



FILE PHOTO

# 7-Eleven with Car Wash

**\$8,413,918 | 4.85% CAP**

7400 20th Street, Vero Beach, FL 32966

- ✓ **Brand New 15-Year Absolute NNN Lease** with 10% Rent Bumps Every 5 Years
- ✓ **1 Mile East of Brand New Publix Shopping Center.** Includes 22,500 SF of multi-tenant space and 2 outparcels
- ✓ **Entrance to Indian River Estates** - 500± Units | 100-acre gated retirement community
- ✓ **45,600+ VPD at Intersection | Hard Corner Location | RIRO** Access from 20th St & Full Access from 74th Street
- ✓ **Located Along SR-60 (20th St),** A High Growth Corridor with over 4,000 residential units in planning





• 297 MULTIFAMILY UNITS & TOWNHOMES

THE MASON VERO BEACH



• 176 MULTI-FAMILY UNITS

ST JOHN OF THE CROSS  
CATHOLIC CHURCH



INDIAN RIVER ESTATES  
(500 UNITS)

VILLAGE GREEN  
(782 UNITS)

VILLAS AT THREE OAKS  
(103 UNITS)

GREENYARD



20TH STREET  
(30,905 VPD)

74TH AVENUE  
(14,778 VPD)



7-Eleven, Inc. is the premier name and **largest chain in the convenience-retailing industry**. Based in Irving, Texas, 7-eleven operates, franchises and/or licenses **more than 77,000 stores in 19 countries**.



## INVESTMENT OVERVIEW

7-ELEVEN VERO BEACH, FL

PROGRESS PHOTO

11/2/2022



## CONTACT FOR DETAILS

Teddy Leonard

Vice President  
(512) 387-9770

tleonard@securenetlease.com

FL Broker of Record: Stephen J. Noyola

License #: BK3051175

\$8,413,918

4.85% CAP

NOI

\$408,075

Building Area

±4,650 SF

Land Area

±2.10 AC

Year Built

2023

Lease Type

Abs. NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** April 2023
- ✓ **Brand New 15-Year Absolute NNN Corporate Lease** with 10% Rental Increases Every 5 Years in both the Primary Term and (4) 5-Year Option Periods. New store will feature 8 MPDs and a Car Wash.
- ✓ **Hard Corner Location at the Signalized Intersection**, 20th St and 74th St (45,600+ VPD combined). Subject property benefits from full access from 74th Street and RIRO access from 20th Street.
- ✓ **1 Mile East of Brand New Publix-Anchored Shopping Center.** Currently under construction, the shopping center will include a 48,000 SF prototype Publix Supermarket, 22,500 SF of multi-tenant retail space, and 2 outparcels. Publix is scheduled to open in mid-2023.
- ✓ **Located at the Entrance to Indian River Estates**, a 100-acre gated retirement community with 500± units. Amenities include a Game Room/Billiard Room, Fitness Center, Tennis Courts, Outdoor Pool, Art Studio, Chapel, and more.
- ✓ **1 Mile West of Indian River Mall.** Anchored by Dillard's and JCPenney, Indian River Mall contains approximately 50 national and regional brands, a food court, and a 24-screen AMC Theatres. Other nearby anchors include Walmart Supercenter, Sam's Club, Lowe's, Home Depot, Bealls and more.
- ✓ **The West Vero Corridor is Experiencing Rapid Growth.** Population within a 1-mile radius is expected to grow 2.3% annually for the next 5 years. Multiple residential and commercial projects have been approved for development by the city.

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 VERO BEACH, 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

**S&P: A**

#### STOCK TICKER

**SVNDY**

#### LOCATIONS

**77,000+**



[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.

FILE PHOTO





## IN THE NEWS

7-ELEVEN VERO BEACH, FL

## 7-Eleven, Speedway, Stripes Announce Plan to Fill 60,000 Roles on National Hiring Day

APRIL 28, 2022 (7-ELEVEN CORPORATE)

Store associate positions also will typically help continue to meet the surge in summer traffic, both in stores and through mobile orders, made through the 7NOW® delivery app.

