SECURE
NET LEASE

FILE PHOTO

7-Eleven Evolution Store

$7,770,860 | 5.00% CAP

SWC W Memorial Blvd & Chestnut Rd, Lakeland, FL 33805

- **Brand New 15-Year Absolute NNN Lease** with 10% Rent Bumps Every 5 Years
- **Anchored by Lakeland Business Center North -** (2) Warehouses totaling 299,241 SF in space
- **Nearby I-4 (115,000+ VPD | 15,376 Truck Traffic / Day)** at W Memorial Blvd exit (26,976 VPD | 2,756 Truck Traffic / Day)
- **Directly Across from Kathleen High School -** 1,928 Students
- **Lakeland-Winter Haven Metro is the 2nd Fastest Growing MSA** in the nation, with the population growing by 2.7% from 2019 - 2020

FILE PHOTO

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 19 countries.**

INVESTMENT OVERVIEW

7-ELEVEN LAKELAND, FL

FILE PHOTO

CONTACT FOR DETAILS

Teddy Leonard

Vice President
(512) 387-9770

tleonard@securenetlease.com

FL Broker of Record: Mike Houghton
License #: BK3157275

$7,770,860

5.00% CAP

NOI
$388,543

Building Area
±4,992 SF

Land Area
±2.81 AC

Year Built
2023

Lease Type
Abs. NNN

Occupancy
100%

- **Projected Rent Commencement:** March 2023
- **Brand New 15-Year Absolute NNN Corporate Lease** with 10% Rental Increases Every 5 Years in both the Primary Term and (4) 5-Year Option Periods. New store will feature 7 MPDs and 3 High Speed Diesel Lanes on site.
- **7-Eleven Evolution Store.** Subject property is one of the 1st Evolution stores built in Central Florida and will feature a walk-in beer cave, wine rack, self-serve cold brew on tap, and 5 bar seats for in-store dining.
- **High Traffic Hard Corner Location.** New store is located 1 mile east of I-4 (115,000+ VPD | 15,376 Truck Traffic / Day) at the intersection of W Memorial Blvd (26,976 VPD | 2,756 Truck Traffic / Day) & Chestnut Rd.
- **Anchored by Brand New $23M Industrial Development.** Subject property is an outparcel to (2) industrial warehouses with a gross leasable space of 299,241 SF. Benefiting from its central location between Tampa and Orlando metros, Lakeland has one of the strongest industrial markets in the state, with 36+ million SF in industrial space and only a 5.6% vacancy rate (Q1 2021 Data).
- **Directly Across from Kathleen High School (1,950+ Students) and 2 Big Box Warehouses.** Totaling 420,000 SF of leasable space, the two warehouses are occupied by Parksite, a building materials supplier, and Crown Health Care Laundry Services, a B2B laundry provider servicing servicing the health care and medical industry in the region.
- **Lakeland-Winter Haven Metro is the 2nd Fastest Growing MSA** in the nation, posting a 2.7% annual growth rate from 2019 - 2020. Known for its manufacturing and distribution sectors, Lakeland features over 28 million square feet of industrial space and employs over 12,500 people in just the industrial industry alone.

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 LAKELAND, FL

7-Eleven

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.

REVENUE
$36.1 B

CREDIT RATING
S&P: A

STOCK TICKER
SVNDY

LOCATIONS
77,000+

7-eleven.com

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 19 countries**, of which approximately 14,000 are in the U.S. and Canada. These stores see approximately **64 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 **40 million members,** place an order in the 7NOW® delivery app in over **1,300 cities,** or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.

FILE PHOTO

IN THE NEWS

7-ELEVEN LAKELAND, FL

7-Eleven, Speedway, Stripes Announce Plan to Fill 60,000 Roles on National Hiring Day

APRIL 28, 2022 (7-ELEVEN CORPORATE)

The 7NOW app provides real-time tracking that lets customers know when to expect their orders, typically in 30 minutes or less.

From 10 a.m. to 4 p.m., interested candidates are invited to apply to all open positions in-person at one of the more than **13,000 locations** or online by visiting careers.7-Eleven.com and Speedway.com/careers. Same-day interviews and **on-the-spot job offers** are available for in-person applicants. Career opportunities include both **entry-level and management positions** inside the store as well as support roles and **numerous IT positions** and maintenance technicians to help fuel 7-Eleven's industry leading and innovative technological initiatives.

