



7-Eleven

\$6,130,000 | 5.00% CAP

18971 SR 31, North Fort Myers, FL (Fort Myers MSA) 33917

- ✓ **10 Years Remaining on Absolute NNN Corporate Lease** with 10% Rent Bumps Every 5 Years
- ✓ **Strong Signalized Corner Location Along Two of the Regions Major Thoroughfares** SR 31 Connects the area to Fort Myers Proper
- ✓ **Just South of 18,000 Acre Babcock Ranch Development** which will accommodate 19,000 homes and 50,000 residents when completed
- ✓ **Strong Local Household Incomes** the average 1-mile household income exceeds \$150,000
- ✓ **Bonus Depreciation Eligible, Check with CPA**

Drive-in Boatwash

CUTWATER

FACTORY DIRECT SHOWROOM at modernstags.com

SWEETWATER

LANDING

Manatee

& Eco River Tours

TEMPLE CHRISTIAN SCHOOL
(105 STUDENTS)

31 PRODUCE



VR

VAN ROEKEL
& ASSOCIATES INC



Exxon



OLD BAYSHORE ROAD
(1,714 VPD)

SR 31
(14,111 VPD)



ROGERS
MARKET

BABCOCK RANCH
(18,000 Acres Planned - Approx 3-mi)



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 NORTH FORT MYERS, FL

Subject Property



CONTACT FOR DETAILS

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Bob Moorhead

Managing Partner
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bob@securenetlease.com

FL Broker of Record: Stephen Noyola

License #: BK3051175

\$6,130,000

5.00% CAP

NOI

\$306,502

Building Area

±3,120 SF

Land Area

±1.84 AC

Year Built

2020

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Open & Operating** - Rent Commenced in August of 2020.
- ✓ **10 Years Remaining on Absolute NNN** Corporate Lease with 10% Rental Increases Every 5 Years in both the Primary Term and (4) 5-Year Options.
- ✓ **Strong Signalized Corner Location Along Two of the Regions Major Thoroughfares** SR 31 Connects the area to Fort Myers Proper.
- ✓ **Just South of 18,000 Acre Babcock Ranch Development** which will accommodate 19,000 homes and 50,000 residents when completed
- ✓ **Strong Local Household Incomes** the average 1-mile household income exceeds \$150,000
- ✓ **Fort Myers and Cape Coral Anchor the Lee County MSA** featuring a population of more than 770,000 people
- ✓ **World's Largest Convenience Store Chain** - 7-Eleven is the global leader in convenience retail, with over 85,000 locations worldwide, including 15,000+ in the U.S. The company is backed by an "A" credit rating from S&P, ensuring financial stability and a strong tenant profile for investors.

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 NORTH FORT MYERS, FL

7-Eleven

Lessee: 7-Eleven, Inc.

