SECURE
NET LEASE

7-Eleven

$6,558,000 | 5.00% CAP

180 N Lake Shore Way, Lake Alfred, FL 33850

- **10 Years Remaining on Absolute NNN Corporate Lease** with 10% Rent Bumps Every 5 Years
- **Strong Corner Location Along Two of the Regions Major Thoroughfares** with 35,000+ Vehicles Per Day
- **Less Than 3 Miles** from the Winter Haven Regional Airport
- **Florida** is a No Income Tax State
- **Bonus Depreciation Eligible, Check with CPA**


Subject Property
LAKE ALFRED ELEMENTARY SCHOOL (622 STUDENTS)
LAKE ALFRED HISTORICAL SOCIETY
SouthState
DANCE CENTER
metro by T-Mobile
ACE Hardware
Harvest MEAT MARKET
Vanpool AUTO SALES
CITGO
DOLLAR TREE
DOLLAR GENERAL
FAMILY DOLLAR
DUNKIN'
Hardee's
UNITED STATES POSTAL SERVICE
U-HAUL
600
92
17
E POMELO STREET (18,016 VPD)
HIGHWAY 17 (17,784 VPD)
ELEVEN
557

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 LAKE ALFRED, FL

Subject Property

$6,558,000

5.00% CAP

NOI	$327,906
Building Area	±3,536 SF
Land Area	±1.34 AC
Year Built	2020
Lease Type	Absolute NNN
Occupancy	100%

- **Open & Operating -** Rent Commenced in October 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 Corner Location Along Two of the Regions Major Thoroughfares** with 35,000+ Vehicles Per Day. E Alfred St and S Lake Shore Way are prominent roads within the region.
- **Less Than Three Miles** from the Winter Haven Regional Airport, which has an average of 164 flights per day.
- **Florida is a "No Income Tax State"**
- **Subject Property is Only 11 Miles** from the Legoland Florida Resort
- **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.

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FL Broker of Record:
Stephen Noyola (License # BK3051175)

SECURE NET LEASE

TENANT OVERVIEW

7-ELEVEN LAKE ALFRED, FL

7-Eleven

Lessee: 7-Eleven, Inc.