From 10 a.m. to 4 p.m., interested candidates are invited to apply to all open positions in-person at one of the more than **13,000 locations** or online by visiting careers.7-Eleven.com and Speedway.com/careers. Same-day interviews and **on-the-spot job offers** are available for in-person applicants. Career opportunities include both **entry-level and management positions** inside the store as well as support roles and **numerous IT positions** and maintenance technicians to help fuel 7-Eleven's industry leading and innovative technological initiatives.

7-Eleven, Inc., Speedway and Stripes, along with participating independent franchise owners and operators, are hosting a National Hiring Event on Tuesday, May 3 across more than 13,000 stores in the U.S. The convenience retailers are collectively hiring passionate, customer-focused employees for 60,000 jobs.

"For more than **90 years**, 7-Eleven has been innovating to meet customer needs, and **2022 is presenting** our family of brands with more exciting growth opportunities than ever across the country," said Doug Rosencrans, 7-Eleven Executive Vice President and Chief Operating Officer. "

7NOW Delivery offers more than **3,000** favorite 7-Eleven beverages, snacks, and more to be ordered online and delivered directly to customers. Alcohol **delivery is available** in select markets to customers age 21 and older.

EXPLORE ARTICLE



## 7-Eleven Launches 7Now Gold Pass, featuring Waived Delivery Fee and More

JANUARY 19, 2022 (7-ELEVEN CORPORATE)

The 7NOW Gold Pass service pays for itself in about 3 delivery orders per month, but in true 7-Eleven fashion, the perks don't end there.

Subscribers with a basket subtotaling **at least \$10** will receive additional benefits including the option to select a free product, such as a free small Slurpee® drink. Better yet, members of 7Rewards®—the loyalty program in the 7-Eleven app where customers can earn and redeem points on most purchases—will **unlock double** the rewards when they order delivery using the **7NOW Gold Pass** service. Need we say more? Experience 7-Eleven convenience like never before at no cost for the **first 14 days**.

With the new 7NOW Gold Pass™ subscription delivery service, customers can get their delivery fee waived on a choice of more than 3,000 of their favorite 7-Eleven products

"Our 7NOW Gold Pass subscription delivery service brings convenience to a whole new level, giving our customers the **ability to order** what they want, when they want it – and now as often as they want without an added delivery fee," said Raghu Mahadevan, 7-Eleven SVP and Chief Digital Officer. "Whether our **customers are ordering** their favorite snacks and drinks for a fun night in with friends and family, or keeping their home stocked with everyday essentials, they can have it all with the 7NOW Gold Pass service."

7-Eleven launched delivery in **2018 via 7NOW**, and the introduction of new offerings – like the 7NOW Gold Pass subscription delivery service – is part of a **company-wide commitment** to bring value and delight to every customer experience both in and out of the store.

EXPLORE ARTICLE



# LEASE OVERVIEW

7-ELEVEN VERO BEACH, FL

Initial Lease Term	15-Years, Plus (4) 5-Year Option Periods
Rent Commencement	April 2023 (Est.)
Lease Expiration	April 2038 (Est.)
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, in Primary Term & Options
Annual Rent YRS 1-5	\$408,075
Annual Rent YRS 6-10	\$448,883
Annual Rent YRS 11-15	\$493,771
Option 1	\$543,148
Option 2	\$597,463
Option 3	\$657,209
Option 4	\$722,930

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.





74TH AVENUE  
±14,719 VPD

THE MASON VERO BEACH



176 MULTI-FAMILY UNITS

259 UNITS

208 UNITS

172 UNITS

434 UNITS

VERO WEST

278 MULTI-FAMILY UNITS

45 UNITS

500 UNITS

782 UNITS

564 UNITS

THE GRIFFON  
AT VERO BEACH



297 MULTIFAMILY UNITS & TOWNHOMES

68 UNITS

Publix

UNDER CONSTRUCTION | Q2 2023 OPENING  
22,500 SF OF RETAIL & 2 OUTPARCELS

60



SUBJECT PROPERTY

7400 20TH ST.

