



7-ELEVEN

661 Santa Fe Dr, Fayetteville, NC 28303



Under Construction | Rent Commencement Sept 2023

Association with Scott Reid & ParaSell, Inc. | A Licensed North Carolina Broker #C32060

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Disclaimer

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TRANSACTION SUMMARY

Purchase Price:	\$6,960,000
Cap Rate:	5.00%
Annual Rent:	\$348,000



Lease Summary

Tenant:	7 - Eleven, Inc.
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Lease Term:	15 Years
Rent Increases:	10% every 5 years
Options to Renew:	4, Five Year
Rent Commencement:	Est Sept 2023

Property Specifications

Location:	661 Santa Fe Dr, Fayetteville, NC 28303
Building Size:	4,950 SF
Land Size:	1.58 Acres
Year Built:	2023



COMMITMENT: Brand new 15-year absolute NNN lease zero landlord responsibilities



RENT GROWTH: The lease calls for 10% increases every 5- years including option periods, providing a hedge against inflation



LOCATION: Site is positioned at the last exit on All American Highway prior to Fort Bragg Base entrance which is the only 24/7 entrance to the base



HIGH TRAFFIC DESTINATION: Strategic hard corner location with daily traffic of more than 40,000 vehicles per day at intersection



DEMOGRAPHICS: Dense infill-market with over 130,100 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 **81,000 Stores Globally in 18 Countries & Regions**. In addition to 7-Eleven stores, 7-Eleven, Inc. operates and franchises Speedway®, Stripes®, Laredo Taco Company® and Raise the Roost® Chicken and Biscuits locations. Known for its iconic brands such as Slurpee®, Big Bite® and Big Gulp®, 7-Eleven has expanded into high-quality salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings, cheeseburgers and hot chicken sandwiches.

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 50 million members**, place an order in the 7NOW® delivery app in over 2,000 cities, or rely on 7-Eleven for bill payment service, self-service lockers and other convenient services.



