



7-Eleven

\$5,568,000 | 5.20% CAP

2571 Maple Avenue, Burlington, NC 27215

- ✓ Rent Commenced: May 2023
- ✓ New 15-Year NNN Lease, with 5% Increases Every 5 Years
- ✓ Next to Home Depot & 24 Acre Burlington Village Outlet Mall
- ✓ Across from Fortune 500 Company HQ for LabCorp, Inc. (3,000 Employees) & Near Elon University (6,000 students)
- ✓ Thoroughfare Between Triad NC & Raleigh-Durham Area - Along I-85 (114,000 VPD)

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 19 countries**.



INVESTMENT OVERVIEW

7-ELEVEN BURLINGTON, NC



CONTACT FOR DETAILS

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NC Broker of Record: Baker Bell
License #: 225670

\$5,568,000

5.20% CAP

NOI

\$289,500

Building Area

±4,650 SF

Land Area

±1.01 AC

Year Built

2023

Lease Type

NNN Lease

Occupancy

100%

- ✓ **Rent Commenced:** May 2023. Brand New 15-Year NNN Lease, with 5% Rent Increases Every 5 Years + Option Periods.
- ✓ **Next to Burlington Outlet Village** – a 24-acre mall with over 25 major tenants. Located near Home Depot, KIA, and Lowes Home Improvement.
- ✓ **Subject Property Located Across from Fortune 500 Company HQ for LabCorp, Inc.** The Global Life Sciences and Healthcare Company brings over 3,000 employees to Burlington, North Carolina.
- ✓ **Abundance of Hospitality Within 0.5 Miles of the Subject Property.** Nearby Lodging includes; Knights Inn (106 rooms; 500 feet west), Microtel by Wyndham (58 rooms; 650 feet west), and Motel 6 (91 rooms; 0.5 miles north), and OYO Hotel (131 rooms; 0.5 miles northeast).
- ✓ **Strong Demographics & Positive Population Growth** - The area within a 1, 3 and 5-mile radius of the property is expected to see positive population growth | Burlington has been a beneficiary of the significant growth the Triad NC and Raleigh-Durham areas. High Median Household Income within 5-mile radius over 90k.
- ✓ **Thoroughfare Between Triad NC & Raleigh-Durham Area** - Located just 0.2 miles from I-85 (114,000 VPD), a main thoroughfare between Greensboro (20 min from Burlington) and Durham (35 min from Burlington)
- ✓ **Located Nearby Prestigious Elon University** (12 minutes, 4.0 miles NW). Elon University has an Undergraduate Program with over 6,000 students enrolled. Other notable Universities nearby include; Wake Forest University, High Point University, and University of North Carolina at Greensboro. Over 100,000 students were enrolled in the regions 21 Universities and Community Colleges.

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 BURLINGTON, NC

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.

SUBJECT PROPERTY



IN THE NEWS

7-ELEVEN BURLINGTON, NC

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**.”

The 7NOW delivery app lets customers order from more than **3,000 products** to be delivered to their door.

