



## 7-Eleven w/ Laredo Taco & Roost Chicken

Nashville, TN MSA

**\$7,537,000 | 5.00% CAP**

1700 W Main Street, Lebanon, TN 37087

- ✓ **Brand New 15-Year Corporate NNN Lease** with 7.5% Rental Increases Every 5 Years
- ✓ **Large Format 7-Eleven** - Features a Laredo Taco, Roost Chicken & Biscuits and 8 MPDs.
- ✓ **Excellent Signalized, Hard Corner Location** off of Main St (23,400 VPD)
- ✓ **Lebanon is 25 Miles East of Downtown Nashville** and part of the Nashville MSA
- ✓ **7-Eleven is the World's Largest Convenience Store Chain**

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 LEBANON, TN

File Photo



## CONTACT FOR DETAILS

**Edward Benton**

Executive Vice President  
(713) 263-3981

ebenton@securenetlease.com

**TN Broker of Record: Jeff Browning**

**License #: 271829**

# \$7,537,000

## 5.00% CAP

NOI

\$376,846

Building Area

±5,300 SF

Land Area

±1.512 AC

Year Built

2022

Lease Type

Abs. NNN

Occupancy

100%

- ✓ **Projected Rent Commencement:** Mid November 2022 (Estimated)
- ✓ **Brand New 15-Year Corporate Guaranteed NNN** Lease with 7.5% Rental Increases Every 5 Years in both the Primary Term and Option Periods.
- ✓ **Large Format 7-Eleven** - Sitting on 1.512 AC Parcel, New Store features a Laredo Taco, Roost Chicken & Biscuits and 8 MPDs.
- ✓ **Excellent Signalized, Hard Corner Location** at the intersection of Main St (23,400 VPD) and Blair Lane.
- ✓ **High Growth Trade Area in Lebanon.** Subject Property is surrounded by over 47,000 residents living within a 5 mile radius, providing a large and consistent consumer base.
- ✓ **Lebanon is 25 Miles East of Downtown Nashville** and part of the Nashville MSA. The city is quickly growing and will be home to New Balance's brand new \$68.5M Distribution Operation. There are also studies predicting that Tennessee will add 1 million residents by 2040, with the majority of residents in the Nashville area.
- ✓ **7-Eleven is the World's Largest Convenience Store Chain.** The company recently opened their 77,711th store and continues to develop new stores year-round. They are constantly thinking of innovative ways to increase consumer engagement and just recently released a brand new Evolution store model.

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 LEBANON, TN

## 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**

LOCATIONS  
**77,000+**

STOCK TICKER  
**SVNDY**



[7-eleven.com](http://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.



## IN THE NEWS

7-ELEVEN LEBANON, TN

### 7-Eleven Opens 77,711th Store

JANUARY 21, 2022 (7-ELEVEN CORPORATE)

**7 Eleven, Inc., the company that introduced convenience retailing to the world more than 90 years ago, has once again hit a major milestone: 77,711 7-Eleven® stores open and ready to serve customers worldwide.**

As the **world's largest convenience** chain, 7-Eleven is committed to using its global scale to make a difference. "Since the inception of convenience retailing with the first 7-Eleven store in Dallas, Texas, a lot has changed in how, when and where we do business," said Joe DePinto, 7-Eleven, Inc. President and Chief Executive Officer. "As customers continue to **redefine convenience**, we redefine our approach to ensure that we are exceeding their expectations. Today, that means **accelerating our sustainability efforts** to address social and environmental issues that are important to our customers and the communities in which they live and work."