7-Eleven, Inc., Speedway and Stripes, along with participating independent franchise owners and operators, are hosting a National Hiring Event on Tuesday, May 3 across more than 13,000 stores in the U.S. The convenience retailers are collectively hiring passionate, customer-focused employees for 60,000 jobs.

"For more than **90 years**, 7-Eleven has been innovating to meet customer needs, and **2022 is presenting** our family of brands with more exciting growth opportunities than ever across the country," said Doug Rosencrans, 7-Eleven Executive Vice President and Chief Operating Officer. "We pride ourselves in providing associates with career advancement, **flexible work schedules** and competitive pay, and we welcome you to come learn and grow with 7-Eleven, Speedway and Stripes.

Store associate positions also will typically help continue to meet the surge in summer traffic, both in stores and through mobile orders, made through the 7NOW® delivery app.

EXPLORE ARTICLE

7-Eleven Launches 7NOW Gold Pass™, featuring Waived Delivery Fee and More

JANUARY 19, 2022 (7-ELEVEN CORPORATE)

7-Eleven Delivery through the 7NOW® app just got a reward-worthy upgrade that rounds out the brand's best-in-class delivery offerings.

Need snacks to stay fueled while watching the big game or think it's a bit too chilly for a coffee run? For just **$5.95 a month** and no added delivery fee, customers can get all the drinks and snacks they need, typically in about **30 minutes.** The 7NOW Gold Pass service pays for itself in about **3 delivery orders per month,** but in true 7-Eleven fashion, the perks don't end there.

With the new 7NOW Gold Pass™ subscription delivery service, customers can get their delivery fee waived on a choice of more than 3,000 of their favorite 7-Eleven products

Subscribers with a basket subtotaling at least **$10** will receive additional benefits including the option to select a free product, such as a free small Slurpee® drink. Better yet, members of 7Rewards®—the **loyalty program** in the 7-Eleven app where customers can earn and redeem points on most purchases—will unlock double the rewards when they order delivery using the 7NOW Gold Pass service. Need we say more? Experience 7-Eleven convenience like never before at no cost for the **first 14 days.**

"Our 7NOW Gold Pass **subscription delivery** service brings convenience to a whole new level, giving our customers the ability to order what they want, when they want it – and now as often as they want without an added delivery fee," said Raghu Mahadevan, 7-Eleven SVP and Chief Digital Officer. 7-Eleven launched delivery in **2018 via 7NOW,** and the introduction of new offerings – like the 7NOW Gold Pass subscription delivery service – is part of a **company-wide commitment** to bring value and delight to every customer experience both in and out of the store.

EXPLORE ARTICLE

LEASE OVERVIEW

7-ELEVEN LAKELAND, FL

Initial Lease Term	15-Years, Plus (4) 5-Year Option Periods
Rent Commencement	March 2023 (Est.)
Lease Expiration	March 2038 (Est.)
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, in Primary Term & Options
Annual Rent YRS 1-5	$388,542.96
Annual Rent YRS 6-10	$427,397.28
Annual Rent YRS 11-15	$470,137.08
Option 1	$517,150.68
Option 2	$568,865.76
Option 3	$625,752.36
Option 4	$688,327.68

FILE PHOTO

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.

