

EXECUTIVE SUMMARY



ADDRESS



Washington, D.C. MSA

MARKET

GROWING SOUTHERN MD

30 MILES SOUTH OF DC



STORE OPENS MAY 6TH



CREDIT RATING



LEASE TYPE

THE OFFERING

Price	\$7,338,680
Сар	5.15%
GLA	5,000
Lot Size	1.53 Acres
Year Built	2024/2025
Lease Type	Absolute NNN
Rent Commencement	May 6, 2025
Lease Expiration	15 Years
Increases	10% Every 5 Years
Options	Four; Five-Year Terms
Credit	"A" by S&P

ANNUALIZED OPERATING DATA	ANNUAL RENT	% INCREASE
Years 1 - 5	\$377,942	
Years 6 - 10	\$415,736	10.00%
Years 11 - 15	\$457,310	10.00%
Option 1 (Years 16 - 20)	\$503,041	10.00%
Option 2 (Years 21 - 25)	\$553,345	10.00%
Option 3 (Years 26 - 30)	\$608,680	10.00%
Option 4 (Years 31 - 35)	\$669,548	10.00%

INVESTMENT HIGHLIGHTS

NEW 15-YEAR ABSOLUTE NNN LEASE WITH 10% INCREASES EVERY 5 YEARS

CORPORATE GUARANTEE | "A" S&P CREDIT RATING PART OF MIXED-USE DEVELOPMENT | SHADOW-ANCHORED BY ALDI, LOWE'S AND GIANT

CRAIN HIGHWAY COMMUTER CORRIDOR WITH 47,365 VPD

AFFLUENT, GROWING DC
METRO MARKET

NEW 15-YEAR ABSOLUTE NNN LEASE – 7-Eleven, Inc. is subject to a new 15-year NNN build to suit lease estimated to commence in May 2025. The lease features rental increases of 10 percent every five years during the base term and four, five-year option periods, providing steady revenue growth and a hedge against inflation. The lease is guaranteed by the corporate entity, rated "A" by Standard & Poor's. The well-recognized and established brand has more than 78,000 stores worldwide. 7-Eleven will operate in a 5,000-square-foot store with eight fueling pumps.

A GROWING MARKET! – 7-Eleven occupies a 1.53-acre signalized corner parcel along Rosewick Road just east of its intersection with Route 301 (Combined 47,365 VPD). Significant commuter traffic flows along Route 301 to access the Capital Beltway and points north. As a result, the vehicular traffic along Rosewick Road (a divided highway) is increasing as it has fewer traffic signals and lower volumes of traffic for now. The subject site is located at the signalized intersection into Rosewick Crossing, the Lowe's Home Improvement and Giant-anchored center across the street with a total of 1.9 million annual customer visits. The Tenant elected to take this location amidst the growing traffic along Rosewick Road and its superior access within a prime residential growth corridor. It is a central location within Charles County with 4,500 planned residential units within three-miles (see the map on page 4 for details).

PART OF NEW MIXED-USE DEVELOPMENT – The Property is within the larger Rosewick Corner mixed-use development, anchored by the neighboring 22,000-square-foot Aldi grocery store. 7-Eleven is positioned at the entrance of the development, adjacent to Aldi and a retail strip occupied by University of Maryland Charles Regional Medical Group and White Oak Veterinary Services. To its east and rear is the 193-unit Rosewick Apartment community completed in 2024. 7-Eleven has two means of direct access, as well as aligning curb cuts and access via the retail strip and Aldi's parking fields.

Plata and the surrounding communities. It is anchored by regional locations for Walmart and Target, one-mile south, that draw from a wide trade radius, and UM Charles Regional Medical Center, a 98-bed medical center with 373 medical staff that serves as one of the largest employers in Charles County. 7-Eleven is well-positioned with limited competition amidst this growing residential area. While there is a Giant gas station across the street, the next closet competition is a Wawa 0.8-miles south and Dash In and 7-Eleven three-miles north. Per Placer.ai, Wawa averages 1.1 million annual customer visits, which will serve as a customer base for the tenant to pull from as well as the neighboring Giant Gas. Wawa is on the opposite side of Route 301, so its customer traffic pattern differs from this site's positioning on Rosewick Road. Most notably, as one travels eastward on Rosewick Road, there are hundreds of new homes and apartments, with more coming. It is the only gas station along Rosewick Road for five-miles!