REVENUE
\$81.3B

CREDIT RATING
S&P: A

Stock Ticker
SVNDY

LOCATIONS
85,000+

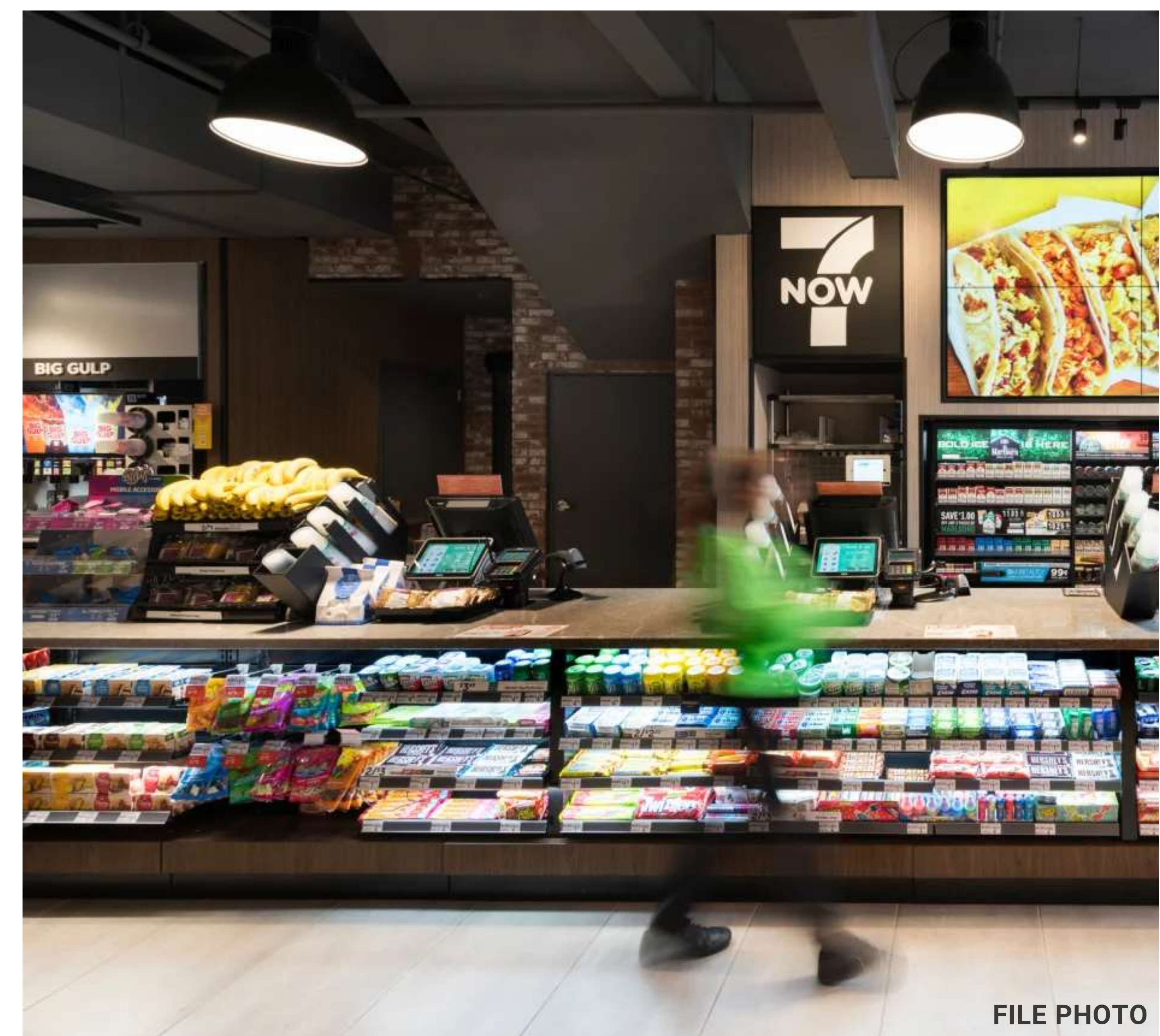


[7-eleven.com](https://www.7-eleven.com)

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 15,300 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



FILE PHOTO



FILE PHOTO

IN THE NEWS

7-ELEVEN NORTH FORT MYERS, FL

7-Eleven to add 1,300 stores in North America by 2030

APRIL 17, 2025 (MOBILITY PLAZA)

7-Eleven is accelerating its growth strategy in North America with plans to open 1,300 new stores by 2030, according to parent company Seven & i Holdings’ latest earnings presentation.

The move marks a significant expansion for the convenience store giant as it prepares for a 2026 initial public offering of its North American business. Incoming CEO Stephen Dacus also announced that the brand aims to nearly double the number of stores featuring quick-service restaurants (QSRs), increasing from 1,080 to 2,100 by the end of the decade.

The 1,300-store goal comes just months after 7-Eleven shared a four-year plan to open 600 new locations, with 500 scheduled between 2025 and 2027. That number has now been bumped up to 550, signaling a more aggressive pace of expansion in the lead-up to the planned spin-off.

