



7-Eleven

\$6,382,764 | 5.50% CAP

3467 Five Chop Road, Orangeburg, SC 29115

- ✓ Year Built 2023 - 14 Years Remaining on NNN Ground Lease
- ✓ Sits Just Off I-26 (Roughly 56K VPD) and on Five Chop Road (Roughly 10K VPD).
- ✓ Orangeburg County has a Total Population of 85,000+ People
- ✓ 7 Miles from South Carolina State University and Orangeburg Municipal Airport
- ✓ Orangeburg's Developments County Location is a Top Choice for Recent Industrial

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 85,000 stores** in **20 countries**.



INVESTMENT OVERVIEW

7-ELEVEN ORANGEBURG, SC

Subject Property

\$6,382,764

5.50% CAP

NOI

\$351,052

Building Area

±4,050 SF

Land Area

±5.0 AC

Year Built

2023

Lease Type

NNN Ground

Occupancy

100%

✓ **Year Built 2023** - 14 Years Remaining on NNN Ground Lease

✓ **Located Along the Main Logistic Thoroughfare for the Port of Charleston** - Five Chop Road/Hwy 301 (Roughly 10k VPD) sits just north of the I-26/I-95 interchange (56,312+ VPD).

✓ **Large Format 7-Eleven** - This store is a 4,050 SF building sitting on 5 acres

✓ **This Site is 7 Miles from South Carolina State University**, a public university with over 2,000 students. The property is also 7 miles from Orangeburg Municipal Airport, a city-owned, public-use airport that is a vital transportation hub for many corporate and private aircrafts.

✓ **Orangeburg County has a Population of 85k+ People** and is conveniently located 37 miles southeast of Columbia, SC and 75 miles east of Charleston, SC, on the north fork of the Edisto River. It is easily accessible along Interstate 95 and at the intersection of major highways Interstate 26 and US Route 301. The city is also only 75 miles from Augusta, GA.

✓ **Orangeburg's Location Along the Logistic Thoroughfare Between Charleston and Columbia** and its proximity to the I-26/I-95 interchange has made the county a top choice for recent industrial developments.

✓ **7-Eleven is the World's Largest Convenience Store Chain that** operates in 20 countries and employs over 167,000 people. They have over 85,000 stores, 15,304 of which are in North America.

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SECURE
NET LEASE

TENANT OVERVIEW

7-ELEVEN ORANGEBURG, SC

7-Eleven

Lessee: 7-Eleven, Inc., a Texas corporation

REVENUE
\$81.3 B

CREDIT RATING
S&P: A

Stock Ticker
SVNDY

LOCATIONS
85,000+



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 **85,000 stores in 20 countries**, of which approximately **15,000** 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.

Subject Property



IN THE NEWS

7-ELEVEN ORANGEBURG, SC

7-Eleven Acquires 204 Stores From Sunoco in \$1 Billion Deal

LAYTEN PRAYTOR, JANUARY 12, 2024 (DMAGAZINE)

Susser Banc Holdings raises more than \$40 million in capital, Tom and Karen Falk gift \$5 million to the United Way of Metropolitan Dallas, and more.

Sunoco, one of the largest fuel distribution companies in the U.S., has entered into a definitive agreement for the sale of **204 convenience** stores to 7-Eleven for **around \$1 billion**. Specifically, 7-Eleven will acquire Stripes convenience stores and Laredo Taco Company restaurants. As a result, 7-Eleven is now the **sole owner and operator** of all Stripes and Laredo Taco Co. stores.

In total, these latest stores will be added to the more than 13,000 7-Eleven, Speedway, and Stripes locations that 7-Eleven already operates, franchises, and licenses between the U.S. and Canada.

“Stripes and Laredo Taco Company have been a great addition to our family of brands since they initially joined us back in 2018,” Joe DePinto, CEO of 7-Eleven said in a statement. “We’re excited to welcome the **remaining Stripes stores** and Laredo Taco Company Restaurants to the family, and we look forward to serving even more customers across West Texas, New Mexico and Oklahoma.”

In 2018, 7-Eleven purchased its first crop of Stripes and Laredo Taco Co. stores from Sunoco. That **\$3.3 billion** purchase saw Sunoco offload 1,030 convenience stores across 17 states to 7-Eleven. **In 2018, Sunoco** cited the reasoning for the sale was that it wanted to focus more on **growing** its gasoline business. The **204 stores** being sold by Sunoco to 7-Eleven reside in the southwest region of the United States, including West Texas, New Mexico, and Oklahoma

EXPLORE ARTICLE



7-Eleven Innovates to Redefine the Shopper Experience

MELISSA KRESS, JANUARY 22, 2024 (CONVENIENCE STORE NEWS)

EVP Marissa Jarratt details how the convenience retailer leverages consumer data at NRF 2024: Retail's Big Show.