GROWING WASHINGTON, DC METRO SUBURB – 30 miles south of Washington, D.C., La Plata is the seat of Charles County and a desirable suburban community in Southern Maryland. It has experienced considerable growth, increasing its population more than 21 percent in the last decade. The community features a population of 56,484 residents within five-miles with an Average Household Income of \$136,710. This high-growth area has a lower cost of living and is easily accessible to employment centers in the Washington, DC area, notably Joint Base Andrews, Joint Base Anacostia–Bolling, Naval Air Station Patuxent River and the National Harbor.





THE WEST VILLAGE OF LA PLATA

(formerly called The HUB), will be an innovative mixed-use community located in the northwest quadrant of Greater La Plata. With a blend of desirable housing, commercial spaces, retail and recreational venues, and natural assets, The West Village will help the region grow jobs locally and be an economic engine for Charles County.



ASCEND PINEGROVE

288 Apartment Units planned in each Phase I, II, & III for a total of 864 units. Retail pads along Rosewick Rd. Phase I of Multi-Family under construction now. (No Grocery or larger center is planned near term as shown)



HIGHLANDS EVOLV

89 luxury upscale townhomes



weis

Kinder Care LEARNING CENTERS



SHOPS AT FAIRWAY VILLAGE

Ground breaking May 2024, \$115M mixed-use development including Weis anchored retail shops and pad sites w/ 200+ residences



ROSEWICK RD - 8,851 VPD



PROPOSED RETAIL DR HORTON

HERITAGE GREEN DEVELOPMENT

3,170 residential units, 125-acre commercial center that will encompass 1.5 million square-feet and three village centers with retail, office and hospitality uses.



PARKLAND LOTS

Under Construction - 55+ Community w/ 197 mixed residential units. Phase I of Parklands open now Selling in the \$500,000 range.



TENANT INFORMATION

7-Eleven is a Japanese-owned American international chain of convenience stores, headquartered in Irving, Texas, that operates, franchises, and licenses some 85,000+ stores across 19 countries as of February 2025. As both the world's first and the world's largest convenience retailer, 7-Eleven helped pioneer the franchise model and is now consistently ranked as a top-10 Franchisor.

7-Eleven stores are extended-hour retail convenience stores that emphasize convenience to the guest and provide a broad array of products, including many not traditionally available in convenience stores, to meet the changing needs of guests. These products include an assortment of high-quality fresh food, hot food proprietary beverage offerings, and private brand items. 7-Eleven stores are generally open every day of the year, with the vast majority open 24 hours a day, and are located in neighborhood areas, on main thoroughfares, in shopping centers, or on other sites where they are easily accessible and have parking facilities for quick in-and-out shopping.

7-Eleven has continued to achieve remarkable milestones throughout its 98 years in business. In 2023, 7-Eleven placed #18 on Entrepreneur's Franchise 500 list, receiving the highest placement of any convenience store, and was also named #1 for Fastest Growing Global Franchise. The National Retail Federation ranked 7-Eleven in the top 20 for both the Top 100 Retailers (for domestic sales) and Top 50 Global Retailers lists in 2023. Additionally, 7-Eleven holds an "A" credit rating by S&P.

Today, the chain continues its expansion plans both domestically and globally. Domestic growth includes opening 500 "New Standard" stores, expanding its food offerings, and adding more private label products. Simultaneously, 7-Eleven is actively expanding its global footprint, aiming to enter 11 more countries by 2030.