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

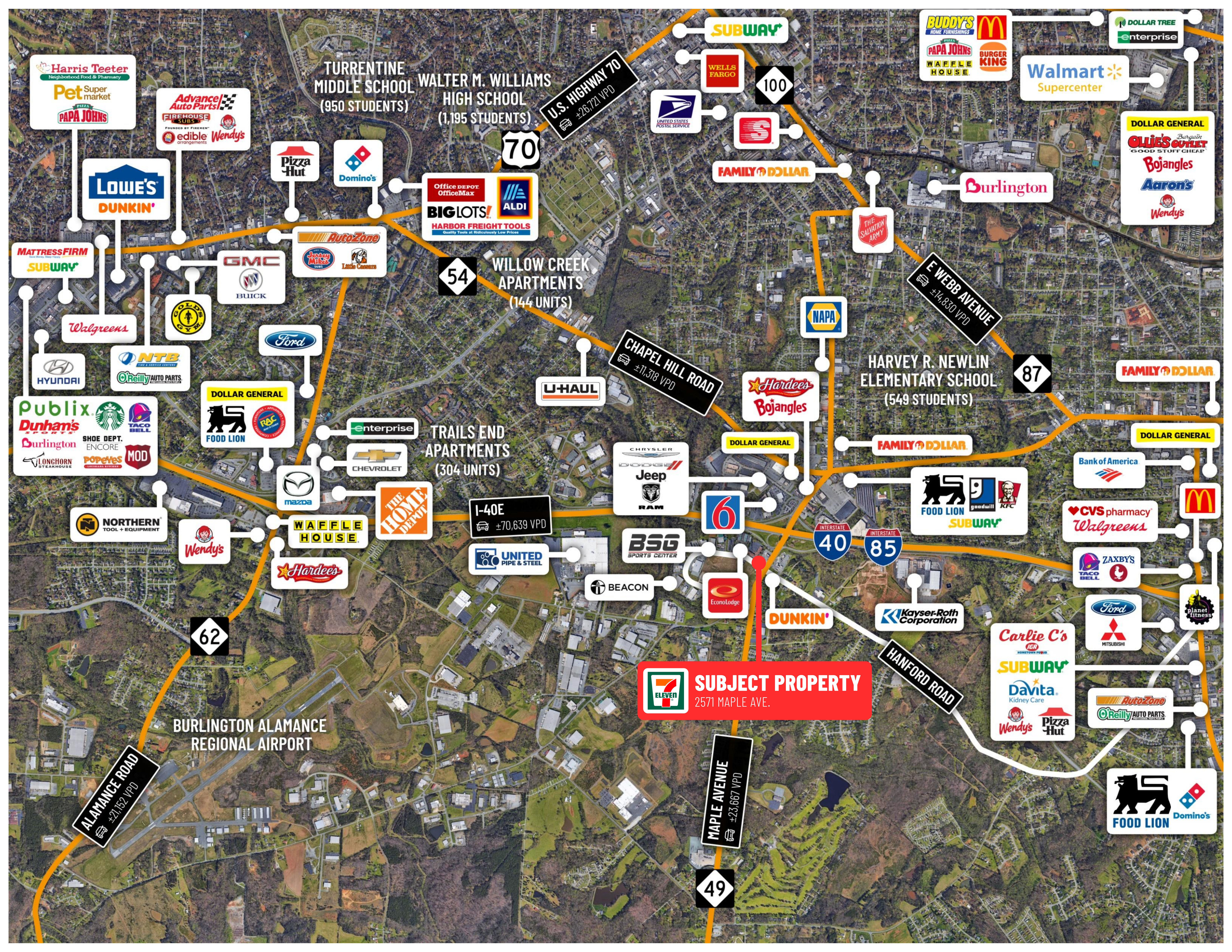
LEASE OVERVIEW

7-ELEVEN BURLINGTON, NC

Initial Lease Term	15 Years, Plus (4), 5-Year Options to Renew
Rent Commencement	May 2023
Lease Expiration	May 2038
Lease Type	NNN Lease
Rent Increases	5% Every 5 Years
Annual Rent YRS 1-5	\$289,500
Annual Rent YRS 6-10	\$303,975
Annual Rent YRS 11-15	\$319,174
Option 1	\$335,132
Option 2	\$351,889
Option 3	\$369,484
Option 4	\$387,958

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.





