



7-Eleven Evolution Store

\$7,585,000 | 4.75% CAP

NWC Raleigh Rd Pkwy & Airport Blvd NW, Wilson, NC 27893

- ✓ **Brand New 15-Year Absolute NNN Corporate Lease** with RARE 10% Rent Bumps Every 5 Years
- ✓ **7-Eleven Evolution Store** - Features walk-in beer cave, wine rack, 5 barstools for in-store dining, and cold brew on tap
- ✓ **Located within 20+ Acre Shopping Center** - Features Academy Sports, Burlington, Petco, and more.
- ✓ **Multiple Anchors at Intersection** - Target, Harris Teeter, Marshalls, Lidl
- ✓ **Superb Traffic Counts and High Avg. HH Income** - 50,500+ VPD and \$93,000+ Avg HH Income in a 1-Mile Radius



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 WILSON, NC

FILE PHOTO



CONTACT FOR DETAILS

Teddy Leonard

Vice President
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NC Broker of Record: Baker Bell

License #: 225670

\$7,585,000

4.75% CAP

NOI

\$360,282

Building Area

±4,872 SF

Land Area

±2.00 AC

Year Built

2022

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** March 2023
- ✓ **Brand New 15-Year Absolute NNN Lease with RARE 10% Rental Increases** Every 5 Years, in both the Primary Term and (4) 5-Year Option Periods. Subject property will feature 8 MPDs and 41 parking spaces on site.
- ✓ **1st 7-Eleven Evolution Store in the Region.** Subject property is one of the first 7-Eleven evolution stores built in the Carolinas, and will feature a walk-in beer cave, wine rack, self-serve cold brew on tap, and 5 seats for in-store dining.
- ✓ **High Traffic Site with Excellent Demographics.** New store is located at the signalized intersection, Raleigh Rd Pkwy W & Airport Blvd NW (50,500+ VPD), with an avg. household income exceeding \$93,000 in a 1-mile radius.
- ✓ **Anchored by Future Shopping Center Development.** New store is located within a 20+ acre shopping center development featuring retailers: Academy Sports + Outdoors, Petco, Burlington, and more. Directly adjacent to subject property is Panda Express and Outback Steakhouse.
- ✓ **Multiple Anchors at Intersection.** Directly across from subject property is Heritage Crossing Shopping Mall, featuring anchor tenants: Target, Harris Teeter, Marshalls, Ross Dress for Less, and Best Buy. At the caddy-corner is Lidl, a European-based grocery chain with 11,200 stores worldwide in 32 countries.
- ✓ **Located in High Growth Trade Area.** Directly behind subject property is a proposed low- and medium-intensity residential development project that will feature 111 single-family homes and 128 townhomes. Just north of subject property is Oasis at Heritage, a brand new Class A Multifamily complex that will include 240 units at full build out.

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 WILSON, NC

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

A

STOCK TICKER

SVNDY

LOCATIONS

77,000+



[7-eleven.com](https://www.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 WILSON, NC

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

APRIL 28, 2022 (7-ELEVEN CORPORATE)

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.

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.

"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. 7NOW Delivery offers more than **3,000** favorite 7-Eleven beverages, snacks, and more to be ordered online and delivered directly to customers. Alcohol **delivery is available** in select markets to customers age 21 and older.

EXPLORE ARTICLE



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

BEN UNGLESBEE, MARCH 5, 2021 (RETAIL DIVE)

The format targets rural communities of 3,000 to 4,000 people. CFO Kevin Wampler told analysts the combination format could reach 3,000 stores "at a minimum," according to a Seeking Alpha transcript..

The retailer opened **32 combination stores in the second half of 2020**, and now operates a **total of 50**. Comparable **sales are up 20%** on average at the new format stores, Dollar Tree said.

Since Dollar Tree's acquisition of Family Dollar in 2015, the latter has been something of a problem child for the deep discounter. Family Dollar's sales often have lagged Dollar Tree's, and the company has closed **hundreds of Family Dollar stores**.

