



*Travel Center with Diesel Fuel Stations
(Rent Has Commenced)*

258 PLEMMONS RD

Duncan, SC 29334

(Greenville, SC MSA & Directly
Off Exit 60 at I-85 & SC-101)

OFFERED FOR SALE

\$8,620,000 | 5.00% CAP



Actual Property Photo



Located in the Exact Center of South Carolina's Largest Industrial Corridor on I-85
Directly in between Atlanta & Charlotte
200M+ SF of Industrial and Trucking Surrounding the 7-Eleven Travel Center



Greenville, SC
14 Miles

Greenville Downtown Airport
11 Miles



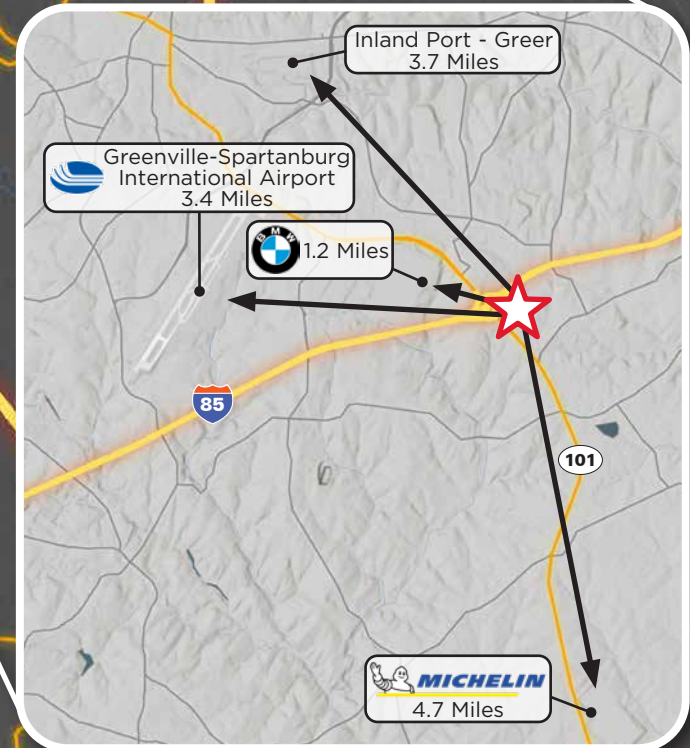
Atlanta, GA
150 Miles

Subject Property
7-ELEVEN



Charlotte, NC
79 Miles

Spartanburg, SC
13 Miles



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INVESTMENT SUMMARY

Address	258 Plemmons Road, Duncan, SC 29334		
Price	\$8,620,000		
Cap Rate	5.00%		
Current NOI	\$430,986		
Term	15 Years		
Rent Commencement	8/1/2022		
Lease Expiration	7/31/2037		
Rental Increases	Year	Rent	Return
	1-5	\$430,986	5.00%
	6-10	\$465,465	5.40%
	11-15	\$502,702	5.83%
	16-20	\$542,918	6.30%
	21-25	\$586,352	6.80%
	26-30	\$633,260	7.35%
	31-35	\$683,921	7.93%
Year Built	2023		
Building SF	± 6,792 SF		
Parcel Size	± 4.70 Acres		
Lease Type	Absolute NNN		



