

CLICK FOR DRONE VIDEO



Subject Property

7-Eleven

\$5,824,000 | 5.00% CAP

5990 Charlotte Hwy ,Clover, SC 29710

- ✓ 11+ Years Remaining on NNN Lease
- ✓ Affluent Lake Community minutes from Lake Wylie
- ✓ 20 Miles from Downtown Charlotte
- ✓ Eligible for Accelerated Depreciation
- ✓ Attractive **Assumable Debt**
- ✓ High Traffic Location on Hard Corner (43,000+ 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 77,000 stores in 18 countries**.



INVESTMENT OVERVIEW

7-ELEVEN CLOVER, SC



Subject Property

CONTACT FOR DETAILS

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Bob Moorhead

Managing Partner
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bob@securenetlease.com

SC Broker of Record:

William Batson (#2528)

\$5,824,000

5.00% CAP

NOI

\$291,190*

- ✓ **12-Year Absolute NNN Corporate Lease**, with 7.5% rental increases every 5 years in both the Primary Term and (4) 5-Year Option Periods.

Building Area

±3,010 SF

- ✓ **7-Eleven (S&P rated A)** operates in 18 countries and employs over 24MM people and is the largest chain store operator in the world with 77,000+ stores, 11,600 of which are in North America.

Land Area

±1.11 AC

- ✓ **Excellent highway location at the signalized intersection of State Highway 49** - Location sees approximately 43,000 vehicles per day.

Year Built

2020

- ✓ **Subject Property is strategically located minutes from Lake Wylie.** Lake Wylie is a 12,455 acre man-made lake on the South Carolina/North Carolina border. It is operated by Duke Energy and is known for summer water sports.

Lease Type

Absolute NNN

- ✓ **Clover, SC is located 20 miles from Downtown Charlotte.** The Charlotte MSA has a population of over 2.8 million people and home to several large corporations including: Bank of America, Truist and the East Coast Headquarters for Wells Fargo, along with many other financial institutions, making it the second largest bank center in the US.

Occupancy

100%

***Rent Begins November 2025. Seller to give rent credit between closing and rent bump.**

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 CLOVER, SC

7-Eleven

REVENUE
\$64.74 B

CREDIT RATING
A

STOCK TICKER
SVNDY

LOCATIONS
77,000+



7-eleven.com

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan.

Founded in 1927, 7-Eleven **focuses** on providing a broad selection of fresh, **high quality products** at everyday fair prices, serving over seven million customers per day in North America alone. According to their company website, **approximately 25%** of the U.S. population lives within one mile of a 7-Eleven Store.

Today, 7 Eleven is the world's largest convenience store chain with more than 77,000 stores in 18 countries, of which approximately **16,000 are in the U.S.** and Canada. These stores see approximately **65 million customers per day.**

The name 7-Eleven originated in **1946** when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers 24-hour convenience seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven focuses on meeting the needs of **convenience-oriented guests** by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about **2,500 different products** and services is tailored to meet the needs and preferences of local guests.

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.



IN THE NEWS

7-ELEVEN CLOVER, SC

7-Eleven Charges Forward with Installation of 500 Electric Vehicle Ports by End of 2022, Providing Convenient Charging Options that Drive a More Sustainable Future

JUNE 1, 2021 (7-ELEVEN CORPORATE)

Owned and operated by 7-Eleven, the new DCFC ports will increase convenient charging options for EV drivers by adding to the company's existing 22 charging stations located at 14 stores in four states.

Once this expansion is complete, the company will have **one of the largest and most compatible fast-charging systems** of any retailer in the U.S. "7-Eleven has always been a leader in new ideas and technology to better serve the needs of our customers," said 7-Eleven President and CEO Joe DePinto.

7-Eleven, Inc. is accelerating its environmental ambitions. The iconic retailer is undertaking a massive installation project, with a goal of building at least 500 Direct Current Fast Charging (DCFC) ports at 250 select U.S. and Canada stores by the end of 2022.

Additionally, the company recently **"doubled-down"** on its original commitment and pledged to meet a **50 percent reduction of CO2** emissions by 2030. 7-Eleven set ambitious and measurable sustainability goals in 2016 as part of the company's commitment to operating a globally sustainable business. To help address the challenge created by climate change, the company planned to achieve a **20% reduction of CO2 emissions** from its stores by 2027. Instead, 7-Eleven reached this **20% reduction goal in 2019**, eight years ahead of schedule. This CO2 reduction equals the carbon sequestered by more than **349,000 acres** of U.S. forests in one year.

