

7-ELEVEN NNN INVESTMENT OPPORTUNITY FOR SALE

1133 NEW POINTE BLVD, LELAND, NC 28451

**BRAND NEW
CONSTRUCTION**



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CHARLESTON, SC 29412





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OFFERING SUMMARY

OFFERING

PRICE:	\$6,606,480
NOI:	\$330,324
CAP:	5.0% (YEAR 1)/5.52 % INITIAL TERM
TENANT:	7-ELEVEN, INC.
GUARANTY:	7-ELEVEN, INC. (S&P A CREDIT RATING)
LEASE TYPE:	15 YEAR - NNN (10% RENTAL INCREASES EVERY 5 YEARS)
EXTENSION:	FOUR 5- YEAR OPTION PERIODS WITH 10% RENTAL INCREASES
RENTABLE AREA:	4,088 SF
LAND AREA:	1.57 AC
YEAR BUILT:	2022/2023
PARCEL #:	047-000-4104
OWNERSHIP:	FEE SIMPLE
PARKING SPACES:	37
ZONING:	C-2, TOWN OF LELAND



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INVESTMENT HIGHLIGHTS

7-ELEVEN

1133 NEW POINTE BLVD, LELAND, NC 28451



#1 CORNER IN LELAND
(BRUNSWICK COUNTY), NC



BRAND NEW
CONSTRUCTION



C-2 ZONING



US 17 VPD=51,000



STRONG DEMOS AVERAGE
HHI = \$99,359 RESIDENTS
3-MILE = 27,058



BRUNSWICK CO: FASTEST
GROWING COUNTY IN NC
& 4TH FASTEST IN USA



AREA RETAILERS: WALMART,
HARRIS TEETER, ALDI,
CHICK-FIL-A, MCDONALD'S,
STARBUCKS, LOWE'S



SIGNALIZED
INTERSECTION

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PROPERTY OVERVIEW

7-ELEVEN

1133 NEW POINTE BLVD, LELAND, NC 28451



37 PARKING SPACES



YEAR BUILT: 2022/2023

PARCEL #

047-000-4104



TENANTS: 7-ELEVEN

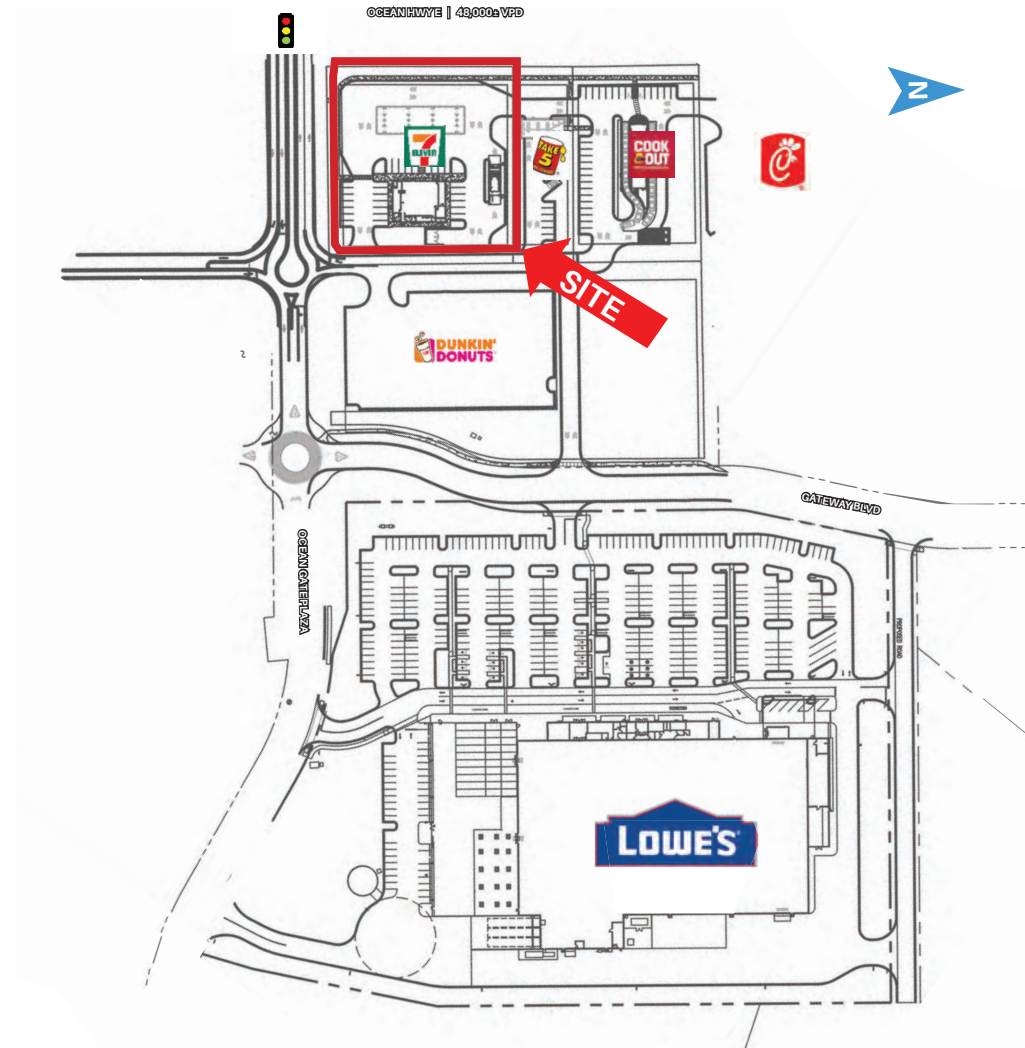
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SITE PLAN