"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"

That trajectory, however, reversed during the pandemic, when Family Dollar's offering of food and **household essentials helped feed sales** as consumers stocked up their houses and consolidated trips.

The new format is meant to combine "**Family Dollar's great value and assortment** with Dollar Tree's 'thrill of the hunt' and fixed price-point – creating a new strategic store format targeted for small towns and rural communities," the company said. Those markets, it added, are areas where the retailer **"would traditionally not open a Dollar Tree store alone."**

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN WILSON, NC

Initial Lease Term	15-Years, Plus (4), 5-Year Renewal Options
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	\$360,282.00
Annual Rent YRS 6-10	\$396,310.20
Annual Rent YRS 11-15	\$435,941.22
Option 1	\$479,535.34
Option 2	\$527,488.87
Option 3	\$580,237.76
Option 4	\$638,261.54

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.



Wilson Flowers & Market

PENSKE

Hertz

Allstate
You're in good hands.

State Farm

OASIS AT HERITAGE APARTMENTS
- CLASS A MULTIFAMILY
- 240-UNITS

TOYOTA

AIRPORT BOULEVARD NW
±23,989 VPD

PROPOSED RESIDENTIAL DEVELOPMENT
- 111 SINGLE-FAMILY HOMES
- 128 TOWNHOMES

CHEVROLET

HONDA

CHRYSLER
Jeep
RAM

planet fitness
JJ

Burlington
HomeGoods
petco
Michaels
Where Creativity Happens

NEW 20+ ACRE
SHOPPING CENTER

Culver's

BatteriesPlus+

Exxon

Firestone
COMPLETE AUTO CARE

LIDL

OUTBACK
STEAKHOUSE

RALEIGH ROAD PARKWAY W
±26,153 VPD

TRUIST

Academy
SPORTS+OUTDOORS

PANDA EXPRESS
CHINESE KITCHEN

7-ELEVEN
SUBJECT PROPERTY
NWC RALEIGH RD. PKWY. & AIRPORT BLVD. NW

ALTERNATE
264

five BELOW
TARGET
MATTRESS FIRM
PET SMART
Marshalls
SUBWAY
Harris Teeter
BED BATH & BEYOND
belk
ROSS
DRESS FOR LESS
CAFO
BEST BUY
Panera BREAD
Olive Garden
Starbucks
RACK ROOM SHOES
MOE'S

First Citizens Bank

AutoZone

ZAXBY'S

CRAB DU JOUR

AspenDental

WILSON INDUSTRIAL AIR CENTER

WILSON PREPARATORY ACADEMY (941 STUDENTS)

U-HAUL

Ford LINCOLN NISSAN

Advance Auto Parts

CVS pharmacy

FOOD LION TACO BELL

Collins Aerospace

Pizza Hut

RALEIGH ROAD PARKWAY W ±26,153 VPD

AIRPORT BOULEVARD NW ±23,989 VPD

58

the Y

FOOD LION

DOLLAR GENERAL

PENSKE

McDonald's

FIKE HIGH SCHOOL (1,093 STUDENTS)

42

Culver's

Walgreens

WILSON WOODS (377 UNITS)

CHEVROLET TOYOTA CHRYSLER Jeep RAM HONDA

planet fitness

HOBBY LOBBY Dunham's Denny's BUFFALO WILD WINGS McDonald's

Walmart Neighborhood Market

WELLS ELEMENTARY SCHOOL (281 STUDENTS)

TOISNOT MIDDLE SCHOOL (415 STUDENTS)

SUBJECT PROPERTY
NWC RALEIGH RD. PKWY. & AIRPORT BLVD. NW

WARD BOULEVARD ±16,628 VPD

AutoZone

FOREST HILLS MIDDLE SCHOOL (492 STUDENTS)

BIG LOTS!