EXPLORE ARTICLE



7-Eleven Expands Mobile Checkout Feature to Thousands of US Stores

JULY 13, 2021 (7-ELEVEN CORPORATE)

The frictionless shopping experience is a benefit of 7-Eleven's award-winning 7Rewards® loyalty program where members (rather, more than 50 million of them) can earn and redeem points on product purchases and receive coupons and promotional pricing.

As an incentive to try Mobile Checkout, for a limited time, 7-Eleven **is offering 10x the rewards** points for every purchase made using the new feature in the app.

7-Eleven was the **first convenience store** chain to develop proprietary technology for a full frictionless shopping experience from start to finish. Mobile Checkout works on both Android and iOS devices and is available for most **7-Eleven merchandise that has a bar code**. The company plans to expand Mobile Checkout to all US **stores by the end of 2022**.

7-Eleven, Inc. has expanded its new Mobile Checkout contactless shopping solution to an additional 2,500+ stores across the U.S. Using the 7-Eleven app, customers can quickly scan items and pay for purchases without ever standing in a checkout line. Mobile Checkout is now available in more than 3,000 participating 7-Eleven stores in 32 states including Washington, D.C.

"After over a year of living through the pandemic, Americans have a new perception of what convenience looks like. For many, it's a contactless **shopping experience without waiting in line**," says 7-Eleven Digital Senior Vice President Raghu Mahadevan. "Luckily, we were already testing Mobile Checkout and had begun **expanding 7NOW home delivery** to hundreds of markets before lockdowns occurred. It's what people expect from the world's leading convenience store — we plan to exceed those expectations and take the **in-store shopping experience to the next level.**"

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN CLOVER, SC

Initial Lease Term	15 years, Plus (4) 5-Year Renewal Options
Rent Expiration	October 2035
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, in Primary Term & Options
Annual Rent Years 1-5	\$270,875
Annual Rent Years 6-10	\$291,190
Annual Rent Years 11-15	\$313,029
Option 1	\$336,507
Option 2	\$361,745
Option 3	\$388,875
Option 4	\$418,041

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.



OAKRIDGE
ELEMENTARY SCHOOL
(648 STUDENTS)

OAKRIDGE
MIDDLE SCHOOL
(954 STUDENTS)

Walgreens ZAXBY'S
Walmart Supercenter McDonald's

Pep Boys

GOODYEAR
PAPA JOHN'S
Jersey Mike's SUBS

Bank of America
LOWE'S
WELLS FARGO

O'Reilly AUTO PARTS
MOE'S SOUTHWEST GRILL
ups

THE VILLAGE AT
LAKE WYLIE
(392 UNITS)

Public Storage

REDWOOD
LAKE WYLIE
(146 UNITS)

SUBWAY
Pizza Hut
FOOD LION

REVERE AT
LAKE WYLIE
(444 UNITS)

Publix
Wendy's

Arby's

MARATHON

CVS pharmacy

ICE CREAMERY

U-HAUL

BOWL N'BOUNCE
SHERWIN WILLIAMS

49

AutoZone
DUNKIN'
NTB TACO BELL

Exxon

U-HAUL

Exxon

the Y

VILLAS AT
MARLIN BAY
(240 UNITS)

ANYTIME FITNESS
WAFFLE HOUSE
Starbucks Domino's

DOLLAR TREE
ReStore

CROWDERS CREEK
ELEMENTARY SCHOOL
(745 STUDENTS)

QT
QuikTrip

FIELD DAY
PARK

TSC TRACTOR
SUPPLY CO

CHARLOTTE HIGHWAY
±30,000 VPD

FAVOR

49

Pet Resort
Pelican's SNOBALLS

55

7-ELEVEN
SUBJECT PROPERTY
5990 CHARLOTTE HWY.

STATE HIGHWAY 55 E
±8,515 VPD

76

LAKE WYLIE ROAD
±4,039 VPD

CROWDERS CREEK

EASON ROOFING

LAKE WYLIE EURO

GRAMMAR CMC Inc.