If fully realized, the expansion would represent about 10% growth over the 12,963 North American stores the brand operated as of February.

To meet its QSR growth target, 7-Eleven will need to significantly increase its rollout pace after 2025. With just 50 new QSR-equipped stores planned this year, the company will have to accelerate expansion to reach its goal of 2,100 locations by 2030.

EXPLORE ARTICLE

Seven & i Says It’s Looking at Growth in New Regions

JANUARY 9, 2025 (NACS)

Seven & i Holdings, parent company of 7-Eleven, is developing initiatives to “unlock its North American convenience-store business’s potential value as well as optimal capital relations with its banking unit,” the Wall Street Journal reported today.

“The retail giant said it will accelerate expansion to new regions to seek growth in markets worldwide. ... The company plans to complete its strategic restructuring this fiscal year to achieve profit growth in the coming years, it said Thursday,” wrote the WSJ.

Last month, NACS Daily reported that Seven & i Holdings plans to open 500 new convenience stores in the United States and Canada through 2027.

“A company spokesman confirmed an earlier report by Kyodo News about the plan for convenience stores in North America, adding that it was part of Seven & i’s strategy to grow to 100,000 stores in 30 countries and regions by 2030,” according to Reuters.

EXPLORE ARTICLE

LEASE OVERVIEW

7-ELEVEN NORTH FORT MYERS, FL

Initial Lease Term	15-Years, Plus (4) 5-Year Renewal Options
Rent Commencement	August 2020
Lease Expiration	August 2035
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, in both Primary Term & Options
Annual Rent YRS 1-5	\$278,637.00
Annual Rent YRS 6-10*	\$306,501.96
Annual Rent YRS 11-15	\$337,152.00
Option 1	\$370,866.00
Option 2	\$407,954.00
Option 3	\$448,749.00
Option 4	\$493,623.00

*Rent Begins September 1, 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.



BONUS DEPRECIATION

— 7-ELEVEN NORTH FORT MYERS, FL —

100% Bonus Depreciation for Qualifying Convenience Stores

What It Is

Full expensing of eligible property in the year it's placed in service—no depreciation over time. Permanently reinstated at 100% for qualifying assets under the One Big Beautiful Bill Act (OBBBA).

