equivalent to 7 million single-use plastic bottles. Founded in 2013, Plastic Bank builds recycling ecosystems in under-developed communities to fight both plastic pollution in oceans and high poverty levels in developing countries. People who gather ocean-bound plastics receive bonuses which help them purchase basic family necessities such as groceries, cooking fuel, school tuition and health insurance.

"We're excited to work with 7-Eleven – a company that **shares our vision** of creating regenerative impact," said David Katz, Founder and CEO of Plastic Bank. "Together, we have a **unique opportunity** to make a direct impact on the volume of plastic waste in our oceans, as well as the **improvement** of the livelihoods of collectors living in vulnerable communities."

EXPLORE ARTICLE



## 7-Eleven Unveils Latest Evolution Store in Dallas

JUNE 06, 2022 (SUPERMARKET NEWS)

7-Eleven's next-generation Evolution Stores have always included a restaurant component, and the newest location in Dallas is no different.

Laredo Taco Company serves tacos on fresh-made flour tortillas, and its signature salsa bar with a **wide selection of salsas** and toppings, such as salsa roja, salsa verde, creamy cilantro and habanero. **Specialty dishes** include fajitas, chorizo, carne asada, carnitas and breakfast tacos made with fresh-cracked eggs

The Irving, Texas-based convenience store giant on Friday unveiled its fifth Evolution Store in the Dallas-Fort Worth area, located at the corner of Preston Road and Alpha Road in Dallas. The new store boasts a Laredo Taco Company restaurant, the popular south Texas concept known for its authentic flavors of the Texas and Mexico border, and features customizable beverage options, a premium cigar humidor and the latest digital innovations, according to the company.

"We're excited to unveil the next iteration of the 7-Eleven Evolution Store in Dallas, **offering an assortment** of curated products, services and features that are customized to the neighborhood and customers we serve," Molly Long, vice president of store evolution and design at 7-Eleven, said in a statement. "The customer is getting the **convenience** they expect from 7-Eleven coupled with a delicious, **restaurant-quality** dining option and unique and innovative beverages."

Customers of the new 7-Eleven Evolution Store also will find The Celler, an area offering an expanded selection of wine and craft beer, plus a **second self-serve** espresso machine, which will test specialty items such as Cold Foam, Caramel Macchiato, Dirty Chai (a Chai Tea Latte with added double shot of espresso), White Mocha and Horchata Latte. Organic smoothies and shakes and **vitamin-infused** sparkling water are also available.

EXPLORE ARTICLE





# LEASE OVERVIEW

7-ELEVEN   ORANGE CITY, FL

Initial Lease Term	15 years, plus (4) 5 year options to renew
Rent Commencement	November 2021
Lease Expiration	October 2036
Lease Type	Corporate Absolute NNN
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent Years 1-5	\$345,840.00
Annual Rent Years 6-10	\$380,424.00
Annual Rent Years 11-15	\$418,466.40
Option 1	\$460,313.04
Option 2	\$506,344.34
Option 3	\$556,978.78
Option 4	\$612,676.66

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.





RIVER SPRINGS  
MIDDLE SCHOOL  
(1,140 STUDENTS)

MANATEE COVE  
ELEMENTARY SCHOOL  
(600 STUDENTS)

W RHODE ISLAND AVENUE  
±8,043 VPD

UNIVERSITY  
HIGH SCHOOL  
(2,304 STUDENTS)



S VOLUSIA AVENUE  
±31,713 VPD

AVIS



GREENLEAF GARDEN  
APARTMENTS  
(76 UNITS)

INTEGRA  
LANDINGS  
(270 UNITS)



**SUBJECT PROPERTY**  
1245 S VOLUSIA AVE.



BRAEMOORE DUNES  
APARTMENTS  
(40 UNITS)