274

DOWNTOWN
CHARLOTTE
(24.4 MILES)



274

49

55





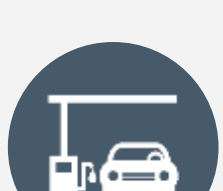
STATE HIGHWAY 55 E
(8,515 VPD)

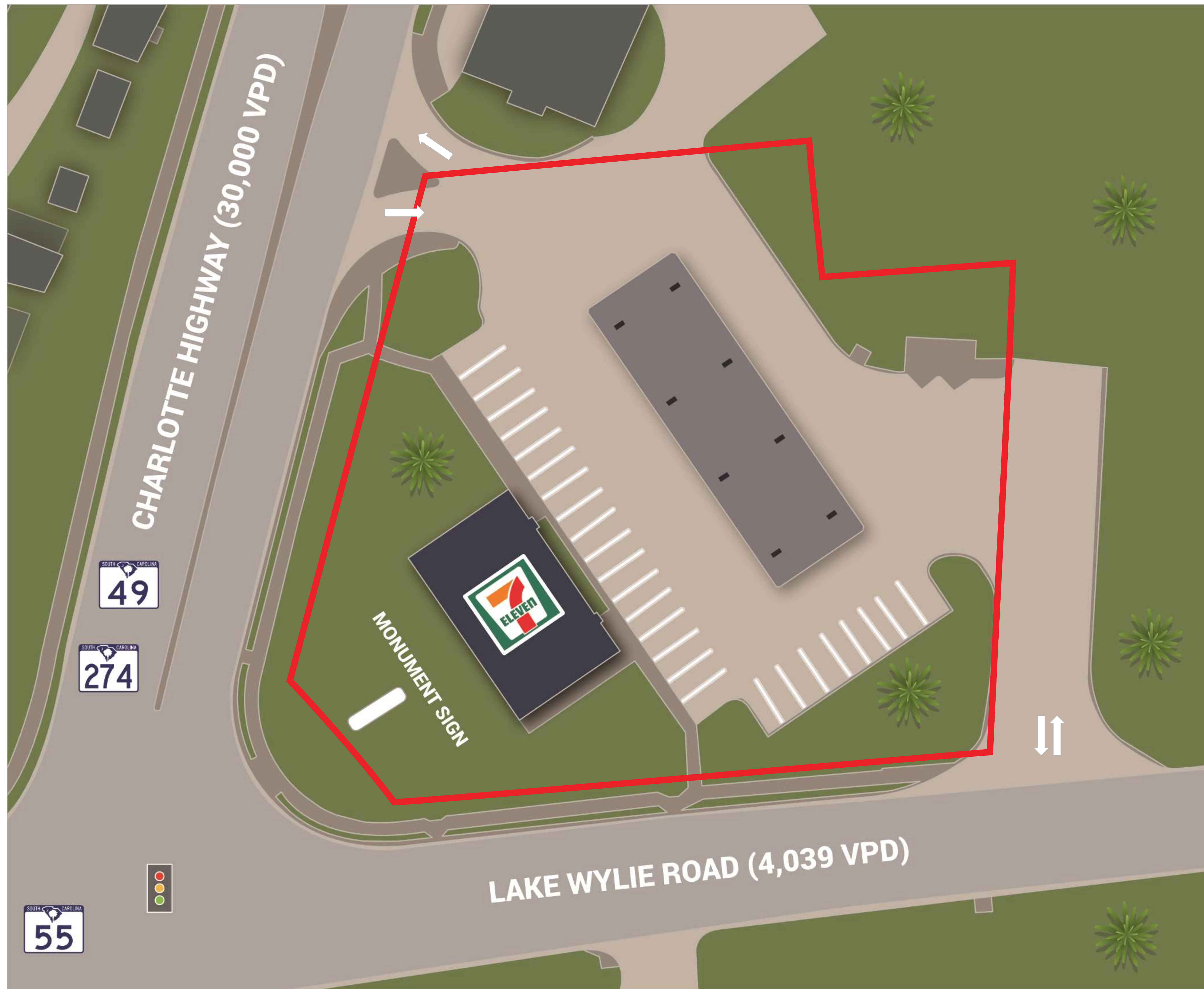
LAKE WYLIE ROAD
(4,039 VPD)

CHARLOTTE HIGHWAY
(30,000 VPD)

SITE OVERVIEW

7-ELEVEN CLOVER, SC

	Year Built		2020
	Building Area		±3,010 SF
	Land Area		±1.11 AC
	Pumps		8
	Fueling Positions		16