±115,000 VPD
400
INTERSTATE 4
OWENS CORNING
PENSKE
FedEx
CardinalHealth
KATHLEEN ROAD
±35,048 VPD
TAMPA MAID FOODS
539
FAMILY DOLLAR
CHESTNUT ROAD
N FLORIDA AVENUE
±38,828 VPD
DaVita Kidney Care
U-HAUL
NAPA
AutoZone
33
Badcock&more
98
StoreRight Self Storage
U-HAUL
O'Reilly AUTO PARTS
metro by T-Mobile
cricket wireless
SUNBELT RENTALS
LAKELAND SELF STORAGE
BURGER KING
TACO BELL
Wendy's
546
U-HAUL
92
Advance Auto Parts
Church's CHICKEN
Walgreens
W MEMORIAL BOULEVARD
±26,976 VPD
enterprise
Hardee's
Ford
HYUNDAI
APPROXIMATELY 2.5 MILES FROM SUBJECT PROPERTY
BONNET SPRINGS PARK
DOLLAR GENERAL
SUBJECT PROPERTY
SWC W. MEMORIAL BLVD. & CHESTNUT RD.
DOLLAR GENERAL
enterprise
DOWNTOWN
548
FAMILY DOLLAR
U-HAUL
Jimmy John's
CVS pharmacy
AutoZone
SUBWAY
amazon
save a lot
Publix SIGNAGE & CABINETRY
U-HAUL
600
GEORGE JENKINS BOULEVARD
±17,347 VPD
35
UNITED STATES POSTAL SERVICE
WELLS FARGO
HYATT PLACE
RP FUNDING CENTER
tropical SMOOTHIE CAFE
Bank of America
92
NEW TAMPA HIGHWAY
±17,646 VPD
Publix PRINT SHOP
SPRINGHILL SUITES BY MARRIOTT
StateFarm
TRG THE ROYAL GROUP
Publix EMPLOYMENT OFFICE
563
SHERWIN WILLIAMS
37
Alaso