Nearly 100 years after giving rise to the convenience store industry, 7-Eleven Inc. continues to be on the forefront of the channel, **driven by its ability** to tap into the wants and needs of the **ever-changing consumer**.

Speaking at NRF 2024: Retail's Big Show on Jan. 14, Jarratt sat down with Lauren Wiener, managing director and partner at Boston Consulting Group, to talk about the retailer's ability to leverage customer data to create a better shopper experience and transform the company. Key to this is ICE: Immediate Consumption Ecosystem.

The Irving, Texas-based retail chain has a network of **13,000-plus convenience stores** across multiple banners in North America and serves more than **12 million customers daily**, according to Marissa Jarratt, executive vice president, chief marketing and sustainability officer at 7-Eleven.

As Jarratt explained, ICE is composed of three elements:

- 1.Data insights and measurement tools
- 2.Awareness, trial and conversion
- 3.Inspiration, amplification and customer engagement

Breaking it down further, she explained that the first element is made up of **three tools**: C Shopper, a data insights and analytics platform that leverages purchase and shopper behavior; Brain Freeze Collective, 7-Eleven's proprietary consumer research tool comprised of more than **250,000 loyalty members** through which the retailer conducts quantitative and qualitative research at scale and efficiently

EXPLORE ARTICLE

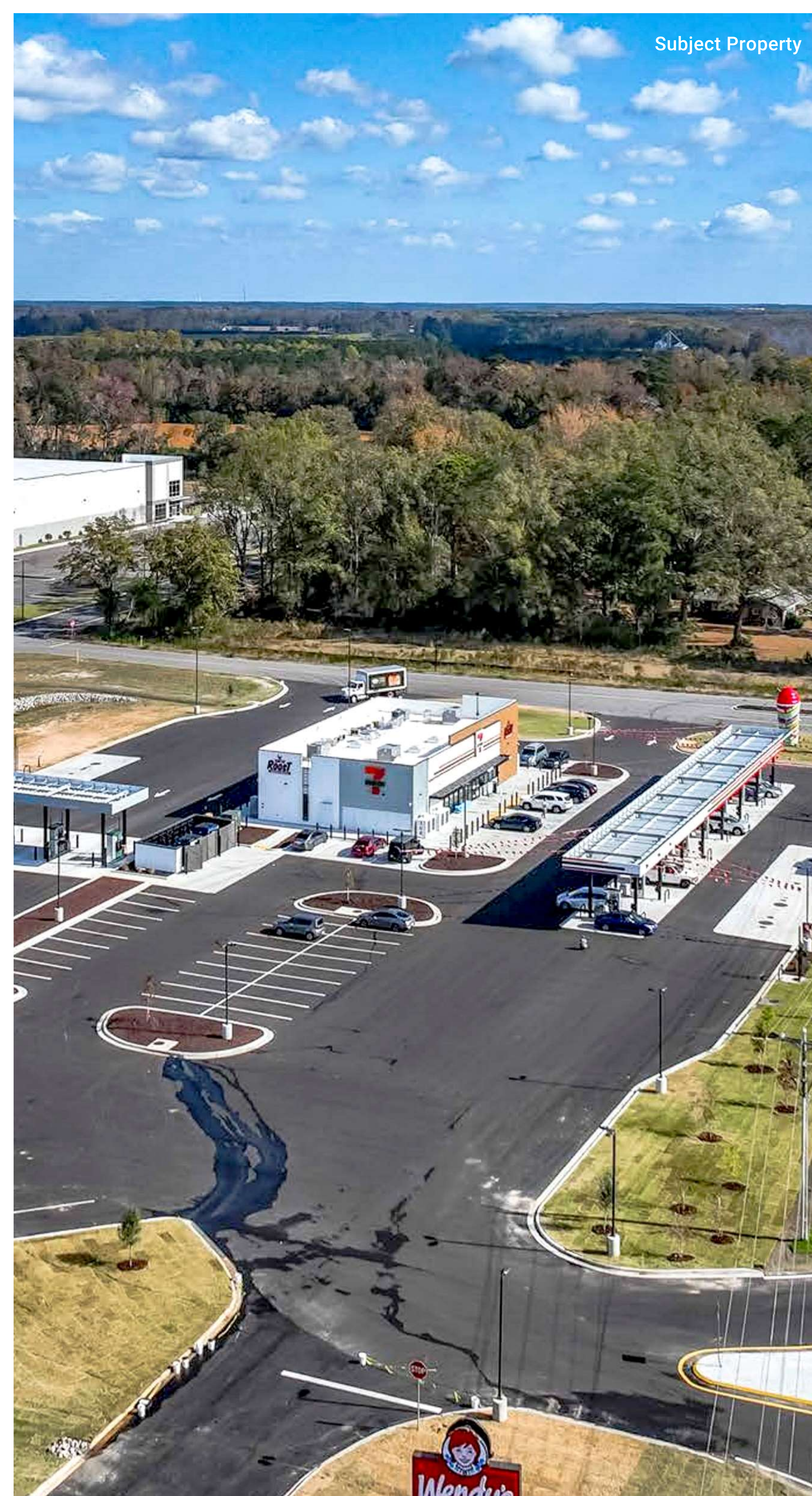


LEASE OVERVIEW

7-ELEVEN ORANGEBURG, SC

Initial Lease Term	14 Years Remaining