REVENUE \$81.33 Billion



HEADQUARTERS Dallas, TX



NO. OF EMPLOYEES 140,000+



NO. OF LOCATIONS 85,000+



YEAR FOUNDED 1927



STOCK SYMBOL /CREDIT RATING "A"by S&P

REGIONAL MAP

\$136K

Within a 5-mile radius, the average household income is \$136,710

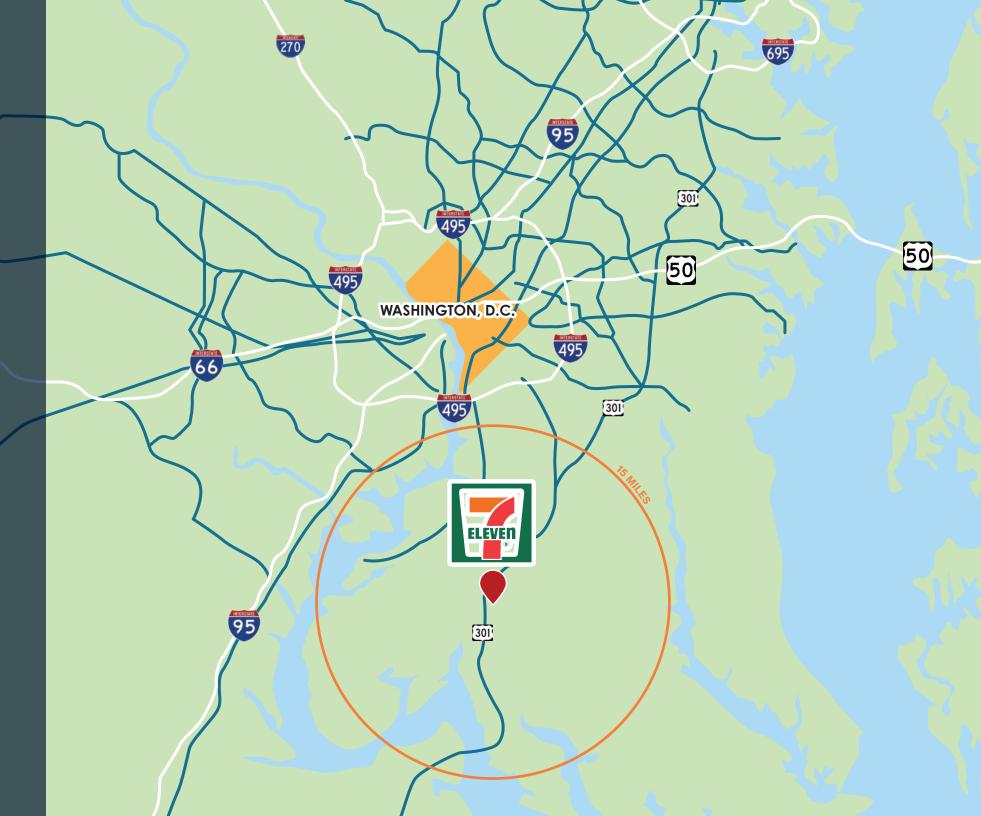
66

47K

An average of 47,365 vehicles per day drive by Rosewick Road and Crain Highway

56K

Within a 5-mile radius, the population density is 56,484







LEASE ABSTRACT

Legal Tenant Name	7-Eleven, Inc., a Texas corporation
Notification Period to Exercise Options	180 Days
Landlord Obligations	No Ongoing Maintenance Obligations. Landlord shall provide the following: (i) at least a three (3) year warranty on the foundation, slab and structural soundness of the Building, (ii) a commercially reasonable warranty on the roof (including the roof membrane) for fifteen (15) years, and (iii) at least a one (1) year warranty on all other elements of Landlord's Work, with all such warranties commencing on the Delivery Date.
Tenant Obligations	Tenant agrees to maintain, repair, and replace (as necessary) the improvements on the Premises in good condition and repair. In addition, Tenant agrees to keep the interior and exterior of the Building in good repair including electrical, plumbing, heating and air conditioning equipment, and to maintain the landscaped areas, surface of the parking and driveway areas (including, but not limited to, treatment or removal of snow and ice, and lighting, of the parking areas within the Premises), and shall be responsible for all glass (casualty damage and reasonable wear and tear excepted). Tenant shall be responsible for maintenance of any of the above ground or below ground motor fuels equipment used by Tenant in the operation of a motor fuels facility on the Premises.
Common Area Maintenance	At all times during the Term and any Extended Term, Declarant as may be defined under the Development CC&Rs, shall be responsible for hiring a third party contractor to maintain, clean, remove trash (including dumpster), remove snow and ice, and lighting the Common Area, including, without limitation, maintenance, repair and replacement where warranted of all driveway and entry areas of the Development, all landscaping, parking areas, loading areas, and driveway areas, and all sidewalks which serve the Development. The Declarant's, Responsible Party's or Landlord's (as the case may be) out-of-pocket costs and expenses of performing the foregoing services, provided such costs and expenses shall not exceed the reasonable and customary expense for such services in the area in which the Premises are located, are herein collectively referred to as the "Common Expenses". For purposes hereof, "Pro Rata Share" shall be a percentage determined by dividing the amount of gross leasable square feet of land in the Premises by the total amount of gross leasable square feet of all land in the Development (less the square footage of Common Areas as allocated pursuant to the Development CC&Rs), whether or not leased or occupied. Landlord represents that the total square footage of all land in the Development is as set forth in Article 1 hereof, and thus Tenant's Pro Rata Share is as set forth in Article 1 hereof (Tenant's PRS = 12.31%).
Taxes	With respect to taxes assessed for Common Areas of the Development, Tenant shall reimburse Landlord for its proportionate share of taxes assessed to the Premises in accordance with the Development CC&Rs.
