



# Rare Infill 7-Eleven w/ Laredo Taco & Raise the Roost Chicken

**\$10,903,267 | 5.05% CAP**

925 Lebanon Pike, Nashville, TN 37210

- ✓ **Projected Rent Commencement July 2023**
- ✓ **Brand New 15-Year Absolute NNN Lease** with 7.5% Rent Bumps Every 5 Years, featuring 8 MPDs and 3 diesel pumps.
- ✓ **Less than 4 Miles East of Downtown Nashville, TN** - which sees 14.4 million visitors every year Industry
- ✓ **Strong Income Demographics** - 5 mile median household income exceeds \$88,000, which is higher than the city's median.
- ✓ **Dense Trade Area** with over 230,000 residents within a 5 mile radius.



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 NASHVILLE, TN



FILE PHOTO

### CONTACT FOR DETAILS

Teddy Leonard

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(512) 387-9770

tleonard@securenetlease.com

TN Broker of Record: Jeff Browning  
License #: 271829

\$10,903,267

5.05% CAP

NOI

\$550,615

Building Area

±5,464 SF

Land Area

±2.91 AC

Year Built

2023

Lease Type

Absolute NNN

Occupancy

100%

✓ **Projected Rent Commencement:** July 2023

✓ **Brand New 15-Year Absolute NNN Corporate Lease** with 7.5% Rental Increases Every 5 Years. The new store will feature 8 MPDs and 3 diesel pumps.

✓ **Highly Visible Highway Location with RIRO Access.** Subject property is located directly off Lebanon Pike (18,729 VPD), which thousands of drivers use on their daily commute to and from Nashville.

✓ **Strong Income Demographics within the Immediate Trade Area.** The median Household income within 5 miles is over \$88,000, which is higher than the median household income for the city.

✓ **Dense Trade Area in the Heart of Nashville.** Subject Property is surrounded by over 230,000 residents living within a 5 mile radius, providing a large and consistent consumer base.

✓ **Strategically Located Less than 4 Miles East of Downtown Nashville, TN** - Nashville attracts over 14.4 Million Visitors every year. Tourists come from all over to experience the epicenter of country music and visit sites such as the Country Music Hall of Fame.

✓ **Subject Property is Located in Nashville, TN** which has a population of 689,000 and is the largest city in Tennessee. Nashville, TN is also the 24th largest city in all of the US and in the next 5 years, the population will increase at a faster pace than the nation.

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SECURE  
NET LEASE



# TENANT OVERVIEW

7-ELEVEN NASHVILLE, TN

## 7-Eleven

### REVENUE

**\$36.1+ B**

### CREDIT RATING

**A**

### LOCATIONS

**83,000+**

### STOCK TICKER

**SVNDY**



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

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.

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.





IN THE NEWS

7-ELEVEN NASHVILLE, TN

7-Eleven, Inc. Launches New Electric Vehicle Charging Network, 7Charge

MARCH 16, 2023 (7-ELEVEN CORPORATE)

Today 7-Eleven, Inc. announced 7Charge, its new, proprietary EV charging network and app that delivers a convenient and reliable fast-charging experience at select 7-Eleven® stores in the U.S., and coming soon to Canada.

7-Eleven intends to build one of the **largest** and most **compatible electric vehicle (EV)** fast-charging networks of any retailer in North America with the launch of 7Charge, which is already delivering **fast-charging services** to customers in several locations in Florida, Texas, Colorado, and California.

“For over 95 years, 7-Eleven has innovated to meet our customers’ needs – delivering convenience where, when and how they want it,” said Joe DePinto, President and Chief Executive Officer at 7-Eleven. “Now, we are innovating once again to meet our customers’ where they are by expanding our business to provide EV drivers convenience of the future...today.”