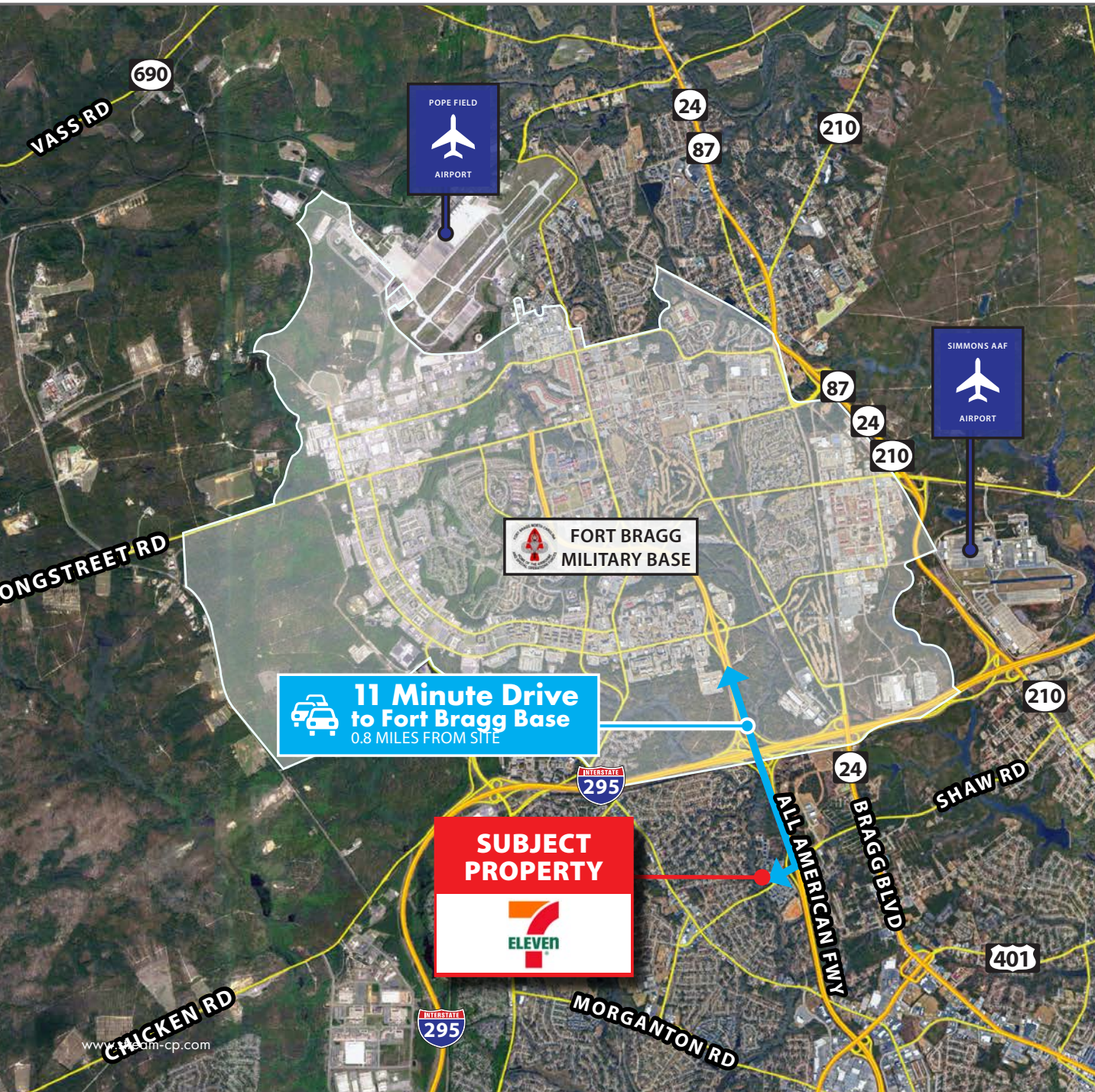
AREA MAP



**SUBJECT
PROPERTY**

**7
ELEVEN**

AREA MAP



Fort Bragg is one of the largest military complexes in the world and hosts the only Airborne Corps and Airborne Division known as the 82nd Airborne Division



251 SQUARE MILES

The grounds spans more that 251 square miles, including training areas, live fire ranges, airfields and housing area



140,000+

The current population stands at just over 140,000, made up of 77,000 active duty and reserve soldiers and 63,000 dependents and family members.



OVER 1,550 UNITS

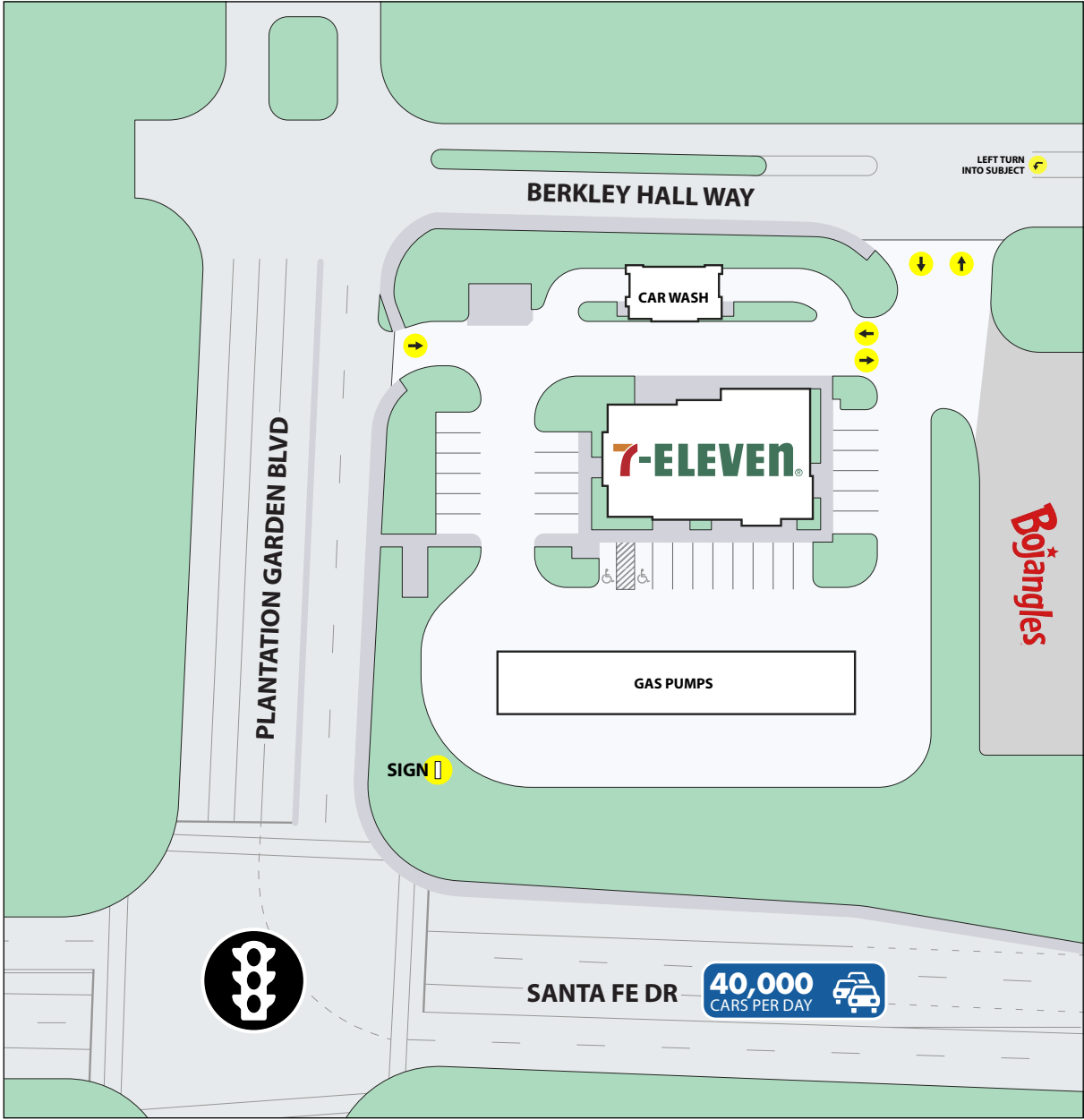
On base housing is offered in 10 different neighborhoods with over 1,500 total units between the adjacent apartment facilities