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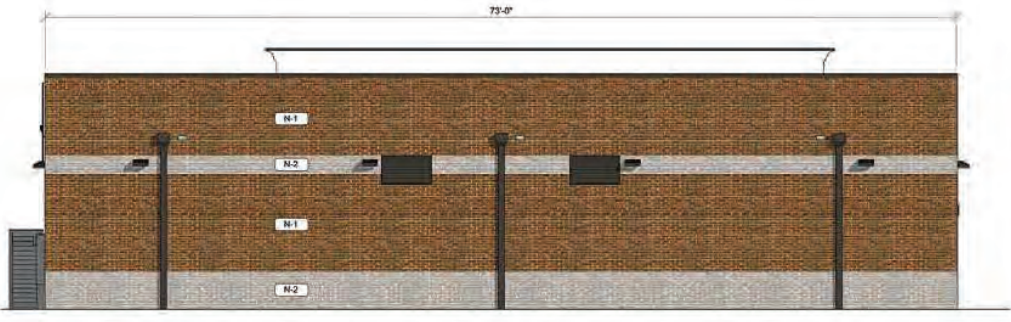
ELEVATIONS

7-ELEVEN

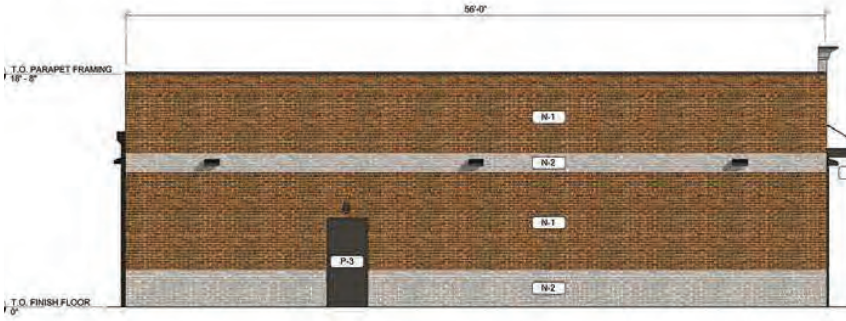
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4 ELEVATION - RIGHT



