

7-ELEVEN

OFFERED FOR SALE

\$7,690,000 | 5.15% CAP

**910 McCarter Rd
Fountain Inn, SC**



Actual Property Photo

 **Atlantic**
CAPITAL PARTNERS™

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INVESTMENT SUMMARY

Address	910 McCarter Rd, Fountain Inn, SC 29644	
Tenant	7-Eleven (Corporate Guarantee)	
Price	\$7,690,000	
Cap Rate	5.15%	
NOI	\$396,019	
Term	15 Years	
Rent Increases	10% Every 5 Years	
Rent Commencement	7/26/2023	
Lease Expiration	7/26/2038	
Rent Increase Schedule	Year	Rent
	1-5	\$396,019
	6-10	\$435,621
	11-15	\$479,183
	(Option 1) 16-20	\$527,101
	(Option 2) 21-25	\$579,811
	(Option 3) 26-30	\$637,793
	(Option 4) 31-35	\$701,572
Year Built	2023	
Building SF	± 4,650 SF	
Parcel Size	± 6.04 Acres	
Lease Type	NNN	



- **Strategic Interstate Location in High Growth Greenville Industrial Corridor**
 - 12.3M SF of industrial buildings within 5 mile radius of this brand new 7-Eleven
 - Over 800K SF of new industrial product has delivered within the past 2 years within a 5 mile radius, which will be a built in customer base for this specific 7-Eleven location and truck stop
 - Over 1.8MSF of industrial buildings are proposed within a 5 mile radius
- **New 7-Eleven Prototype and Semi-Truck Hub & Fuel Station**
 - 4 Diesel Pumps For Semi-Trucks | RV and Truck Parking Spaces Available
 - Effortless Refueling Capabilities Will Attract Significant Commercial Drivers to the Subject Property
- **Minimal Competition to Service the Brand New Fox Hill Business Park**
 - The subject 7-Eleven is positioned to service Greenville's newest industrial & distribution business park that includes 2.5M SF and hundreds of employees.
Read more here: www.foxhillbusinesspark.com
 - Last southbound gas station on I-385 until the I-26 merger
 - Only one competing gas station on the same exit is a 4-pump Exxon
- **Large Parcel with Future Value**
 - Strong residual value for the parcel size directly off a major intersection on I-385 in the Greenville, SC MSA
 - Size and location of the parcel gives it intrinsic value for other future uses
- **Rare, NNN Property in the Booming Greenville, SC MSA**
 - NNN properties with No Landlord Responsibilities are difficult to find in the top investment markets such as Greenville, SC
 - The year over year property rent in Greenville, SC continues to climb as the population growth is higher than most other cities (18% in past 10 years)
- **Excellent Exposure and Visibility Along Logistical Arterial Thoroughfare**
 - I-385 is One of the Most Heavily Trafficked Highways in the State (48,500 ADT)
 - With 376 feet of frontage along McCarter Rd (13,900 ADT), the subject property enjoys ample visibility
 - Immediate Access (less than 900') to the I-385 On Ramp Assures this 7-Eleven Becomes the Preferred Location for Semi-Truck Drivers Refueling
 - I-385 is the most Southern connecting interstate for I-85 to I-26 (Charleston's main logistic thoroughfare)
- **No Landlord Responsibility**
 - NNN Lease
 - New Build-to-Suit Construction
 - 10% rental increases every 5 years

AERIAL NORTH-FACING



AERIAL S.W.-FACING

Fox Hill Business Park
2.5 Million SF | 172 Acres
In Development

Manufacturing | Warehousing | Distribution
SITE OVERVIEW
172,000,000 sq. ft.



Fuyao Glass

7-ELEVEN

13,900 ADT
McCarter Rd

N Nelson Dr

FOUNTAIN INN, SC

SITE PLAN

Year Built:
2023

Parking:
47 Cars
20 Trucks

13,900 VPD

McCarte Rd

FOUNTAIN INN SC


4,650 SF

Fuel Center
8 Pumps

Truck Diesel Fuel
4 Pumps

6.04 AC

GREENVILLE OVERVIEW

#2

Top Micro
American Cities
of the Future

#1

America's Best
Small Cities

250

Downtown Greenville
Averages 250 Event
Days per Year

412

Flights per Day at
Greenville Downtown
Airport

\$10B

Investment into BMW
Manufacturing SC
Operations

2,500

Students Attend
Furman University

12K

Students Attend
Greenville Technical
Community College

TENANT OVERVIEW

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 70,000 stores in 17 countries, including 11,800 in North America. Known for its iconic brands such as Slurpee, Big Bite, and Big Gulp, 7-Eleven has expanded into high-quality sandwiches, salads, side dishes, cut fruit, protein boxes, pizza, chicken wings, and mini beef tacos. 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. Raise the Roost is 7-Eleven’s new food concept that they rolled out in 2019 to compete with food offerings from convenience stores like Wawa, QT, and Sheetz.

Location Details

Building SF	± 4,650 SF
Parcel Size	± 6.04 Acres
Rent Commencement	7/26/2023
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Tenant Overview

Founded	1927
Ownership	Public (Rated AA-)
# of Locations	83,000+
Headquarters	Irving, TX



New 7-Eleven Interior Photos

DEMOS & DRIVERS

Greenville, SC
16 Miles



BMW FACTORY
BMW's Largest US
Manufacturing Facility
8,000,000 SQ. Ft. | 11,000 Jobs

Spartanburg, SC
26 Miles

Charlotte, NC
88 Miles



7-ELEVEN

Economic Drivers

Institution

1. Prisma Health
2. BMW
3. Greenville County Schools
4. Michelin North America, Inc.
5. Clemson University

Empl.

Institution

Empl.

- | | | |
|--------|----------------------------|-------|
| 15,941 | 6. Bon Secours St. Francis | 4,355 |
| 11,000 | 7. GE Power | 3,400 |
| 10,095 | 8. Duke Energy Corp. | 3,300 |
| 7,120 | 9. Greenville Co. Gov. | 2,685 |
| 5,000 | 10. State of SC | 2,552 |

2023 Demographics

	1 Mile	3 Miles	5 Miles
Population	1,466	16,679	48,118
Households	648	6,375	18,162
Avg. Household Income	\$85,558	\$91,185	\$104,417
Annual Budget Expenditures	\$48M	\$507M	\$1.64B

FOUNTAIN INN, SC

Atlanta, GA
138 Miles





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Fountain Inn, SC | \$7,690,000 | 5.15%

Exclusively Offered By
 **Atlantic**
CAPITAL PARTNERS™

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