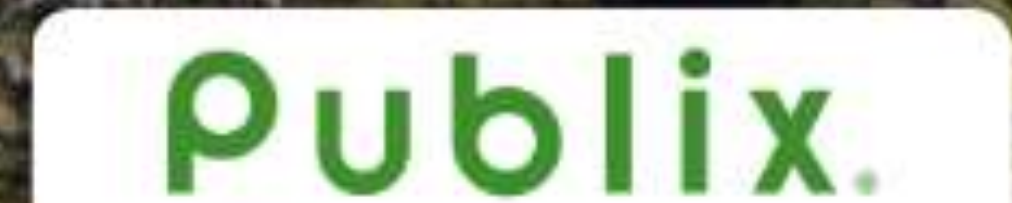
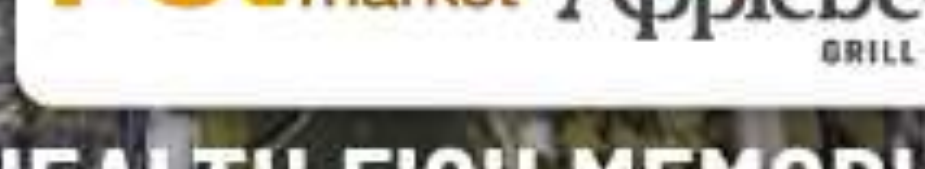
WATER OAK  
APARTMENTS  
(38 UNITS)



HARBOR FREIGHT TOOLS  
Quality Tools at Ridiculously Low Prices



PARC HILL  
APARTMENTS  
(158 UNITS)