\$29 MILLION

The impact of the BRAC in the Fort Bragg region is expected to be significant, creating 12,662 new jobs and add \$1.18 billion in personal income, \$2.4 billion in output, and \$29 million in indirect business taxes.

SITE PLAN



AERIAL



PONDEROSA SHOPPING CENTER

FAMILY DOLLAR Aaron's Rainbow

Auto Zone Wendy's SONIC

PAPA JOHN'S Advance Auto Parts

bp McDonald's EXXON

Addison Ridge Apartment Complex
Over 1,200+ Apartment Units

SUBJECT PROPERTY

7 ELEVEN

West End at Fayetteville
Over 360+ Apartment Units

Bojangles

SANTA FE DRIVE

40,000 CARS PER DAY

AERIAL



58,000
CARS PER DAY

ALL AMERICAN FWY

Addison Ridge Apartment Complex
Over 1,200 Apartment Units



CROSS CREEK MALL

±1,054,034 SF GLA | ±150 STORES



SANTA FE DRIVE

40,000
CARS PER DAY



SUBJECT
PROPERTY



AERIAL



Fort Bragg Military Base

Fort Bragg is one of the largest military complexes in the world. Fort Bragg spans across 160,700 acres, 100,000 parachute jumps each year and houses the largest Military Housing unit in the world ~ including 50,662 military and 14,036 DOD Civilians

29,000
CARS PER DAY



Military Business Park

±235-acre multi-use complex including office, retail, flex, and industrial space

58,000
CARS PER DAY



West End at Fayetteville
Over 360+ Apartment Units

ALL AMERICAN FWY

Bojangles

40,000
CARS PER DAY



**SUBJECT
PROPERTY**



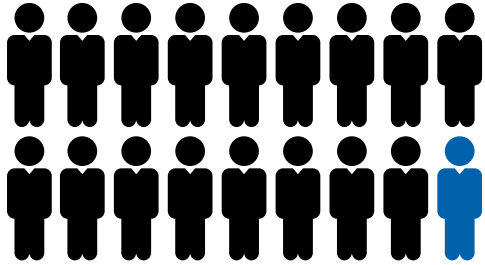
SANTA FE DRIVE



BUILDING IMAGES



MARKET SNAPSHOT



526,719

Fayetteville MSA, which includes Cumberland and Hoke Counties, population is up by nearly 30%. According to the U.S Census, Fayetteville is now ranked as the 108th largest MSA in the U.S.

Fort Bragg is the backbone of the county's economy. Fort Bragg and Pope Field pump about **\$4.5 BILLION A YEAR INTO THE REGION'S ECONOMY**, making Fayetteville one of the best retail markets in the country.

Fayetteville is directly adjacent to Fort Bragg, one of the largest military installations in the world. The military base is home to the Army's XVIII Airborne Corps and the 82nd Airborne Division, as well as the U.S. Army Special Operations Command. **Fort Bragg is the largest US Army base by population**, serving a population of 47,499 active-duty Soldiers, 51,564 Reserve Components and Temporary Duty students, 16,276 civilian employees, and Contractors, 71,960 active-duty family members. There are 125,278 Army retirees and family members in the area. The impact of the BRAC in the Fort Bragg region is expected to be significant in that it will create 12,662 new jobs and add \$1.18 billion in personal income, \$2.4 billion in output, and \$29 million in indirect business taxes.



