




7-Eleven

\$6,487,241 | 5.00% CAP

4396 Amnicola Hwy, Chattanooga, TN 37406

- ✓ **Projected Rent Commencement:** May 2023
- ✓ **Brand New 15-Year Absolute NNN Lease** with 7.5% Rent Bumps Every 5 Years and (4) 5-Year Options to Renew
- ✓ **Highway Location with Superb Traffic Counts** - Just off Amnicola Hwy (23K+ VPD) near Dupont Pkwy and Hwy 153
- ✓ **Subject Property is Located Directly Across the Street** from Chattanooga State, a Public Community College that attracts over 10,000 Students and is a National Leader in Technology
- ✓ **Chattanooga was the Fastest Growing City** in Tennessee Last Year



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 83,000 stores in 18 countries**.

INVESTMENT OVERVIEW

7-ELEVEN CHATTANOOGA, TN

File Photo

CONTACT FOR DETAILS

Teddy Leonard

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TN Broker of Record: Jeff Browning

License #: 271829

\$6,487,241

5.00% CAP

NOI

\$324,362

Building Area

±5,464 SF

Land Area

±1.56 AC

Year Built

2023

Lease Type

Abs. NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** July 2023
- ✓ **Brand New 15-Year Absolute NNN Corporate Lease** with 7.5% Rental Increases and (4) 5-Year Option Periods. The new store will feature 8 MPDs.
- ✓ **Strategic Highway Location with Strong Traffic Counts.** Subject property is located at the signalized intersection of Amnicola Hwy (23,400 VPD) and S Creek Rd.
- ✓ **Subject Property is Located Directly Across the Street from Chattanooga State,** a community college serving over 10,400 students.
- ✓ **The Tennessee Riverpark is Less than 1 Mile from the Site.** The Riverpark is a landscaped trail tracing the 10 mile river and features public art, picnic tables, and fishing piers.
- ✓ **Chattanooga was the Fastest Growing City in Tennessee** with a growth rate of 0.94% in 2022 and a metro population of 430,000 residents.
- ✓ **7-Eleven is the Largest Chain in the Convenience-Retailing Industry** with over 83,000 stores world-wide. They won several awards in 2022, including being named the #1 C-Store Chain by Convenience Store News.

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 CHATTANOOGA, TN

7-Eleven

7-Eleven, Inc. is the premier name in the convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 13,000 stores in the U.S. and Canada, while also serving over 83,000 stores in 18 countries & regions.

REVENUE

\$36.1+ B

CREDIT RATING

A

LOCATIONS

83,000+

STOCK TICKER

SVNDY



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

7-Eleven won several **awards in 2022**, including being named the **#1 C-Store Chain by Convenience Store** News. Their annual list compiles the industry's top performing chains throughout the year and acts as a tool that highlights trends in the industry. As **the largest chain** in the C-Store industry, 7-Eleven continued to lead in 2022. 7-Eleven also earned the number one spot in 2019 and 2020.

As proud founders of the world's first convenience store, 7-Eleven's **top priority** has always been to **give customers** the most convenient experience possible to consistently meet their needs. 7-Eleven aims to be a one-stop shop for consumers – a place people can always rely on to **deliver what they want, when, where and how they want it**. This goal continues to **shape 7-Eleven's ethos**, driving 7-Eleven's **expansion** into operating Speedway®, Stripes®, Laredo Taco Company® and Raise the Roost® Chicken and Biscuits, with locations, as well as **proprietary products and services** including 7NOW®, 7Rewards®, Speedy Rewards® and 7-Eleven Fleet™, **throughout the U.S.**

File Photo



IN THE NEWS

7-ELEVEN CHATTANOOGA, TN

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. And there's another reason the **new location inside 7-Eleven** should appeal to customers who can't get enough Tex-Mex cuisine: Unlike other Laredo Taco Company restaurants, this one **offers an extended covered patio** for customers who like **outdoor seating, frozen margaritas and beer on tap**.

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**."

EXPLORE ARTICLE



7-Eleven Tops Best Grocery Store List

MATTHEW STERN, DECEMBER 12, 2022 (RETAIL WIRE)

These days, the favorite grocery store in the U.S. is not even a supermarket, a new survey says.