Investor Benefits

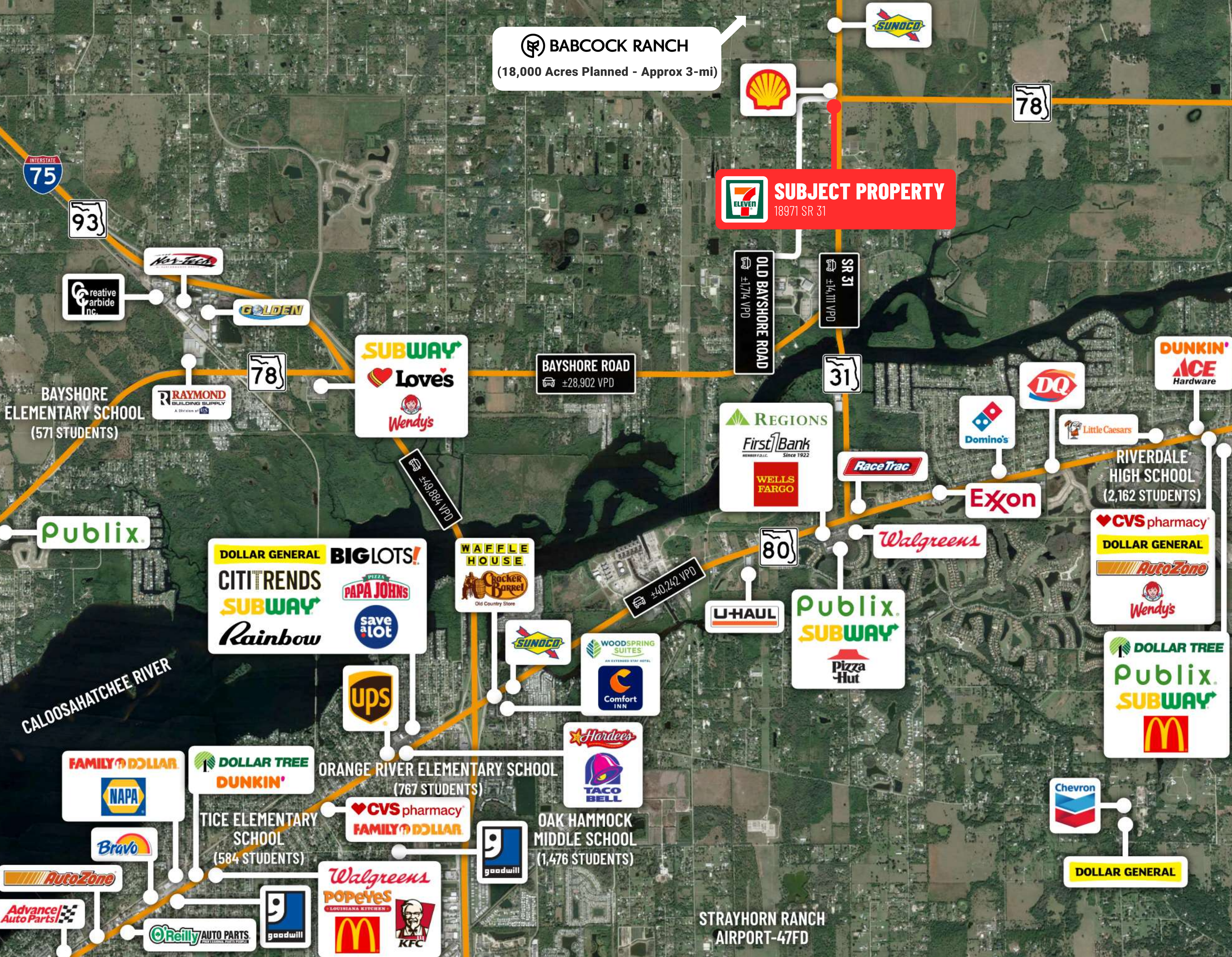
- **Tax Benefit:** Investors can deduct 100% of qualified property costs in the year placed into service. There is no expiration or phase-out.
- **Strategic Flexibility:** With bonus depreciation no longer time-sensitive, acquisition decisions can focus on fundamentals and timing that align with investor goals.
- **Convenience stores stand out for their bonus depreciation advantages:** 7-Eleven is the most viable net lease option currently eligible for bonus depreciation, as other corporate c-store brands typically sign ground leases that don't qualify.



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. Agent and its affiliates do not provide tax advice and nothing contained herein should be construed to be tax advice. Accordingly, any recipient of this offering summary or of the information should seek advice based on your particular circumstances from an independent tax advisor.

 **BABCOCK RANCH**
(18,000 Acres Planned - Approx 3-mi)

 **SUBJECT PROPERTY**
18971 SR 31



BAYSHORE ELEMENTARY SCHOOL
(571 STUDENTS)

RIVERDALE HIGH SCHOOL
(2,162 STUDENTS)

ORANGE RIVER ELEMENTARY SCHOOL
(767 STUDENTS)

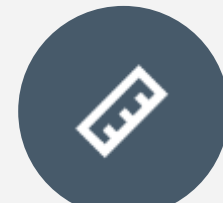
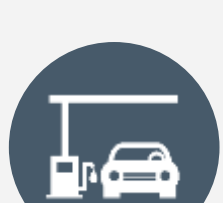
TICE ELEMENTARY SCHOOL
(584 STUDENTS)

OAK HAMMOCK MIDDLE SCHOOL
(1,476 STUDENTS)