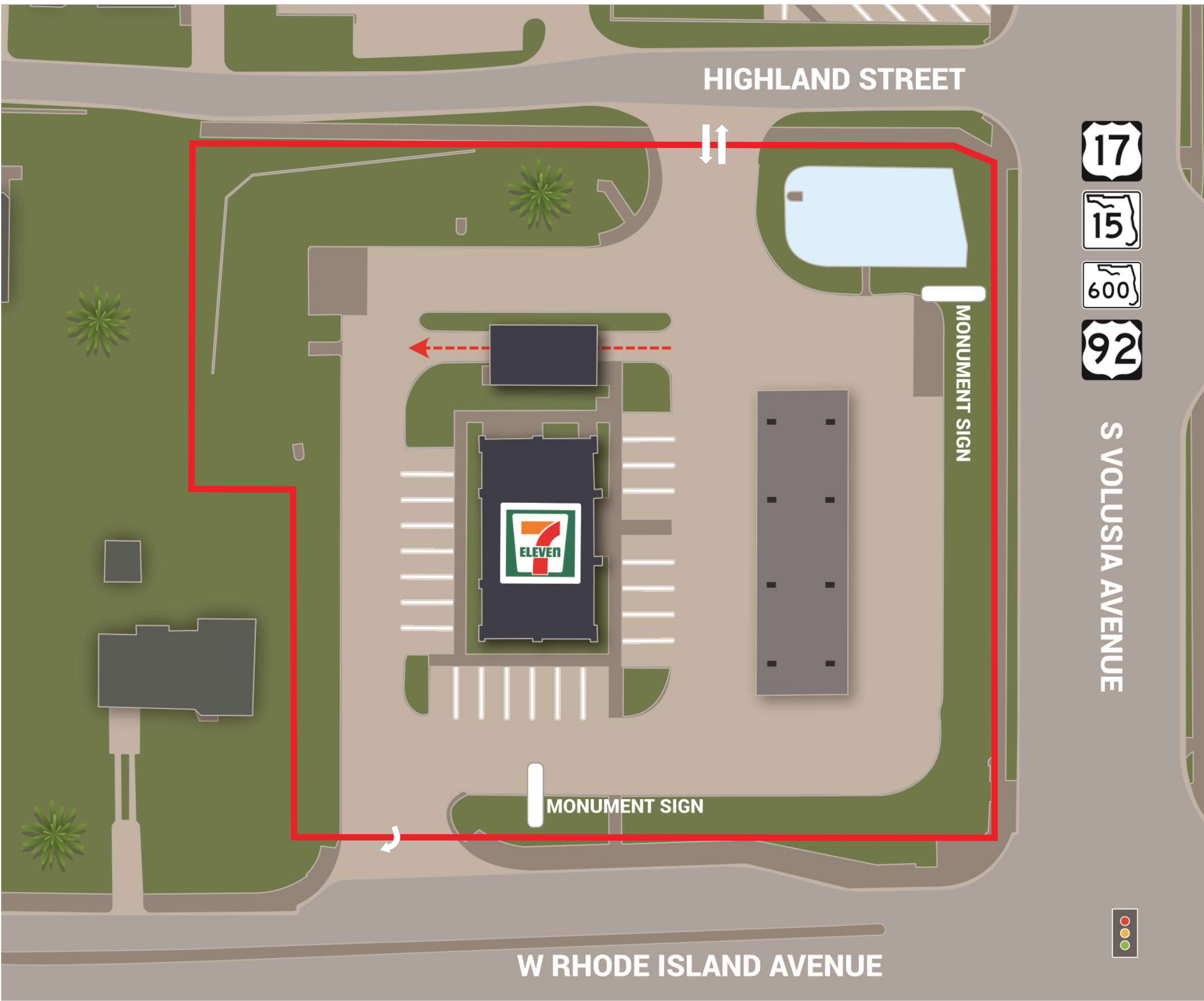
# SITE OVERVIEW

7-ELEVEN ORANGE CITY, FL

	Year Built	2021
	Building Area	±3,454 SF
	Land Area	±1.83 AC

## NEIGHBORING RETAILERS

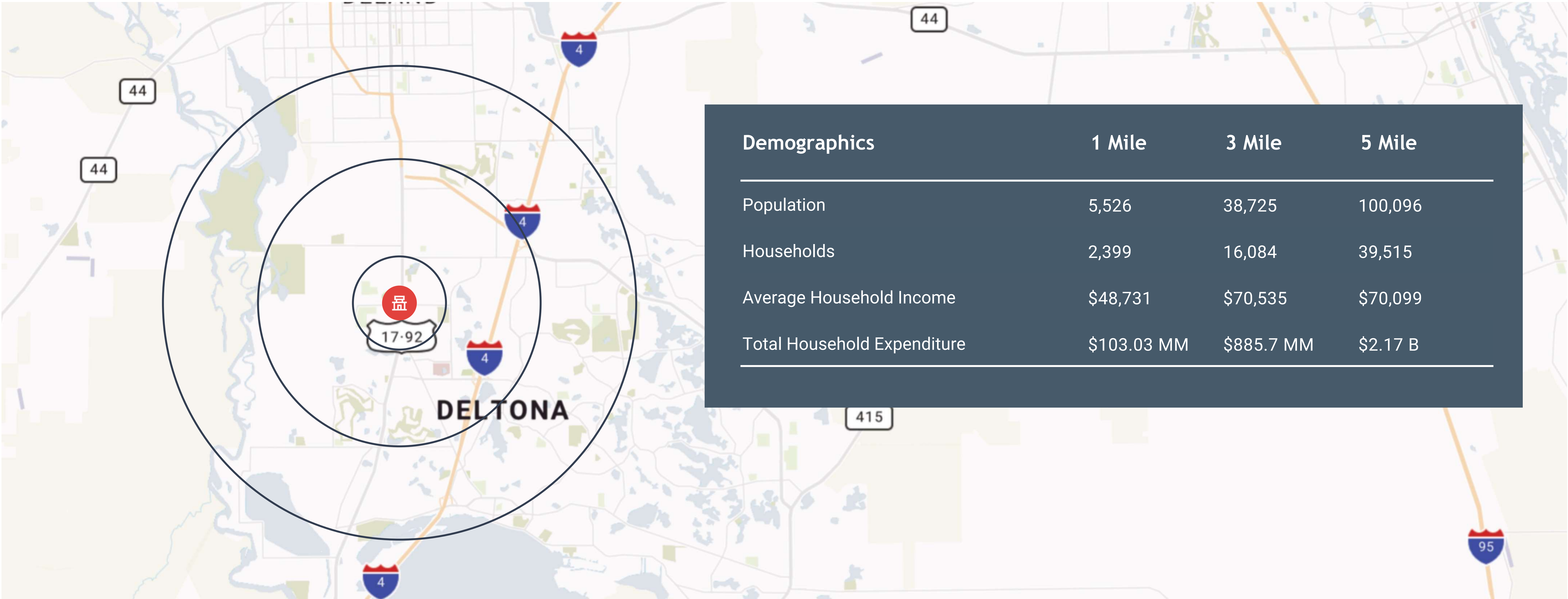
- Target
- Lowe’s
- Walmart Supercenter
- The Home Depot
- Hobby Lobby
- Big Lots!
- Aaron’s
- Planet Fitness
- Petco
- ROSS Dress For Less





# LOCATION OVERVIEW

7-ELEVEN ORANGE CITY, FL



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Florida Hospital Fish Memorial (1,109)
2.

Volusia County Schools (531)
3.

John Knox Village (487)
4.

Wal-Mart (437)
5.

Orange City Racing & Card Club (250)
6.

Publix (200)
7.

Lowe's (180)
8.

Home Depot (166)
9.

Target (140)
10.