The 7Charge network will offer EV drivers 7-Eleven’s trademark convenience and accessibility. 7Charge **sites allow customers** to charge any EV make and model compatible with common CHAdeMO or Combined Charging System (CCS) plug types\*, and the 7Charge app offers a **new level of convenience** and coordination to customers looking for a seamless charging and payment experience. The 7Charge app can be downloaded from the App Store or Google Play, or by visiting **7-Eleven.com/7charge**.

The 7Charge network will deliver on the growing consumer need for EV charging infrastructure. By expanding the 7Charge network, while continuing to **utilize third-party fast-charging network** options, 7-Eleven will have the ability to grow its network to match consumer demand and make EV charging available to neighborhoods that have, until now, lacked access.

EXPLORE ARTICLE



7-Eleven Tops Best Grocery Store List

MATTHEW STERN, DECEMBER 12, 2022 (RETAILWIRE)

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.

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.

The convenience store giant has also improved its technological positioning, introducing features like **app-based home delivery** as well as delivery through DoorDash and Instacart. These features have become table stakes in the convenience vertical, with 57 percent of operators having some sort of last-mile fulfillment solution in place.

EXPLORE ARTICLE





LEASE OVERVIEW

7-ELEVEN   NASHVILLE, TN

Initial Lease Term	15-Years, Plus (4), 5-Year Options to Renew
Rent Commencement	Projected July 2023
Lease Expiration	Projected July 2038
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, in Primary Term & Options
Annual Rent YRS 1-5	\$550,614.96
Annual Rent YRS 6-10	\$591,911.16
Annual Rent YRS 11-15	\$636,304.44
Option 1	\$684,027.24
Option 2	\$735,329.40
Option 3	\$790,479.00
Option 4	\$849,765.00

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FILE PHOTO



POTENTIAL BONUS DEPRECIATION

7-ELEVEN NASHVILLE, 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

Cost Segregation

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:



|Benefits

Greater than 50% Petro

Less than 50% Petro

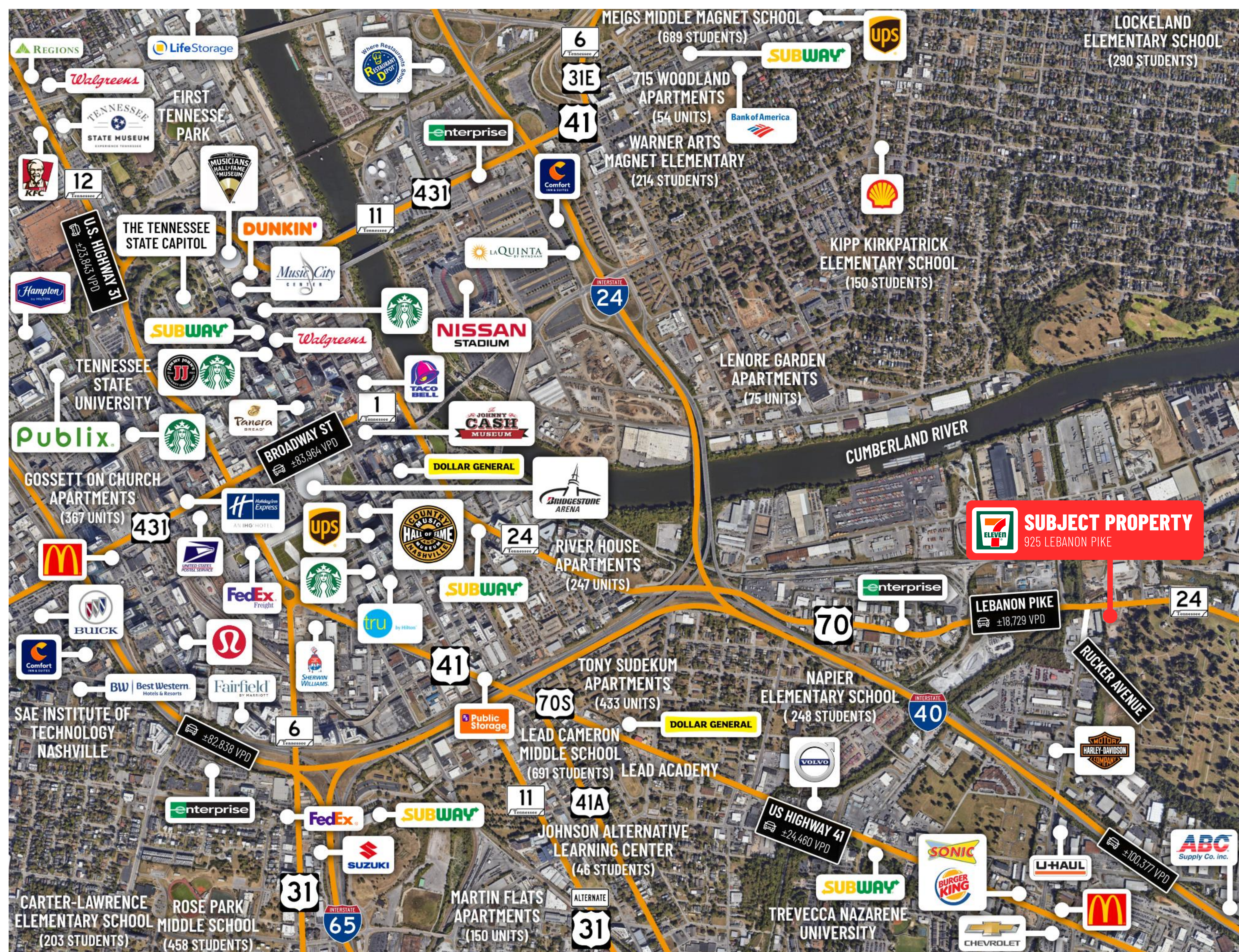
Purchase Price	\$6M	\$7M	\$8M	\$9M	\$10M
Year One Additional Deduction	\$3.9M	\$4.6M	\$5.2M	\$5.9M	\$6.5M
Year One Tax Savings	\$1.5M	\$1.8M	\$2.0M	\$2.3M	\$2.5M
5 Year PV	\$1.5M	\$1.8M	\$2.0M	\$2.3M	\$2.5M
Year One Additional Deduction	\$2.0M	\$2.2M	\$2.6M	\$2.9M	\$3.2M
Year One Tax Savings	\$771K	\$900K	\$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](http://www.sourceadvisors.com) and are for illustrative purposes. Contact your CPA or tax advisor for usability of deductions.

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BUILDING & TRUCKING SOLUTIONS

AVERITT

Celebrating 75 Years  
LCW  
Employee Owned

Valley  
Interior Products  
A GMS COMPANY



**SUBJECT PROPERTY**  
925 LEBANON PIKE

GOODYEAR

enterprise

LEBANON PIKE  
±18,729 VPD

24  
Tennessee

70

Red Rover  
Pet Services

Class Glass  
QUALITY MACHINE  
& TORCH REPAIR

SIGN  
STATION

VELOCITY  
TRUCK CENTERS

AMERICAN  
PIPE & SUPPLY  
The Supplier of Choice Since 1977

ProDiesel

INTERSTATE  
24

±100,377 VPD

INTERSTATE  
40

CB

MOTOR  
HARLEY-DAVIDSON  
COMPANY

ALLSTAR  
Trucks and Equipment

EASTERN

JEFFCO  
FLOORING & SUPPLY

WHITE CAP


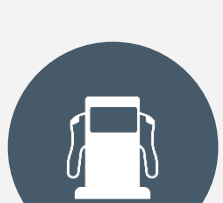
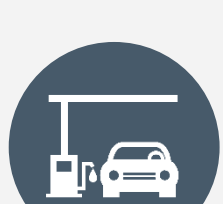
ProGraphics