20TH STREET  
±30,905 VPD

ORVAN CONDOS  
16 UNITS

184 UNITS

75 UNITS

61 UNITS

16TH STREET APARTMENTS  
154 MULTI-FAMILY UNITS

PET SMART  
MATTRESS FIRM  
SHOE DEPT.  
JCPenney  
BIG LOTS!  
ROSS  
BED BATH & BEYOND  
MICHAEL'S  
Ashley  
HOMESTORE  
AMC  
THEATRES  
SHOE  
CARNIVAL  
rue 21  
claire's  
Dillard's  
Jockey  
Wendy's  
Starbucks  
Bath & Body Works  
LOWE'S  
BEST BUY

520 UNITS

108 UNITS

644 UNITS

281 UNITS

98 UNITS

58 UNITS

1,108 UNITS



74TH AVENUE  
±14,719 VPD

**THE MASON VERO BEACH**  
176 MULTI-FAMILY UNITS

**THE GRIFFON**  
AT VERO BEACH  
297 MULTIFAMILY UNITS & TOWNHOMES

500 UNITS  
782 UNITS

45 UNITS  
68 UNITS

108 UNITS

520 UNITS

**7-Eleven**  
**SUBJECT PROPERTY**  
7400 20TH ST.

98 UNITS  
58 UNITS

644 UNITS

281 UNITS

597 UNITS

437 UNITS

1,108 UNITS

60

20TH STREET  
±30,905 VPD

±49,550 VPD

DISTRIBUTION CENTER  
CVS pharmacy

Holiday Inn Express  
AN IHG HOTEL  
Hampton  
by HILTON  
COUNTRY  
INN & SUITES

Rockin' Barrel  
Old Country Store  
Sloan's  
Country Store

McDonald's

DUNKIN'

ihop

UNITED STATES  
POSTAL SERVICE

HYUNDAI

U-HAUL

SUBWAY  
POPEYES  
LOUISIANA KITCHEN

SHERWIN  
WILLIAMS

Publix

NEW HIBISCUS  
AIRPARK

LANE BRYANT  
SKECHERS  
chico's  
OFF THE RACK  
KAY  
adidas  
bealls  
OUTLET  
LOFT  
FAMOUS  
footwear  
carter's  
RACK ROOM  
SHOES  
GAP



**THE GRIFFON**  
AT VERO BEACH

• 297 MULTIFAMILY UNITS & TOWNHOMES

**THE MASON VERO BEACH**

• 176 MULTI-FAMILY UNITS

**PET SMART** **Ashley HOMESTORES** **LOWE'S**  
**MATTRESS FIRM** **AMC THEATRES** **BEST BUY**  
**SHOE DEPT.** **SHOE CARNIVAL**  
**JCPenney** **rue21** **Wendy's**  
**BIG LOTS!** **claire's** **Starbucks**  
**ROSS DRESS FOR LESS** **Dillard's** **Bath & Body Works**  
**BED BATH & BEYOND** *The Style of Your Life.*  
**Michaels** *Where Creativity Happens*

**BELLA ROSA**  
• 80 UNITS

**Burlington** **FedEx**  
**DOLLAR TREE** **BEALLS**  
**TARGET** **SALLY BEAUTY** **Panera BREAD**

**Sherwin Williams**

VERO BEACH  
REGIONAL AIRPORT

**Hertz**

**1**  
HIGHWAY ONE ROAD  
±31,500 VPD

500 UNITS

208 UNITS

172 UNITS

259 UNITS

782 UNITS

564 UNITS

434 UNITS

**VERO WEST**  
• 278 MULTI-FAMILY UNITS

**20TH STREET**  
±30,905 VPD

**60**

**HARBOR FREIGHT TOOLS**  
Quality Tools at Ridiculously Low Prices  
**Publix**  
**bealls OUTLET**  
**BURGER KING**  
**ups**  
**H&R BLOCK**

**KFC**

**Advance Auto Parts**

**Walmart Supercenter**

**Firestone**  
COMPLETE AUTO CARE

**ORVAN CONDOS**  
• 16 UNITS

184 UNITS

75 UNITS

61 UNITS

INDIAN RIVER STATE COLLEGE  
MUELLER CAMPUS

INDIAN RIVER CHARTER  
HIGH SCHOOL  
(693 STUDENTS)

