

7-ELEVEN®

3041 JERICHO TURNPIKE | ELWOOD, NY 11731



INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM

7-ELEVEN

3041 Jericho Turnpike | Elwood, NY 11731

EXCLUSIVELY LISTED BY



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BROKER OF RECORD

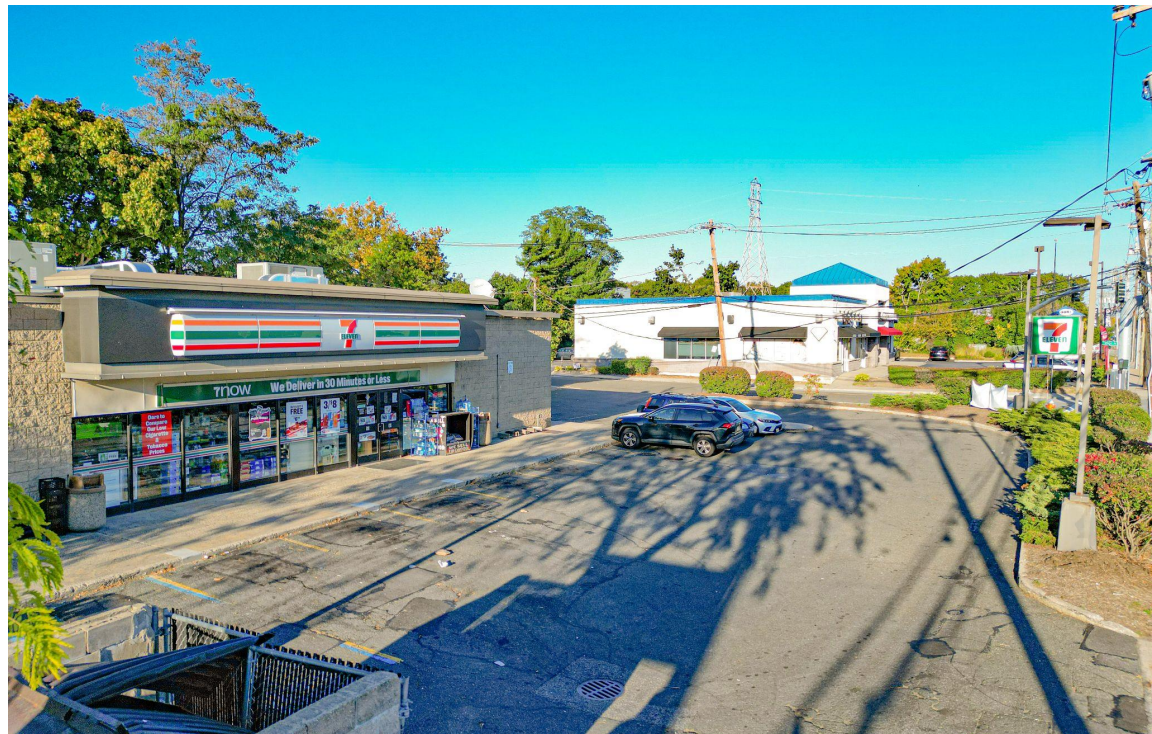
CORY ROSENTHAL

License No. 10991237833 (NY)

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PROPERTY PHOTOS





±2,624 SF

GLA



±36,500

Vehicles Per Day



NNN

Lease Type

PROPERTY OVERVIEW

- **7-Eleven**
 - Absolute NNN lease; zero landlord responsibilities
 - 8 year term remaining
 - 10% rent increases every five years (Next increase in 2027)
- **Corporate Guarantee** - 7- Eleven
- **High Credit Rating** – 68,000+ Locations and S&P Credit Rating: AA-
- **Hard Signalized Corner** 36,500+ VPD
- **Excellent Accessibility Off Jericho Tpke & Verleye Ave** - Jericho Tpke being the main highway through East Northport
- **Dominant Retail Corridor** - Jericho Tpke has other major retail tenants nearby such as Taco Bell, Starbucks, Walgreens, Trader Joe's, Whole Foods, Home Depot, Target, & Autozone
- **East Northport, NY** – Located on the Long Island segment of NY with a 5-mile population of 200,000+.