3 ELEVATION - REAR



2 ELEVATION - LEFT



1 ELEVATION - FRONT



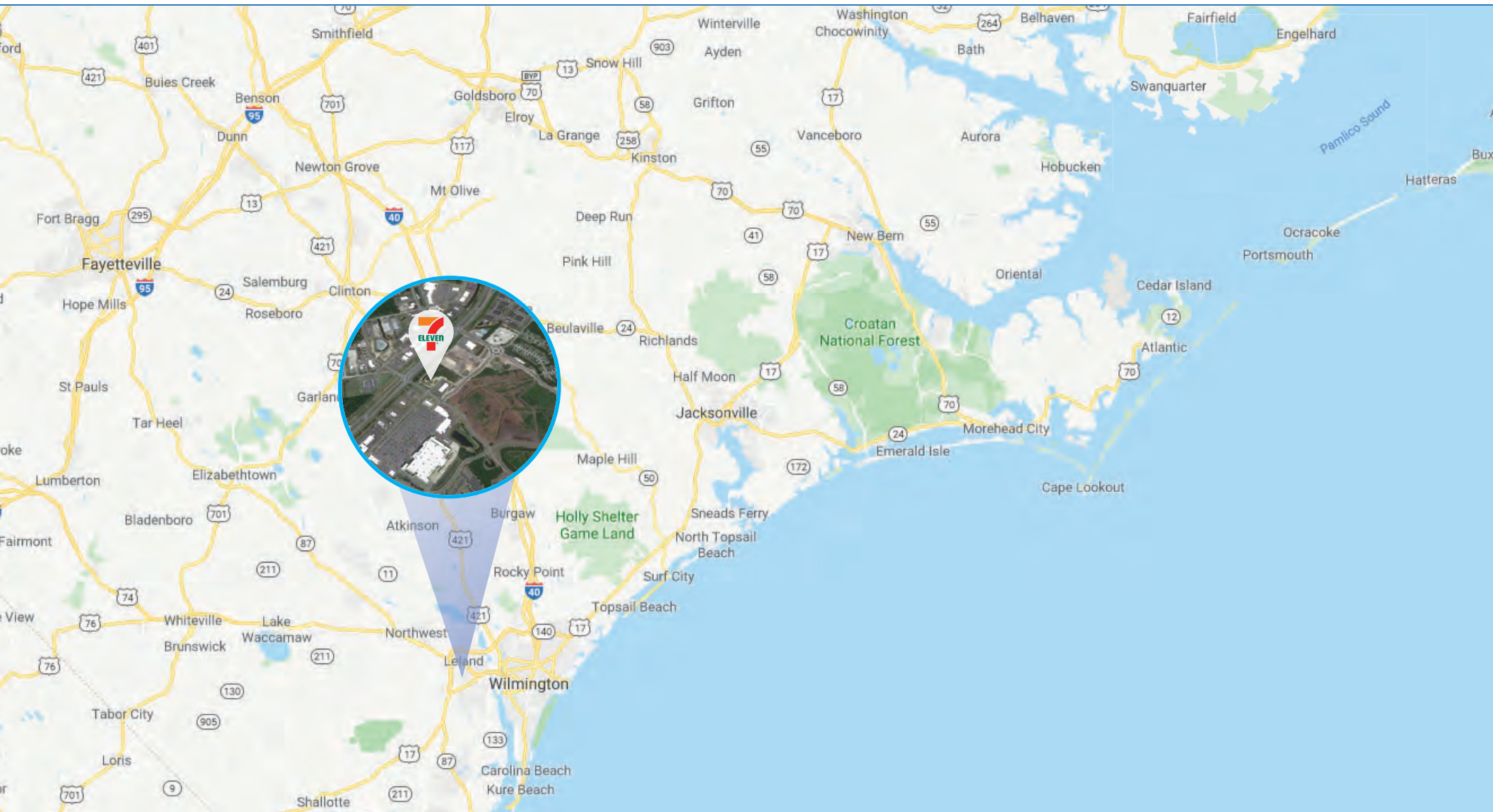
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LOCATION OVERVIEW