**AutoZone**  
**Aaron's**  
**DUNKIN'**

**NAPA**

**TACO BELL**

VBHS FRESHMAN  
LEARNING CENTER

VERO BEACH  
HIGH SCHOOL  
(2,961 STUDENTS)

**boost mobile**

1,108 UNITS

**16TH STREET APARTMENTS**  
• 154 MULTI-FAMILY UNITS

**five BELOW**  
**Marshalls**  
**JOANN**  
**sleep & number**  
**petco**  
**HomeGoods**  
**McDonald's**  
**Chick-fil-A**  
**OUTBACK STEAKHOUSE**  
**Olive Garden**  
**THE HOME DEPOT**  
**CHIPOTLE MEXICAN GRILL**

**Walgreens** **Sams CLUB**  
**GOODYEAR**  
**Batteries + Bulbs** **Applebee's GRILL + BAR**  
**DUNKIN'** **Domino's** **marcos PIZZA**

ROSEWOOD  
MAGNET SCHOOL  
(532 STUDENTS)

VERO BEACH  
ELEMENTARY SCHOOL  
(585 STUDENTS)

**7-Eleven** **SUBJECT PROPERTY**  
7400 20TH ST.

**74TH AVENUE**  
±14,719 VPD

GLENDALE  
ELEMENTARY SCHOOL  
(526 STUDENTS)

WILLOW  
SCHOOL  
(66 STUDENTS)

GLENDALE  
CHRISTIAN SCHOOL  
(244 STUDENTS)







CITRUS  
ELEMENTARY SCHOOL  
(677 STUDENTS)

IMAGINE SCHOOLS  
AT SOUTH VERO  
(864 STUDENTS)



## SITE OVERVIEW

7-ELEVEN VERO BEACH, FL

	Year Built	2023
	Building Area	±4,650 SF
	Car Wash	±822 SF
	Land Area	±2.10 AC
	MPDs	8
	Fueling Positions	16

### NEIGHBORING RETAILERS

- Walmart Supercenter
- Sam's Club
- Marshalls
- The Home Depot
- Publix
- Lowe's
- Best Buy
- Dillard's
- JOANN
- ROSS Dress For Less







VILLAGE GREEN  
(782 UNITS)

74TH AVENUE  
(14,719 VPD)





INDIAN RIVER ESTATES  
(500 UNITS)

WALKER WOODS  
(208 UNITS)

VILLAGE GREEN  
(782 UNITS)

ST JOHN OF THE CROSS  
CATHOLIC CHURCH



74TH AVENUE  
(14,719 VPD)



20TH STREET  
(30,905 VPD)



POINTE WEST COUNTRY CLUB  
(1,108 UNITS)

VILLAS AT THREE OAKS  
(103 UNITS)

GRALL  
LAW GROUP

Cleveland Clinic

THE MASON VERO BEACH



• 176 MULTI-FAMILY UNITS

GREENYARD



20TH STREET  
(30,905 VPD)



74TH AVENUE  
(14,719 VPD)

VILLAGE GREEN  
(782 UNITS)

INDIAN RIVER ESTATES  
(500 UNITS)



ST JOHN OF THE CROSS  
CATHOLIC CHURCH



WALKER WOODS  
(208 UNITS)

INDIAN RIVER ESTATES  
(500 UNITS)

VILLAGE GREEN  
(782 UNITS)



74TH AVENUE  
(14,718 VPD)



20TH STREET  
(30,905 VPD)

GREENYARD







TRILLIUM WAY  
(259 UNITS)

VERO WEST  
(278 MULTI-FAMILY UNITS)

VERO BEACH  
REGIONAL AIRPORT

Walmart  
Supercenter

VISTA PLANTATION  
(564 UNITS)

Walgreens  
GOODYEAR  
Batteries  
+ Bulbs  
DUNKIN'  
Domino's  
Applebee's  
marco's  
Pizza

INDIAN RIVER CHARTER  
HIGH SCHOOL  
(693 STUDENTS)

INDIAN RIVER STATE  
COLLEGE MUELLER CAMPUS

GREENYARD

VILLAS AT THREE OAKS  
(103 UNITS)

VERO GREEN  
(172 UNITS)

WOODFIELD  
(434 UNITS)

WALKER WOODS  
(208 UNITS)