Assignment & Subletting	Notwithstanding anything to the contrary contained herein, an assignment, sublease, or other demise by Tenant of the whole or part of the Premises to its franchisees or licensees, or to any parent, subsidiary, or division, or a merger or consolidation of Tenant with another corporation acquiring all or substantially all of Tenant's assets related to the Premises, or to an affiliate of Tenant (each, a "Permitted Transferee"), shall not require Landlord's consent. Any assignment or sublease, and any transfer or demise to a Permitted Transferee, shall be subject to all of the terms, covenants and conditions of this Lease and Tenant shall remain primarily liable for the payment of rent and the performance of the terms, covenants and conditions of this Lease. No assignment of the Lease shall release the Tenant from any liability hereunder.
Right of Offer	If Landlord receives a bona fide acceptable offer to purchase the Premises, Landlord grants Tenant an option to purchase the same upon the same terms and conditions. Promptly after the receipt of such offer, Landlord shall give Tenant written notice of the terms and conditions of the offer, enclosing a copy of the offer and enclosing copies of all information and documentation reasonably necessary to the consideration of such offer, and Tenant may exercise the option to purchase at any time within thirty (30) days after receipt of such notice and additional documentation. Landlord shall not be required to bifurcate the sale of the Premises in connection with the sale of the larger parcel.
Exclusive	During the Term and any Extended Term, no occupant of the Development, other than Tenant, shall operate a Convenience Store or a Motor Fuels Facility or a Chicken Restaurant (if and when tenant operates in the sale of chicken).
Prohibited Uses	Aldi Lease Exclusive: A Retail Grocery Store. The term "Retail Grocery Store" means a supermarket, a meat market, a grocery store, a fruit and vegetable store or stand, a frozen or otherwise processed food store, and any other store where more than 2,500 square feet (including adjacent aisle space) is used for the sale or display of grocery items,
Prohibited Uses	Vet Clinic Lease Exclusive: Primary business is the operation of a veterinary clinic, animal healthcare clinic or emergency veterinary/animal service clinic.
	Inquire with Agent for full copy of "Exhibit F."

LAND CONDO & ECCR ABSTRACT

Prohibited Uses

Throughout the term of this Declaration, it is expressly agreed that, no of any Unit shall be used for the operation of a Convenience Store or a Motor Fuels Facility, or a retail grocery store.

CAM

Upon conveyance by Declarant of any Unit, the Owner of such Unit will be responsible for the operation, maintenance and repair of all Common Area located within such Unit in good order, condition and repair, at its own expense; provided however, that any Common Elements, Water Detention and Drainage Facilities, Utilities, Development Signage (and landscaping around such signage) which are located on or under a Unit but which serve one or more other Units will be operated, maintained and repaired by Declarant. For management of the Delclartion's responsibilities, there shall be included within CAM Costs (A) a commercially reasonable property management fees paid to a third-party management company, and (B) an administrative fee equal to 10% of all CAM Costs.