City of Orange City (126)



# LOCATION OVERVIEW

7-ELEVEN ORANGE CITY, FL

## Orange city Florida



11,990

Population



\$40,450

Median Household Income



Future Job Growth  
Over the Next 10 Years

42.9%

Distance Between Subject  
Property and Downtown  
Orlando

28.8 Miles

**Orange City is a city in transition and serves as the epicenter of economic activity in Southwest Volusia County.**

Part of the high-tech Interstate 4 corridor that serves two growing metropolitan areas – Dayton Beach and Orland – the City of Orange City is at the center of the third largest consumer region in the United States with a population of 17 million.

**Daytona Beach International Airport, Orlando-Sanford International Airport, and Orlando International Airport are connected to a network of interstate highways, railroads, and nearby port facilities that support Orange City's efforts to provide a cost-effective and logistically important location to do business, while simultaneously providing for exceptional quality of life.**

Due to Orange City's location between Orlando and Daytona Beach, the resident market is booming with quality homes in well-planned neighborhoods. As the bedroom community of commuters to various high-tech industries in Orange and Seminole counties, Orange City is a hotbed of commercial and industrial development. With new development, Orange City has emerged as a regional marketplace for shopping and dining. The City's newest gateway and architectural standards are one of the most stringent in Volusia County that provide for well-balanced, well-landscaped and aesthetically pleasing design concepts. Six highly ranked colleges and universities and the acclaimed Advanced Technology Center support business needs with career advancement, workforce development, and research. Currently, small and successful manufacturing enterprises play an increasing role in the global marketplace.

Veteran's Memorial Highway, a relatively new roadway for the city, was designed as a north-south beltway in west Volusia County, which has opened a portal for quality business opportunities that will serve as the showcase area for Volusia County. This new corridor of viable property, coupled with the I-4/S.R.472 interchange activity center makes Orange City a prime location for corporate headquarters, regional offices, professional buildings and high-tech industry.



# IN THE NEWS

7-ELEVEN   ORANGE CITY, FL

## \$80M development with apartments, hotel planned off I-4 in Volusia County

JUSTIN SOTO, JULY 14, 2021 (SPECTRUM NEWS 13)

“We have six parcels located along (State Road) 472, they will accompany the medical building, the retail,” Frank Cannon of Trycon Development said. Cannon looks at the County Road 4101 and State Road 472 intersections off Interstate 4’s exit 114 as the epicenter of southwest Volusia County.

“It’s going to add to what’s already here in a way that it’s going to fulfill the needs of homes in the immediate area here, so they don’t have to travel as far to go to some of the things that they normally go to,” Cannon said. With the groundbreaking planned for late fall of this year, Cannon said this is only the beginning for the area.

The 26-acre project will bring in about 150 jobs with 268 apartments in multistory buildings, offices, casual dining, a hotel and more.

“The vision is coming into focus on what DeLand, Orange City, Deltona and Lake Helen had for this particular area, and we’re kind of kicking it off,” he said.

Cannon tells Spectrum News 13 there are about 75 acres of land available south of the property for other developers to come in.

Jeff Carson, manager of Family Fun Town in Orange City, has already heard the buzz about “The Crossings.” He is looking forward to the growth nearby.

“It should overall really increase our business,” Carson said. “We may notice a little drop-off at the beginning, of course, because seeing something new is always fun, but it’s actually going to draw a lot of other people in from other areas.”

EXPLORE ARTICLE

## Housing developer looks to breathe new life into Volusia Mall

MIKE SPRINGER, JULY 26, 2022 (WFTV 9 ABC)

A development group announced plans to redevelop a vacant portion of the Volusia Mall in Daytona Beach.

It’s a trend that has become more popular in the last few years, to take empty mall sites and turn the space into apartments.

Legacy Partners of Orlando said they plan to build 350 luxury apartments at the site of the old Macy’s site at the Volusia Mall.

Under the proposal, the Volusia Mall and its shops will stay, but the vacant storefront will be demolished to make way for the new development.

Volusia resident Gary Maris said the idea makes sense from an environmental and practical standpoint.

“I think it makes great sense because you got dead malls all over the place and the malls already have used up the space and you don’t cut down any more trees,” Maris said.

The developer said it’s too early to say how much rent would be for the new apartments saying it all depends on the market but they are looking to target young professionals and retirees.