STRAYHORN RANCH AIRPORT-47FD

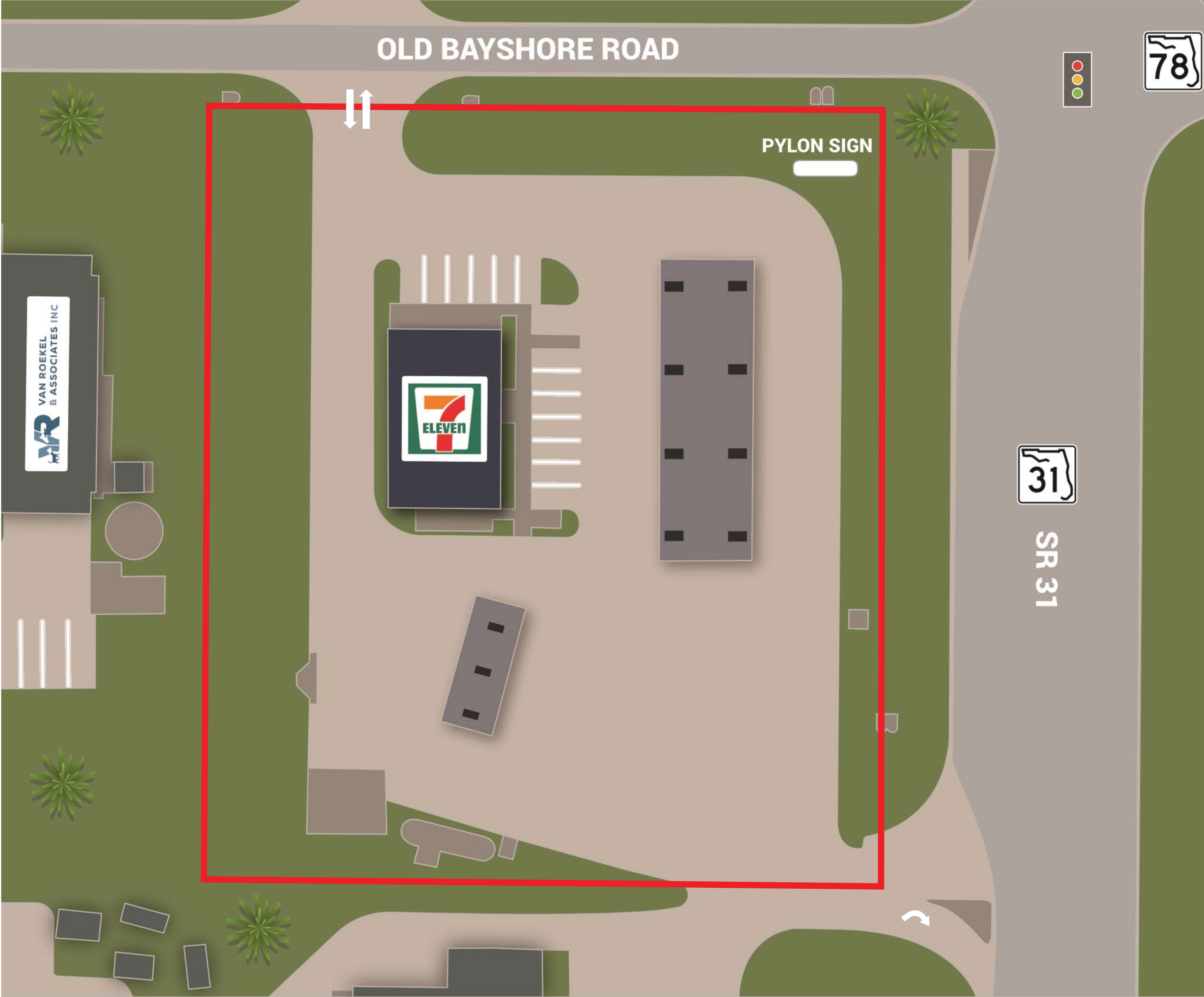
SITE OVERVIEW

7-ELEVEN NORTH FORT MYERS, FL

	Year Built	2020
	Building Area	±3,120 SF
	Land Area	±1.84 AC
	Pumps	11
	Fueling Positions	22