NEIGHBORING RETAILERS

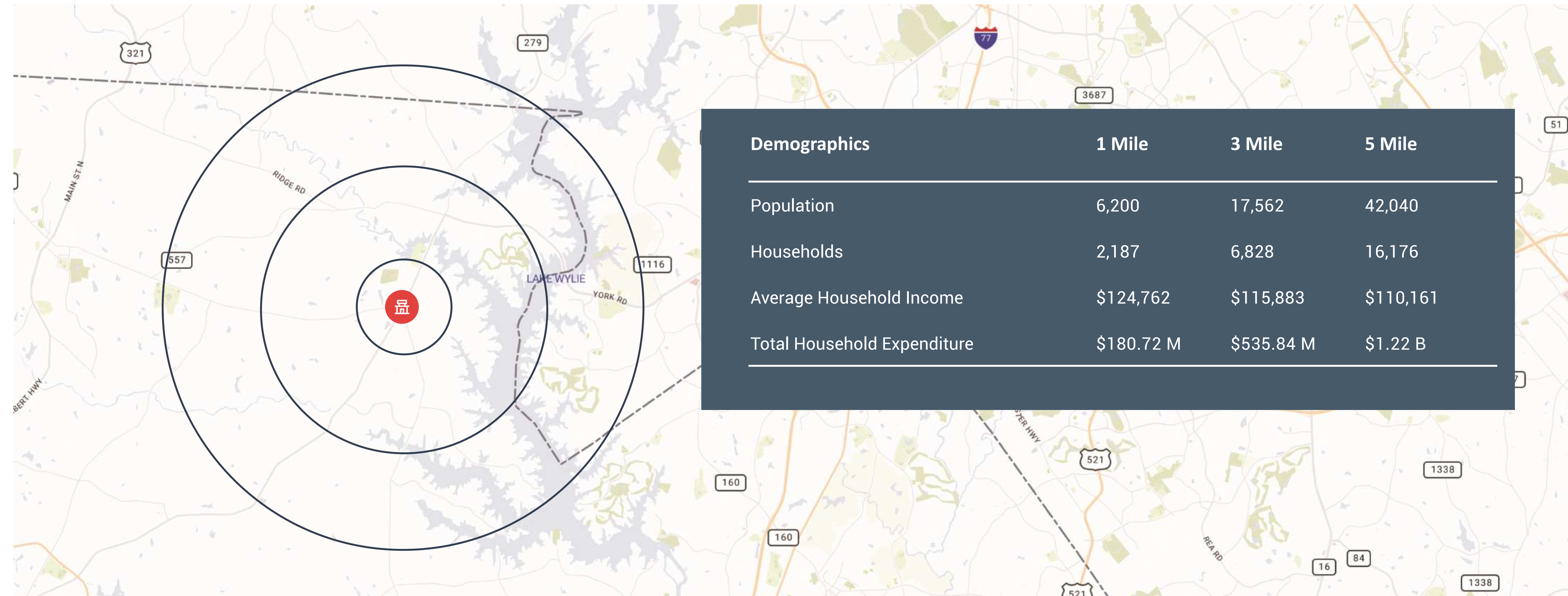
- Tractor Supply Co.
- Publix
- Wendy's
- Taco Bell
- Subway
- CVS Pharmacy
- Anytime Fitness
- Dollar Tree
- Walmart Supercenter
- Lowes



Subject Property

LOCATION OVERVIEW

7-ELEVEN CLOVER, SC



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Atrium Health (35,700)
2. Wells Fargo (23,500)
3. Charlotte-Mecklenburg Schools (18,495)
4. Wal-Mart Stores (17,100)
5. Bank of America (15,000)
6. Novant Health/Presbyterian Regional Healthcare Corporation (11,698)
7. American Airlines (11,000)
8. Delhaize America (9,078)
9. Harris Teeter (8,239)
10. Lowe's Companies (7,801)