- **Directly Next Door to BMW's Largest US Manufacturing Facility**
 - The facility contains over 8 million square feet and employs more than 11,000 workers
 - 7-Eleven's new truck stop location has a built in customer base right away given the truck volume required to service BMW's manufacturing business
 - The existing Quiktrip across the street is one of the top producers in their entire system, and the new 7-Eleven outpositions the QT property for trucks to refuel
- **7-Eleven Located on the Same Side of the Interstate Exit as Michelin's Largest US Distribution Center**
 - Michelin's 3.3M SF distribution center, located in Woodruff, SC, owned and operated by Michelin North America is the largest distribution center of the Michelin Group worldwide. It serves approximately 60% of the customers in North America.
- **Unmatched Demographic Growth Trends**
 - Purposefully located on the South side of the interchange to service Michelin's 3.3M SF distribution center
 - Population of 11,853 within a 3-mile radius | 13.09% 1-mile projected population growth through 2027
- **Strategic Location Directly Next to Greenville's Fast Growing Airport**
 - Greenville-Spartanburg Int'l Airport is located only a few miles from the brand new 7-Eleven, and the trucks servicing the airport will use this exact exit for fuel
 - GSP Airport is the fastest growing airport in South Carolina and services 2.6M passengers a year
- **Huge, Oversized Parcel with Future Value**
 - Strong residual value for the parcel size directly off a major intersection on I-85 in Greenville, SC
 - No matter how many years into the future, there will always be a use for 4.70 Acres directly off the interstate
 - 65.66% 1-mile Population Growth Since 2010
- **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
- **Excellent Exposure & Visibility Along Logistical Arterial Thoroughfare**
 - I-85 is One of the Most Heavily Trafficked Highways in SC (100k+ VPD)
 - With 780 feet of frontage along State Highway 101 (26k VPD), the subject property enjoys ample visibility
 - Immediate Access to the I-85 On Ramp Assures this 7-Eleven Becomes the Preferred Location for Semi-Truck Drivers Refueling
 - Over 29M SF of Industrial Properties within a 3-Mile Radius of the Subject Property will Promote Significant Semi-Truck Traffic
- **New Larger 7-Eleven Prototype and Semi-Truck Hub & Fuel Station**
 - 20 Standard Pumps & 12 Diesel Pumps For Semi-Trucks | RV and Truck Parking Spaces Available
 - Effortless Refueling Capabilities Will Attract Significant Commercial Drivers to the Subject Property
 - The Adjacent QuikTrip Ranks in the top 3% Nationally and #4 in the State of South Carolina

DUNCAN, SC

AERIAL WEST-FACING

GREENVILLE-SPARTANBURG
INTERNATIONAL AIRPORT
2.6M Passengers/Year



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

Waffle House
Waffle House
Waffle House

CALIBER RIDGE
Industrial Park
624,000 SQ. Ft.

FUTURE
INDUSTRIAL

102,900 VPD

26,000 VPD

101

Flex Industrial
(Under Construction)

85

102,700 VPD

Fuel Center
20 Pumps

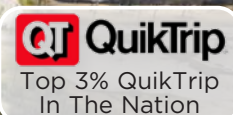
7-ELEVEN

Truck Diesel Fuel
12 Pumps

Plemmons Rd

AERIAL S.E.-FACING

QUALITY
LOGISTICS



WW WILLIAMS
TRUCK REPAIR

101

26,000 VPD

7-ELEVEN

Plemmons Rd

Truck Diesel Fuel
12 Pumps

Fuel Center
20 Pumps

Flex Industrial
(Under Construction)

SITE PLAN

Year Built:
2023

Parking:
79 Spaces

Traffic:
102,700 VPD - I-85

26,000 VPD

101

Flex Industrial
(Under Construction)

Fuel Center
20 Pumps

ELEVEN
6,792 SF

Truck Diesel Fuel
12 Pumps

4.70 AC

Plemmons Rd



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



About 7-Eleven

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. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards loyalty program, place an order in the 7NOW delivery app in 28 participating markets, or rely on 7-Eleven for bill payments, self-service lockers, and other convenient services.