U-HAUL



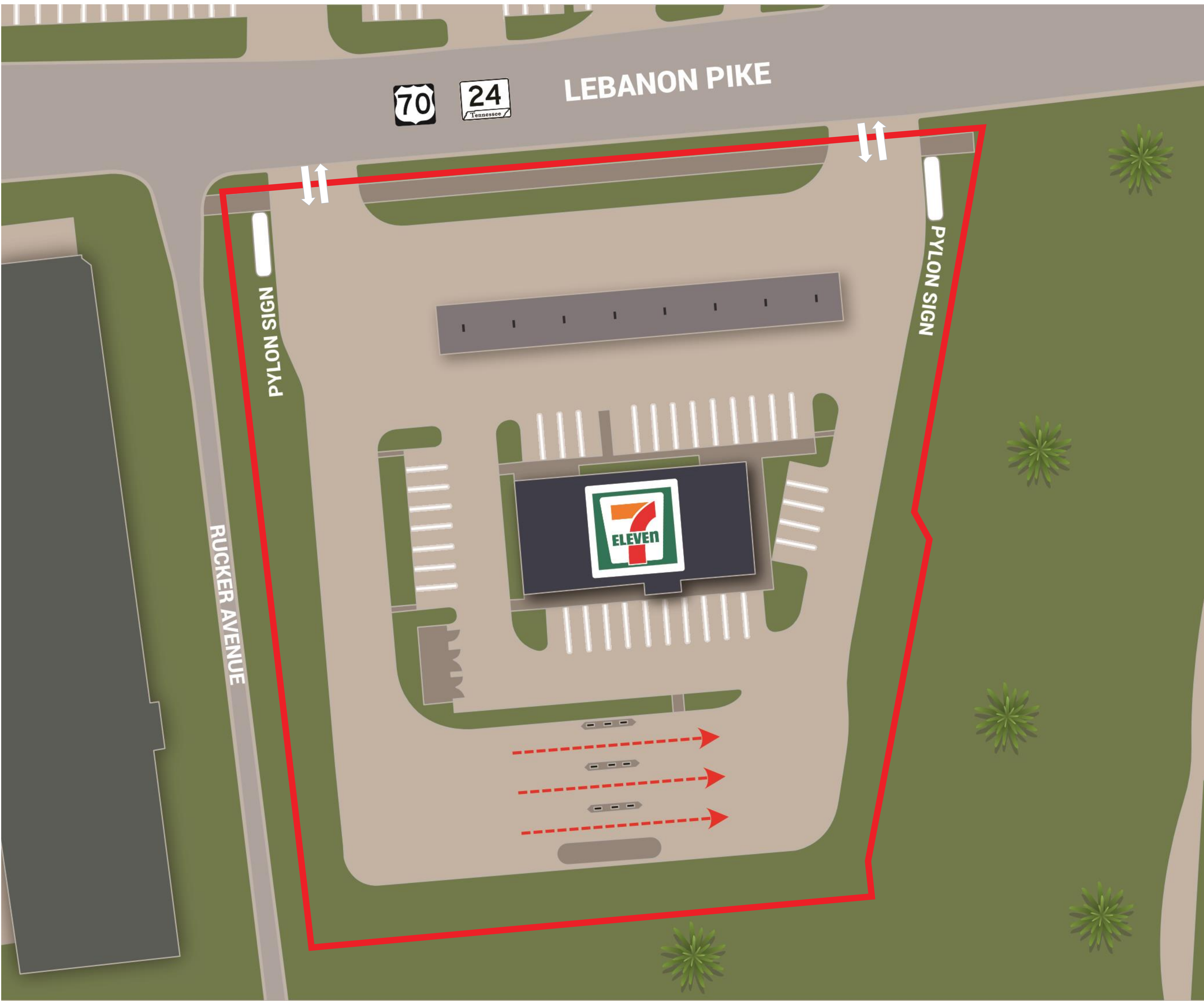
# SITE OVERVIEW

7-ELEVEN NASHVILLE, TN

	Year Built	2023
	Building Area	±5,464 SF
	Land Area	±2.91 AC
	Pumps	8
	Fueling Positions	16