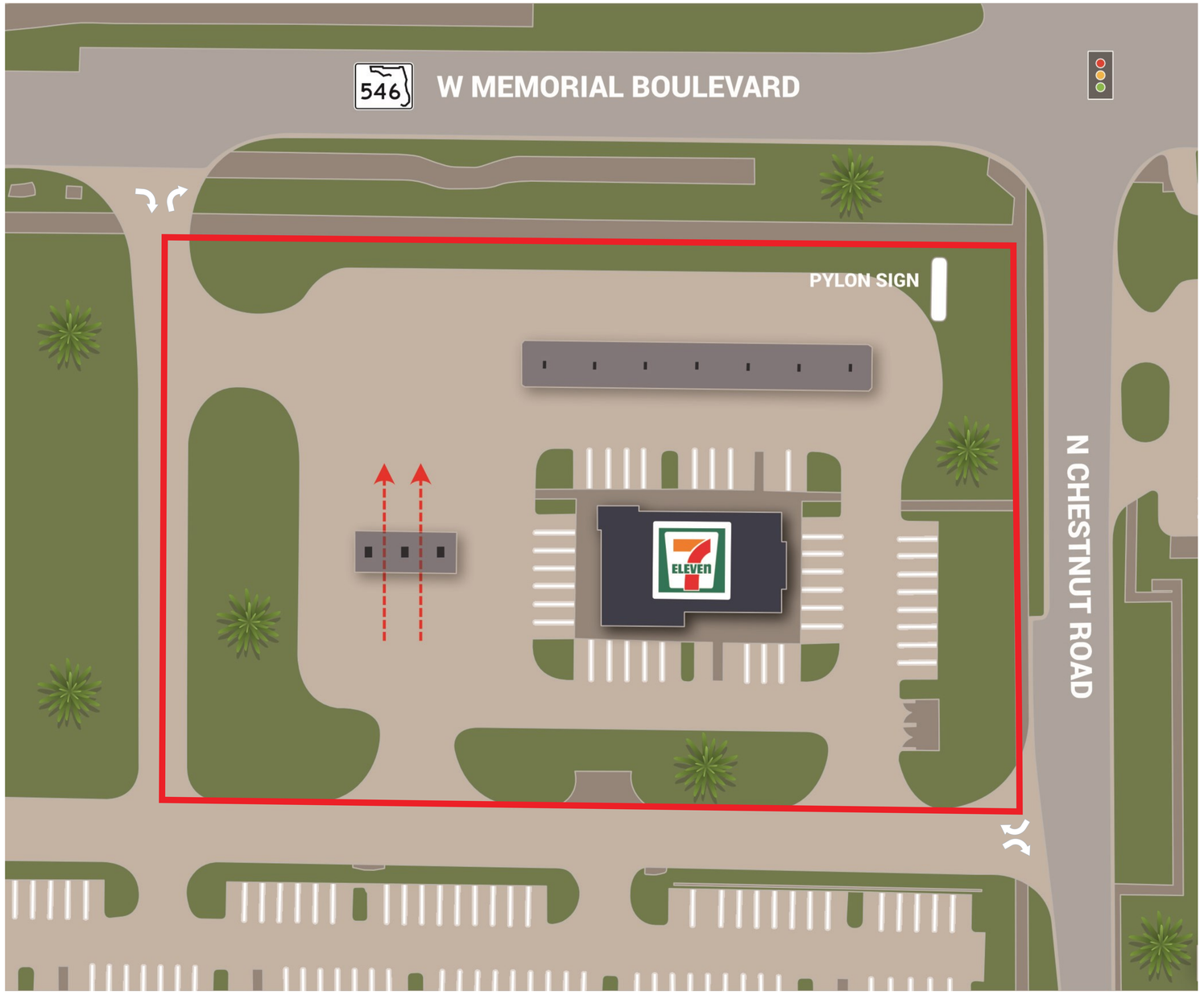
SITE OVERVIEW

7-ELEVEN LAKELAND, FL

Year Built	2023
Building Area	±4,992 SF
Land Area	±2.81 AC
MPDs	7
High Speed Diesel Lanes	2

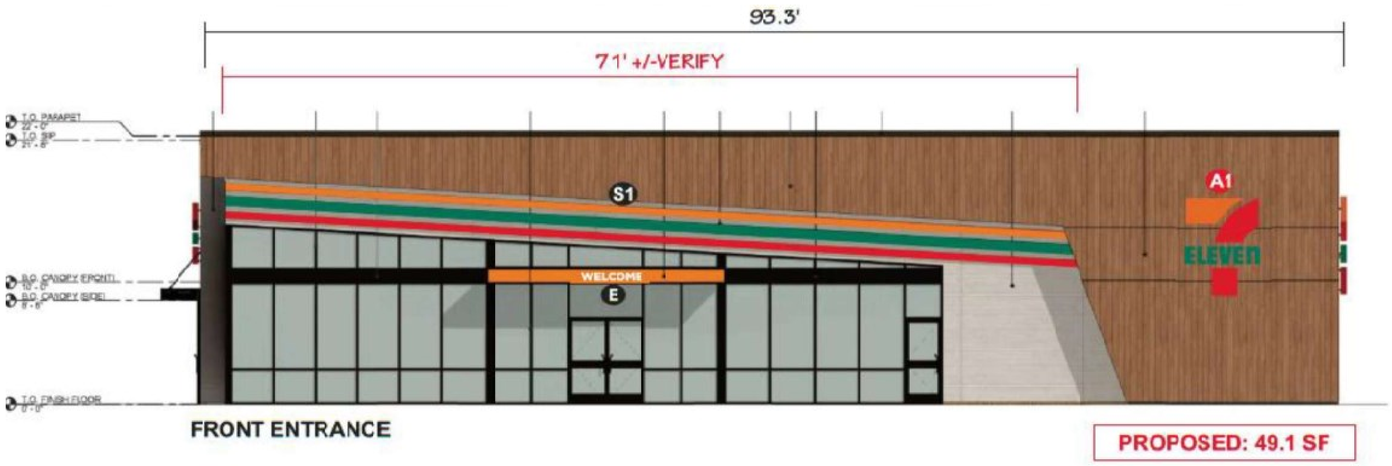
NEIGHBORING RETAILERS

- Save A Lot
- AutoZone Auto Parts
- Dollar General
- Family Dollar
- CVS
- Walgreens
- Taco Bell
- O'Reilly Auto Parts
- Publix
- U-Haul