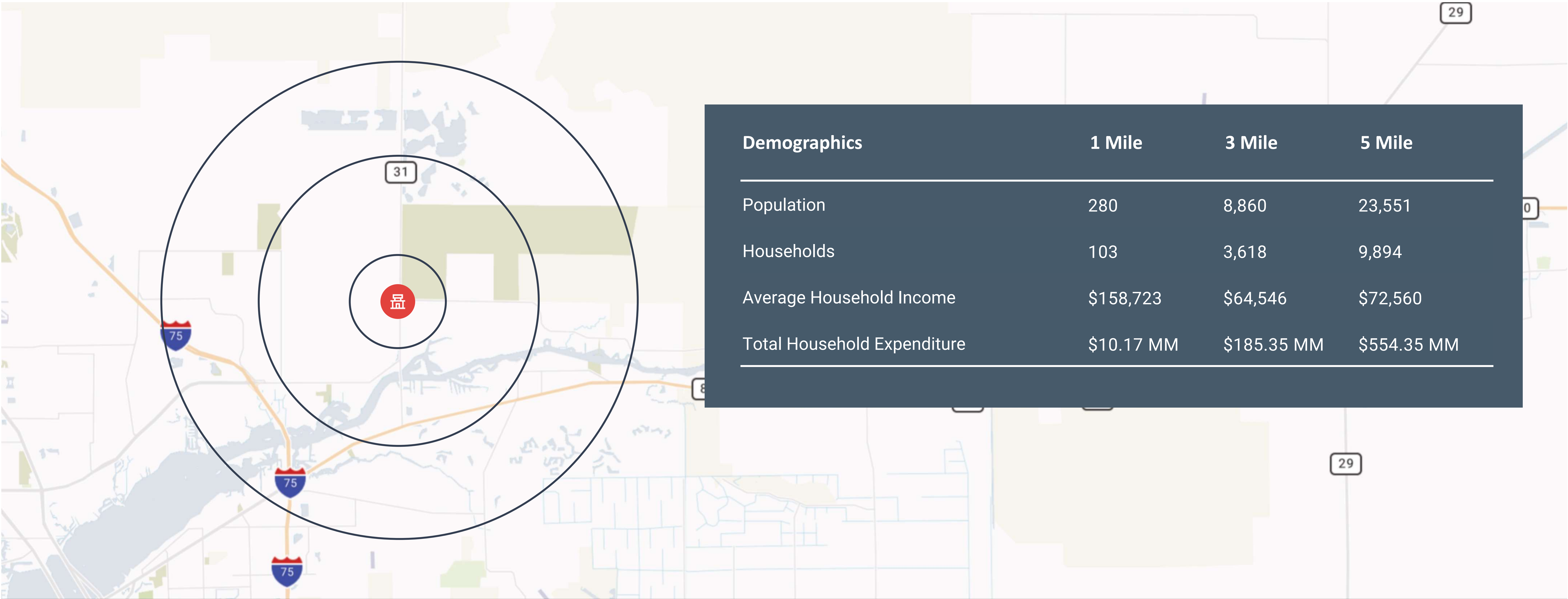
NEIGHBORING RETAILERS

- Publix
- Big Lots!
- Dollar General
- CVS
- Dollar Tree
- Save-A-Lot
- AutoZone Auto Parts
- Citi Trends
- Advance Auto Parts
- Goodwill



LOCATION OVERVIEW

7-ELEVEN NORTH FORT MYERS, FL



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Lee Health (14,028)
2.

Lee County School District (11,003)
3.

Publix Super Markets (4,624)
4.

Walmart Corporation (3,467)
5.

Lee County Administration (2,696)
6.

City of Cape Coral (1,858)
7.

Gartner, Inc. (1,819)
8.

Lee County Sheriff's Office (1,564)
9.

Chico's FAS Inc. (1,532)
10.