Based on research from YouGov, Convenience store chain 7-Eleven is the most **popular place for people in the U.S.** to get their **groceries**, according to Eat This, Not That. With a 62 percent popularity rating, the **retailer beat out discounter Aldi and supermarket giant Kroger** (which both had a 61 percent rating).

Trader Joe's and Whole Foods came in **fourth and fifth on the list** (at 58 percent and 53 percent, respectively). Albertsons and Piggly Wiggly also made an appearance, as well as other convenience stores including Circle K and **7-Eleven-owned** Speedway. Millennials, in particular, **favor 7-Eleven more** than Baby Boomers and Generation Xers, who preferred to shop at Kroger. And **men chose 7-Eleven more than women**, who were bigger fans of Aldi.

Convenience stores have become a more popular meal destination at a time when inflation is driving people to be more cost conscious, as a PYMNTS article explores. Low-income consumers have been turning to food pickup from c-stores rather than pricier delivery.

Foodservice is a point of emphasis at **7-Eleven**, but has not been its sole focus. The chain recently opened its **ninth "Evolution" store in the country and fifth in the Dallas-Fort Worth area**. This particular location features **an in-store Laredo Taco Company restaurant, custom beverages and even a premium cigar humidor**. 7-Eleven Evolution stores are meant as testing grounds for **new technologies** and offerings, and gives the **retailer an opportunity to tweak product and design** in response to customer feedback.

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN CHATTANOOGA, TN

Initial Lease Term	15 Years
Rent Commencement	Est. July 2023
Lease Expiration	Est. July 2038
Lease Type	Absolute NNN
Rent Increases	7.5% Increase Every 5 Years, In Primary and Options
Annual Rent YRS 1-5	\$324,362.04
Annual Rent YRS 6-10	\$348,689.19
Annual Rent YRS 11-15	\$374,840.88
Option 1	\$402,953.95
Option 2	\$433,175.49
Option 3	\$465,663.66
Option 4	\$500,587.80

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POTENTIAL BONUS DEPRECIATION

7-ELEVEN CHATTANOOGA, TN

|Tax Saving Benefits Through Cost Segregation

A Cost Segregation Study will in many cases provide you with significant benefits by accelerating depreciation deductions in the early years of ownership. The Tax Cut and Jobs Act of 2017 provided for Bonus Depreciation to be applied to any acquired property for assets that had a tax recovery period of 20 years or less. The rate of Bonus Depreciation was at 100% until the end of 2022 and has been reduced to 80% for 2023 and will

continue to reduce by 20% each year. A convenience store that recognizes more than 50% of its gross receipts from petroleum sales is assigned a tax recovery period of 15-years, making it eligible for bonus depreciation treatment. Due to certain state depreciation rules, a Cost Segregation Study should still be considered to identify 5-year property as well. If the convenience store does not meet the revenue test for petroleum sales, the

starting point for the recovery period is 39-years. The Cost Segregation study will identify 5 and 15-year property that will support taking accelerated depreciation deductions, including Bonus Depreciation. It should be noted that any unused Bonus Depreciation deductions can be carried forward to future tax years. The benefits related to either scenario are illustrated below:

Cost Segregation



|Benefits

Greater than 50% Petro

Less than 50% Petro

Purchase Price	\$6M	\$7M	\$8M	\$9M	\$10M
Year One Additional Deduction	\$3.9M	\$4.6M	\$5.2M	\$5.9M	\$6.5M
Year One Tax Savings	\$1.5M	\$1.8M	\$2.0M	\$2.3M	\$2.5M
5 Year PV	\$1.5M	\$1.8M	\$2.0M	\$2.3M	\$2.5M
Year One Additional Deduction	\$2.0M	\$2.2M	\$2.6M	\$2.9M	\$3.2M
Year One Tax Savings	\$771K	\$900K	\$1.0M	\$1.2M	\$1.3M
5 Year PV	\$790K	\$922K	\$1.1M	\$1.2M	\$1.3M

Illustration assumes 20% or purchase allocated to land, 40% blended tax rate. Estimates of benefit provided by Source Advisors www.sourceadvisors.com and are for illustrative purposes. Contact your CPA or tax advisor for usability of deductions.