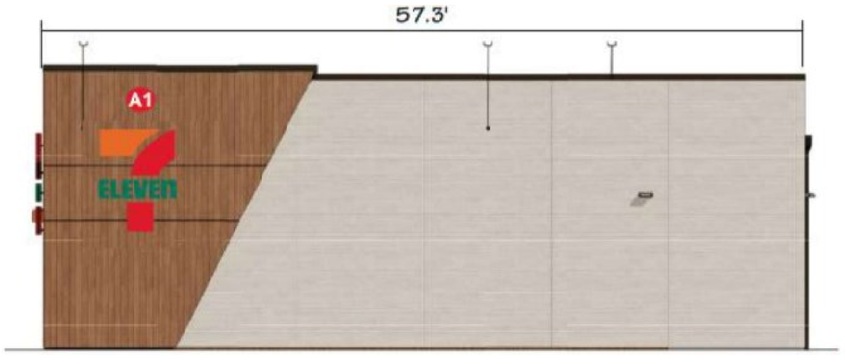
ELEVATIONS

7-ELEVEN LAKELAND, FL



FRONT ENTRANCE

PROPOSED: 49.1 SF



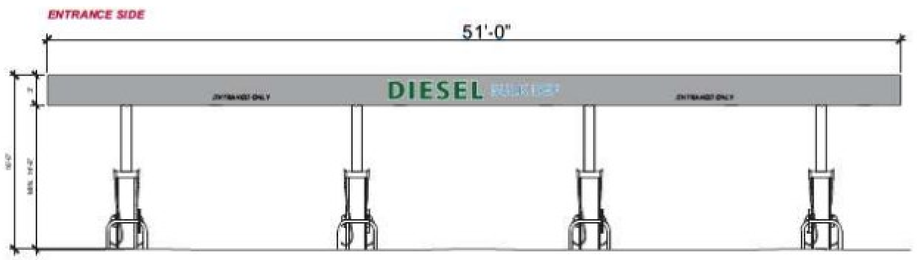
RIGHT SIDE

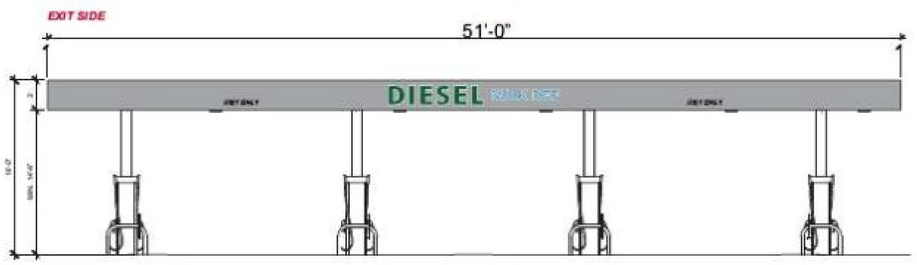
PROPOSED: 49.1 SF

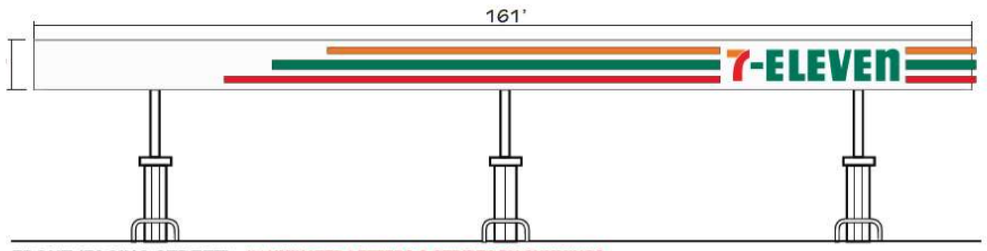
REAR

PROPOSED: 27.7 SF

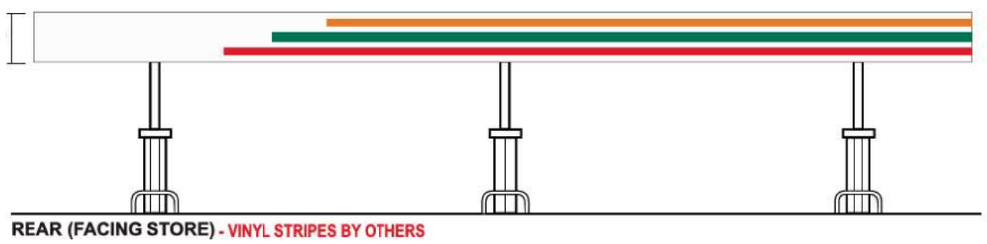
LEFT SIDE



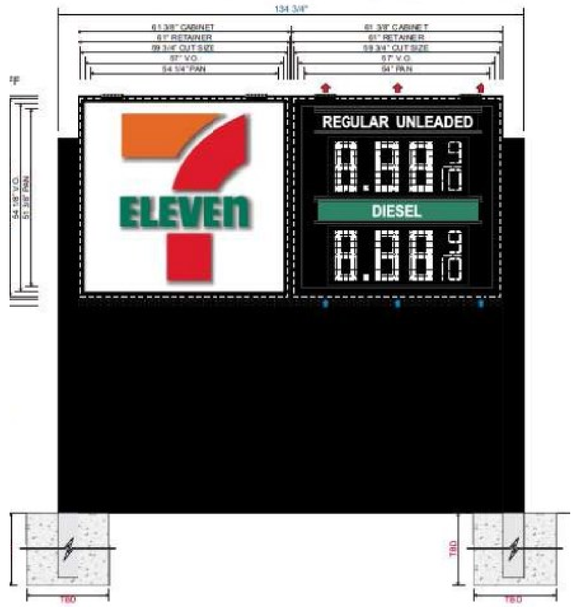