**In addition to the sustainability initiatives already taking place at the local level, 7-Eleven collaborated with Plastic Bank to extract 140 metric tons of ocean-bound plastic from the environment in December 2021 – that's equivalent to 7 million single-use plastic bottles. Founded in 2013, Plastic Bank builds recycling ecosystems in under-developed communities to fight both plastic pollution in oceans and high poverty levels in developing countries. People who gather ocean-bound plastics receive bonuses which help them purchase basic family necessities such as groceries, cooking fuel, school tuition and health insurance.**

"We're excited to work with 7-Eleven – a company that **shares our vision** of creating regenerative impact," said David Katz, Founder and CEO of Plastic Bank. "Together, we have a **unique opportunity** to make a direct impact on the volume of plastic waste in our oceans, as well as the **improvement** of the livelihoods of collectors living in vulnerable communities."

EXPLORE ARTICLE



### 7-Eleven Unveils Latest Evolution Store in Dallas

JUNE 06, 2022 (SUPERMARKET NEWS)

**7-Eleven's next-generation Evolution Stores have always included a restaurant component, and the newest location in Dallas is no different.**

Laredo Taco Company serves tacos on fresh-made flour tortillas, and its signature salsa bar with a **wide selection of salsas** and toppings, such as salsa roja, salsa verde, creamy cilantro and habanero. **Specialty dishes** include fajitas, chorizo, carne asada, carnitas and breakfast tacos made with fresh-cracked eggs

**The Irving, Texas-based convenience store giant on Friday unveiled its fifth Evolution Store in the Dallas-Fort Worth area, located at the corner of Preston Road and Alpha Road in Dallas. The new store boasts a Laredo Taco Company restaurant, the popular south Texas concept known for its authentic flavors of the Texas and Mexico border, and features customizable beverage options, a premium cigar humidor and the latest digital innovations, according to the company.**

"We're excited to unveil the next iteration of the 7-Eleven Evolution Store in Dallas, **offering an assortment** of curated products, services and features that are customized to the neighborhood and customers we serve," Molly Long, vice president of store evolution and design at 7-Eleven, said in a statement. "The customer is getting the **convenience** they expect from 7-Eleven coupled with a delicious, **restaurant-quality** dining option and unique and innovative beverages."

Customers of the new 7-Eleven Evolution Store also will find The Celler, an area offering an expanded selection of wine and craft beer, plus a **second self-serve** espresso machine, which will test specialty items such as Cold Foam, Caramel Macchiato, Dirty Chai (a Chai Tea Latte with added double shot of espresso), White Mocha and Horchata Latte. Organic smoothies and shakes and **vitamin-infused** sparkling water are also available.

EXPLORE ARTICLE



# LEASE OVERVIEW

7-ELEVEN LEBANON, TN

Initial Lease Term	15-Years, Plus (4), 5-Year Renewal Options
Rent Commencement	Mid-Nov. 2022 (Est.)
Lease Expiration	Nov. 30, 2037 (Est.)
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, In Primary Term & Option Periods
Annual Rent YRS 1-5	\$376,845.96
Annual Rent YRS 6-10	\$405,110.04
Annual Rent YRS 11-15	\$435,492.96
Option 1	\$468,155.04
Option 2	\$503,267.04
Option 3	\$541,011.96
Option 4	\$581,588.04

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W MAIN STREET  
±23,400 VPD

70

Publix

TAKE 5

Ford

Firestone COMPLETE AUTO CARE  
DUNKIN' Pizza Hut

HARBOR FREIGHT TOOLS  
AutoZone  
DOLLAR GENERAL  
TSC TRACTOR SUPPLY CO  
Aaron's  
Arby's  
Wendy's

DOLLAR GENERAL

10

CASTLE HEIGHTS ELEMENTARY SCHOOL  
(656 STUDENTS)

SUBWAY

WALTER J BAIRD MIDDLE SCHOOL  
(591 STUDENTS)

COLES FERRY ELEMENTARY SCHOOL  
(706 STUDENTS)

N CUMBERLAND STREET  
±23,920 VPD

7-ELEVEN SUBJECT PROPERTY  
1700 W. MAIN ST.