Harris Teeter
Pet Supermarket
PAPA JOHN'S

Advance Auto Parts
FIREHOUSE SUBS
edible arrangements
Wendy's

Lowe's
DUNKIN'

MATTRESS FIRM
SUBWAY

GMC
BUICK

AutoZone
Jockey Mikes
Ladie Canners

Office DEPOT
OfficeMax
BIG LOTS!
HARBOR FREIGHT TOOLS
ALDI

Pizza Hut

Domino's

TURRENTINE MIDDLE SCHOOL
(950 STUDENTS)

WALTER M. WILLIAMS HIGH SCHOOL
(1,195 STUDENTS)

70

U.S. HIGHWAY 70
±26,721 VPD

SUBWAY

WELLS FARGO

UNITED STATES POSTAL SERVICE

FAMILY DOLLAR

BUDDY'S HOME FURNISHINGS
PAPA JOHN'S
Waffle House
McDonald's
BURGER KING

Walmart Supercenter

DOLLAR TREE
enterprise

DOLLAR GENERAL
OLLIE'S OUTLET
Bojangles
Aaron's
Wendy's

Burlington

THE SALVATION ARMY

E WEBB AVENUE
±14,830 VPD

NAPA

54

WILLOW CREEK APARTMENTS
(144 UNITS)

CHapel Hill Road
±11,318 VPD

U-HAUL

Hardee's
Bojangles

HARVEY R. NEWLIN ELEMENTARY SCHOOL
(549 STUDENTS)

87

FAMILY DOLLAR

Walgreens
NTB
O'Reilly AUTO PARTS
HYUNDAI

Publix
Dunham's
Burlington
SHOE DEPT. ENCORE
POPEYES
MOD

DOLLAR GENERAL
FOOD LION
R&C

enterprise

TRAILS END APARTMENTS
(304 UNITS)

CHEVROLET

mazda

THE HOME DEPOT

I-40E
±70,639 VPD

UNITED PIPE & STEEL

CHRYSLER
DODGE
Jeep
RAM

BSG SPORTS CENTER

BEACON

6

EconoLodge

DUNKIN'

INTERSTATE 40
INTERSTATE 85

FOOD LION
goodwill
KFC
SUBWAY

Bank of America

CVS pharmacy
Walgreens

ZAXBY'S
TACO BELL

Ford
MITSUBISHI

McDonald's

Planet Fitness

7-ELEVEN
SUBJECT PROPERTY
2571 MAPLE AVE.

MAPLE AVENUE
±23,687 VPD

49

BURLINGTON ALAMANCE REGIONAL AIRPORT

ALAMANCE ROAD
±21,152 VPD

HANFORD ROAD



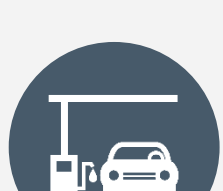
Carlie C's
SUBWAY
Davita Kidney Care
Wendy's
Pizza Hut