DOLLAR TREE HIBBETT SPORTS jiffy lube DISCOUNT TIRE Walmart Supercenter Applebee's STAPLES TRACTOR SUPPLY CO. Arby's Domino's

FAMILY DOLLAR

five BELOW BED BATH & BEYOND Olive Garden TARGET belk MATTRESS FIRM ROSS CAFO SUBWAY Harris Teeter BEST BUY PET SMART Marshalls Panera MOES

ZAXBY'S

ALTERNATE 264

POPEYES BURGER KING

Domino's

BARTON COLLEGE DAVID S. HICKS FAMILY SPORTS OPERATION CENTER MARGARET HEARNE ELEMENTARY SCHOOL (351 STUDENTS)

chili's Wendy's

LOWE'S

Ashley HOMESTORE AARON'S ALDI

DOLLAR TREE

Chick-fil-A SONIC Hardee's

goodwill

AMC THEATRES ROSES McDonald's

FAMILY DOLLAR Advance Auto Parts SUBWAY PAPA JOHN'S

JOHN W JONES ELEMENTARY SCHOOL (463 STUDENTS)

O'Reilly AUTO PARTS DOLLAR GENERAL

HARBOR FREIGHT TOOLS

VINSON-BYNUM ELEMENTARY SCHOOL (362 STUDENTS)

AutoZone

NASH STREET N ±19,776 VPD

Badcock & more

Walgreens

FOOD LION

WILSON MEDICAL CENTER (294 BEDS)