FRONT (FACING STREET) - ILLUMINATED LETTERS & STRIPES BY CUMMINGS

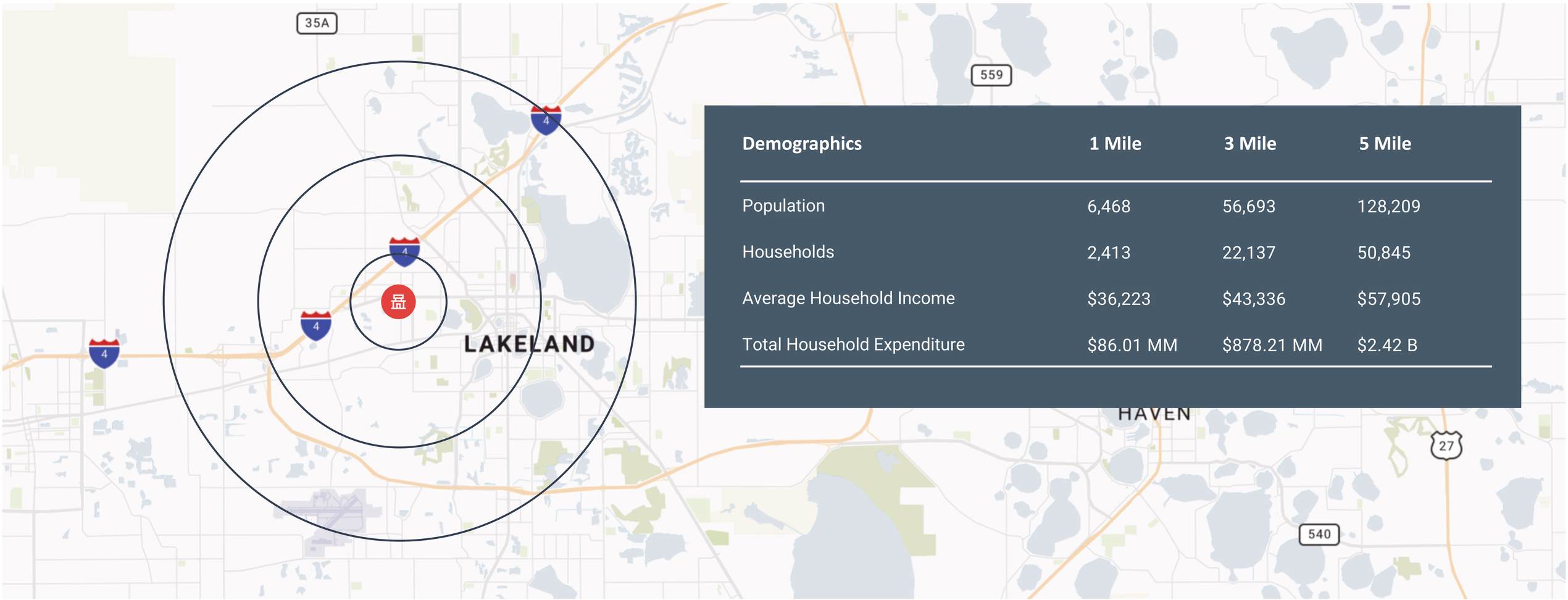


REAR (FACING STORE) - VINYL STRIPES BY OTHERS



LOCATION OVERVIEW

7-ELEVEN LAKELAND, FL



Demographics	1 Mile	3 Mile	5 Mile
Population	6,468	56,693	128,209
Households	2,413	22,137	50,845
Average Household Income	$36,223	$43,336	$57,905
Total Household Expenditure	$86.01 MM	$878.21 MM	$2.42 B