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DOLLAR GENERAL



ALPINE CREST
ELEMENTARY SCHOOL
(245 STUDENTS)

SUBWAY

DOLLAR TREE

Tuesday Morning

PET SUPPLIES PLUS
Minus the hassle.

Walmart
Neighborhood Market

BIG LOTS!

FARMERS home FURNITURE

Arby's

REGIONS

LifeStorage

U-HAUL

PIZZA
PAPA JOHN'S



CVS pharmacy
FOOD CITY

Exxon

RIVERMONT
ELEMENTARY SCHOOL
(346 STUDENTS)

DOLLAR TREE

HOBBY LOBBY

Firestone
COMPLETE AUTO CARE

STAPLES

Ashley
HOMESTORE

WAFFLE HOUSE

McDonald's

GOODYEAR

DQ

planet fitness



Quality INN



O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

enterprise

Orangetheory FITNESS

SONIC

DUPONT ELEMENTARY
SCHOOL
(296 STUDENTS)

KORD SA



SUBJECT PROPERTY
4396 AMNICOLA HWY.

STEM SCHOOL
CHATTANOOGA
(283 STUDENTS)

CHATTANOOGA STATE
COMMUNITY COLLEGE

AMNICOLA HIGHWAY
±23,400 VPD



PENSKE

FERGUSON

S CREEK ROAD

amazon

58
Tennessee

319

319

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

FIVE GUYS
BURGERS and FRIES

SHERWIN WILLIAMS

SUBWAY

CHI MEMORIAL
HOSPITAL - HIXSON
(78 BEDS)

CVS pharmacy

IHOP

153
Tennessee

HIGHWAY 153
±57,412 VPD

CIRCLE K

MARINA POINTE
APARTMENTS
(308 UNITS)

THE RESERVE AT
LAKESHORE
(244 UNITS)

OLLIE'S OUTLET
GOOD STUFF CHEAP

Gabe's

PENSKE

THE HOME DEPOT

ZAXBY'S

TEXAS ROADHOUSE

LOWE'S

goodwill

BIG RIDGE
ELEMENTARY SCHOOL
(446 STUDENTS)

Burlington

AMERICAN EAGLE

T.J. maxx

belk

amc THEATRES

Chick-fil-A

claire's

Panera BREAD

chili's

ROSS
DRESS FOR LESS

Michaels
Where Creativity Happens

OUTBACK STEAKHOUSE

SHOE DEPT. ENCORE

OLD NAVY

HIBBETT SPORTS


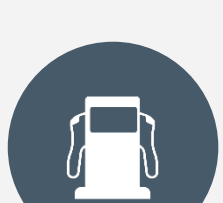
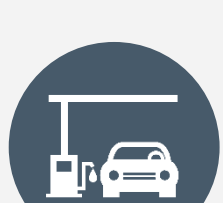
PANDA EXPRESS
CHINESE KITCHEN