CALIBER

70

VANDERBILT WILSON COUNTY HOSPITAL  
(158 BEDS)

Ruby Tuesday  
Bargain Hunt  
PAPA JOHNS  
Jersey Mike's  
BURGER KING

26

DOLLAR GENERAL  
BIG LOTS!  
Hardees  
BR baskin tobitt  
planet fitness  
RAC  
CAPTAIN D'S

W BADDOUR PARKWAY  
±15,381 VPD

AutoZone

BLAIR LANE

DQ

Advance Auto Parts

Little Caesars

Walgreens

NAPA  
JIMMY JOHN'S  
McDonald's

HYUNDAI

SUBWAY  
petco  
Kroger  
Papa Murphy's  
goodwill

SMOOTHIE KING  
CVS pharmacy  
O'Reilly AUTO PARTS

Hertz

CARQUEST

BUSINESS 70

DOLLAR GENERAL

24

metro by T-Mobile

SHERWIN WILLIAMS

BURGER KING

LEBANON HIGH SCHOOL  
(1,581 STUDENTS)

BYARS DOWDY ELEMENTARY SCHOOL  
(595 STUDENTS)

Domino's

SONIC

Advance Auto Parts

CUMBERLAND UNIVERSITY

231

WINFREE BRYANT MIDDLE SCHOOL  
(610 STUDENTS)

DOLLAR TREE  
SUBWAY  
Walmart Supercenter  
cicis pizza  
CROCKER BARREL  
burkes OUTLET

HIBBETT SPORTS  
DISCOUNT TIRE  
CAFO  
Panera BREAD  
PANDA EXPRESS CHINESE KITCHEN

MATTRESS FIRM  
Starbucks

Office DEPOT OfficeMax

POPEYES LOUISIANA KITCHEN

Firestone COMPLETE AUTO CARE

GMC  
CHEVROLET  
BUICK

LEBANON NDB JUE 414

Walgreens

HARTMANN PLANTATION TOWNHOMES  
(360 UNITS)

chili's

PENSKE  
THE HOME DEPOT

DUNKIN' LOWE'S ZAXBY'S  
WHATABURGER  
CHIPOTLE MEXICAN GRILL

ALDI

SUBWAY  
Chick-fil-A  
KFC

CANDLEWOOD SUITES AN IHG HOTEL

Fairfield BY MARRIOTT

Hardees  
McDonald's  
Arby's  
Wendy's

# SITE OVERVIEW

7-ELEVEN LEBANON, TN

	Year Built		2022
	Building Area		±5,300 SF
	Land Area		±1.512 AC
	Pumps		8
	Fueling Positions		16