Rent Commencement	May 2023
Lease Expiration	May 2038
Lease Type	NNN Ground
Annual Rent YRS 1-5	\$351,052.00
Annual Rent YRS 6-10	\$379,136.00
Annual Rent YRS 11-15	\$409,466.00
4 * 5 Year Options	8% Increases In Options

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4 DIESEL PUMPS

8 FUEL PUMPS

±481' FRONTAGE



7-ELEVEN **SUBJECT PROPERTY**
3467 FIVE CHOP RD.

FIVE CHOP ROAD
±19,324 VPD

CHARLESTON HIGHWAY
±12,826 VPD

RUSSELL STREET
±7,943 VPD

178
SOUTH CAROLINA
STATE
UNIVERSITY

21
BY-PASS

178

301

33

INTERSTATE
SOUTH CAROLINA
26

Aaron's
CITITRENDS
FAMILY DOLLAR
Little Caesars
popoYes
Badcock & more
DOLLAR GENERAL
Advance Auto Parts
planet fitness
FOOD LION
piggly wiggly

BUDDY'S
HOME FURNISHINGS
BIG LOTS!
Roses

Firestone
COMPLETE AUTO CARE
Advance Auto Parts

AutoZone
Qrally AUTO PARTS

SUBWAY
Hardees

Roses
BURGER KING
CITITRENDS
HARBOR FREIGHT TOOLS
Rainbow

ORANGEBURG MUNICIPAL AIRPORT

Gulbrandsen

SSMG Warehousing & Distribution LLC.

DWP

BROOKDALE ELEMENTARY SCHOOL
(235 STUDENTS)

DOLLAR GENERAL
Wendy's
Domino's
McDonald's

TACO BELL
KFC
Arby's
Hardees

FAMILY DOLLAR
HONDA
DOLLAR TREE
SUBWAY

DOLLAR GENERAL

SHADY GROVE
FURNITURE

enmarket

PMR
Prime Materials Recovery Inc.

Colonial

Carolina
Agri Power LLC.

Loves
WAFFLE HOUSE

QT
QuikTrip

Days Inn
BY WYNDHAM

iDS
PACKAGING & AUTOMATION

Wendy's

PET SUPPLIES PLUS
Minus the hassle.
DISTRIBUTION CENTER

Pioneer Farm
EQUIPMENT

PALMETTO COMMERCE PARKWAY

BETHUNE-BOWMAN MIDDLE/HIGH SCHOOL
(356 STUDENTS)

Husqvarna

IMMEDIATE surrounding area (SW)



IMMEDIATE *surrounding area*
(NW)