Arby's

Bath & Body Works

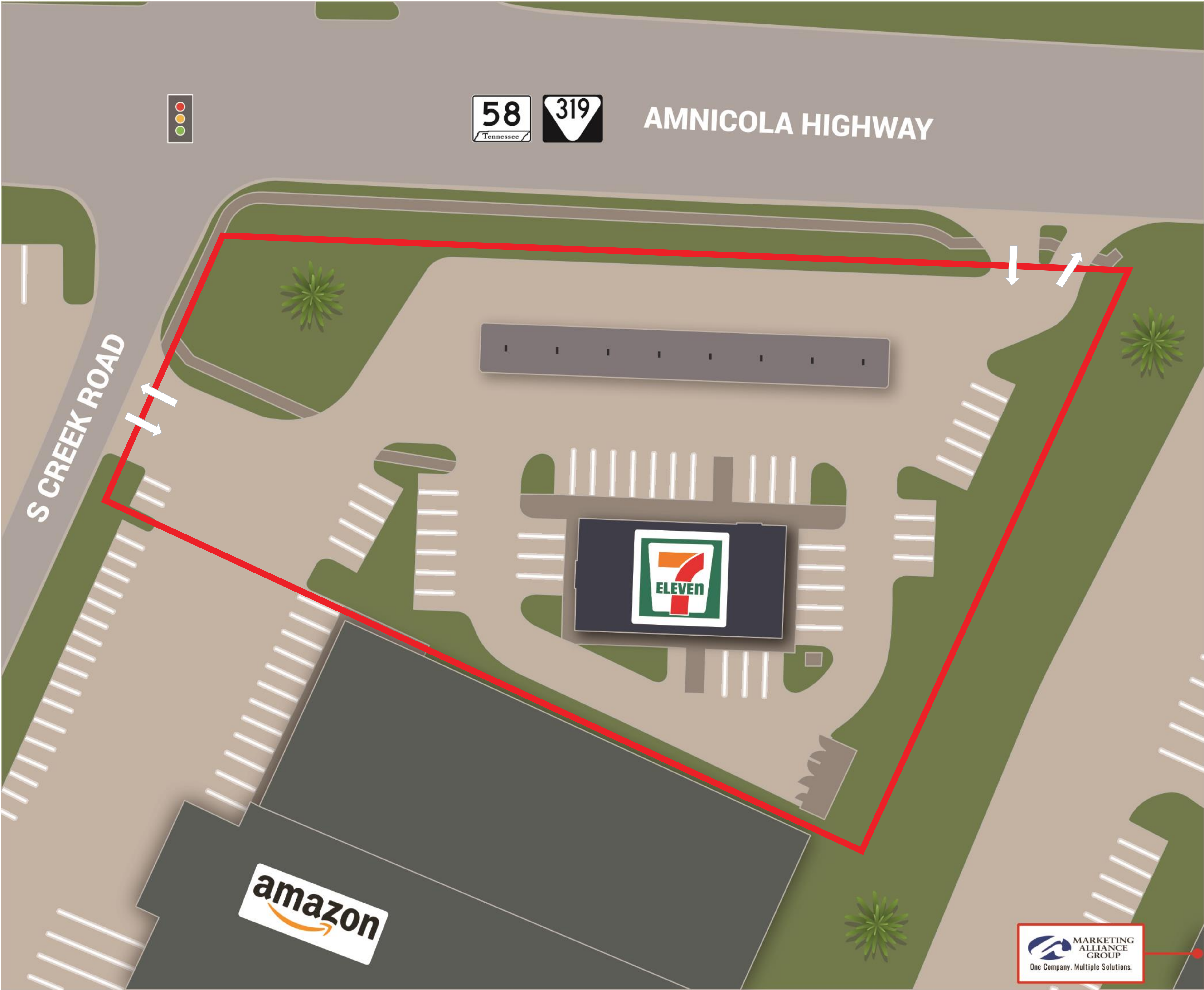
SITE OVERVIEW

7-ELEVEN CHATTANOOGA, TN

	Year Built	2023
	Building Area	±5,464 SF
	Land Area	±1.56 AC
	Pumps	8
	Fueling Positions	16

NEIGHBORING RETAILERS

- Walmart Neighborhood Market
- Amazon
- Coca Cola
- Farmers Home Furniture
- Big Lots
- Sonic Drive-In
- Tuesday Morning
- Dollar Tree
- Farmers Home Furniture
- Burlington
- Belk
- Michaels



LOCATION OVERVIEW

7-ELEVEN CHATTANOOGA, TN



Chattanooga

Tennessee



182,113

Population



\$50,437

Median Household Income

2.9% - Chattanooga's Unemployment Rate is 2.9%, which is Less Than the National Average

2.9%

MoonPies - Birthplace of the Tasty Snack Cake

MoonPies

Nestled in a bend of the Tennessee River and surrounded by mountains and lakes, Chattanooga is so beautiful that it inspired a community quest to make it the best mid-sized city in America.

Living in Chattanooga means that outdoor views and adventures are around every corner, but the city is much more than a pretty playground.

Chattanooga was the Fastest Growing City in Tennessee with a growth rate of 0.94% in 2022 and a metro population of 430,000 residents.