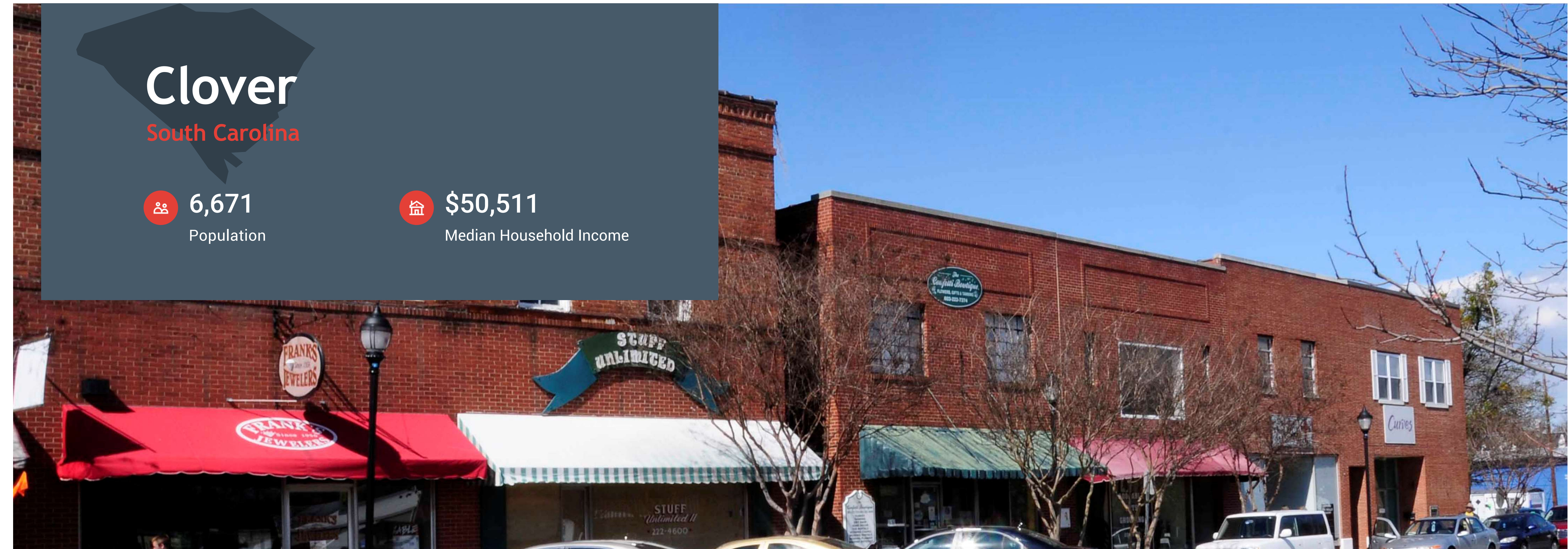
LOCATION OVERVIEW

7-ELEVEN CLOVER, SC

Clover
South Carolina

6,671
Population

\$50,511
Median Household Income



3 miles from
Lake Wylie

Chartered in 1887, the Town of Clover is located in north-western York County, South Carolina.

The small-town atmosphere combined with easy access to big city dining, shopping and entertainment make Clover an exceptional place to live.

20 miles from
Downtown
Charlotte

The Clover School District is the second fastest growing district in the State.

Clover is a tight-knit community who remains focused as an agriculture and farming community with many large farms within its borders. However, the

proximity of Clover to the rapidly growing Charlotte and Gastonia, NC, and Rock Hill, SC, urban areas provide a diverse job market and has created an opportunity for growth in Clover. Clover is 25 miles from Charlotte's center city, very close to Steele Creek area of Charlotte that borders Lake Wylie, and 15 miles from Gastonia, North Carolina.

The town officially began around the site of a 5,000-gallon water tank constructed to serve the steam engines of the Chester and Lenoir Narrow Gauge Railroad. According to local legend, excess water spilling on the ground caused patches of clover to spring up. Railroad workers began referring to the town as Clover Patch, a moniker which residents still affectionately use today. Clover became a booming textile community and textiles continue to play a part of the community's economy. Downtown Clover has a variety of retail shops, as well as restaurants. It is also home of Feis Chlobhair, a festival celebrating the area's Scots-Irish heritage. The town has since grown steadily, reaching a population of 6,519 in 2019.

IN THE NEWS

7-ELEVEN CLOVER, SC

Downtown Clover poised for growth as town joins Main Street South Carolina program

KENDALL MORRIS, January 24, 2022 (WCNC CHARLOTTE NEWS)

Downtown Clover is poised for big moves over the next three years as the city joins the Main Street South Carolina program at the aspiring level. The small town's downtown district is filled with the familiar charm of historic buildings, with a mix of businesses ready to welcome people off the streets.