SHAMROCK COMMERCE PARK
5 BUILDINGS PLANNED ON ±157 AC

PET SUPPLIES PLUS
±534,702 SF

IMMEDIATE surrounding area

SHAMROCK COMMERCE PARK
5 Buildings (21,971,762 SF)
planned

PET SUPPLIES PLUS

26
+48,900 VPD



301

FIVE CHOP ROAD

EXIT 154
+9,500 VPD

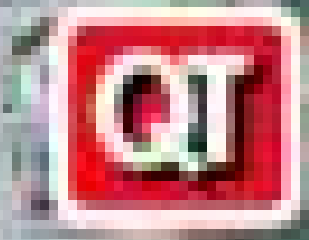


Loves
RAFFLE HOUSE



ORANGEBURG COUNTY
FIRE TRAINING CENTER

PIONEER FARM
EQUIPMENT INC



Houan

GXO

ALLIED
Air Enterprises



H.T. HACKNEY



MONTEFERRO



SHAMROCK COMMERCE PARK *site plan*



±13.16 ACRE
OUTPARCEL

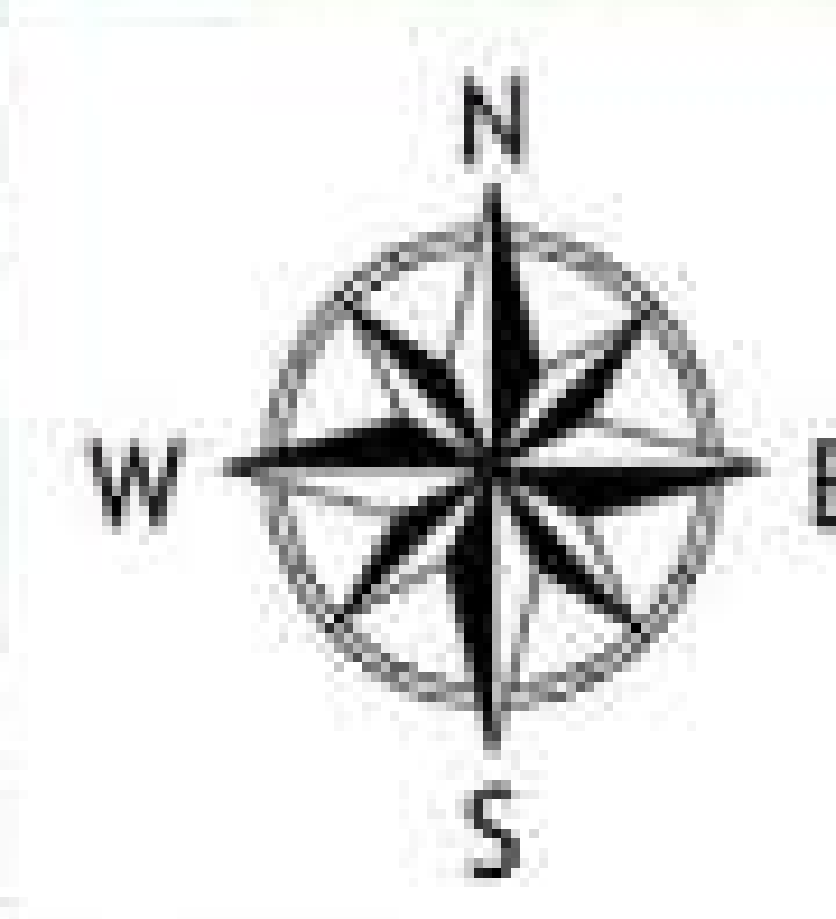
±2.74
ACRE
OUTPARCEL

±1.92 ACRE
QSR



301

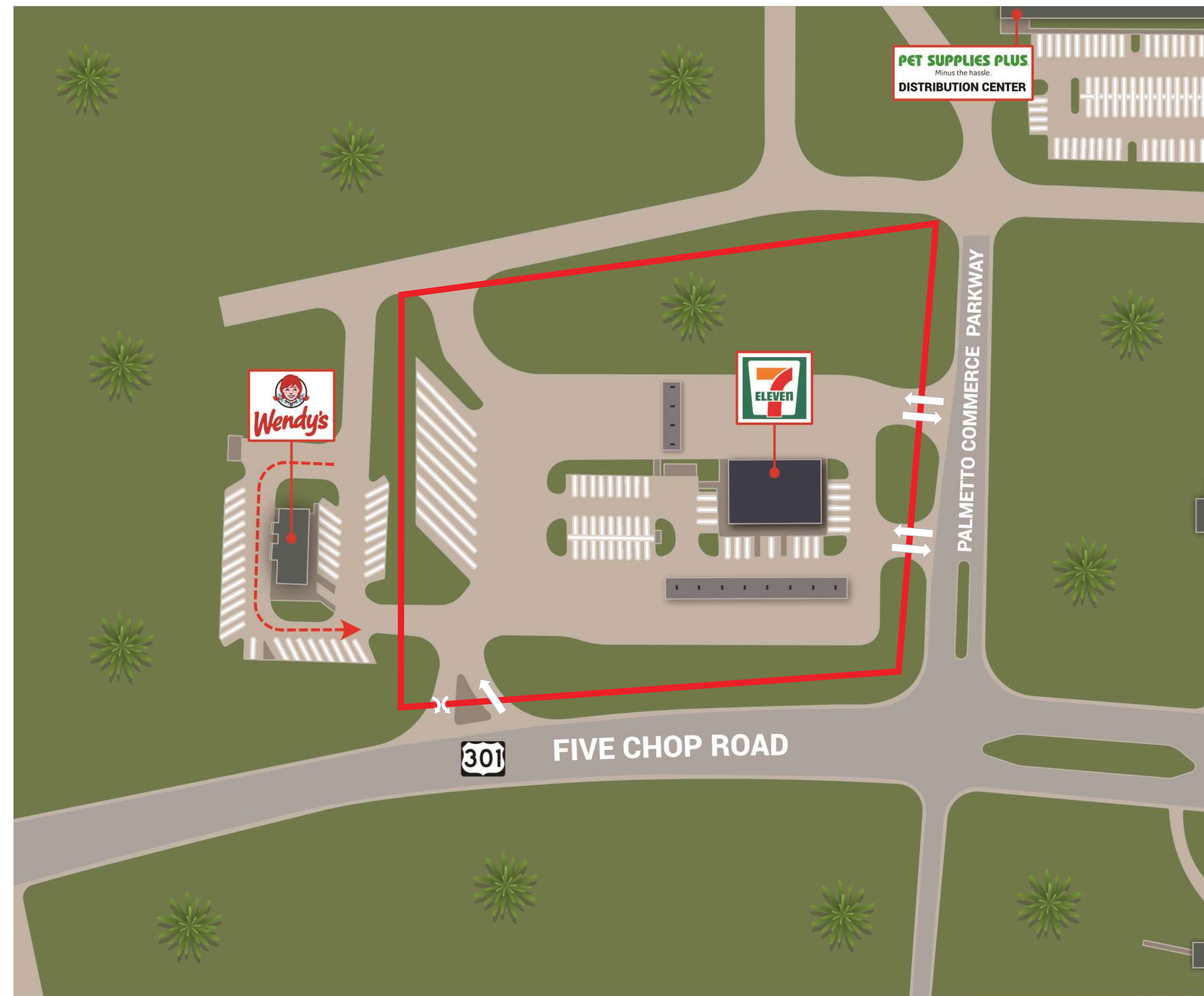
FIVE CHOP ROAD



SITE OVERVIEW

7-ELEVEN ORANGEBURG, SC

	Year Built		2023
	Building Area		±4,050 SF
	Land Area		±5.0 AC



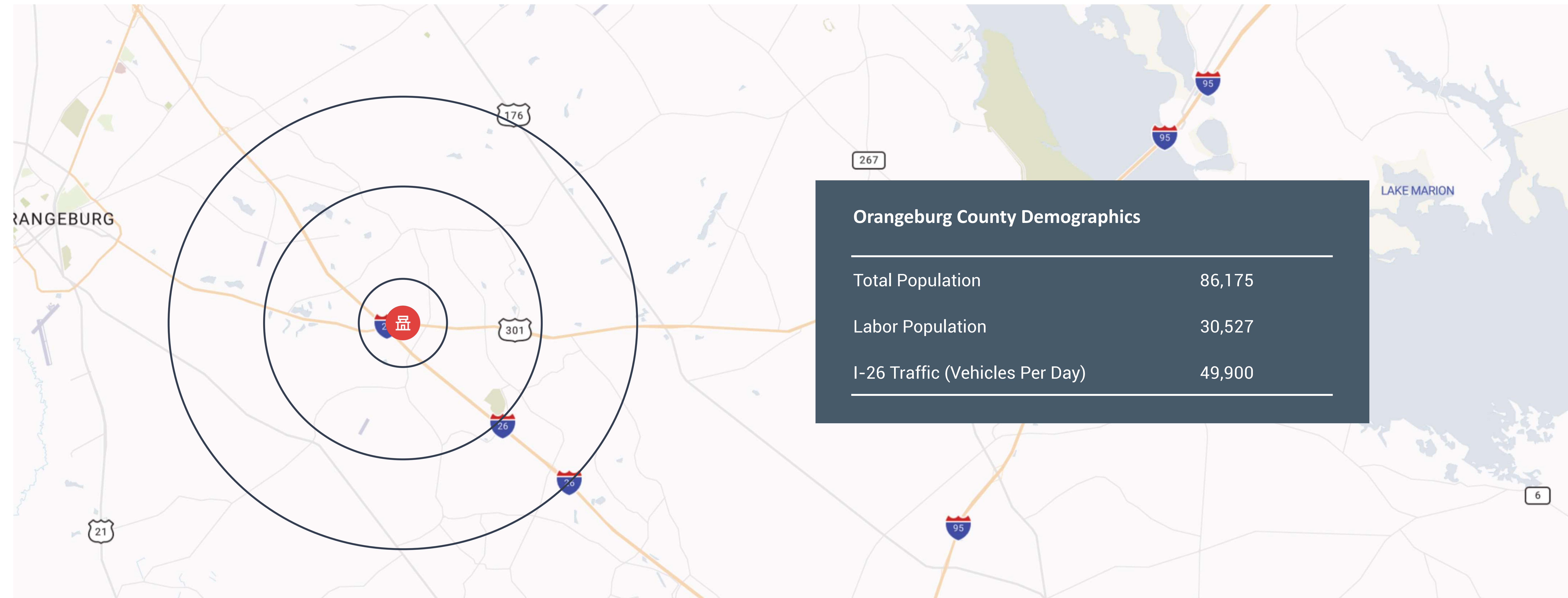
NEIGHBORING RETAILERS

- Ollie's Bargain Outlet
- Planet Fitness
- Big Lots
- Pet Supplies Plus
- Citi Trends
- Aaron
- Buddy's Home Furnishings
- Food Lion
- Rainbow
- Piggy Wiggy



LOCATION OVERVIEW

7-ELEVEN ORANGEBURG, SC



Orangeburg County Demographics

Total Population	86,175
Labor Population	30,527
I-26 Traffic (Vehicles Per Day)	49,900

SOUTH CAROLINA ECONOMIC DRIVERS (EMPLOYEES)


1. ZF Group (147,797)
2. Michelin (127,000)
3. Shaeffler (92,478)
4. Techtronic Industries TTI (48,028)
5. Commonwealth (43,585)
6. Reitangruppen (38,000)