McDonald's (1,522)

LOCATION OVERVIEW

7-ELEVEN NORTH FORT MYERS, FL

Fort Myers

Florida



104,100

Population



\$62,160

Median Household Income



Chico's, one of the largest women's clothing chains in the United States, is headquartered in Fort Myers.

Future job growth over the next ten years is predicted to be 44.0%

Fort Myers is a colorful, diverse city that is the largest commercial city of Lee County, is known for its beautiful harbor and beaches; quirky, distinct neighborhoods, and unique museums.

Fort Myers has many well-respected first and secondary schools, and Universities including Florida Golf Coast University, Southwest Florida College, and Florida Southwestern State College.

The Fort Myers metro area has more than 861,000 residents

Public Transportation in the area is easily accessible with a public bus service ran by LeeTran, which provides local service all throughout Fort Myers.

The city is also primarily served by Southwest International Airport, located southeast of the city. Fort Myers is also home to JetBlue Park at Fenway South. Opened in March 2012, it is primarily the spring training home of the Boston Red Sox. This city is also complemented by the famous summer estates of Henry Ford and Thomas Edison. Fort Myers is one of Florida's most popular vacation destinations some of its attractions include Six Mile Cypress Slough Preserve, Lakes Regional Park, Wicked Rum Dolphin Distillery, and the Florida Repertory Theatre. With Six Mile Cypress Slough Preserve, Lake Regional Park, and many of the other state parks and beaches, Fort Myers is perfect for all outdoor lovers seeking adventure

IN THE NEWS

7-ELEVEN NORTH FORT MYERS, FL

Sarasota-Bradenton, Cape Coral-Fort Myers in national boomtown report

MARK GORDON, AUGUST 30, 2025 (BUSINESS OBSERVER)

That’s a key takeaway from a new report from online financial marketplace LendingTree. Its Boomtown report ranked and scored the 100 largest metros across eight unique metrics grouped into three categories: people and housing; work and earnings; and business and economy.

Florida, and in particular three metro areas on the west coast of the state, is booming, at least statistically and in comparison to other parts of the country.

Being a boomtown presents opportunities for business — in both potential customers and the hiring pool.

“An influx of business growth may mean greater competition, which could help lower some of the costs of running your business,” says LendingTree Chief Consumer Finance Analyst Matt Schulz in the report. “It could also mean greater opportunity to partner with other companies when it comes to marketing, training or other aspects of business. It could mean more networking opportunities. The list goes on and on.”

The report looked at data from 2021-2023, averaging out each category for a final score. Austin, with an overall score of 72.1, edged out Orlando, at 72, for the No. 1 spot. North Port-Sarasota-Bradenton was No. 3, while Cape Coral-Fort Myers was No. 5 and Lakeland was No. 8.

EXPLORE ARTICLE

Fort Myers ranked second best small city to start a business

MIYOSHI PRICE, JUNE 4, 2025 (FOX 4 SOUTHWEST FLORIDA)

Fort Myers has been named the second-best small city to start a business, according to WalletHub. WalletHub says there's been a 22% increase in new businesses since 2016, fueled by strong investor presence and support from local development agencies.

WalletHub reports that Fort Myers has one of the highest numbers of investors per capita in the country, giving start-ups a better chance at securing necessary funding.

According to WalletHub, business owners like Amei also benefit from some of the least expensive office space and low building costs in the country.

The business growth includes Crooked Halos, a new novelty store in downtown Fort Myers.

"Just from our numbers and from the clientele that are coming in and return. And every time someone comes in and discovers Crooked Halos, they say, I this is amazing. This is my new favorite store, and I'm bringing my sister back," said Amei, owner of Crooked Halos.

According to WalletHub, business owners like Amei also benefit from some of the least expensive office space and low building costs in the country.