AutoZone
O'Reilly AUTO PARTS

FOOD LION
Domino's

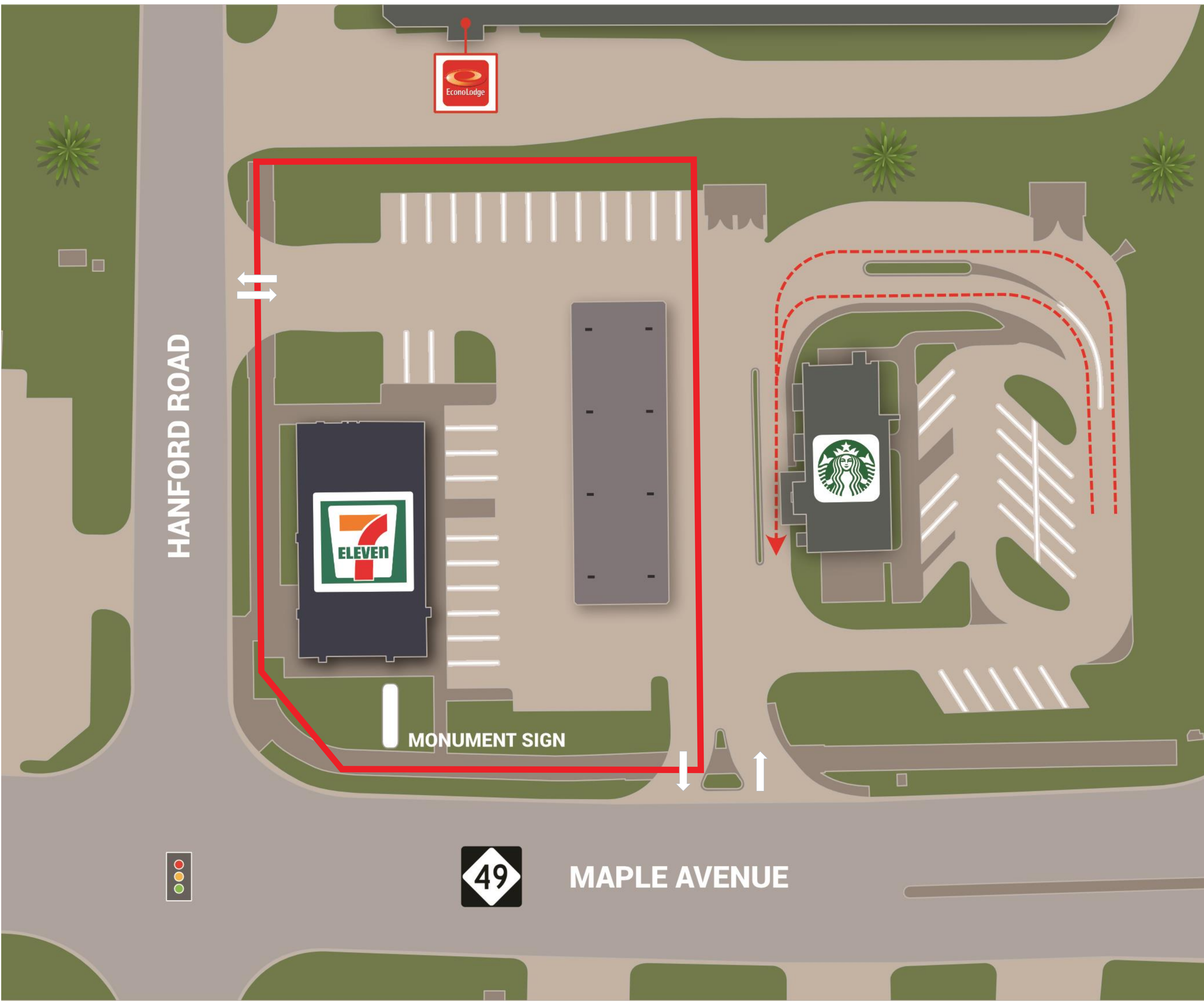
SITE OVERVIEW

7-ELEVEN BURLINGTON, NC

	Year Built		2023
	Building Area		±4,650 SF
	Land Area		±1.01 AC
	Pumps		8
	Fueling Positions		16