7. Draexlmaier Automotive of America (30,000)
8. Pure Fishing (25,000)
9. Hyosung Corporation (25,000)
10. Sonoco (21,000)
11. Interloop Limited (17,000)

LOCATION OVERVIEW

7-ELEVEN ORANGEBURG, SC

Orangeburg

South Carolina

 13,523
Population

 \$41,020
Median Household Income



37 Miles From Columbia, 75
Miles East of Charleston, & 75
Miles From Augusta, GA

CENTRALLY LOCATED

Situated at the Intersection of
Two Major Highways, I-26 &
US Route 301

EASILY ACCESSIBLE

Orangeburg, also known as The Garden City, is the principal city in and the county seat of Orangeburg County, South Carolina.

The city is located 37 miles southeast of Columbia and 75 miles east of Charleston, SC, on the north fork of the Edisto River.

Orangeburg County is ideally situated near the midway point between New York City and Miami along Interstate 95. Two major interstates, I-95 and I-26, intersect in the county and can provide quick access to both national and regional markets.

Home to Fortune 500 companies, Orangeburg County is an ideal location for

business expansions, relocation, and start-ups. Companies from around the world have chosen Orangeburg County not only for its proximity to major markets and affordable commercial space, but also for its highly qualified workforce. From heavy manufacturing and service-related facilities to sod farms, the industrial base in Orangeburg County currently employs more than 8,300 people and has over 100 industrial or distribution operations. Orangeburg County has enjoyed numerous expansions and new industry locations with a combined investment of more than \$518 million, creating 1,850 new jobs. Orangeburg County offers an array of outdoor recreation. The Santee Cooper Lakes provide 170,000 acres of fresh water for boating, swimming, year-round fishing, and other aquatic activities. Boaters can even sail to Charleston through the Santee Cooper Lakes' navigation lock. South Carolina is recognized for its fast, effective routing of goods and services. Multi-modal and centrally located, South Carolina's logistical infrastructure is designed to move parts and products in and out remarkably fast. South Carolina has one of the best highway systems in the nation. While South Carolina is 40th in size nationally, it has the 5th largest state-maintained road system.

IN THE NEWS

7-ELEVEN ORANGEBURG, SC

USDA Rural Development Announces Over \$171 Million to Support S.C.

NOVEMBER 2, 2023 (MORNING AGCLIPS)

USDA Rural Development South Carolina State Director, Dr. Saundra Glover is announcing over \$171 million in investments across South Carolina to upgrade infrastructure in rural communities that will bring new jobs, clean water and fuel, and reliable electricity to people in nearly every state.