"I always say it's like the little town of Mayberry, but just like a **2022 town of Mayberry**, I guess you could say," Alicia Griffith, one of the owners of **Carolina Chocolate Company**, said.

It's part of the reason why Griffith opened a **storefront a block off Main Street** about six years ago.

Main Street South Carolina empowers residents with the knowledge, skills, tools and organizational structure necessary to revitalize their downtowns, neighborhood commercial districts and cities/towns into vibrant centers of commerce and community.

The shop only serves retail customers from 11 a.m. to 4 p.m. on Saturdays, benefitting from **the foot traffic as downtown Clover** has grown over the last few years. "A lot of younger families that are getting out and walking ... and you know, wanting to support **small businesses and local**, so it's just been a really nice growth to sit and be a part of," Griffith said.

The Vault Bottle Shop is part of the **growth in Clover**. The shop opened in January 2021 as a **new addition to Main Street**. "Saw that this place was available, and I had been kicking the tires on opening a bottle shop **outside of Charlotte** somewhere, so it all just fell into place," Brent Voyer, owner of **The Vault Bottle Shop**, said.

EXPLORE ARTICLE



Eli Lilly breaks ground in Concord on \$1 billion medicine plant

BLAKE DOUGLAS, JUNE 14, 2022 (THE CHARLOTTE OBSERVER)

Local and state officials on Tuesday hailed pharmaceutical giant Eli Lilly's second North Carolina facility as bolstering the economic fortunes of Concord and providing prosperity to Cabarrus County families.

During a brief ceremony at the Cabarrus Country Club, Gov. Roy Cooper said the facility — a **\$1 billion investment** from Eli Lilly to produce medicines treating **diabetes, obesity and Alzheimer's**.

Investment will inject \$5.7 billion into North Carolina's economy over the next 12 years

"The economic success that we're seeing is not only a reflection of our **great state and its people**, but the Concord (and) Cabarrus County community," Cooper said. "One thing that we've got to be committed to do is providing them with a **strong, smart, dedicated, diverse, healthy workforce**."

Eli Lilly CEO David Ricks said the plant, located at 1420 Concord Parkway South, is expected **to provide 600 new jobs**. Hiring for the positions will take place over the next two-and-a-half years, with construction set to **begin in spring 2023**. Production of medicines is expected to **start in 2024**.

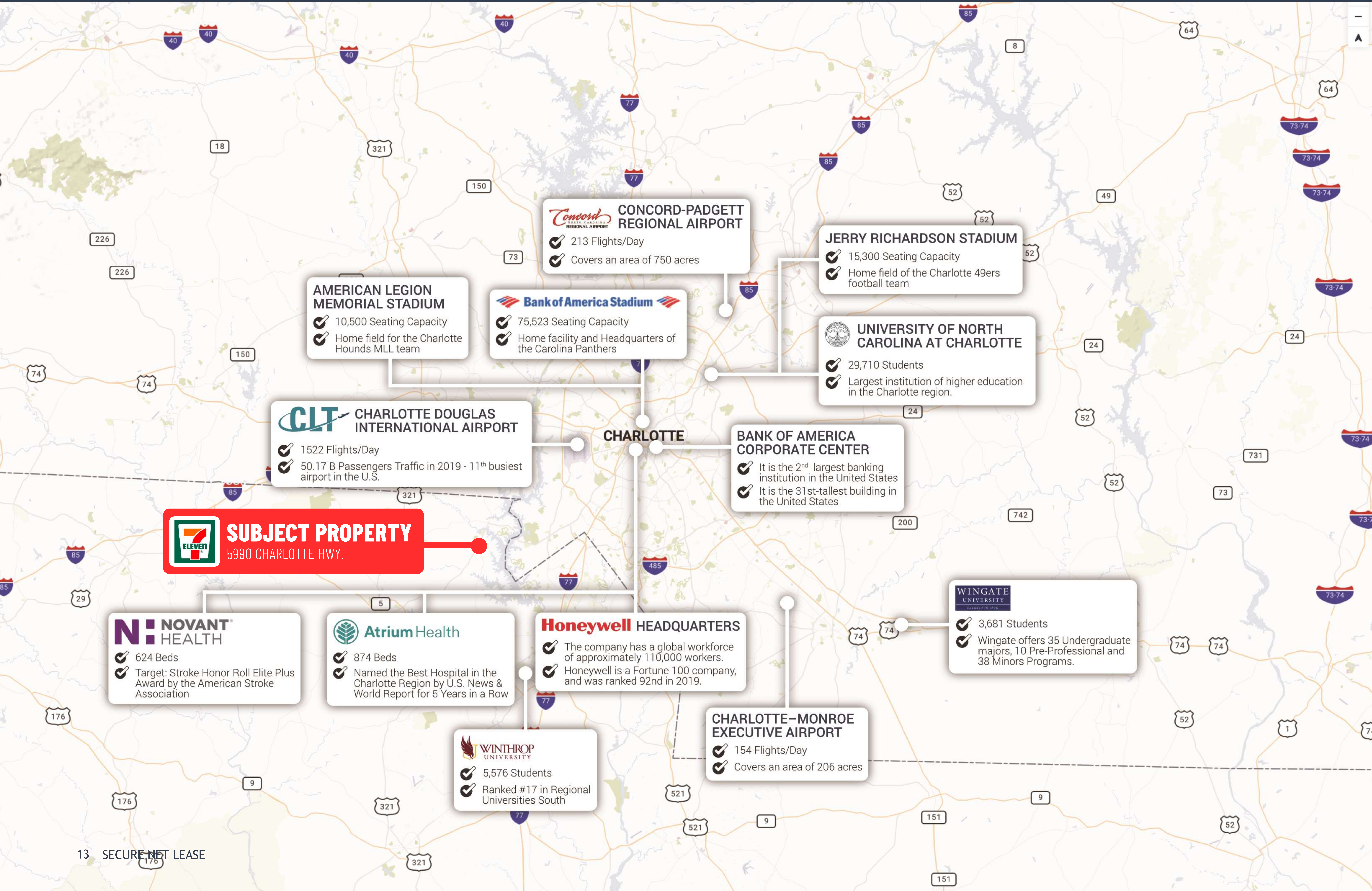
Ricks said the success of Eli Lilly's first plant in the state, established in **Research Triangle Park**, motivated the company to look back to **North Carolina** for the new facility after its announcement in **January**. The **Raleigh-area plant brought 460 jobs** to its locale and will begin producing **medicines in 2023**.