NEIGHBORING RETAILERS

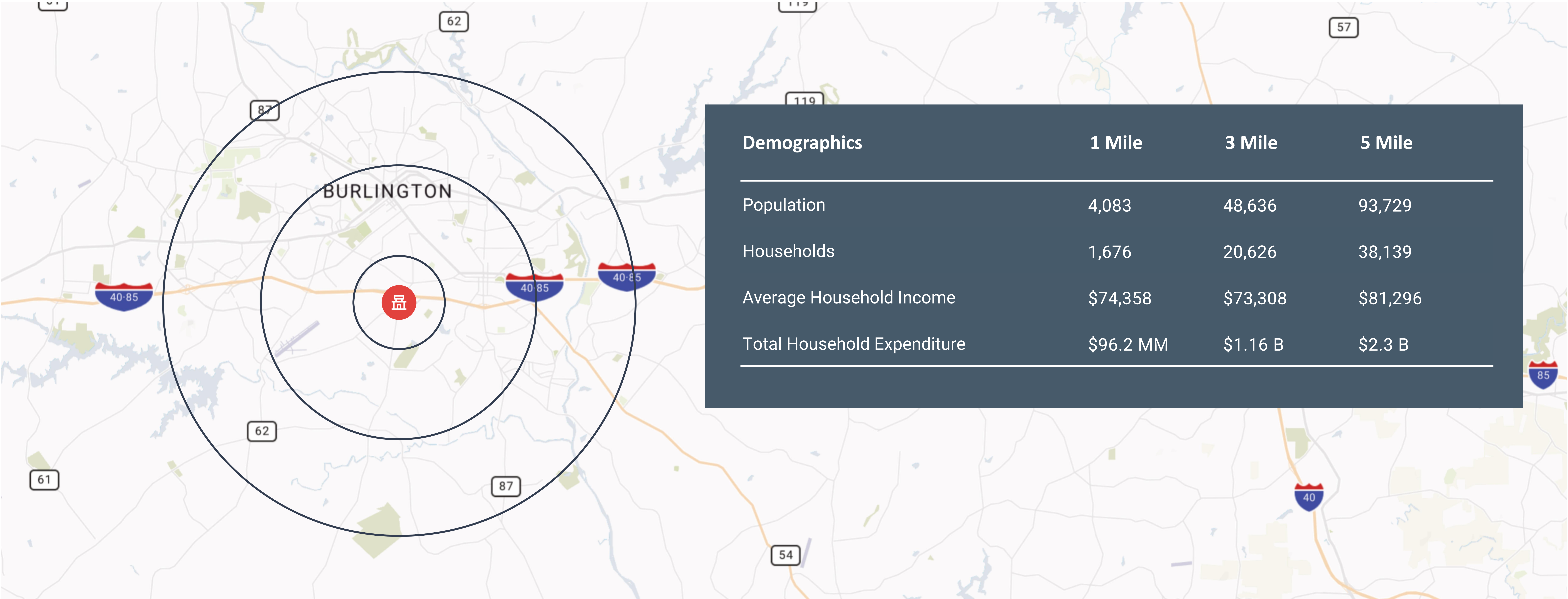
- Aldi
- Big Lots!
- The Home Depot
- Food Lion
- Lowe’s
- Publix
- Walmart Supercenter
- Burlington
- Family Dollar
- AutoZone Auto Parts



SUBJECT PROPERTY

LOCATION OVERVIEW

7-ELEVEN BURLINGTON, NC



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Alamance-Burlington School System(3,500)
2.

LabCorp, Inc.(3,000)
3.

Cone Health Alamance Regional(2,000)
4.

City of Burlington(1,100)
5.

Honda(850)
6.

Wal-Mart Stores, Inc.(600)
7.

Glen Raven, Inc.(500)
8.

Kayser-Roth Corp.(460)
9.

Copeland Fabrics(300)
10.

Sheetz(250)

LOCATION OVERVIEW

7-ELEVEN BURLINGTON, NC



Burlington

North Carolina



173,877

Population



\$47,158

Median Household Income

Universities

21

Combined Statistical Area

2ND LARGEST

Burlington the principal city of the Burlington, North Carolina Metropolitan Statistical Area (Population: 173,877), is located in central North Carolina between Greensboro (20 miles west) and Raleigh (50 miles east).

The Burlington MSA is further included in the Greensboro–Winston-Salem–High Point Combined Statistical Area, which is known as the Piedmont Triad region.

Burlington is the principal city of the Burlington, North Carolina Metropolitan Statistical Area (Population: 173,877). Burlington is home to high quality shopping centers, countless dining options, and a unique and growing downtown district.