FINANCIAL SUMMARY



\$4,500,000
LIST PRICE



5.88%
CAP RATE

TENANT SUMMARY

Tenant Trade Name 7-Eleven

Type of Ownership Fee Simple

Lease Guarantor 7-Eleven, Inc.

Lease Type NNN

Landlords Responsibilities None

Original Lease Term 24 years

Rent Commencement Date 2007-07-01

Lease Expiration Date 3/31/2032

Term Remaining on Lease ±7.2 YEARS

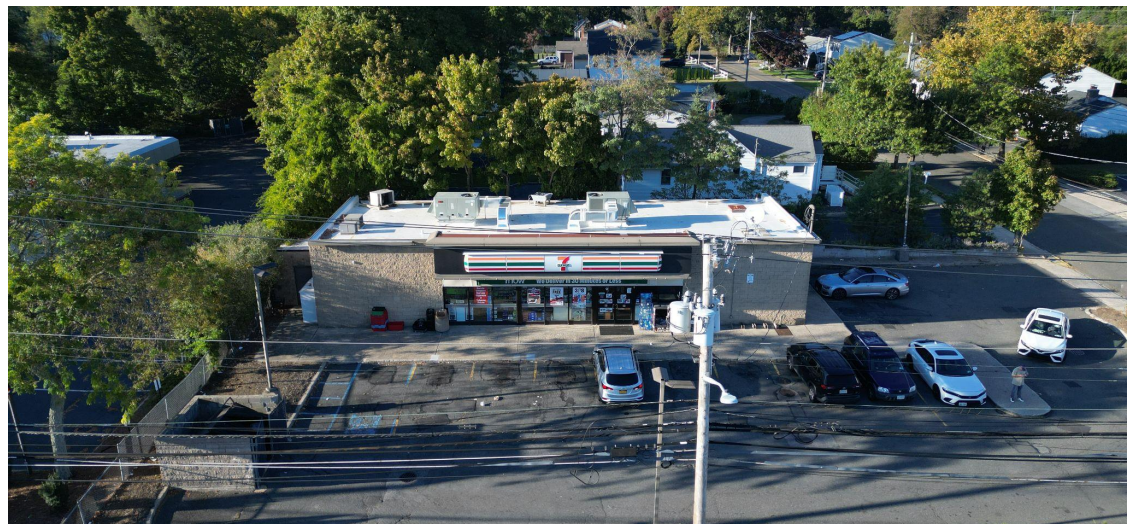
Increases 10% Every 5 Years

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	CAP RATE
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Current - March 31-2027	\$22,052.69	\$264,632.00	5.88%
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April 1, 2027 - March 31,2032	\$25,360.59	\$304,327.00	6.76%
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HEADQUARTERS
Irving, TX

YEAR FOUNDED
1927

OF EMPLOYEES
135,000+



TENANT OVERVIEW

7-Eleven, a globally recognized convenience store chain, is known for its round-the-clock services and diverse selection of quick-stop goods. The brand originated in Dallas, Texas, in 1927, and since then, it has expanded to become one of the most extensive convenience store chains worldwide, with over 83,000 stores across 18 countries. 7-Eleven's model emphasizes providing easy access to essential items such as snacks, beverages, everyday grocery items, and personal care products, catering to both last-minute needs and daily conveniences. Additionally, many 7-Eleven locations offer fresh food items, coffee, and ready-to-eat meals, making it a popular choice for commuters, busy professionals, and families alike.

7-Eleven stands out by continually evolving its services to meet modern customer expectations. Many locations now offer an array of innovative solutions, including self-checkout, app-based rewards, delivery services, and sustainable practices like eco-friendly packaging and in-store recycling programs. 7-Eleven also partners with delivery platforms, enabling customers to order their products online for rapid delivery, which has bolstered its relevance in the digital age. The company's proprietary Slurpee and Big Gulp products remain iconic, embodying 7-Eleven's commitment to fun, convenience, and unique offerings.