This funding is part of recent **\$5 billion** announcement by President Biden **leading** his Administration's Investing in **Rural America Event Series**.

"These efforts will help rebuild the physical infrastructure of our country to grow the economy, create good-paying jobs and help rural America prosper."

President Biden will announce over **\$5 billion** in new investments from his Investing in America agenda – including the Bipartisan Infrastructure Law and the Inflation Reduction Act – to advance rural prosperity, economic development, competition, and **sustainability**. President Biden will also discuss how Bidenomics and his Investing in America agenda are ensuring **rural Americans** do not have to leave their hometowns to find opportunity.

Over the course of two weeks, President Biden, Cabinet members, and Senior Administration Officials are barnstorming across the country as part of the Investing in Rural America Event Series to highlight how the Biden-Harris Administration's investments are bringing new revenue to farms, **increased economic development** in rural **towns and communities**, and more opportunity throughout the country.

EXPLORE ARTICLE



SC Commerce reports another banner year for economic development

JAY KING, NOVEMBER 29, 2023 (UPSTATE BUSINESS JOURNAL)

Following a record-setting \$10 billion in new investment in 2022, South Carolina expects to enjoy another banner year for economic development in 2023.

The Palmetto State has **attracted about \$7.7 billion** in economic investments, according to Teresa Powers, deputy director for global **business development** for the state Department of Commerce. Powers provided the update on **economic development Nov. 29** during a Coffee and Conversations program at Upstate SC Alliance, the leading **economic development organization** for the northwestern corner of the state.

This year's investment total so far represents about 12,000 new jobs from 70 projects. Powers expects the final tally to come close to 2022's \$10 billion and 14,000 jobs.

Leading the pack of significant projects announced this year is Scout Motor's decision in March to invest **\$2 billion** to **build a manufacturing** plant in Richland County. The company plans to **build up to 200,000 trucks** and SUVs for a brand that last saw production from 1960-1980.

In resurrecting an iconic vehicle brand, Scout is essentially a startup, Powers said. The company will operate under the Volkswagen umbrella of companies.

She said Scout's decision to locate in the state was in part due to the proven track record of **automotive manufacturing** here and the **effectiveness** with which local and state agencies and **organizations work together**.

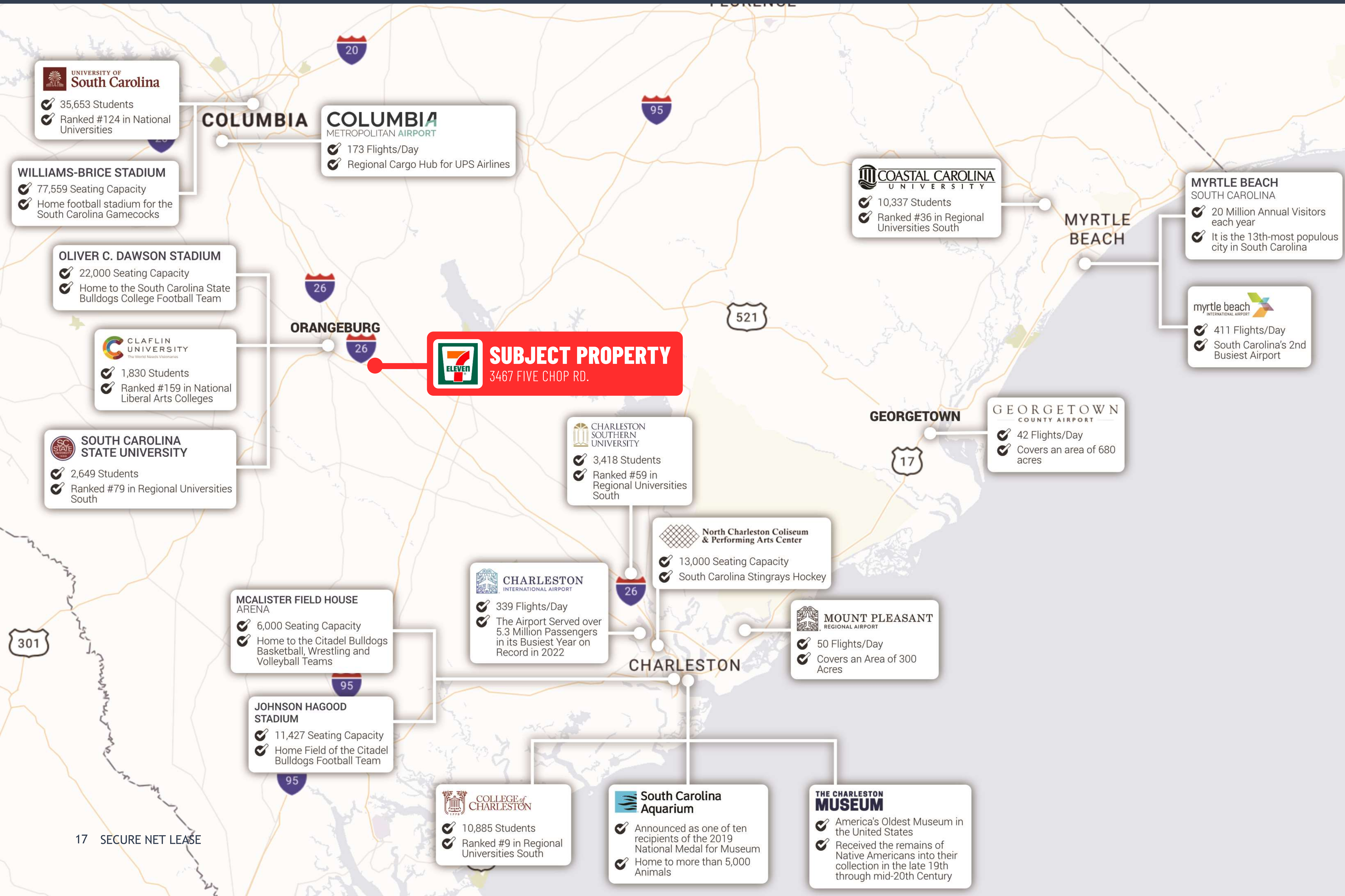
"We have the expertise ... we know how to get these **big plants** up and running," Powers said. "We work really well together and it shows."