Raise The Roost

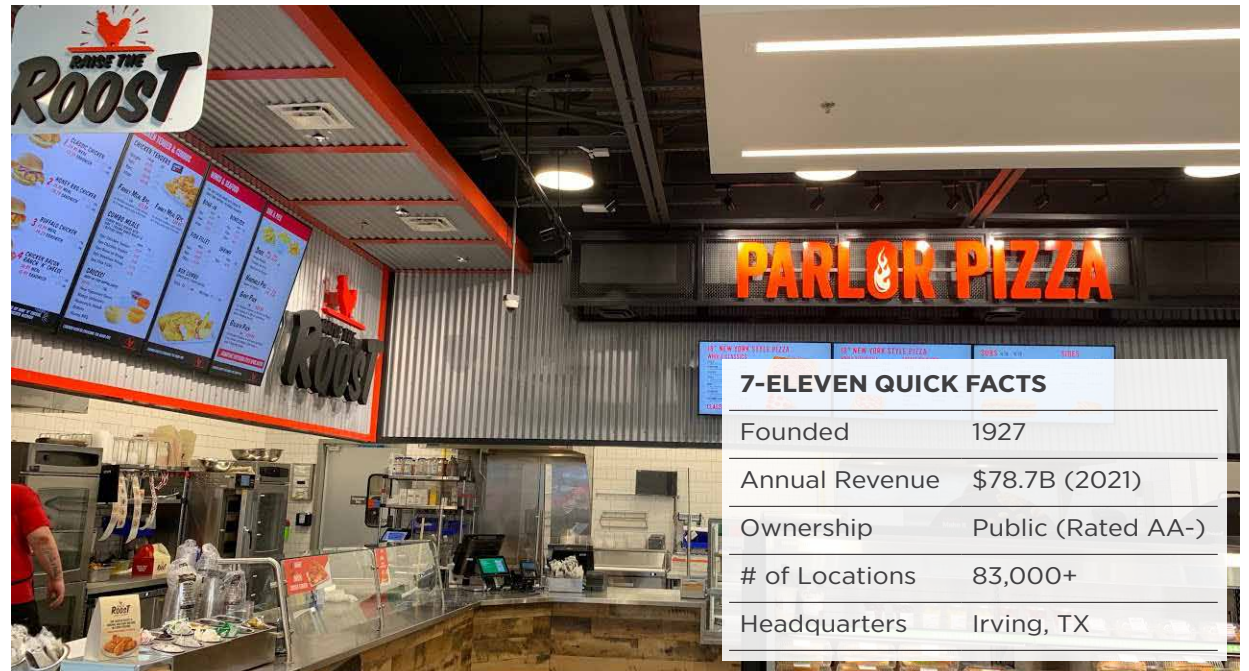
Raise the Roost is 7-Eleven's new food concept that they rolled out in 2019 to compete with food offerings from convenience stores like Wawa, QT, and Sheetz. Billed as "Chicken Worth Crossing the Road For," Raise the Roost offers a simple menu of fried chicken tenders hand-breaded with southern spices, freshly baked flaky biscuits, bone-in and boneless wings tossed with "made-in coop" sauces, signature chicken sandwiches, and breakfast sandwiches. The in-store restaurant offers made-to-order and grab-and-go options.

Laredo Taco

Laredo Taco Company owned and operated by 7-Eleven, Inc., is an authentic Mexican quick-serve restaurant with locations in more than 500 Stripes and 7-Eleven stores. Laredo Taco Company offers a wide variety of authentic Tex-Mex tacos, made with hand-rolled tortillas. Each restaurant also has a salsa bar with a wide selection of freshly prepared salsas and pico de gallo.