piggly wiggly

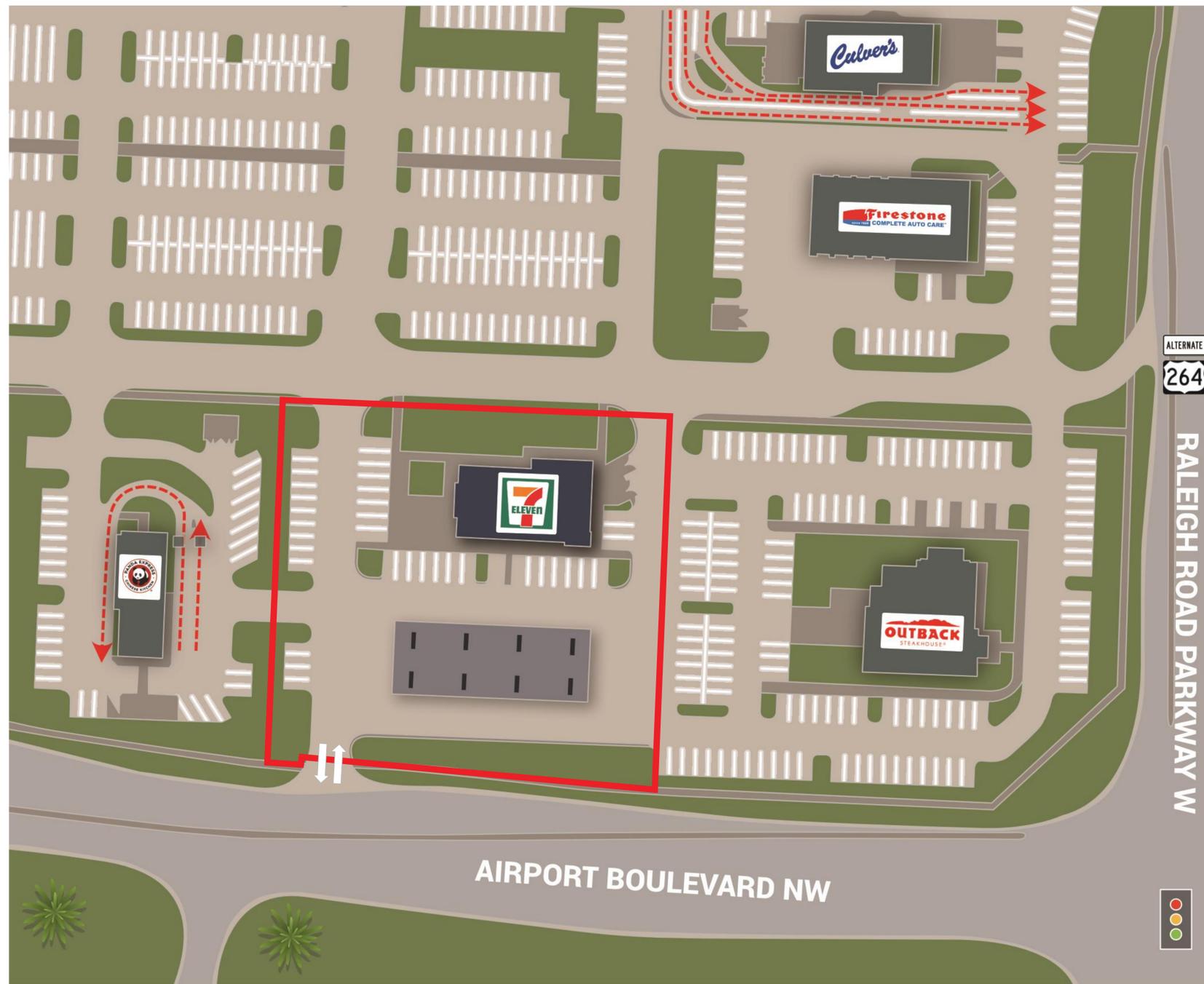
CITITRENDS DOLLAR GENERAL

UNITED STATES POSTAL SERVICE

SITE OVERVIEW

7-ELEVEN WILSON, NC

	Year Built		2022
	Building Area		±4,872 SF
	Land Area		±2.00 AC
	Pumps		8
	Fueling Positions		16



NEIGHBORING RETAILERS

- Target
- Walmart Supercenter
- Hobby Lobby
- ROSS Dress For Less
- Best Buy
- Lowe's
- Planet Fitness
- PetSmart
- Marshalls
- Food Lion