REVENUE
$81.3B

CREDIT RATING
S&P: A

Stock Ticker
SVNDY

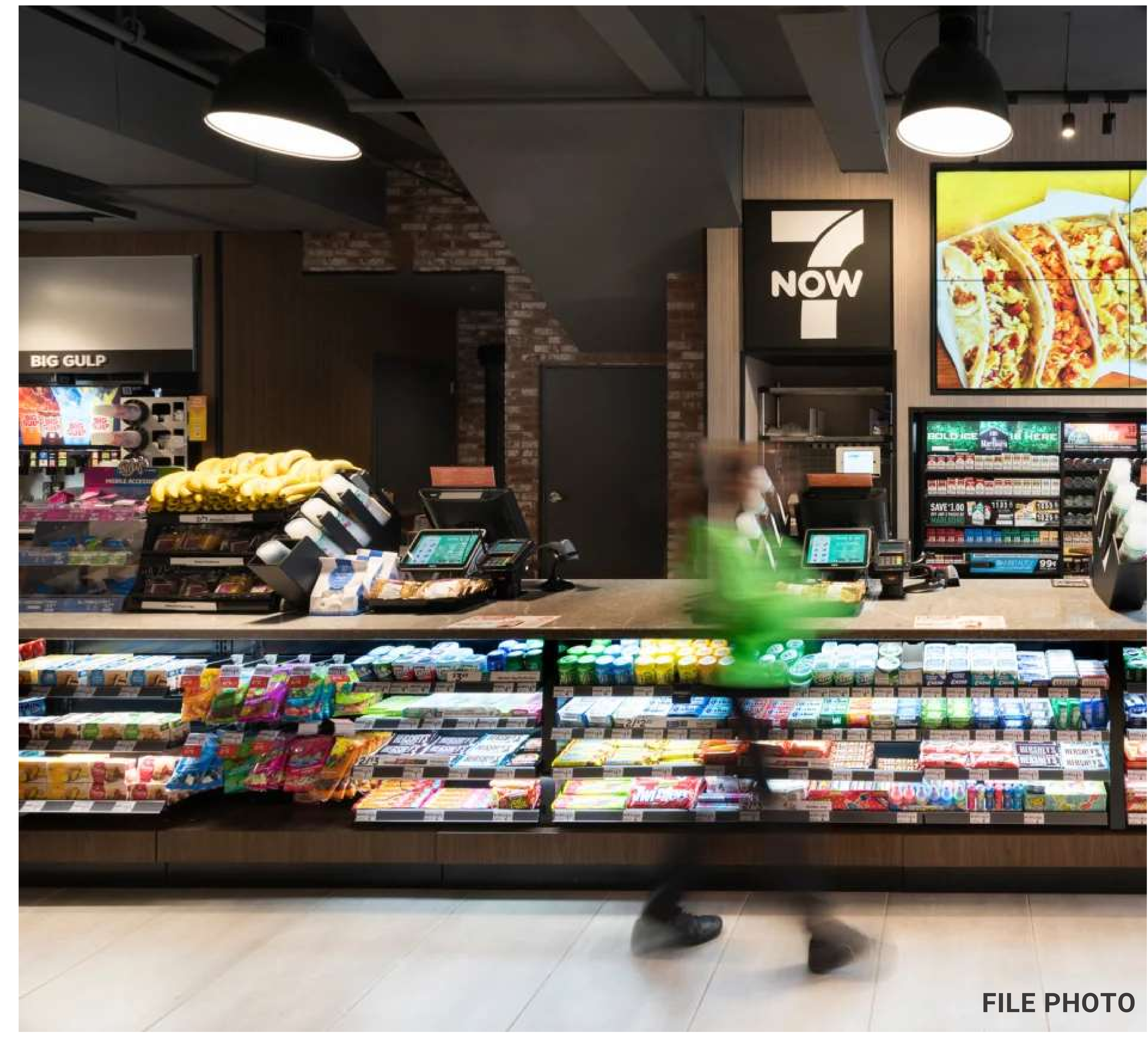
LOCATIONS
85,000+

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 15,300 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 LAKE ALFRED, 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 LAKE ALFRED, FL

Initial Lease Term	15-Years, Plus (4) 5-Year Renewal Options
Rent Commencement	October 23, 2020
Lease Expiration	October 23, 2035
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, in both Primary Term & Options
Annual Rent YRS 1-5	$298,097.04
Annual Rent YRS 6-10*	$327,906.00
Annual Rent YRS 11-15	$360,696.96
Option 1	$396,765.96
Option 2	$436,443.00
Option 3	$480,087.00
Option 4	$528,096.00

*Rent Begins November 1, 2025 / Seller to give rent credit between closing and rent bump

Subject Property

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.

LAKE VAN
UNIVERSITY OF FLORIDA CREC
LAKE ALFRED
557
N LAKE SHORE WAY
State Farm
LAKE HAINES
LAKE MEDORA
E POMELO STREET
18,016 VPD
SUBJECT PROPERTY
180 N LAKE SHORE WAY
DOLLAR TREE
FAMILY DOLLAR
Hardee's
DUNKIN'
UNITED STATES POSTAL SERVICE
ACE Hardware
LAKE ALFRED ELEMENTARY SCHOOL
(622 STUDENTS)
CITGO
DOLLAR GENERAL
LAKE ECHO
CITGO
LAKE ARIANA
DOLLAR GENERAL
AUBURNDALE HIGH SCHOOL
(1,642 STUDENTS)
LAKE MARIANA
LAKE GEORGE
Ford
92
DISTRIBUTION CENTER
SHERWIN WILLIAMS.
LAKE ROCHELLE
STAMBAUGH MIDDLE SCHOOL
(862 STUDENTS)
600
LAKE PANSY
HIGHWAY 17
±17,784 VPD
Aaron's
UNITED STATES POSTAL SERVICE
±18,415 VPD
WINTER HAVEN REGIONAL AIRPORT & FBO
LUCERNE PARK ROAD
±16,020 VPD
AUBURNDALE CENTRAL ELEMENTARY SCHOOL
(359 STUDENTS)
FAMILY DOLLAR
Hardee's
HARBOR FREIGHT TOOLS
O'Reilly AUTO PARTS
Winn Dixie
SUBWAY
TACO BELL
17
LAKE CONINE
CVS pharmacy
Badcock &more
LAKE SMART
LAKE HARTRIDGE
Pizza Hut
Ford
LINCOLN
544
544
DUNKIN'
SONIC
Domino's
Walgreens
Advance Auto Parts
KFC
DOLLAR GENERAL
CITI TRENDS
Little Caesars
bealls OUTLET
amazon
ANYTIME FITNESS
planet fitness
save a lot
BURGER KING
AutoZone
Publix
POPEYES
LOUISIANA KITCHEN
boost mobile
FAMILY DOLLAR
GARNER ELEMENTARY SCHOOL
(836 STUDENTS)
Walgreens
DOLLAR GENERAL
O'Reilly AUTO PARTS
JEWETT MIDDLE ACADEMY
(555 STUDENTS)
DQ
Exxon
THE HOME DEPOT
AutoZone
FAMILY DOLLAR
LAKE CANNON
DOLLAR TREE
549
LAKE BUCKEYE