Units

Unit 1: Grocery Store Unit (Aldi); 2.537 Acres

Unit 2: Retail Pad Unit (Medical Strip); 0.792 Acres
Unit 3: Convenience Store Unit (7-Eleven); 1.532 Acres

Unit 4: East Parcel; 1.326 Acres Unit 5: Rear Parcel; 6.250 Acres

DEMOGRAPHIC SUMMARY

POPULATION	3-MILES	5-MILES	7-MILES
2028 Projection	15,728	59,699	114,378
2023 Estimate	14,957	56,484	109,458
2020 Census	15,048	55,554	108,286
2010 Census	13,427	43,904	91,945
HOUSEHOLD INCOME	3-MILES	5-MILES	7-MILES
Average	\$128,802	\$136,710	\$134,420
Median	\$100,691	\$109,831	\$105,445
Per Capita	\$49,011	\$49,552	\$48,447
HOUSEHOLDS	3-MILES	5-MILES	7-MILES
2028 Projection	5,947	21,639	41,253
2023 Estimate	5,621	20,370	39,314
2020 Census	5,419	19,637	38,191
2010 Census	4,787	15,302	32,081
HOUSING	3-MILES	5-MILES	7-MILES
Median Home Value	\$442,901	\$444,933	\$434,925

EMPLOYMENT	3-MILES	5-MILES	7-MILES
2023 Daytime Population	23,366	48,626	93,934
2023 Unemployment	5.10%	3.41%	4.18%
Average Time Traveled (Minutes)	42	46	46

EDUCATIONAL ATTAINMENT	3-MILES	5-MILES	7-MILES
High School Graduate (12)	29.37%	27.10%	27.80%
Some College (13-15)	24.60%	23.98%	24.24%
Associate Degree Only	8.47%	8.91%	9.06%
Bachelor's Degree Only	18.03%	20.30%	19.11%
Graduate Degree	11.37%	14.34%	13.87%



DRIVE TIMES	5-MINUTE	10-MINUTE	15-MINUTE
Population	19,034	90,764	154,198
Population Density (Per Sq Mile)	435	797	421
Area (Square Miles)	43.8	113.9	366.7



WASHINGTON, D.C. OVERVIEW

As the capital city of the United States, Washington, D.C., is located along the Potomac River, just inland from the Chesapeake Bay. In addition to the District of Columbia, the metro encompasses 22 counties and jurisdictions in portions of Maryland, Virginia and West Virginia. The District and inner-ring suburbs are densely populated. Washington, D.C., is the largest city in the metro, with a population of over 700,000 residents. Amazon is growing its presence in Northern Virginia with its HQ2 headquarters and has more than 2 million square feet of office space under construction. The buildings are expected to house at least 25,000 workers upon completion in 2023, boosting the demand for additional housing options.

THE WASHINGTON, D.C. ECONOMY

The economy of the Washington, D.C., metro is one of the largest in the nation and is home to a wide variety of Fortune 500 companies, including Capital One Financial, Leidos Holdings, DXC Technology, AES, Danaher, Fannie Mae and Freddie Mac.

Employment is primarily focused on government, lobbying, defense contracting, data processing and news reporting.

The metro has a sizable hospitality sector that, while still recovering from the health crisis, typically employs more than 325,000 workers and supports the roughly 20 million annual visitors to the region's vast array of attractions.

SHARE OF 2022 TOTAL EMPLOYMENT











MAJOR AREA EMPLOYERS George Washington University Fannie Mae Inova Health Lockheed Martin Georgetown University Capital One Financial Booz Allen Hamilton MedStar Health University of Maryland Giant Food









WASHINGTON, D.C. DEMOGRAPHICS

Nearly 113,000 households are expected to be formed through 2026, boosting housing demand. The median home price of \$562,000 is well above its national counterpart and contributes to a homeownership rate of 63 percent, slightly below the national rate of 64 percent.

Roughly 24 percent of residents ages 25 and older hold a graduate or professional degree, compared with 12 percent for the nation.

2022 POPULATION BY AGE

19%
5-19 YEARS

7% 20-24 YEARS **26%**

25-44 YEARS

27%

45-64 YEARS

15%

66+ YEARS



0-4 YEARS







QUALITY OF LIFE

The Washington, D.C., metro is one of the most dynamic in the U.S. It is the seat of the U.S. government. The region has a cosmopolitan air and is a destination for visitors from across the nation and around the world, containing numerous prominent public buildings and landmarks. It is home to many of the nation's leading media outlets, think tanks and universities. Washington, D.C., also has extraordinary museums, theaters and restaurants that are patronized by visitors and an affluent local population. Educational opportunities abound in the metro—area's many institutions of higher learning. Prominent universities include George Washington University, American University, Georgetown University and the University of Maryland.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

SPORTS











EDUCATION









ARTS & ENTERTAINMENT









^{*} Forecast

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