VILLAGE GREEN  
(782 UNITS)

INDIAN RIVER ESTATES  
(500 UNITS)

Burlington  
FedEx  
DOLLAR TREE  
BEALLS  
TARGET  
SALLY BEAUTY  
Panera  
BREAD

PET SMART  
Ashley  
HOMESTORE  
LOWE'S  
MATTRESS FIRM  
amc  
THEATRES  
SHOE DEPT.  
JCPenney  
SHOE  
CARNIVAL  
BIG LOTS!  
rue21  
Wendy's  
Starbucks  
Bath  
& Body  
Works  
Dillard's  
The Style of Your Life  
Jewelry  
Michael's  
Where Creativity Happens

HARBOR FREIGHT TOOLS  
Publix  
bealls  
OUTLET  
H&R BLOCK  
Burger King  
ups

five BELOW  
Marshalls  
JOANN  
sleep & number  
petco  
HomeGoods  
McDonald's  
Chick-fil'd  
OUTBACK  
STEAKHOUSE  
Olive  
Garden  
THE HOME DEPOT  
CHIPOTLE  
MEXICAN GRILL

74TH AVENUE  
(14,719 VPD)

7  
ELEVEN

60

20TH STREET  
(30,905 VPD)



VERO PALM  
(281 UNITS)

HERON CLAY  
597 UNITS

COUNTRYSIDE AT VERO BEACH  
(644 UNITS)

NEW HIBISCUS  
AIRPARK

RANCHLAND  
108 UNITS

DISTRIBUTION  
CENTER  
CVS pharmacy



• 297 MULTIFAMILY UNITS & TOWNHOMES

INDIAN RIVER ESTATES  
(500 UNITS)

THE MASON VERO BEACH



• 176 MULTI-FAMILY UNITS

Publix



VILLAS AT THREE OAKS  
(103 UNITS)

20TH STREET  
(30,905 VPD)



POINTE WEST COUNTRY CLUB  
(1,108 UNITS)

74TH AVENUE  
(14,719 VPD)

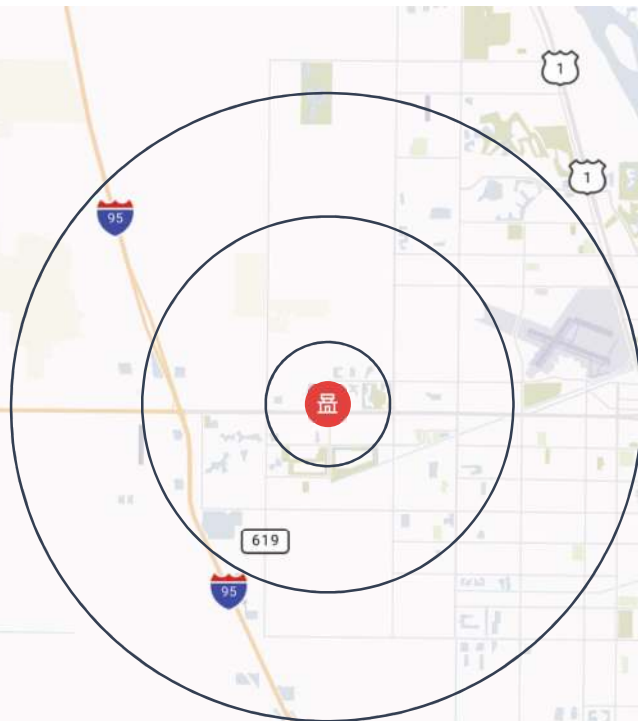
VILLAGE GREEN  
(782 UNITS)





## LOCATION OVERVIEW

7-ELEVEN VERO BEACH, FL



### Demographics

	1 Mile	3 Mile	5 Mile
Population	6,677	22,134	56,201
Households	3,756	10,856	24,684
Average Household Income	\$71,343	\$63,107	\$66,883
Total Household Expenditure	\$209.14 MM	\$554.11 MM	\$1.3 B

### ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Cleveland Clinic Indian River Hospital (2,112)
2. School District of Indian River County (2,039)
3. Indian River County (1,455)
4. Publix Supermarkets (1,380)
5. Piper Aircraft, Inc. (1,005)
6. Walmart (806)
7. Sebastian River Medical Center (750)
8. Visiting Nurse Association (500)
9. John's Island (495)
10. Indian River Estates (486)



## LOCATION OVERVIEW

7-ELEVEN VERO BEACH, FL

# Vero Beach

Florida



17,163

Population



\$51,036

Median Household Income



Richest County in Florida

7th

Lower Cost of Living than  
National Average

3%

**The City of Vero Beach is the County seat for Indian River County and is a political subdivision of the State of Florida.**

Vero Beach is located on the Atlantic coast of Florida, approximately 100 miles southeast of Orlando.