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Parks, community centers, sporting complexes, marinas, public pools, a golf course, a senior activities center, an amusement park, and a minor league baseball stadium are just some of the recreational amenities provided directly by the City of Burlington. The city also hosts more than 25 special events per year, including the Carousel Festival, Christmas Parade, Musical Chairs Concert Series, July 3rd in the Park, 4th Fridays in Downtown Burlington, and many more. Boosted by state-of-the-art recreation facilities and a growing downtown, Burlington is an enjoyable city to live in and visit. Burlington is ideally located proximate to various educational institutions ranging from elementary and high schools to universities. The Alamance-Burlington school district contains 36 schools and serves almost 22,000 students. Elon University—a 6,791-student, 656-acre private institution—is also located in Burlington. Elon landed in top positions in many of U.S. News University rankings for 2022, including #1 in Best Undergraduate Teaching, #1 in Learning Communities, #2 in First-Year Experiences, #3 in Study Abroad, and #6 in Most Innovative Schools, among other categories.

IN THE NEWS

7-ELEVEN BURLINGTON, NC

Burlington agrees to buy Gibsonville land near Lake Mackintosh for \$1.6 million

TOMAS MURAWSKI, MARCH 22, 2023 (THE ALAMANCE NEWS)

Burlington’s elected leaders have signed off on a pair of real estate deals that will accommodate the burgeoning collection of hiking trails that have sprung up on either side of its municipal limits.

Meanwhile, the council also agreed to spend another \$10,000 to acquire a small, privately-owned parcel next to the city’s East Waste Water Treatment Plant in order to link up two legs of another waterfront trail near Burlington’s border with the town of Haw River.

"During a regularly-scheduled meeting on Tuesday, Burlington’s city council approved one transaction with the town of Gibsonville that will enable Burlington to take ownership of an extant trail system along Lake Mackintosh in exchange for \$1.6 million."

The council gave its blessing to both of these purchases after a 70-minute closed session that rounded out an otherwise open meeting on Tuesday night. (In addition to the two proposed land deals, this private huddle also touched on an unrelated lawsuit against the city’s police department).

Before the council went behind closed doors, Burlington’s city attorney David Huffman provided some details about the proposed property purchases – as mandated under the relevant closed session provision in North Carolina’s Open Meetings Law.

According to Huffman, the first transaction to be considered involved about 160 acres that the town of Gibsonville owns along Wheeler Bridge Road in Guilford County. In particular, Huffman said that the council would home in on a 60.02-acre tract at 1690 Wheeler Bridge Road, a 69.65-acre tract at 1690-ZZ Wheeler Bridge Road, and 29.20 acres at 1736 Wheeler Bridge Road.

EXPLORE ARTICLE

Burlington apt. boom continued in 2022

TOMAS MURAWSKI, DECEMBER 29, 2022 (THE ALAMANCE NEWS)

Burlington’s planning and zoning commission closed out the current calendar year with a brief, eight-minute meeting last week that featured a single rezoning request for multi-family housing.

Submitted by Asheboro-based Lucas Development, this particular request keys in on a relatively small, 1.43-acre tract that the Alamance Antique Auto Club owns along Whitesell Drive – a short feeder street for Huffman Mill Road.

"These proposals are, moreover, a mere sliver of the multi-family and high-density residential developments that have come through Burlington’s planning department in the past year – and which could add nearly 1,500 new units to the city’s stock of rental apartments, townhouses, and duplexes."

Lucas Development has asked the city to assign this lot a limited form of general business zoning that would allow multi-family residences as the one and only allowable use on the property.

This seemingly modest proposal, which received the planning commission’s unanimous blessing last Monday, is merely the latest in a series of limited use rezoning requests that Lucas has submitted near this same stretch of Huffman Mill Road.