FILE PHOTO



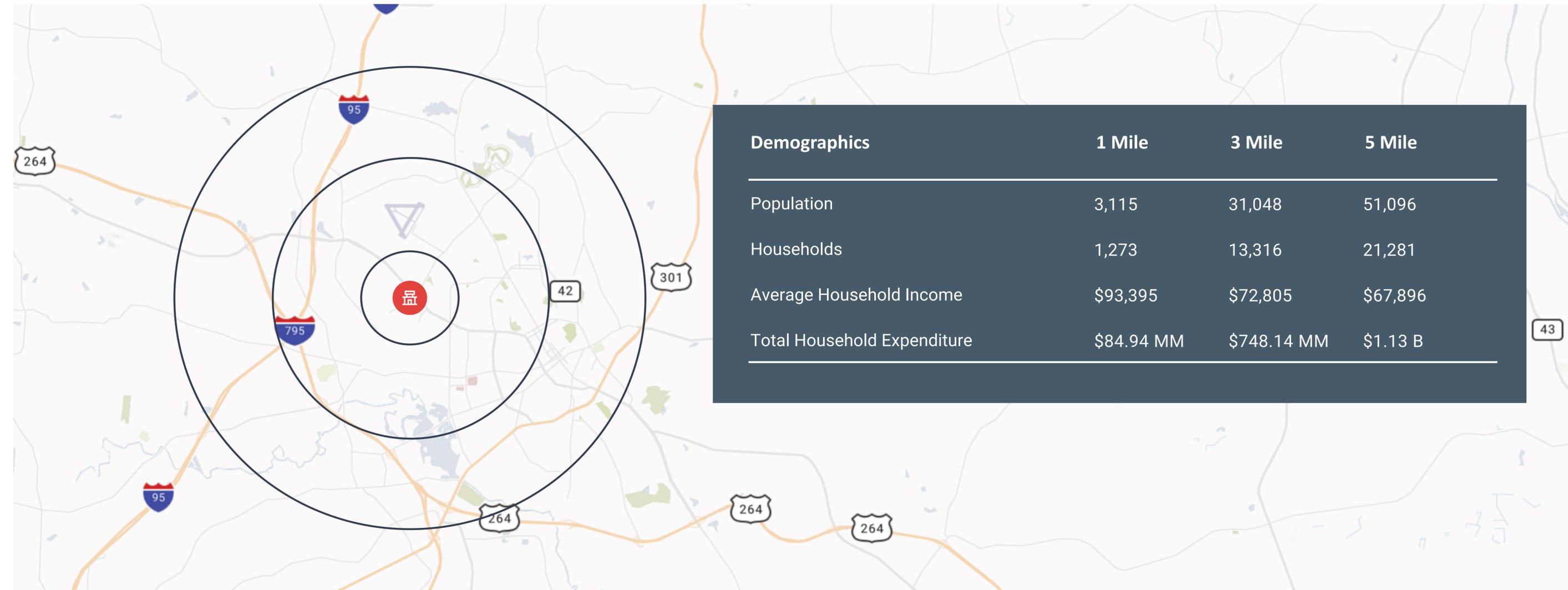
ELEVATIONS

7-ELEVEN WILSON, NC



LOCATION OVERVIEW

7-ELEVEN WILSON, NC



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Truist Financial (2,200)
2. Bridgestone (1,746)
3. Wilson County Schools (1,500)
4. Collins Aerospace Systems (1,120)
5. Wilson Medical Center (900)
6. City of Wilson (761)
7. County of Wilson (716)
8. Smithfield Packing Company (670)
9. NC Department of Health & Human Services (520)
10. Novartis (462)
11. Ardagh (390)

LOCATION OVERVIEW

7-ELEVEN WILSON, NC

Wilson
North Carolina

 **49,272**
Population

 **\$42,036**
Median Household Income



WILSON
Corporate
Park

Population Growth 1990 -
2010

40%

Lower Median Home
Value compared to State

26%

The City of Wilson is located in North Carolina and is the county seat of Wilson County.

Approximately 40 miles east of Raleigh and 38 miles west of Greenville, Wilson benefits both MSAs' rapid population growth.

The largest employer in the city, Truist Financial supplies jobs to over 2,000 Wilson residents.

The central positioning of Wilson between Raleigh and Greenville, puts it in demand for commuters.

Raleigh is part of North Carolina's Research Triangle, one of the country's largest and most successful research parks, and a major center in the United States for high-tech and biotech research. Originally known as "The World's Greatest Tobacco Market," Wilson now enjoys a much more diverse economy with a mixture of manufacturing, retail trade, healthcare, construction, food services, and public administration businesses. Wilson is the birthplace of the Branch Banking and Trust Corporation (BB&T), now Truist Financial, which was founded in 1872. The largest employer in the city, Truist Financial supplies jobs to over 2,000 Wilson residents. Bridgestone Americas operates a plant in Wilson that employs more than 1,700 people who make radial tires for cars and light trucks.

IN THE NEWS

7-ELEVEN WILSON, NC

FedEx eyes Wilson for 200-job distribution facility

EVAN HOOPFER, MARCH 14, 2022 (TRIANGLE BUSINESS JOURNAL)

One of the largest logistics companies in the world is putting a new facility in Wilson. The facility will be located within Campus at 587, an industrial park near the future Interstate 587 and its intersection with N.C. Highway 58.

"The site was chosen because of its **ease of access** to major highways, proximity to customers' distribution centers and a **strong local community** workforce for recruiting employees," said the FedEx spokesperson.

"FedEx Corp. (NYSE: FDX) will open a 259,000 square-foot distribution facility in Wilson this fall, said a company spokesperson."

The spokesperson did not respond to a question about how many people would be employed at the facility. However, last year officials from both the county and City of Wilson approved nearly **\$1million** in infrastructure improvements to lure "Project Fisher" to the site and said the project would yield **200 new jobs** for the community. The facility will employ **full-time and part-time personnel**.

"The company also will contract for package pickup and **delivery services** with service provider businesses that hire locally for driver, helper, manager and other positions," the spokesperson added. "We **continue to experience** significant package volume due to e-commerce growth and are optimizing the capacity of our network to meet growing demand for our services."