Over the last four decades, it has been winning acclaim for its unique way of working together to produce national best practices for cleaning up air pollution,

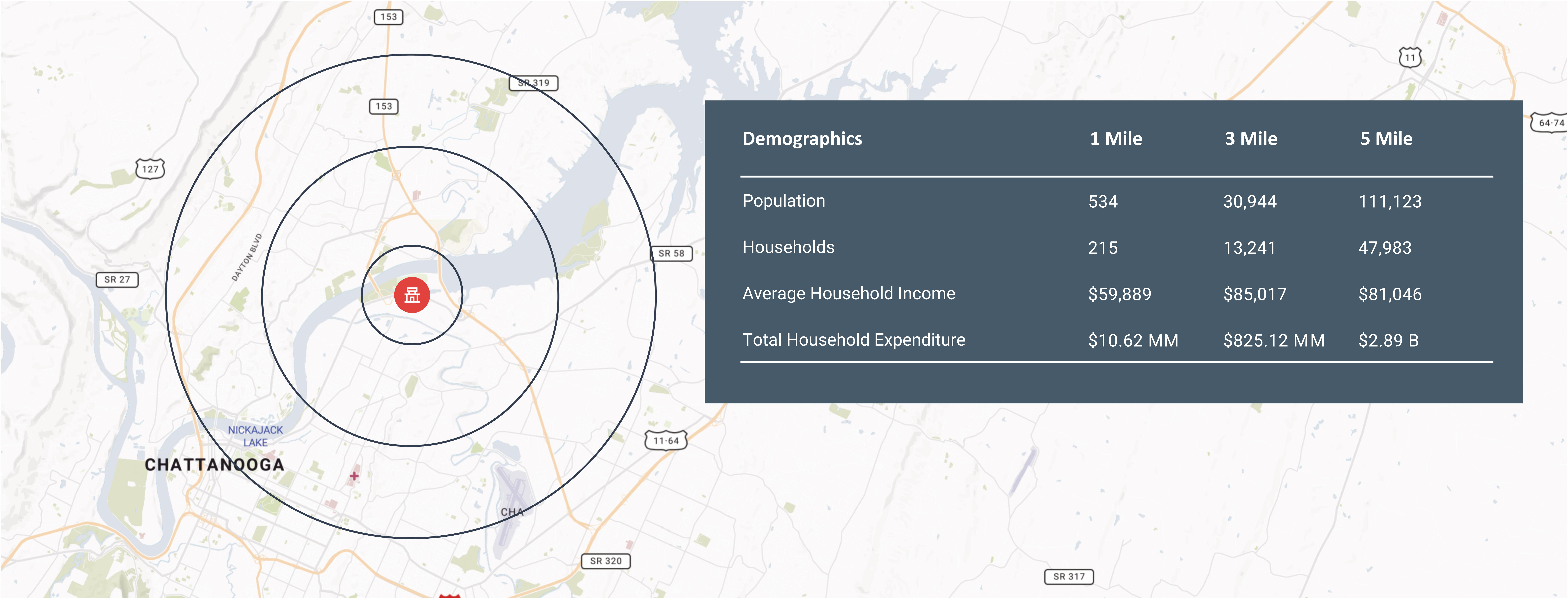
downtown revitalization, affordable housing, and much more.

Founded as a ferry landing and warehouse site in 1815, the City of Chattanooga was incorporated under State of Tennessee Private Acts of 1839. The City is the county seat of Hamilton County and is located near the southeastern corner of the state on the Tennessee-Georgia border. Chattanooga is centrally located in relation to other major population centers of the southeast, being within a 150-mile radius of Knoxville and Nashville, Tennessee; Birmingham, Alabama; and Atlanta, Georgia. Over 11 million people live within a 2 to 2½ hour drive of Chattanooga.

Chattanooga enjoys strategic advantages related to its location, strong transportation system, natural resources and competitive cost of doing business. The Chattanooga area is served by three interstate highways, seven U.S. highways, two railways, airlines, bus service, and the Tennessee River system. The Thrive Regional Partnership, comprised of 16 area counties, has partnered with the Federal Highway Administration to develop a long-range transportation plan for the Chattanooga region, ensuring continued transportation needs are met.