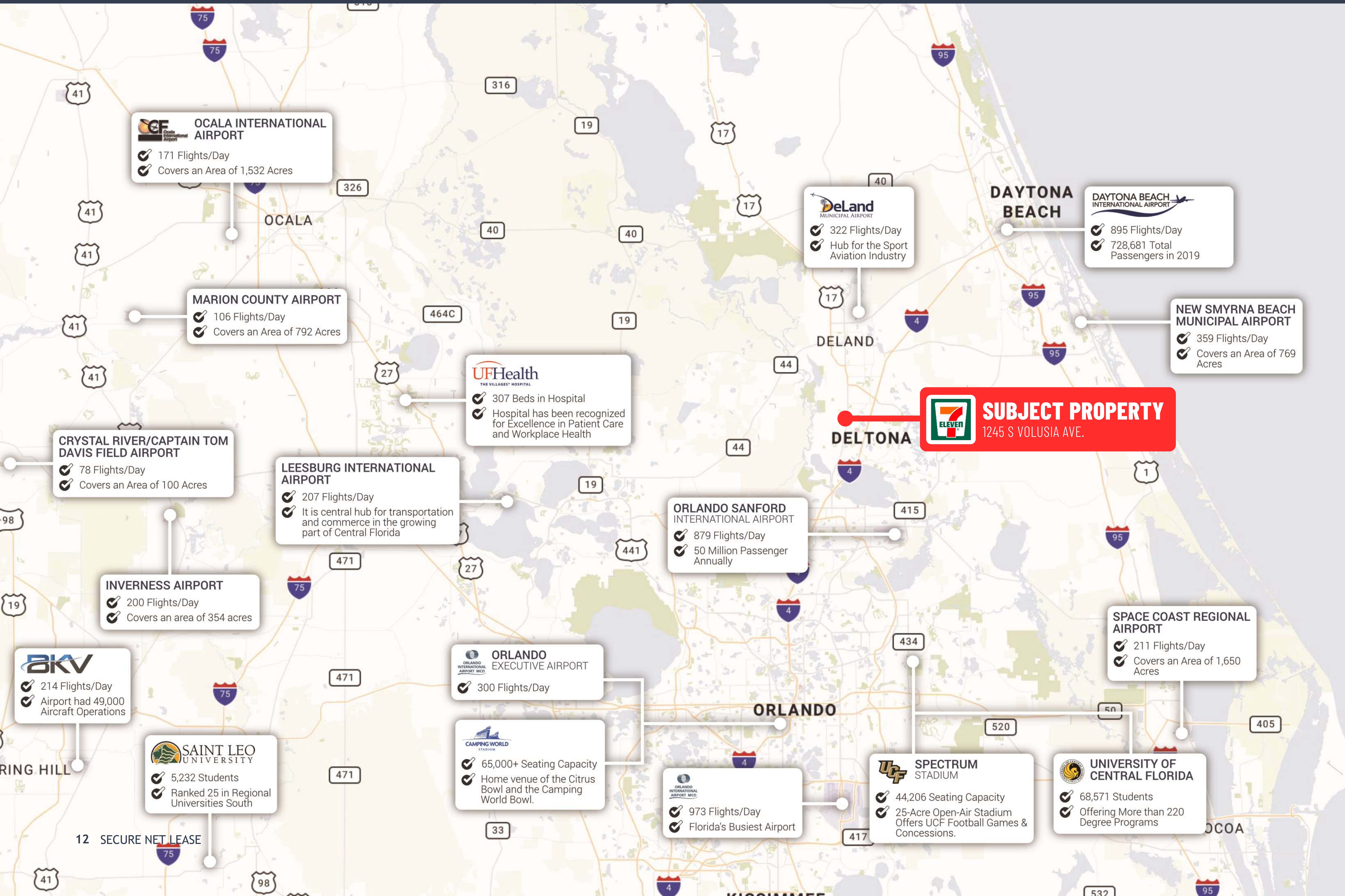
Legacy Partners said they expect to break ground sometime in April 2023.

EXPLORE ARTICLE



# NASHVILLE METRO AREA

7-ELEVEN ORANGE CITY, FL





CALL FOR ADDITIONAL INFORMATION

## Dallas

### Office

10000 N Central Expressway  
Suite 200  
Dallas, TX 75231  
(214) 522-7200

## Los Angeles

### Office

123 Nevada Street  
El Segundo, CA 90245  
(424) 224-6430

CALL FOR ADDITIONAL INFORMATION

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(214) 915-8888

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