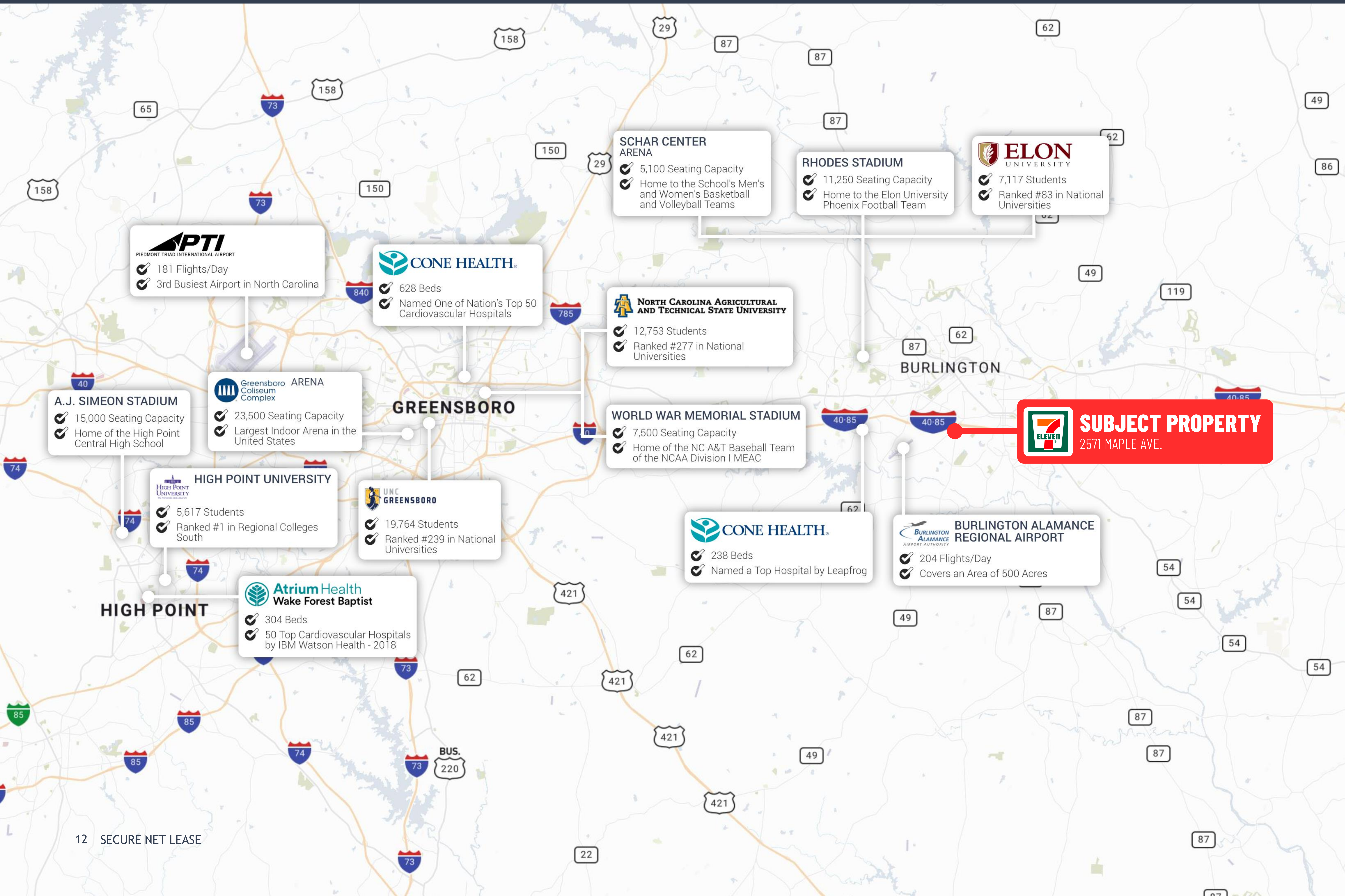
Lucas Development’s contribution to this veritable cascade of new residences includes two earlier proposals that the company has brought before the city’s planning commission.

The first, which the developer unveiled in April, sought the city’s permission to develop apartments on roughly 16.67 acres of land along Whitesell Drive. The second, which debuted in October, concerned another 4.5 acres of nearby but non-adjacent real estate.

EXPLORE ARTICLE

GREENSBORO-WINSTON-SALEM-HIGH POINT

7-ELEVEN BURLINGTON, NC



CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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