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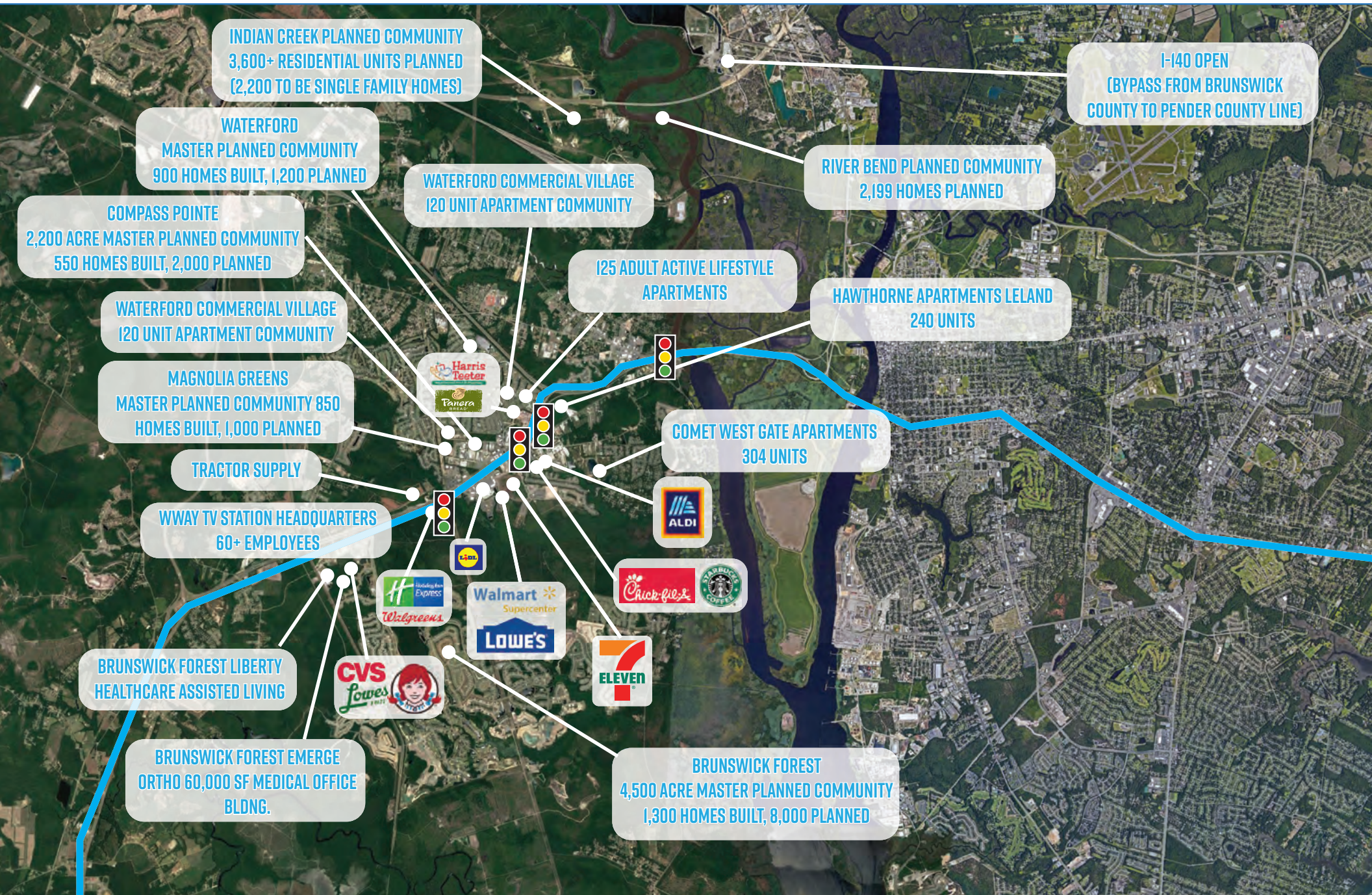
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MARKET AERIAL