## NEIGHBORING RETAILERS

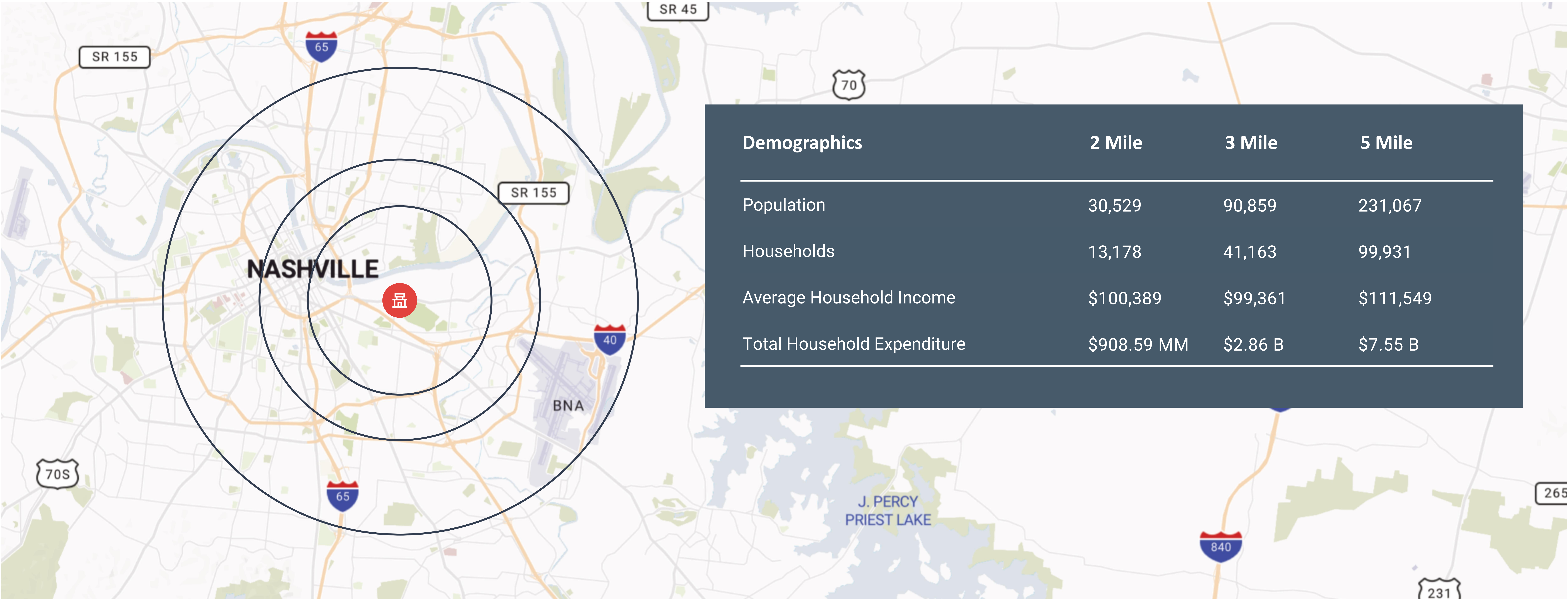
- Burger King
- Waffle House
- Taco Bell
- Shell
- Sonic Drive-In
- U-Haul
- NAPA Auto Parts
- Goodyear
- AutoZone Auto Parts
- McDonald’s





# LOCATION OVERVIEW

7-ELEVEN NASHVILLE, TN



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Vanderbilt University(37,122)
2.

State of Tennessee(26,733)
3.

Metro Nashville-Davidson Co. Government and Public Schools(18,981)
4.

U.S. Government(13,707)
5.

HCA Healthcare Inc.(10,600)
6.

Nissan North America(10,500)
7.