Not only do some Cumberland County K-12 schools focus on the arts, but they are known for their science, technology, engineering, and mathematics (STEM) concentrations. More than 29,000 STEM graduates annually. Much of our skilled workforce is professionally trained from local colleges and universities like Fayetteville Technical Community College (FTCC), Fayetteville State University (FSU), and Methodist University. FTCC and FSU also offer specialized training in the trades



The Fayetteville area has a large and growing defense industry and was ranked in the top five areas in US. **Eight of the ten top American defense contractors are located in the area**, including Lockheed Martin, Boeing, Northrop Grumman, General Dynamics, and L-3 Communications. Cumberland County was first on the list for top locations for defense personnel across North Carolina with a **total of 61,914 defense personnel**. Cumberland County was also the top location for defense contract spending and defense personnel spending with \$1.2 billion and \$4.2 billion spent during the 2021 fiscal year, respectively.

REGIONAL MAP

3-MILE RADIUS DEMOGRAPHICS

45,143

Area Population

17,965

Total Households

\$69,539

Average Household Income

5-MILE RADIUS DEMOGRAPHICS

130,102

Area Population

52,046

Total Households

\$66,370

Average Household Income



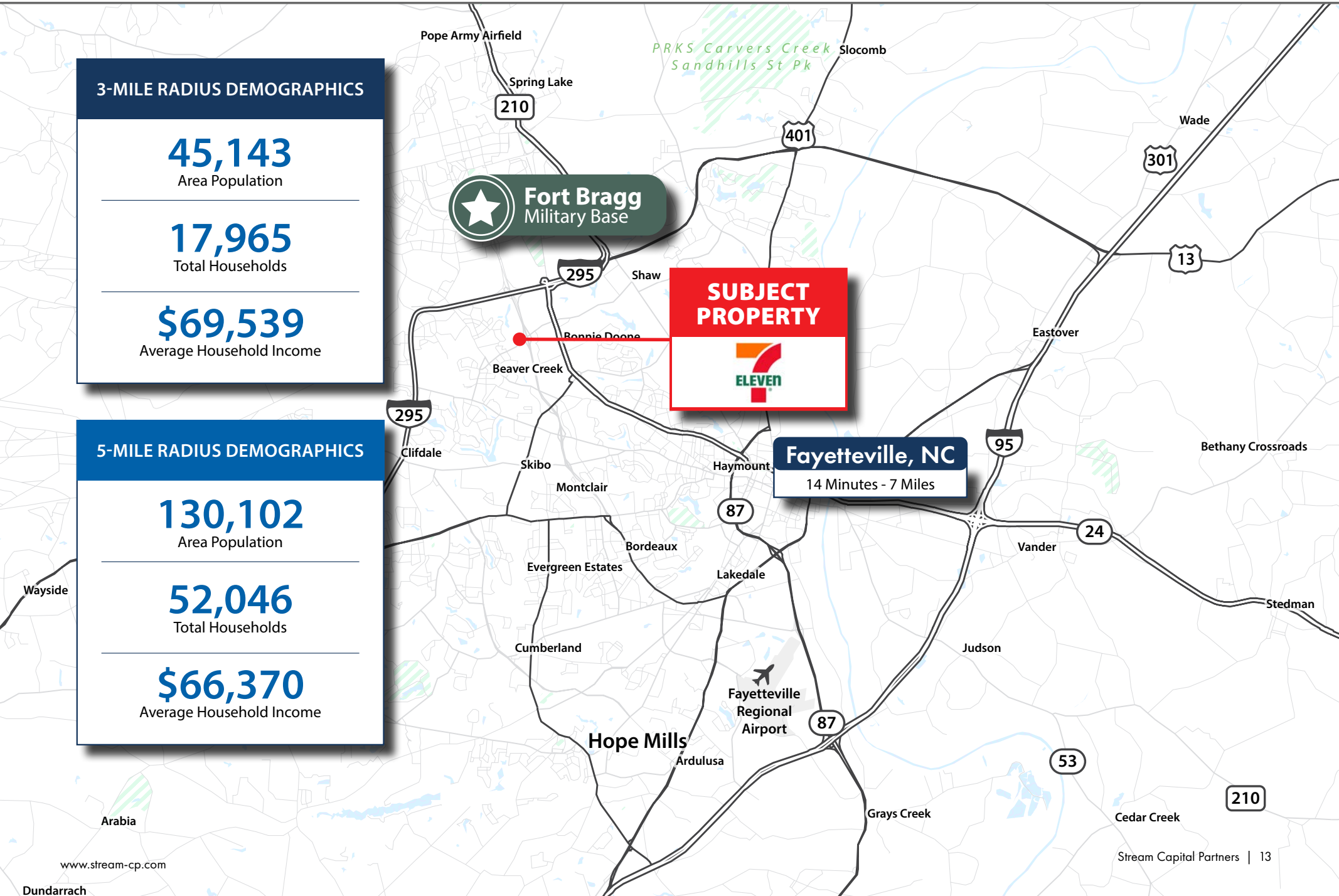
Fort Bragg
Military Base

**SUBJECT
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Fayetteville, NC

14 Minutes - 7 Miles





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