7-ELEVEN

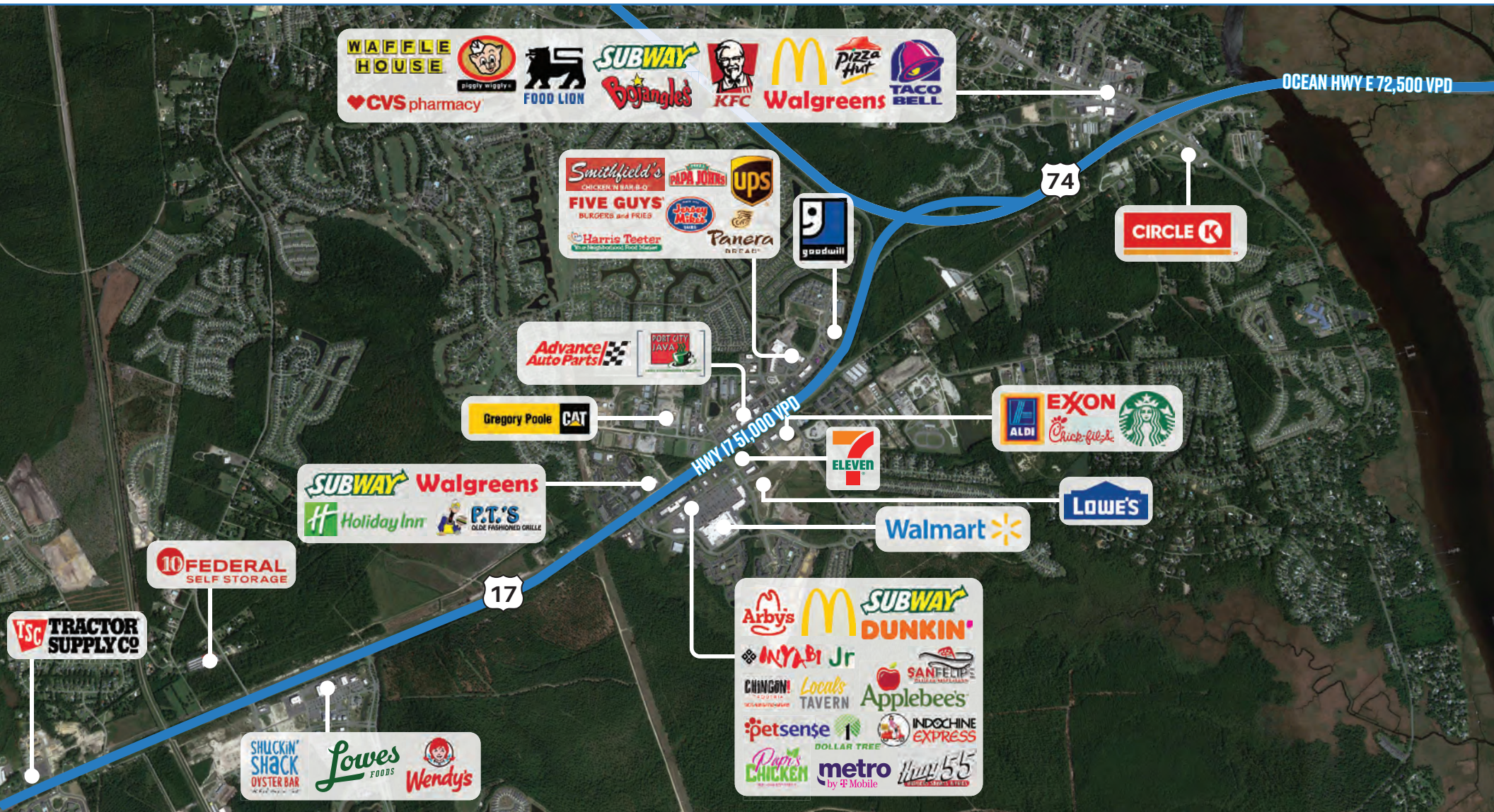
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MID AERIAL