The county sold the **42.32 acres** within the Campus at **587** for nearly \$1.2 million last April. The buyer was SunCap Property Group, a Charlotte-based commercial real estate company that specializes in building spec and single tenant build-to-suit properties. SunCap Property has helped develop sites for other FedEx spots in Raleigh and Greensboro. News that FedEx would open a **distribution facility** was first reported by The Wilson Times. Wilson, located about 30 minutes east of Raleigh, was once one of the **most booming towns** in the South thanks to its tobacco markets which attracted visitors from all over the world.

EXPLORE ARTICLE



Biomanufacturing Firm brings 250 jobs to Wilson

JIM SHAMP, AUGUST 24, 2022 (WRAL TECHWIRE)

Governor Roy Cooper announced Tuesday that ABEC, a Pennsylvania-based global provider of specialized products and services for biomanufacturing companies, will invest \$11 million by the end of 2024 and hire some 250 people at a Wilson production facility.

Founded in **1974**, the privately held Bethlehem, Pa., company has maintained **global leadership** in delivering engineered process solutions and services for **biomanufacturing companies** in North Carolina and beyond.

Wages for the new jobs will vary depending on the position. The average salary will be \$52,613, about \$5,000 a year over the current average wage in Wilson County of \$47,863. The state and local areas will see an additional impact of more than \$13 million each year from the new payroll.

ABEC systems have been adopted globally to produce a wide range of transformational products including vaccines, antibodies, recombinant proteins, and gene therapies. The Wilson site, in an existing facility in the Wilson Corporate Park, will give ABEC a **centralized access point** to supply products to North Carolina's **fast-growing** "large molecule" biomanufacturing community, and to similar companies around the world. Biomanufacturing involves a different set of tools from those used in chemical-based "small molecule" pharmaceutical manufacturing.

ABEC's focus is on providing specialized **"single-use"** systems, stainless steel equipment, and process development services to biotech companies. It also has facilities in Springfield, Mo., Shanghai, and two in Ireland.

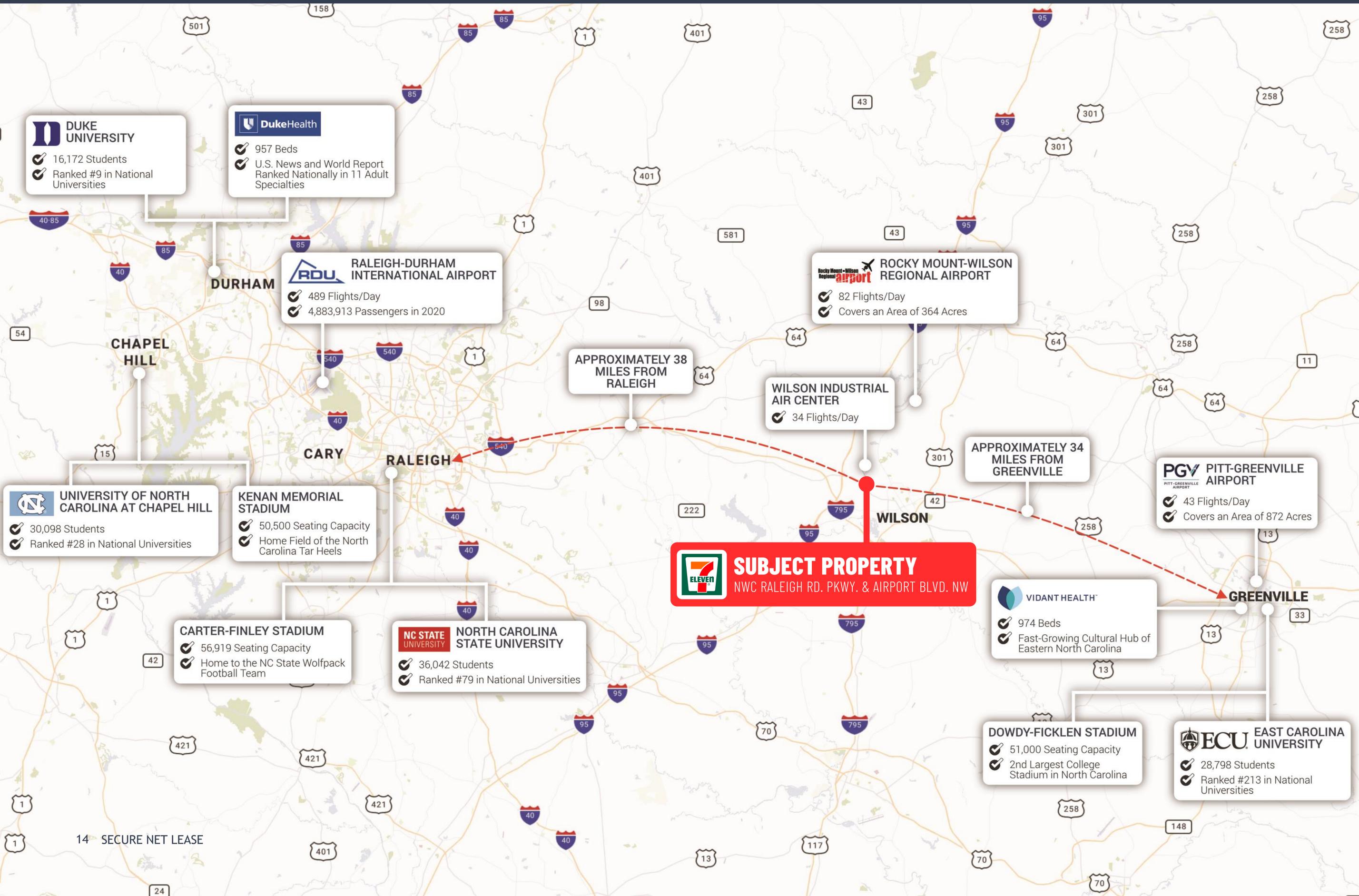
"Biomanufacturers that must operate at the highest levels of precision and quality choose North Carolina **time and time again**," said Cooper. "Biotech is a statewide industry, and ABEC will find the **technical expertise** and outstanding workforce they need in Wilson County."