Ascension Saint Thomas(8,335)
8.

The Kroger Company(7,813)
9.

Amazon.com(5,000)
10.

Asurion(4,260)



# LOCATION OVERVIEW

7-ELEVEN NASHVILLE, TN

## Nashville Tennessee

692,587  
Population

\$65,565  
Median Household Income



Place to live in Tennessee

#1

Best Places to Retire in  
America

Top 85

**Nashville, Tennessee is the capital of Tennessee and it is located on the Cumberland River.**

Population increase, high income, and being the hub of country music has led to Nashville into being the #1 rated place to live in Tennessee.

**Nashville, Tennessee is the capital of Tennessee and is known as the hub of Country Music in America. It is the #1 place to live in Tennessee and is one of the top places to retire in the United States.**

Being known as the heart of country music in America, Nashville draws music fans from all over the world to experience the Country Music Hall of Fame, as well as several music venues in the area.

Aside from country music, Nashville sees increased volumes of traffic, due to the five universities in the nearby area which has led to rapid economic development. Vanderbilt University attracts students from across the world who seek the prestige of the school, which boasts a 7% acceptance rate w/ a 94% graduation rate. A main attraction of Nashville that drives traffic are the professional sporting teams in the area. The Tennessee Titans(NFL), Nashville Predators(NHL), and the Nashville Soccer Club(MLS) have millions of fans that come to the Nashville metroplex in order to watch their team. This has been a factor in economic development in the area, as seen with the new \$2.1 billion project for the new Tennessee Titans stadium that includes the stadium, concourse, and a 12,000 SF community hub that will lead to increased traffic in the area.



# Top Projects That Will Reshape Nashville

BEATA LORINCZ, JUNE 13, 2022 (COMMERCIAL PROPERTY EXECUTIVE)

Over the past couple of years, Music City benefited from accelerated in-migration, and companies rapidly followed suit. Numerous large-scale, mixed-use developments are currently under construction across the metro, as undeniable proof of the city’s strength and allure.

“Nashville as a whole has a lot going for it—the culture, the weather, the cost of living, the **diversity** and a **pro-business**, pro-growth community that continues to **attract** both corporations and talent,”

For almost a decade now, Nashville has ranked as one of the top Metropolitan areas in the United States for both population and employment growth.

Andrew Donchez, principal at locally based investment and **development** firm SomeraRoad, told Multi-Housing News.

With significant underutilized industrial sites in strategic locations, Nashville has caught the eyes of both developers and investors. Downtown Nashville has been going through a thorough overhaul in the past decade, and most of the city’s current **large-scale developments** are clustered around this area.

Developed by Southwest Value Partners, Nashville Yards is a **\$1 billion** megadevelopment in downtown Nashville’s western edge, on a site that once served as a rail yard. The 18-acre mixed-use development was first announced in 2017 and is slated to comprise more than **3.5 million square feet** of office space, **400,000 square feet** of retail and entertainment space, more than **1,000 residential units** and hotels totaling 1,100 keys.

EXPLORE ARTICLE

# Tennessee Titans unveil renderings of new stadium along Nashville's East Bank

KRISTINE KLEIN, OCTOBER 26, 2022 (THE ARCHITECT’S NEWSPAPER)

Renderings of the proposed 60,000-seat stadium from Kansas City–based firm MANICA and local firm HASTINGS, reveal the multifunctional facility, which according to the Titans is “inspired by the city of Nashville” and meant to blend in with the developments of the city’s East Bank, a former industrial parcel along the Cumberland River that’s currently undergoing a revitalization following urban renewal projects in the 20th century.

HASTINGS also recently served as design architect alongside Populous, in the **role of design architect** and architect of record, on GEODIS Park, a stadium complex for the **newly established** soccer club Nashville SC.