## NEIGHBORING RETAILERS

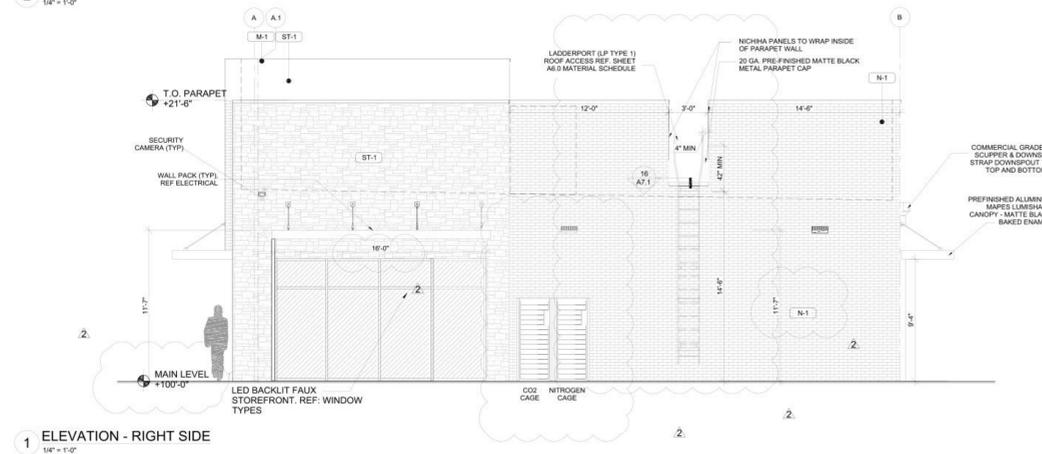
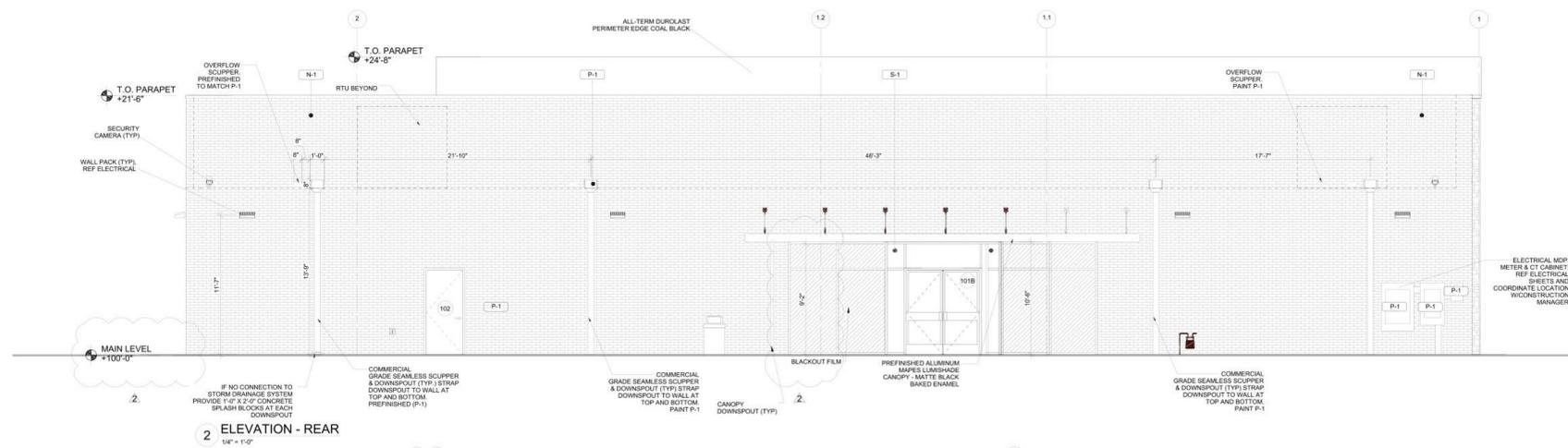
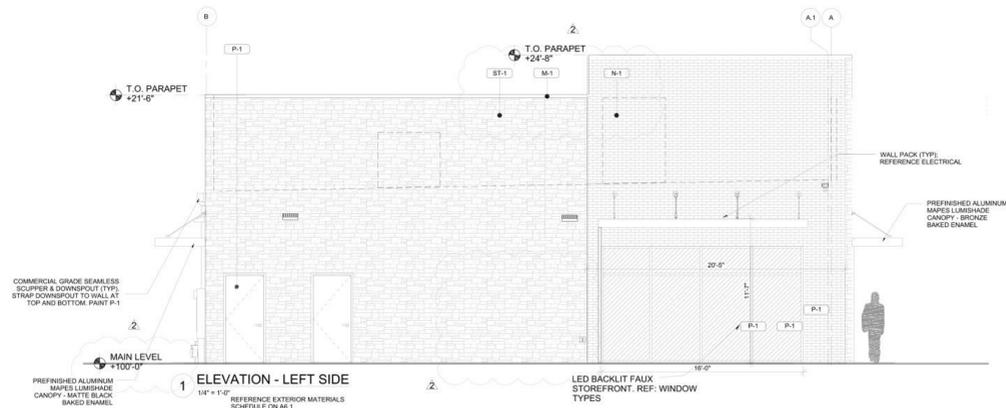