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SITE AERIAL

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CITY OVERVIEW | LELAND, NC

7-ELEVEN

1133 NEW POINTE BLVD, LELAND, NC 28451

BUSINESS



2,353

NUMBER OF
BUSINESSES



21,247

NUMBER OF
EMPLOYEES

LIFESTYLE / INDUSTRIES



MUSEUM OF THE
BIZARRE



LELAND CULTURAL
ARTS CENTER



BATTLESHIP
NORTH CAROLINA



THE POINTE 14
MOVIE THEATER



LOCATED AT
HWY 17



WILMINGTON
INTERNATIONAL AIRPORT
CLOSE BY.



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DEMOGRAPHICS

7-ELEVEN

1133 NEW POINTE BLVD, LELAND, NC 28451



AVERAGE HOUSEHOLD SIZE



2,353
TOTAL BUSINESSES



21,247
TOTAL EMPLOYEE

2022 SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	5,262	27,058	47,663
HOUSEHOLDS	2,562	11,836	21,423
FAMILIES	1,709	8,049	12,692
AVERAGE HOUSEHOLD SIZE	2.05	2.28	2.21
OWNER OCCUPIED HOUSING UNITS	1,558	9,407	14,286
RENTER OCCUPIED HOUSING UNITS	1,004	2,428	7,137
MEDIAN AGE	41.2	41.5	40.2
MEDIAN HOUSEHOLD INCOME	\$80,539	\$80,355	\$65,839
AVERAGE HOUSEHOLD INCOME	\$98,679	\$99,359	\$87,056
2027 SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	5,498	28,811	50,531
HOUSEHOLDS	2,711	12,712	22,900
FAMILIES	1,804	8,608	13,495
AVERAGE HOUSEHOLD SIZE	2.03	2.26	2.19
OWNER OCCUPIED HOUSING UNITS	1,640	10,108	15,273
RENTER OCCUPIED HOUSING UNITS	1,071	2,604	7,627
MEDIAN AGE	41.3	42.2	41.1
MEDIAN HOUSEHOLD INCOME	\$88,504	\$88,907	\$76,624
AVERAGE HOUSEHOLD INCOME	\$112,094	\$113,003	\$100,267



TOWN OF LELAND

LELAND IS LOCATED IN NORTHERN BRUNSWICK COUNTY, THE FASTEST-GROWING AREAS OF THE STATE. LELAND CONSISTS OF OVER 20 SQUARE MILES AND IS SITUATED WEST OF THE BRUNSWICK RIVER AND ONLY SEVEN MILES FROM THE PORT OF WILMINGTON. DIRECT ACCESS TO INTERSTATE TRANSPORTATION AND A STRONG AND GROWING WORKFORCE MEANS LELAND CAN OFFER AN UNPARALLELED QUALITY OF LIFE. THE TOWN HAS SHOVEL-READY COMMERCIAL SITES, A STREAMLINED PERMITTING PROCESS, AND THE COMMITMENT OF TOWN LEADERSHIP TO SUPPORT ECONOMIC GROWTH IN THE COMMUNITY.

PEOPLE ARE FLOCKING TO BRUNSWICK COUNTY DUE TO ITS MILES OF COASTLINE, DIVERSE RECREATION OPPORTUNITIES, AND LOW TAX RATE. THE COUNTY EXPERIENCED THE LARGEST POPULATION GROWTH OF ALL OF NC'S 100 COUNTIES FROM 2017 TO 2018