KARAKO SUITS EST. 1982



SUBJECT PROPERTY

Walgreens

PC RICHARD & SON
APPLIANCES • ELECTRONICS • MATTRESSES



BURR INTERMEDIATE SCHOOL
678 STUDENTS

ExtraSpace
Storage

THE VITAMIN SHOPPE

PLATO'S
CLOSET

Auto
Zone

ACE
Hardware

PartyCity

petco
Michael's

Ocean State
JOB LOT

OLD NAVY
FAMOUS
footwear

JERICO TPKE ± 36,500 VPD

TUTOR TIME
EARLY CHILDHOOD EDUCATION CENTER

DICK'S
SPORTING GOODS

TD Bank

LAURA'S
HOME & PATIO



at home
The Home Decor Superstore



TRADER
JOE'S

PRIME
BURGER BAR

VETERINARY
EMERGENCY
GROUP

TARGET

PET
SUPPLIES
PLUS

TACO
BELL

STOP &
SHOP
BEST BUY

Public
Storage

TJ-maxx
savers
DOLLAR TREE

THE HAMLET GOLF
& COUNTRY CLUB

WHOLE
FOODS
MARKET
HARBOR
FREIGHT
Hobby Lobby
Burlington
five
BELOW

NORTHERN STATE PKWY ± 76,700 VPD

COMMACK RD ± 42,500 VPD

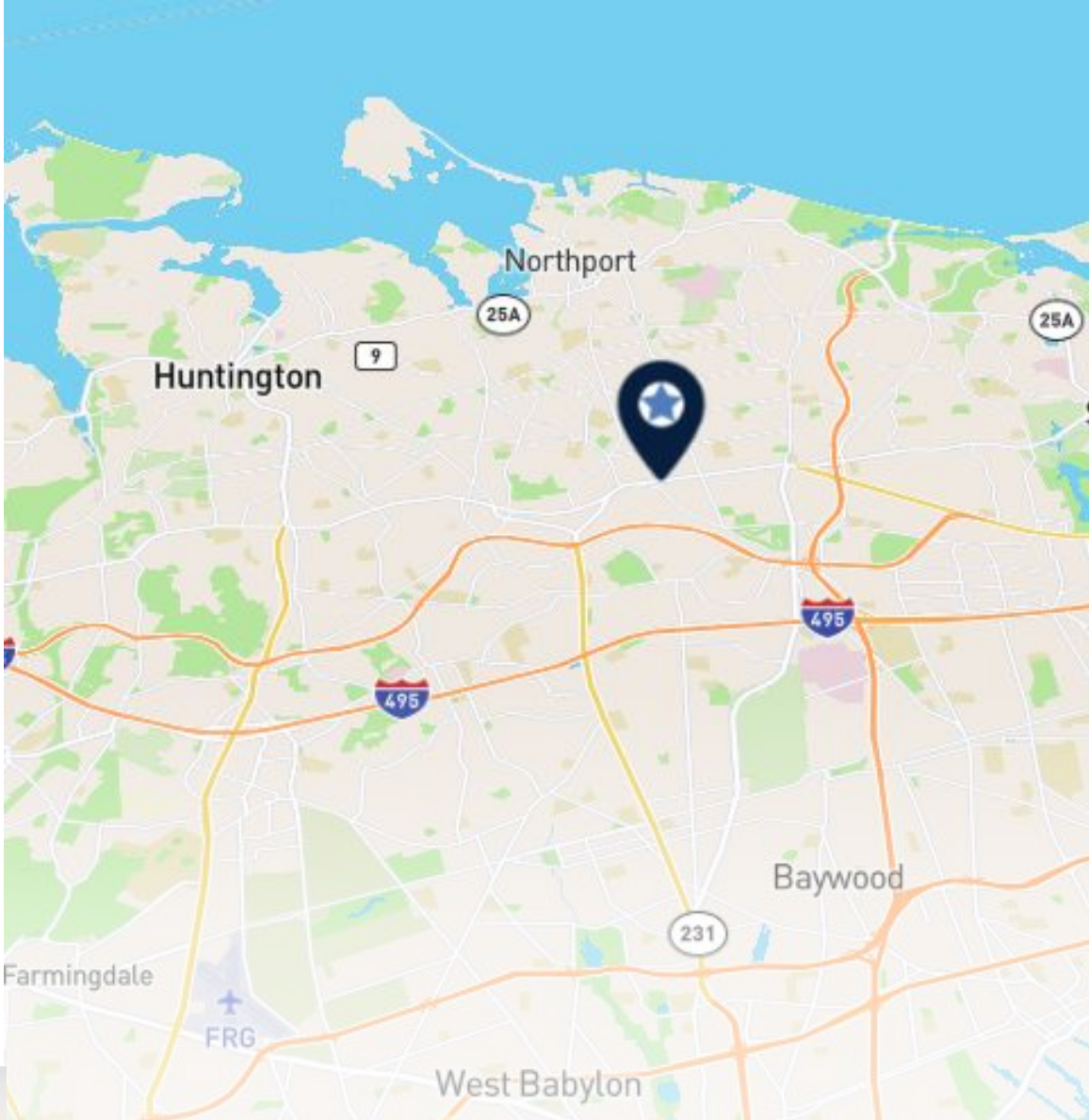
AREA OVERVIEW

ELWOOD, NY

Elwood, New York, is a small hamlet situated in the Town of Huntington in Suffolk County on Long Island. Known for its suburban charm and community-oriented atmosphere, Elwood offers residents a peaceful retreat while still being within easy reach of New York City. The area is predominantly residential, with tree-lined streets, single-family homes, and a variety of parks and green spaces, making it a popular place for families and professionals seeking a balanced lifestyle.

Education plays a significant role in Elwood’s community, with the Elwood Union Free School District serving local students and earning high marks for academic performance and student success. The hamlet is known for its strong community engagement and dedication to education, which is reflected in its well-regarded schools and numerous extracurricular programs. This emphasis on education contributes to Elwood’s appeal to families and enhances the sense of close-knit community that residents value.

Elwood’s proximity to Huntington and other nearby towns provides convenient access to dining, shopping, and cultural activities, with both local favorites and a range of diverse restaurants and businesses. Outdoor enthusiasts can enjoy nearby parks like Elwood Park, along with nearby beaches, hiking trails, and nature preserves that are just a short drive away. With its mix of suburban appeal, high-quality education, and access to amenities, Elwood represents an attractive location for those seeking a quieter pace without sacrificing convenience.