EXPLORE ARTICLE



GREATER CHARLOTTE

7-ELEVEN CLOVER, SC



7-ELEVEN
SUBJECT PROPERTY
 5990 CHARLOTTE HWY.

CONCORD-PADGETT REGIONAL AIRPORT
 ✓ 213 Flights/Day
 ✓ Covers an area of 750 acres

JERRY RICHARDSON STADIUM
 ✓ 15,300 Seating Capacity
 ✓ Home field of the Charlotte 49ers football team

AMERICAN LEGION MEMORIAL STADIUM
 ✓ 10,500 Seating Capacity
 ✓ Home field for the Charlotte Hounds MLL team

Bank of America Stadium
 ✓ 75,523 Seating Capacity
 ✓ Home facility and Headquarters of the Carolina Panthers

UNIVERSITY OF NORTH CAROLINA AT CHARLOTTE
 ✓ 29,710 Students
 ✓ Largest institution of higher education in the Charlotte region.

CLT CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT
 ✓ 1522 Flights/Day
 ✓ 50.17 B Passengers Traffic in 2019 - 11th busiest airport in the U.S.

BANK OF AMERICA CORPORATE CENTER
 ✓ It is the 2nd largest banking institution in the United States
 ✓ It is the 31st-tallest building in the United States

NOVANT HEALTH
 ✓ 624 Beds
 ✓ Target: Stroke Honor Roll Elite Plus Award by the American Stroke Association

Atrium Health
 ✓ 874 Beds
 ✓ Named the Best Hospital in the Charlotte Region by U.S. News & World Report for 5 Years in a Row

Honeywell HEADQUARTERS
 ✓ The company has a global workforce of approximately 110,000 workers.
 ✓ Honeywell is a Fortune 100 company, and was ranked 92nd in 2019.

WINGATE UNIVERSITY
 ✓ 3,681 Students
 ✓ Wingate offers 35 Undergraduate majors, 10 Pre-Professional and 38 Minors Programs.

WINTHROP UNIVERSITY
 ✓ 5,576 Students
 ✓ Ranked #17 in Regional Universities South

CHARLOTTE-MONROE EXECUTIVE AIRPORT
 ✓ 154 Flights/Day
 ✓ Covers an area of 206 acres

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

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

Los Angeles

Office

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