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TENANT OVERVIEW

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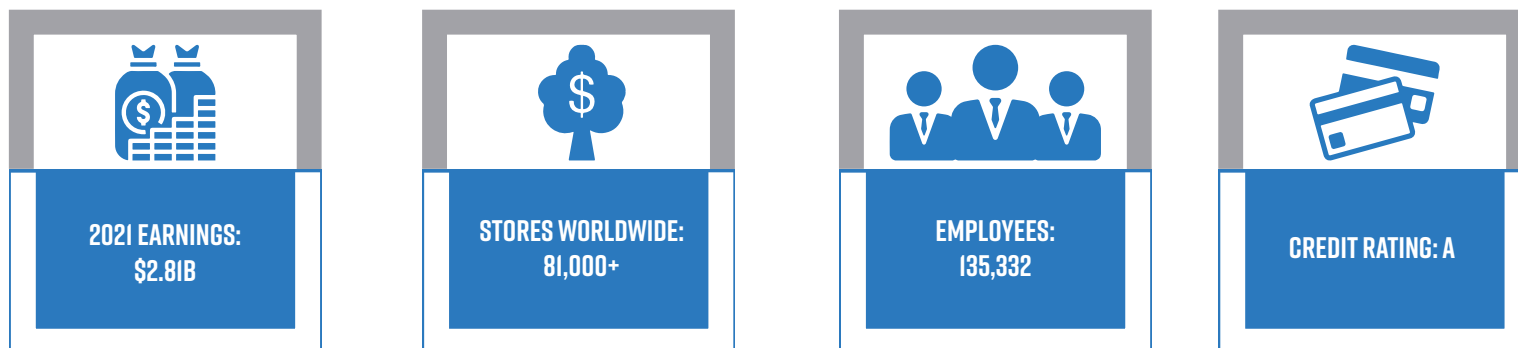


7-ELEVEN, INC. IS THE PREMIER NAME IN THE CONVENIENCE-RETAILING INDUSTRY. BASED IN IRVING, TEXAS, 7-ELEVEN OPERATES, FRANCHISES AND/OR LICENSES MORE THAN 13,000 STORES IN THE U.S. AND CANADA. IN ADDITION TO 7-ELEVEN STORES, 7-ELEVEN, INC. OPERATES AND FRANCHISES SPEEDWAY®, STRIPES®, LAREDO TACO COMPANY® AND RAISE THE ROOST® CHICKEN AND BISCUITS LOCATIONS.

THE COMPANY, FOUNDED IN 1927, IS A GLOBAL BRAND WITH MORE STORES THAN ANY OTHER RETAILER IN THE WORLD – MORE THAN 81,000 ACROSS 18 COUNTRIES.

THE BRAND ALSO HAS A HISTORY OF FIRSTS – COFFEE IN TO-GO CUPS, 24/7 HOURS AND SELF-SERVE SODA FOUNTAINS, TO NAME A FEW. NOT TO MENTION ICONIC PRODUCTS – LIKE SLURPEE® AND BIG GULP® DRINKS – THAT HAVE BECOME A PART OF AMERICAN CULTURE. AS THE WORLD’S LARGEST CONVENIENCE RETAILER, 7-ELEVEN ALSO HELPED PIONEER THE FRANCHISE MODEL AND IS NOW CONSISTENTLY RANKED AS A TOP-10 FRANCHISOR.

THE COMPANY FOCUSES ON CUSTOMER NEEDS: “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.”



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FINANCIALS

7-ELEVEN

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	7-ELEVEN
TENANT NAME:	7-ELEVEN INC.
SF:	4,088
INITIAL LEASE TERM:	15 YEARS
LEASE START:	SPRING 2023

INITIAL TERM RENTAL AMOUNT	
ANNUAL	\$330,324.00
MONTHLY	\$27,527.00
PER SF	\$80.80

EXTENSION OPTIONS: FOUR 5-YEAR OPTIONS WITH 10% INCREASES EVERY 5 YEARS		
YEAR		ANNUAL
6-10		\$363,357.00
11-15		\$399,692.04
16-20	EXTENSION: #1	\$439,662.00
21-25	EXTENSION: #2	\$483,627.96
26-30	EXTENSION: #3	\$531,990.96
31-35	EXTENSION: #4	\$585,189.96



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