NFL franchise, Tennessee Titans, located in Nashville TN has unveiled a plan for a new 1.7 million SF stadium in the heart of downtown Nashville. The project is estimated to cost \$2.1 billion with funding from several contributors. In addition to the field and stadium concourse, there are also plans for a 12,000-square-foot community hub for programming helmed by a local nonprofits and other groups.

Similar to HASTINGS, MANICA, led by former HOK Sport (now Populous) lead designer David Manica, is also no stranger to designing **large pro sports** venues, working on a range of **high-profile projects** including Allegiant Stadium, home field for the Las Vegas Raiders.

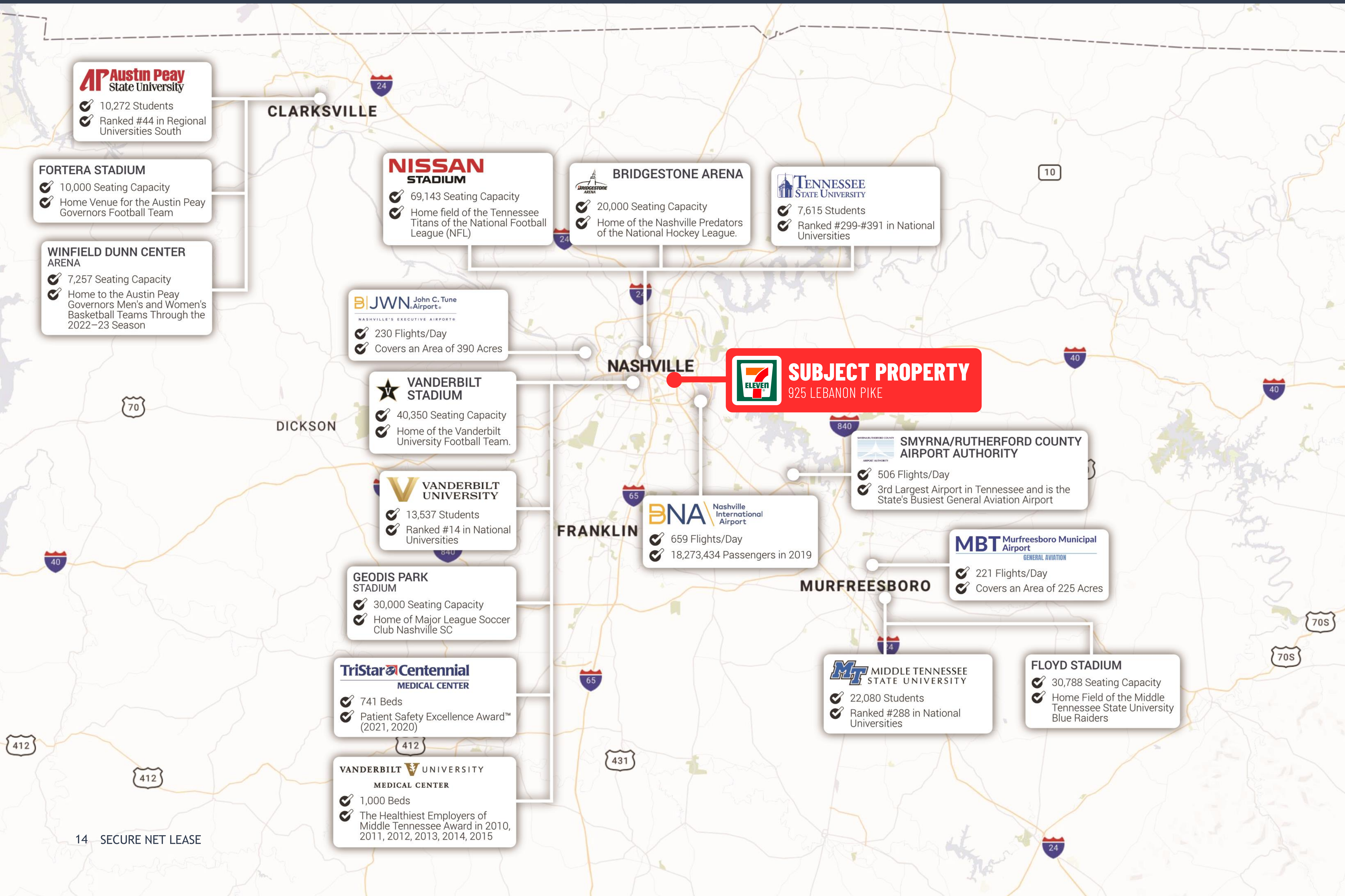
In addition to hosting Tennessee Titans home games, Nashville’s newest stadium will also be used by Tennessee State University and host sport- and **community-oriented** events including Final Fours, College Football Playoffs, Wrestlemanias, and potentially the Super Bowl. Car manufacturer Nissan purchased the naming rights for the **stadium in 2015** and holds a **20-year** contract with the team, whether the new stadium will also bear the name has not been reported.