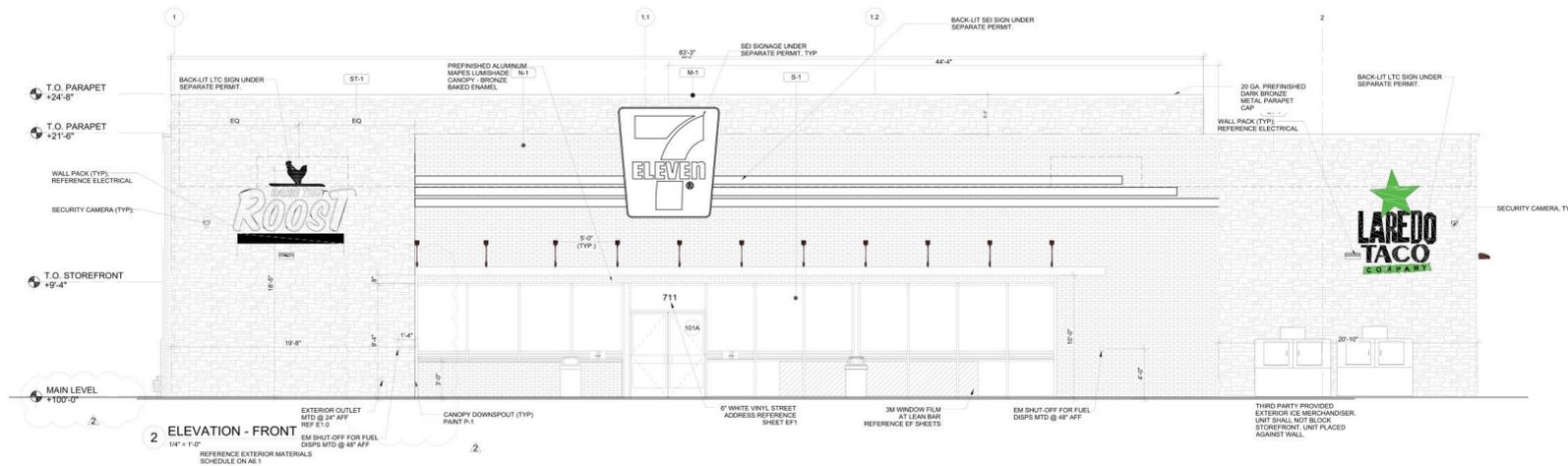
- Kroger
- Petco
- Big Lots!
- Planet Fitness
- Lowe's
- Walmart Supercenter
- Hibbett Sports
- Aldi
- The Home Depot
- Aaron's