www.7-eleven.com

New 7-Eleven Interior Photos

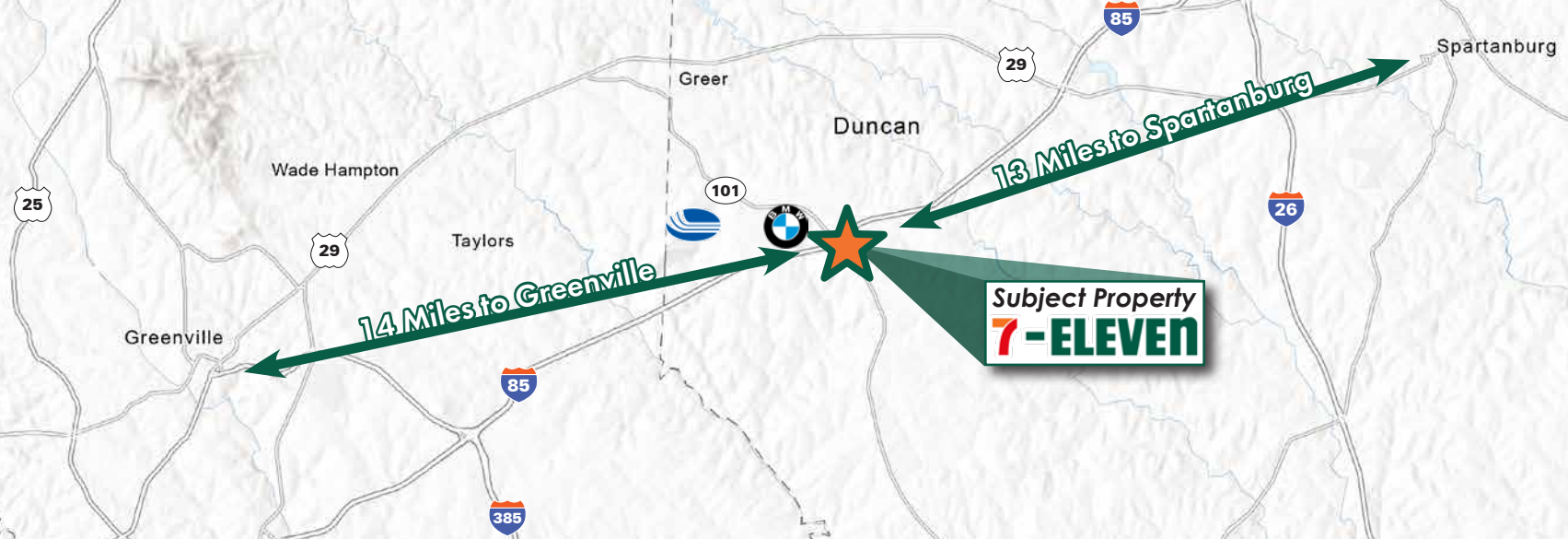


7-ELEVEN QUICK FACTS

Founded	1927
Annual Revenue	\$78.7B (2021)
Ownership	Public (Rated AA-)
# of Locations	83,000+
Headquarters	Irving, TX

DEMOS & DRIVERS

Demographics	1 Mile	3 Miles	5 Miles
Population	298	11,853	56,224
Households	123	4,575	21,581
Avg. Household Income	\$81,160	\$83,792	\$83,500
Total Household Expenditures	\$97.3M	\$652.8M	\$1.2B



Company	Employees	Company	Employees
1. Prisma Health	15,941	9. Greenville County Government	2,685
2. BMW	11,000	10. State of South Carolina	2,552
3. Greenville County Schools	10,095	11. Fluor Corporation	2,400
4. Michelin North America, Inc.	7,120	12. Synnex Corporation	1,500
5. Clemson University	5,000	13. TD Bank	1,350
6. Bon Secours St. Francis Health	4,355	14. Verizon Wireless	1,064
7. GE Power	3,400	15. Sealed Air Corp.	1,000
8. Duke Energy Corp.	3,300	16. USC School of Medicine	1,000

In The News
<ul style="list-style-type: none"> BMW: As part of a \$200M+ Investment, BMW is building a 200k SF facility at their Duncan plant Jiangnan Mold Plastic & Technology Co.: Operations in Spartanburg County, investing over \$45M and adding 150 jobs over the next 5 years General Electric: new state of the art Power & Water Advanced Manufacturing Facility in Greenville. Plants to invest \$400 million over the next ten years in Greenville 230 angel investors in North & South Carolina have funneled \$28M to 61 companies



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Exclusively Offered By



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