EXPLORE ARTICLE



RALEIGH, NC MSA

7-ELEVEN WILSON, NC



DUKE UNIVERSITY

- ✓ 16,172 Students
- ✓ Ranked #9 in National Universities

DukeHealth

- ✓ 957 Beds
- ✓ U.S. News and World Report Ranked Nationally in 11 Adult Specialties

RALEIGH-DURHAM INTERNATIONAL AIRPORT

- ✓ 489 Flights/Day
- ✓ 4,883,913 Passengers in 2020

ROCKY MOUNT-WILSON REGIONAL AIRPORT

- ✓ 82 Flights/Day
- ✓ Covers an Area of 364 Acres

APPROXIMATELY 38 MILES FROM RALEIGH

WILSON INDUSTRIAL AIR CENTER

- ✓ 34 Flights/Day

APPROXIMATELY 34 MILES FROM GREENVILLE

PITTSBURGH AIRPORT

- ✓ 43 Flights/Day
- ✓ Covers an Area of 872 Acres

7-ELEVEN SUBJECT PROPERTY
NWC RALEIGH RD. PKWY. & AIRPORT BLVD. NW

UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL

- ✓ 30,098 Students
- ✓ Ranked #28 in National Universities

KENAN MEMORIAL STADIUM

- ✓ 50,500 Seating Capacity
- ✓ Home Field of the North Carolina Tar Heels

CARTER-FINLEY STADIUM

- ✓ 56,919 Seating Capacity
- ✓ Home to the NC State Wolfpack Football Team

NC STATE UNIVERSITY NORTH CAROLINA STATE UNIVERSITY

- ✓ 36,042 Students
- ✓ Ranked #79 in National Universities

VIDANT HEALTH

- ✓ 974 Beds
- ✓ Fast-Growing Cultural Hub of Eastern North Carolina

DOWDY-FICKLEN STADIUM

- ✓ 51,000 Seating Capacity
- ✓ 2nd Largest College Stadium in North Carolina

ECU EAST CAROLINA UNIVERSITY

- ✓ 28,798 Students
- ✓ Ranked #213 in National Universities

14 SECURE NET LEASE

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