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Publix *(8,008)*
2. Lakeland Regional Health *(5,500)*
3. GEICO *(3,700)*
4. Amazon *(2,500)*
5. Watson Clinic *(1,857)*
6. Southeastern University *(1,072)*
7. Saddle Creek Logistics Services *(1,042)*
8. Rooms To Go *(800)*
9. Advanced Auto Parts *(615)*
10. Florida Southern College *(550)*
11. Summit Consulting *(540)*
12. Stryker *(532)*
13. GC Services *(500)*
14. Southern Glazer's Wine & Spirits *(476)*
15. WellDyne *(426)*

LOCATION OVERVIEW

7-ELEVEN LAKELAND, FL

Ranked #1 'Top 10 Fastest Growing Retirement Towns' - Realtor.com

#1

Over 9 Million people within a 100-mile radius

9 MILLION

Lakeland is a vibrant community conveniently located along I-4 between Tampa and Orlando.

With a population just over 100,000, the city limits cover 74.4 square miles.

The City of Lakeland offers an exceptional quality of life. A firm commitment to downtown development, redevelopment, historic preservation, cultural amenities, and an exceptional business-friendly environment has helped Lakeland to thrive for 130 years.

Lakeland has many lakes that are community focal points, providing scenic areas for recreation. In fact, much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found in the community.

Downtown Lakeland is a vital and enjoyable place for residents and visitors. It has been dubbed "Lakeland's living room" and truly embodies the community spirit of Lakeland. There are quaint shops, casual restaurants, pubs, craft breweries and fine-dining experiences to be found in and around the historic brick buildings that surround the historic Munn Park town square. Lakeland is also strong on the business front and boasts a number of notable corporate and mom-and-pop shops and restaurants. The community is the corporate home to Publix Supermarkets, one of the nations leading grocers, and Saddle Creek Logistics. Lakeland also houses regional hubs or distribution centers for GEICO Insurance, Amazon, Rooms to Go, Well Dyne, Advanced Auto Parts, Southern Wine & Spirits, FEDEX Corporate Services, O'Reily Auto Parts, Lockheed Martin and Pepperidge Farm.

IN THE NEWS

7-ELEVEN LAKELAND, FL

Polk County Embraces Red-Hot Industrial Market

JOHN HAUGHEY, JANUARY 11, 2022 (BUSINESS OBSERVER)

Pinpointing 2021 milestones and projecting 2022 highlights should be easy in Polk County, where the population has increased more than 20% since 2010 and its location straddling Interstate 4 between Tampa and Orlando sustains job-generating growth in manufacturing, distribution and logistics.

But distinguishing between drops in a deluge is **easier** said than done. "There's a lot going on here," Central Florida Development Council President and CEO Sean Malott says. "That's the reality across Florida right now. **Florida** is very **attractive** for people and **businesses** but, as you dive into it, a **very large portion of people** coming to Florida are coming to Central Florida, coast-to-coast."

Lakeland Central Park, a project with an estimated investment of some $400 million, will offer five million square feet of industrial space within five years, beginning in January with construction of a 700,000-square-foot warehouse.

The Lakeland-Winter Haven Metropolitan Statistical Area, with nearly 750,000 residents, boasted the **nation's No. 2 MSA growth rat**e between 2019 and 2020, tied with Boise, Idaho, at **2.7%.**

That trend accelerated in **2021** when, for example, Winter Haven saw **$1.3 billion** in new development investment. Lakeland, meanwhile, saw more than six million square feet in commercial/industrial space built and occupied, creating **3,500 jobs** and encouraging similar speculative ventures, especially near Lakeland-Linder International Airport.

"Developers are **seeing success** in investments in our market," Lakeland Economic Development Council Vice President for Business Development Ashley Cheek says. "Over the last couple of years, we've seen an increase in industrial development and continue to see more **speculative development."**

EXPLORE ARTICLE

Polk County is the Fastest-Growing County in Florida, 7th in the Nation

MAYA LORA, MARCH 26, 2022 (THE LEDGER)

The growth spurring major development across Polk County isn't slowing down anytime soon.