EXPLORE ARTICLE



# METRO AREA

7-ELEVEN NASHVILLE, TN



**AP Austin Peay State University**

- ✓ 10,272 Students
- ✓ Ranked #44 in Regional Universities South

**FORTERA STADIUM**

- ✓ 10,000 Seating Capacity
- ✓ Home Venue for the Austin Peay Governors Football Team

**WINFIELD DUNN CENTER ARENA**

- ✓ 7,257 Seating Capacity
- ✓ Home to the Austin Peay Governors Men's and Women's Basketball Teams Through the 2022-23 Season

CLARKSVILLE

**NISSAN STADIUM**

- ✓ 69,143 Seating Capacity
- ✓ Home field of the Tennessee Titans of the National Football League (NFL)

**BRIDGESTONE ARENA**

- ✓ 20,000 Seating Capacity
- ✓ Home of the Nashville Predators of the National Hockey League.

**TENNESSEE STATE UNIVERSITY**

- ✓ 7,615 Students
- ✓ Ranked #299-#391 in National Universities

**BJWN John C. Tune Airport**  
NASHVILLE'S EXECUTIVE AIRPORT

- ✓ 230 Flights/Day
- ✓ Covers an Area of 390 Acres

**VANDERBILT STADIUM**

- ✓ 40,350 Seating Capacity
- ✓ Home of the Vanderbilt University Football Team.

**VANDERBILT UNIVERSITY**

- ✓ 13,537 Students
- ✓ Ranked #14 in National Universities

**GEODIS PARK STADIUM**

- ✓ 30,000 Seating Capacity
- ✓ Home of Major League Soccer Club Nashville SC

**TriStar Centennial MEDICAL CENTER**

- ✓ 741 Beds
- ✓ Patient Safety Excellence Award™ (2021, 2020)

**VANDERBILT UNIVERSITY MEDICAL CENTER**

- ✓ 1,000 Beds
- ✓ The Healthiest Employers of Middle Tennessee Award in 2010, 2011, 2012, 2013, 2014, 2015

NASHVILLE

**7-ELEVEN SUBJECT PROPERTY**  
925 LEBANON PIKE

**BNA Nashville International Airport**

- ✓ 659 Flights/Day
- ✓ 18,273,434 Passengers in 2019

**SMYRNA/RUTHERFORD COUNTY AIRPORT AUTHORITY**

- ✓ 506 Flights/Day
- ✓ 3rd Largest Airport in Tennessee and is the State's Busiest General Aviation Airport

**MBT Murfreesboro Municipal Airport**  
GENERAL AVIATION

- ✓ 221 Flights/Day
- ✓ Covers an Area of 225 Acres

**MT MIDDLE TENNESSEE STATE UNIVERSITY**

- ✓ 22,080 Students
- ✓ Ranked #288 in National Universities

**FLOYD STADIUM**

- ✓ 30,788 Seating Capacity
- ✓ Home Field of the Middle Tennessee State University Blue Raiders

MURFREESBORO



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