NEW YORK, NY | ±43.4 MILES AWAY

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	7,919	72,363	207,655
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	2,583	23,906	67,748
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$202,673	\$210,439	\$198,319

ECONOMY

Elwood, New York, has a primarily suburban economy, driven by its residential focus and proximity to larger employment hubs in Suffolk County and New York City. The local economy benefits from a high rate of homeownership and a stable housing market, which supports property values and creates a demand for goods and services catering to residents. Small businesses, including retail shops, dining establishments, and professional services, are an essential part of Elwood's economic landscape, providing both jobs and convenience for locals. Many residents also commute to surrounding towns and Manhattan, contributing to Elwood's reputation as a desirable bedroom community.

Education and public sector jobs play a significant role in Elwood's local economy, with the Elwood Union Free School District being one of the area's largest employers. This district's strong academic performance contributes to maintaining high property values and steady demand for homes. The community places a high value on education, and the district's employment opportunities draw educators and support staff to the area. Additionally, nearby health services and medical facilities provide career options for residents, supporting the community's economic stability and enhancing access to healthcare.

While Elwood itself is largely residential, its proximity to Huntington and other towns allows residents easy access to a broader range of job opportunities, commercial centers, and cultural amenities. This accessibility supports local spending and brings a steady influx of resources and investments into Elwood, strengthening its economy. The presence of nearby parks, recreational facilities, and well-maintained infrastructure also adds value to the area, making it an attractive place for residents and prospective homeowners looking for a balance of suburban living with convenient economic connections.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3041 Jericho Turnpike, Elwood, NY, 11731** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

MATTHEWS

REAL ESTATE INVESTMENT SERVICES



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