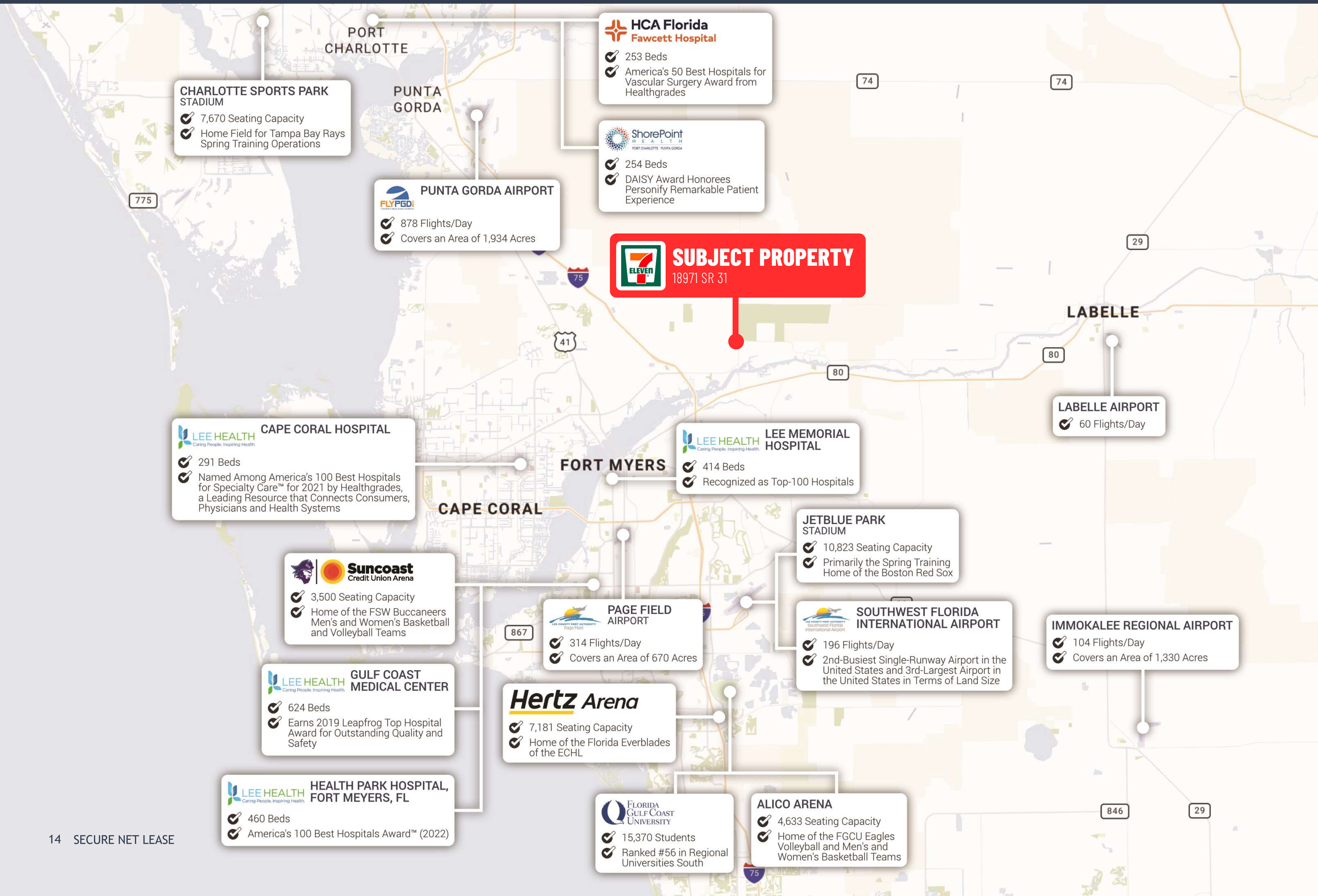
Both business owners say they can sense the momentum in small businesses in Fort Myers.

"We want to grow with the community. It's amazing the pace of growth here," Gutierrez said.

EXPLORE ARTICLE

FORT MYERS MSA

7-ELEVEN NORTH FORT MYERS, FL



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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