**Indian River County is Florida's 7th Richest County.**

I-95, the major north / south arterial on the eastern seaboard, runs along the western edge of Vero Beach. I-95 connects Vero Beach to Jacksonville MSA and Miami MSA.

Vero Beach's primary economic drivers are tourism, retirement, and agriculture. In addition to these three, the region has seen an increase in the healthcare and retail industries. There are also numerous dining options, art galleries, and stores available in Vero Beach and The Historic Downtown has been recently re-vitalized to boost the economy. Vero Beach is home to pristine, sandy beaches, and long coastlines. The three most popular public beaches in Vero are Humiston Park, Jaycee Park, and South Beach. Many visitors and locals enjoy swimming, diving, boating, fishing, and other activities while in Vero. Additionally, there are multiple golf courses scattered throughout the city.



IN THE NEWS

7-ELEVEN VERO BEACH, FL

# Sebastian, FL Will be Among the Fastest Growing Cities by 2060

SAMUEL STEBBINS, SEPTEMBER 16, 2022 (THE CENTER SQUARE)

Results from the 2020 census reveal some notable changes in population distribution over the last decade. The U.S. population grew by about 7% from 2010 to 2020, or by about 20 million people. Over the same period, more than 80% of U.S. metro areas reported population growth.

While it remains to be seen whether the broad trend of urbanization will continue into the future, a new report from Washington D.C.-based economic and demographic data firm Woods & Poole Economics, Inc. projects that the population of several U.S. metro areas is likely to swell by over 50% in the coming decades.

Accounting for these factors and anticipating future trends, the population of the Sebastian-Vero Beach metro area in Florida is projected to grow from 165,600 in 2022 to 261,700 in 2060. The 58.0% projected population growth in the metro area is the 28th highest of all 384 U.S. metro areas.

Population change is the end result of two factors: migration and natural change. Migration is the net change of people moving to and from an area, while natural change is the number of births less the number of deaths.

Economic opportunity is one of the most common reasons people move within the United States. Over the same period, employment in Sebastian is projected to grow by 66.5% by 2060, while personal income per capita is projected to grow from \$98,640 in 2022 to \$529,536 in 2060.

EXPLORE ARTICLE

# Three Corners Project moves toward Nov. 8 ballot after Vero Beach City Council OKs plan

COLLEEN WIXON, FEBRUARY 02, 2022 (TC PALM)

Plans to turn the three-cornered property by the Alma Lee Loy Bridge into a destination — with a hotel, restaurants, shopping and recreation — moved forward Tuesday.

The City Council approved a master conceptual plan for the 33-acre site at Indian River Boulevard and 17th Street. The action all but sends the plan to the Nov. 8 election. The council still must approve ballot language.

A mix of commercial development on the north side and recreation and culture on the south, the project would create a destination the city needed, speakers said.

The city charter requires voter approval.

"We have a plan that's very feasible and workable, and it can be a wonderful asset to this community," said Mayor Robbie Brackett.

The council's 4-1 vote was met with applause and a standing ovation from some of those crammed into the council chambers.

"This town needs this project. It's not just for locals," said Lori Strazzulla. "To have a site like this, we'll always have somewhere to go. Pass it. Let's move on."

A hotel and homes were last on the list of possible uses during the initial workshops two years ago, said opponent Leonard Markir, who also voiced concern about a potential 99-year lease for the property.