EXPLORE ARTICLE



METRO AREA

7-ELEVEN ORANGEBURG, SC



UNIVERSITY OF South Carolina

- 35,653 Students
- Ranked #124 in National Universities

COLUMBIA METROPOLITAN AIRPORT

- 173 Flights/Day
- Regional Cargo Hub for UPS Airlines

WILLIAMS-BRICE STADIUM

- 77,559 Seating Capacity
- Home football stadium for the South Carolina Gamecocks

OLIVER C. DAWSON STADIUM

- 22,000 Seating Capacity
- Home to the South Carolina State Bulldogs College Football Team

CLAFLIN UNIVERSITY

- 1,830 Students
- Ranked #159 in National Liberal Arts Colleges

SOUTH CAROLINA STATE UNIVERSITY

- 2,649 Students
- Ranked #79 in Regional Universities South

7-ELEVEN SUBJECT PROPERTY
3467 FIVE CHOP RD.

COASTAL CAROLINA UNIVERSITY

- 10,337 Students
- Ranked #36 in Regional Universities South

MYRTLE BEACH SOUTH CAROLINA

- 20 Million Annual Visitors each year
- It is the 13th-most populous city in South Carolina

myrtle beach INTERNATIONAL AIRPORT

- 411 Flights/Day
- South Carolina's 2nd Busiest Airport

CHARLESTON SOUTHERN UNIVERSITY

- 3,418 Students
- Ranked #59 in Regional Universities South

GEORGETOWN COUNTY AIRPORT

- 42 Flights/Day
- Covers an area of 680 acres

North Charleston Coliseum & Performing Arts Center

- 13,000 Seating Capacity
- South Carolina Stingrays Hockey

MCALISTER FIELD HOUSE ARENA

- 6,000 Seating Capacity
- Home to the Citadel Bulldogs Basketball, Wrestling and Volleyball Teams

CHARLESTON INTERNATIONAL AIRPORT

- 339 Flights/Day
- The Airport Served over 5.3 Million Passengers in its Busiest Year on Record in 2022

MOUNT PLEASANT REGIONAL AIRPORT

- 50 Flights/Day
- Covers an Area of 300 Acres

JOHNSON HAGOOD STADIUM

- 11,427 Seating Capacity
- Home Field of the Citadel Bulldogs Football Team

COLLEGE of CHARLESTON

- 10,885 Students
- Ranked #9 in Regional Universities South

South Carolina Aquarium

- Announced as one of ten recipients of the 2019 National Medal for Museum
- Home to more than 5,000 Animals

THE CHARLESTON MUSEUM

- America's Oldest Museum in the United States
- Received the remains of Native Americans into their collection in the late 19th through mid-20th Century

SECURE

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DEVELOPER

Realty Link, a full-service real estate development company with 26 years of experience, has completed over 400 STNL deals.