File Photo

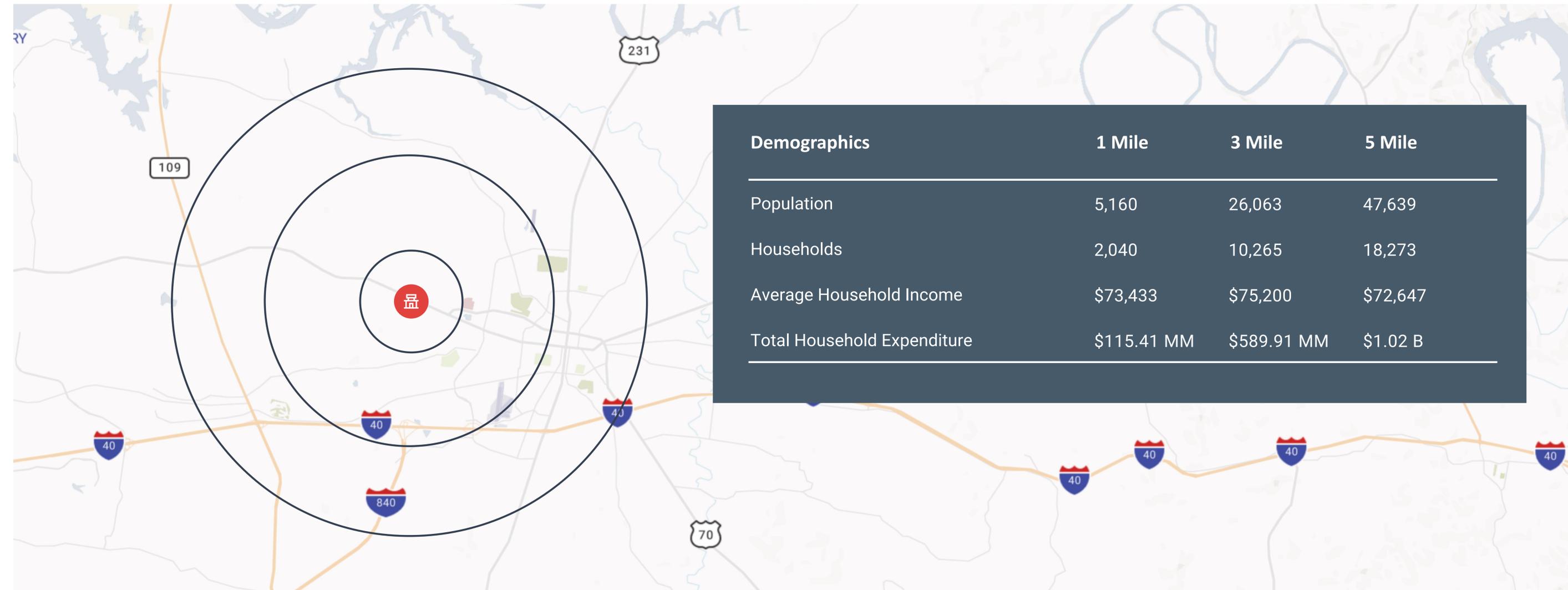
# ELEVATIONS

## 7-ELEVEN LEBANON, TN



# LOCATION OVERVIEW

7-ELEVEN LEBANON, TN



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Vanderbilt University (33,146)
2. State of Tennessee (24,039)
3. Nashville Government and Public Schools (19,152)
4. U.S. Government (13,518)
5. Nissan North America (11,000)
6. HCA (10,500)
7. Saint Thomas Health (8,335)
8. Randstad (4,550)
9. Asurion (4,400)
10. Community Health Systems (3,925)

# LOCATION OVERVIEW

7-ELEVEN LEBANON, TN

## Lebanon

Tennessee (Nashville MSA)

 40,888  
Population

 \$58,859  
Median Household Income



Home to the Original  
Cracker Barrel Old County  
Store

**CRACKER  
BARREL**

Over 80 Congressmen  
and Senators Graduated  
from the College in  
Lebanon, TN

**CUMBERLAND  
UNIVERSITY**

### Lebanon is the county seat of Wilson County, Tennessee, United States.

It is located in Middle Tennessee, approximately 25 miles east of downtown Nashville.

**Lebanon is part of the Nashville Metropolitan Statistical Area.**

The city was named after the biblical cedars of Lebanon, which grow in the Cedars of Lebanon State Park, in the heart of the massive Cedars of Lebanon State Forest. Fiddlers Grove Historical Village, located on the grounds of the James E. Ward Agricultural Center, has more than 50 preserved buildings and artifacts that bring to life the history of the Wilson County.

Fairgrounds Speedway is a racetrack located at the Nashville Fairgrounds, the oldest track in the United States operating continuously. The best time to visit Lebanon is in May, during the annual Southern Smoke BBQ championship. Cedars of Lebanon State Park is a 900-acre state park in Wilson County, Tennessee, in the heart of the 9,420-acre Cedars of Lebanon State Forest. The park and forest are located about ten miles from Lebanon, Tennessee. Cedars of Lebanon State Forest is famous for its cedar glades, unique ecosystem that has adapted to the thin soil layers or no soil at all. That often happens in the eastern Central Basin. These glades are usually surrounded by thick stands of red cedar, a type of juniper that can survive in soil too thin to support most trees. Cedars of Lebanon State Park is situated in the eastern Central Basin and has 117 campsites, 11 picnic shelters, 8 miles of hiking trails, a group lodge, and a meeting hall. The Merritt Nature Center is a small museum that displays some of the natural features of the forest. The park also has a disc golf course.