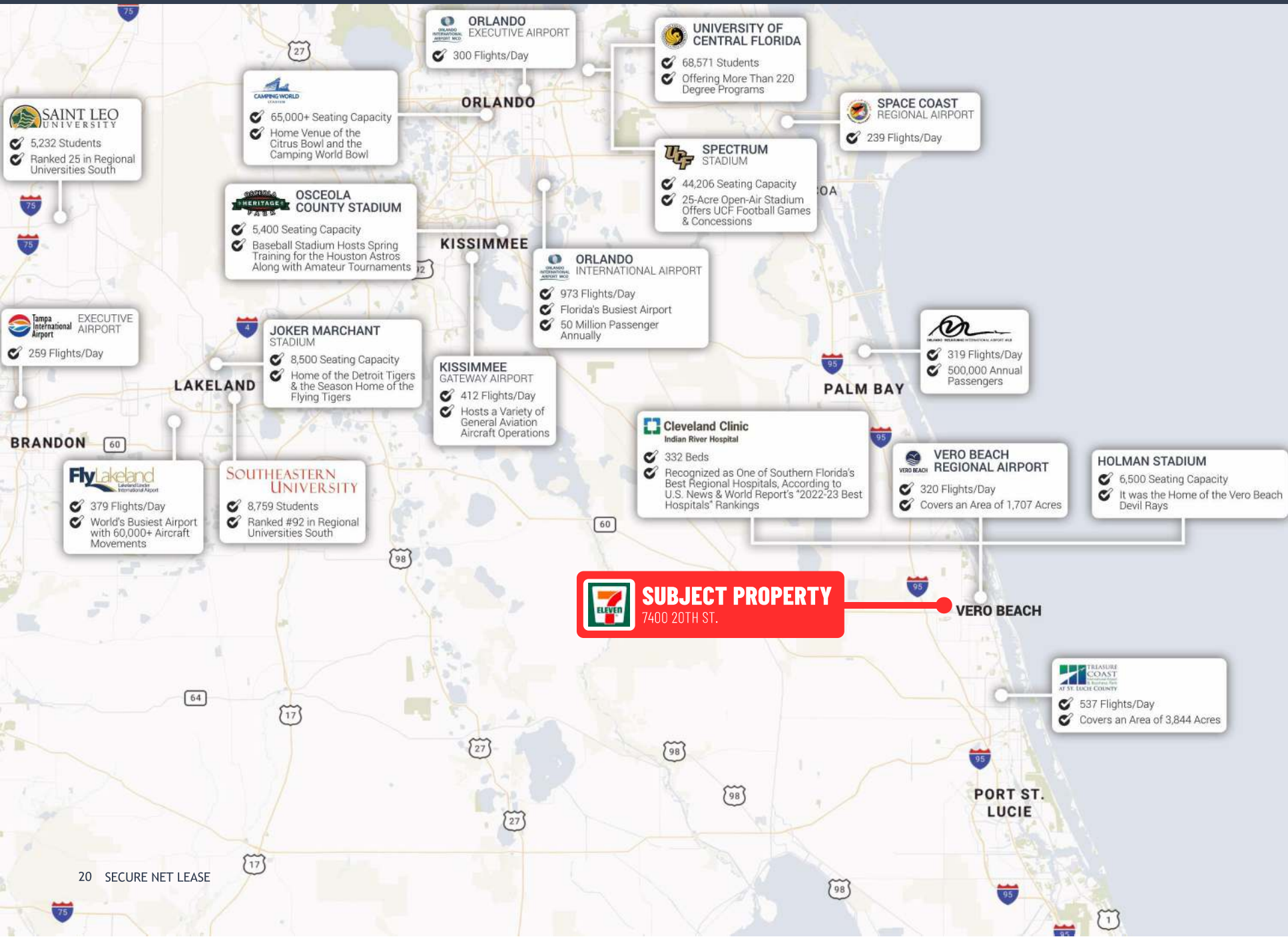
Paul Westcott cautioned the council to ensure the economics of the area could support the project before committing to its development.

EXPLORE ARTICLE



# SEBASTIAN-VERO BEACH, FL MSA

7-ELEVEN VERO BEACH, 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) 320-2321

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CALL FOR ADDITIONAL INFORMATION

Teddy Leonard  
Vice President  
(512) 387-9770  
[tleonard@securenetlease.com](mailto:tleonard@securenetlease.com)