LOCATION OVERVIEW

7-ELEVEN CHATTANOOGA, TN



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Hamilton County Schools (4,980)
2.

BlueCross BlueShield of Tennessee (4,855)
3.

Erlanger Health System (4,852)
4.

CHI Memorial (3,549)
5.

Tennessee Valley Authority (3,431)
6.

Volkswagen Chattanooga (2,982)
7.

McKee Foods Corporation (2,928)
8.

Unum (2,800)
9.

Amazon.com Services (2,518)
10.

City of Chattanooga (2,217)

IN THE NEWS

7-ELEVEN CHATTANOOGA, TN

Report: Chattanooga is the fastest-growing city in Tennessee

AUGUST 16, 2022 (WDEF NEWS)

For every 100 residents moving out of Chattanooga, the report by moveBuddha says 306 are moving in

A new report says Chattanooga is the **fastest growing city** in the state of Tennessee. In the movie "Field of Dreams," lead character Ray Kinsella is haunted by a voice that says "If you build it, they will come." That seems to be **true locally**. A study by moveBuddha says for every hundred people moving out of Chattanooga, 306 are **moving in...and with good reason**.

Derek English, the president of the Greater Chattanooga Realtors Association, explains, "We're finding the migratory trends to Chattanooga seem to be leading the state. And there's a few reasons for that. Obviously, the state of Tennessee does not have an income tax. The cost of living in Chattanooga is about as low as any other part of the state. So, if you're moving from other parts of the country, where the values of the homes may be higher, when people sell in another state to move to Tennessee, they're finding more value for their money."

According to the latest numbers, the **median home price** in Chattanooga is **\$310,000**. That's the most it's been since 2008.

The average home price sits at **roughly \$380,000**.

Don't blame the pandemic housing bubble for **rising prices...**

English: "I don't consider it to be a bubble, that we're going to see anything drastically happen to it. I think we'll see another leveling over the next, probably, 12 months to 18 months, but the **values are not going down**."

While the demand for property is very high, the good news in **pricing is the supply will increase** over the next few years, **thanks to many new developments** the city already has planned, like the South Broad Street Development which includes the **new stadium for the Lookouts**.

EXPLORE ARTICLE



Record Breaking Hospitality Jobs

AUGUST 25, 2022 (VISIT CHATTANOOGA)

A new all-time record high of 31,300 people are employed in the leisure and hospitality industry in Hamilton County in July 2022, according to the U.S. Bureau of Labor and Statics.

"We are very encouraged to see our employment levels in **leisure and hospitality return** and even exceed pre-pandemic levels," says Barry White, President and CEO of Chattanooga Tourism Co. "With several **attractions, restaurants, and hotels** in various stages of development, plus the Chattanooga Airport's planned expansion, the future is **bright for job growth in hospitality in Chattanooga**."

Annually, Chattanooga hosts more than 15 million visitors who spend \$1.5 billion in one year in our community. On an average day, that's roughly 40,000 visitors in town. 15,000 of those visitors stay the night in our hotels and spend \$4.1 million per day on entertainment, shopping, dining, and more. In addition to directly supporting our local businesses, visitors are temporary taxpayers who save every Hamilton County household \$868 per year in taxes.

As reported by the U.S. Bureau of Labor Statistics, the previous record for **leisure and hospitality jobs** in Hamilton County was before **the pandemic in July 2019** at 31,200. In April 2020, the industry lost over 10,000 jobs, hitting a low of 17,500 employed during the pandemic shutdown. Hamilton County experienced a **30% drop in visitor spending** or \$450 million less in 2020 alone, according to a U.S. Travel study. In 2021, 7,900 **jobs were recovered in Hamilton County**, and for the first time in July 2022, the employment in leisure and hospitality in Hamilton County **now exceeds pre-pandemic levels**.

"Now more than ever, there is so much **opportunity in tourism** to gain professional skills, advance quickly, and build a life-long career," says Hugh Morrow, Chairman of the Chattanooga Tourism Co. and President and CEO of Ruby Falls. "Although we have reached **a new high of employment**, there are still many exciting career opportunities available within all sectors of the **tourism industry**."

EXPLORE ARTICLE





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