[Click here](#) to learn more about the city.

## IN THE NEWS

7-ELEVEN LEBANON, TN

## New Balance Plans \$68.5M Distribution Operation In Tennessee

OCTOBER 19, 2022 (BUSINESS FACILITIES)

New Balance Athletics will invest \$68.5 million to establish a new distribution center in Lebanon, TN. The Boston, MA-based athletic footwear and apparel manufacturer will create more than 150 new jobs in Wilson County.

“We are excited to open our new distribution center in Lebanon, Tennessee, that will drive **increased agility**, capacity and collaboration across our North American distribution network,” said Dave Wheeler, chief operating officer, New Balance. “This **new state-of-the-art facility** will ensure we can continue to provide world-class customer service and achieve our **strategic growth** goals. We **greatly appreciate** the tremendous support we’ve received at the local and state level and look forward to joining the Wilson County business community.”

Located in the Speedway Industrial Park, the 350,000-square-foot distribution center will support a portion of the company’s digital commerce business for footwear, apparel and accessories as well as service its wholesale and retail operations for its apparel business. The new automated processing facility is expected to be completed in late summer 2023.

Boston, MA-based New Balance employs more than **7,000 associates worldwide** and global annual sales of **\$4.4 billion in 2021**.

“I am proud to welcome New Balance to Tennessee as the company locates new distribution operations in Wilson County,” said Governor Bill Lee. “Tennessee’s central location and **highly skilled workforce** provide companies like New Balance with the advantages they need to succeed, and I look forward to building a partnership with the company in the years ahead.”

Since 2018, TNECD has supported **15 economic development projects** in Wilson County, resulting in 5,550 job commitments and **\$1.2 billion** in capital investment.

EXPLORE ARTICLE



## Study: Tennessee could add 1 million new residents by 2040

GREGORY RAUCOULES, MARCH 30, 2022 (NEWS 3 CHANNEL)

Researchers at the University of Tennessee released a study Wednesday estimating that Tennessee’s population could grow by one million over the next two decades.

The report released by The Boyd Center for Business and Economic Research offers new population projections through **2070** for all **95 counties** with breakdowns by age and race. With the state’s population listed as **6.9 million** following the 2020 Census, researchers project population growth could push Tennessee’s population to nearly **8 million by 2040**.

The Knoxville Metropolitan Statistical Area, which is comprised of Knox, Blount, Anderson, Loudon and Union counties, is projected to grow by 13.3% over the same time frame. Current projections would add over 116,000 new residents, pushing the Knoxville MSA population to nearly one million.

The main driver of state population growth will likely occur in the 13-county Nashville Metropolitan Statistical Area. Researchers estimate this area will grow by 563,000 people in the next 20 years, accounting for **57 percent** of the state’s projected total increase. Knox County is estimated to add over **80,000 residents** by 2040, an increase of 17.2%. The state’s 78 rural counties are expected to add more than **225,000 new residents**, an increase of **8.9 percent**.

Projections estimate Tennessee’s median age will climb from **38.8 years** to 40.7 years by 2040, driven by an increase in the senior population. Matt Harris, associate professor of economics and researcher for the Boyd Center population projections, notes that the senior population growth is expected to account for roughly half (**47.2 percent**) of the state’s total projected increase over the **next 20 years**.