Polk County is the fastest-growing county in Florida and the **seventh fastest-growing** in the **nation,** according to data released Thursday by the **U.S. Census Bureau.**

For 2019-2020, the Lakeland-Winter Haven metro area tied for the second-fastest growing metro area in the country.

By that measure, the nation this year would be led by the Myrtle Beach-Conway-North Myrtle Beach metro area, which **grew by 3.7%.** And Lakeland would be tied for second with Boise, Idaho.

Between July 1, 2020 and July 1, 2021, Polk County's population grew by **24,287** people – to **753,520.**

The only other Florida county to make the nation's top 10 fastest growing counties list was Lee County in Southwest Florida, which grew its population by **23,297 people.**

The fastest growing county in the U.S. was Maricopa County in Arizona, which grew by **58,246 people** to balloon its overall population to nearly **4.5 million people.** Half of the top 10 counties were in Texas, which include Collin, Fort Bend, Williamson, Denton and Montgomery counties. Collin and Denton counties include portions of the Dallas-Fort Worth metro area.

But that's just by numeric growth. The top 10 metro areas by percentage growth include three Florida metro areas in addition to Lakeland-Winter Haven, which ranked seventh with 3.3% growth over that year. Punta Gorda ranked fourth at **3.7%,** The Villages ranked fifth at 3.6% and Cape Coral-Fort Meyers **ranked ninth** at 3% growth.

By percentage, the **fastest growing** metro area in the U.S. was St. George, Utah, which grew by 5.1% to a total of 191,226 people.

EXPLORE ARTICLE

LAKELAND-WINTER HAVEN MSA

7-ELEVEN LAKELAND, FL

SUBJECT PROPERTY
SWC W. MEMORIAL BLVD. & CHESTNUT RD.

AdventHealth Tampa
- 626 Beds
- It is the Only Health Care System in the Greater Tampa Bay Area Awarded all "A" Scores for the Spring 2021 Leapfrog Hospital Safety Grades

Lakeland Regional Health
- 864 Beds
- Named One of Forbes 2022 Best-in-State Employers

PUBLIX FIELD STADIUM
- 8,500 Seating capacity
- Home of the Detroit Tigers

WINTER HAVEN REGIONAL AIRPORT & FBO
- 214 Flights/Day
- Covers an Area of 520 Acres

Winter Haven Hospital BayCare Health System
- 506 Beds
- It Announced as Newest Recipient of Physician Recognition Award

TAMPA EXECUTIVE AIRPORT
- 259 Flights/Day
- Skyport Aviation is located at Airport

UNIVERSITY OF SOUTH FLORIDA
- 32,238 Students
- Ranked #104 in National Universities

SOUTHEASTERN UNIVERSITY
- 9,365 Students
- Ranked #331-440 in National Universities

FlyLakeland Lakeland Linder International Airport
- 379 Flights/Day
- Lakeland airport may land first commercial flight with American Airlines

POLK STATE COLLEGE UNIVERSITY
- 9,961 Students
- Ranked #661-681 in Nursing

RAYMOND JAMES STADIUM
- 65,890 Seating Capacity
- Home to the Tampa Bay Buccaneers of the National Football League (NFL)

THE UNIVERSITY OF TAMPA
- 8,443 Students
- Ranked #17 in Regional Universities South

PLANT CITY STADIUM
- 6,700 Seating Capacity
- Home Pitch for Several VisionPro Institute Developmental Soccer Teams

BARTOW EXECUTIVE AIRPORT
- 133 Flights/Day
- Covers an Area of 1,846 Acres

PIE St. Pete-Clearwater International
- 369 Flights/Day
- 2.2 Million Passengers Annually

Tampa International Airport
- 581 Flights/Day
- 20 Million Passenger Annually

TGH Tampa General Hospital
- 1,040 Beds
- Earns 10th Consecutive Digital Health "Most Wired" Award

KPCM, PLANT CITY AIRPORT; COMMERCIAL AIRPORT
- 131 Flights/Day
- Covers an Area of 199 Acres

TROPICANA FIELD STADIUM
- 42,735 Seating Capacity
- Home of the Tampa Bay Rays.

SECURE
NET LEASE

CALL FOR ADDITIONAL INFORMATION

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Dallas, TX 75231

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Los Angeles

Office

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El Segundo, CA 90245

(424) 320-2321

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Vice President
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