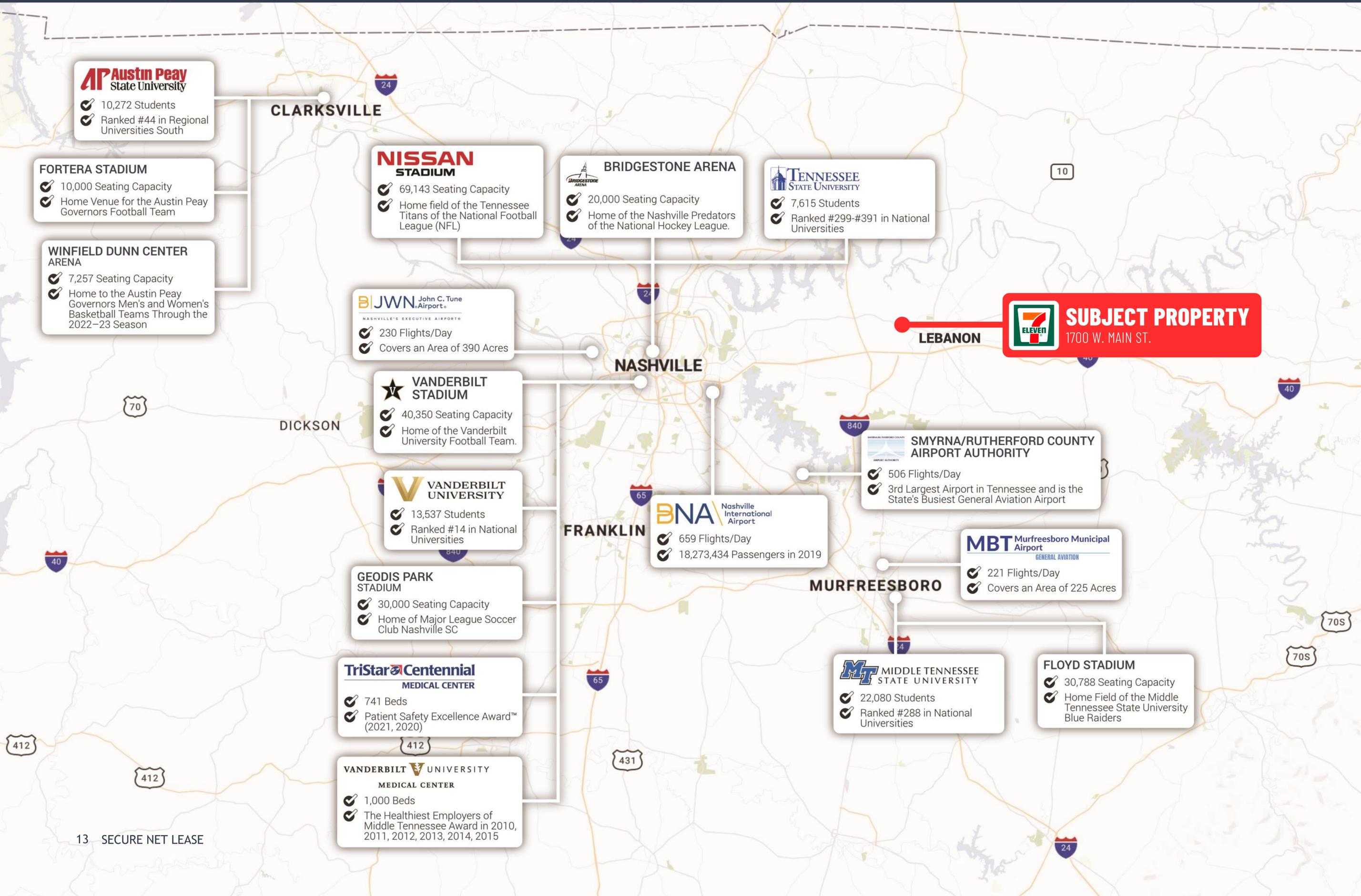
“Most of the growth in the senior population is driven by continued aging of the cohort born in the late **1950s and 1960s** rather than by older individuals moving to Tennessee, although retirees moving to Tennessee do play a part,” Harris said.

EXPLORE ARTICLE



# METRO NAME

7-ELEVEN LEBANON, TN



CALL FOR ADDITIONAL INFORMATION

## Dallas

### Office

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

## Los Angeles

### Office

123 Nevada Street  
El Segundo, CA 90245  
(424) 320-2321

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CALL FOR ADDITIONAL INFORMATION

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