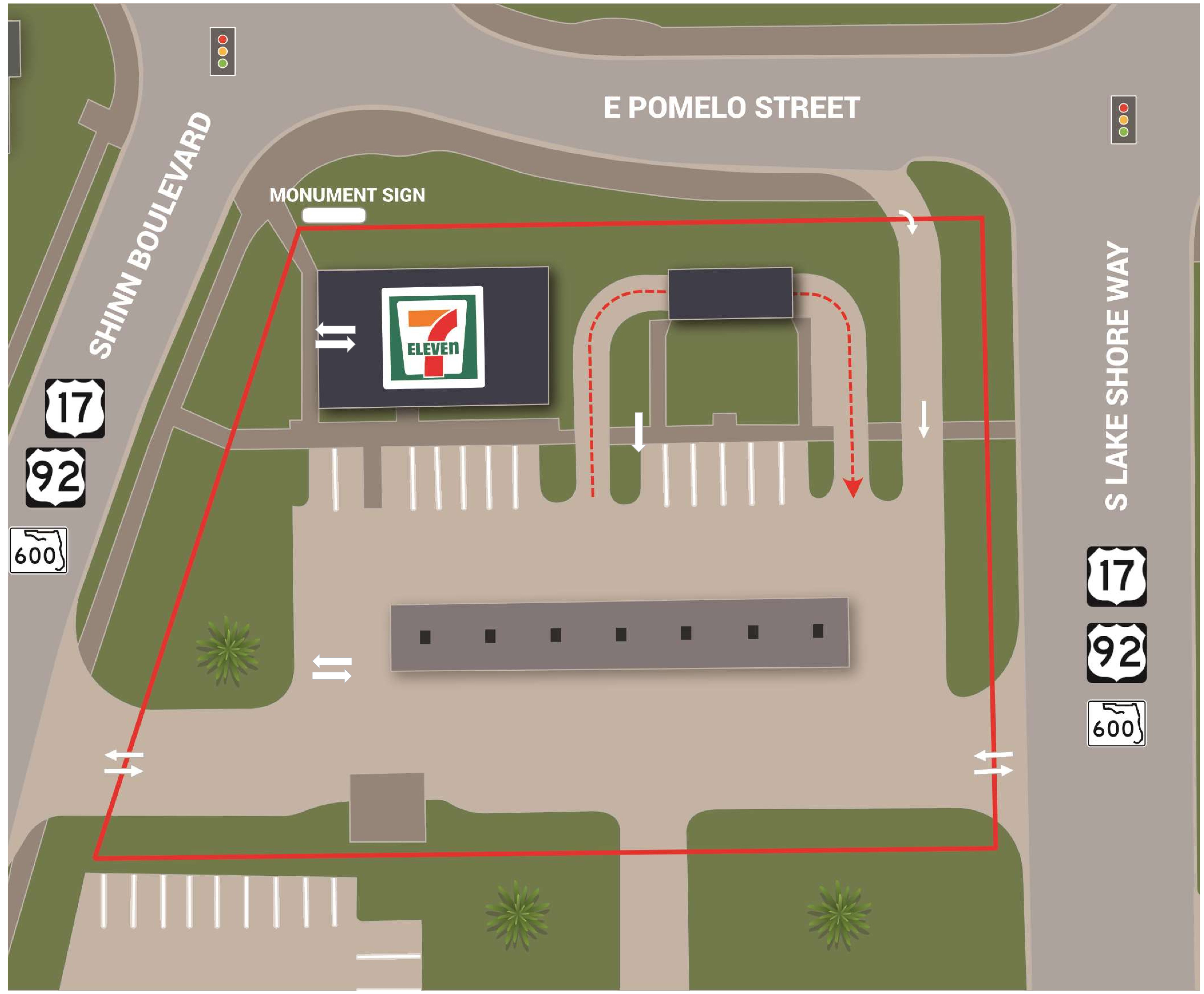
SITE OVERVIEW

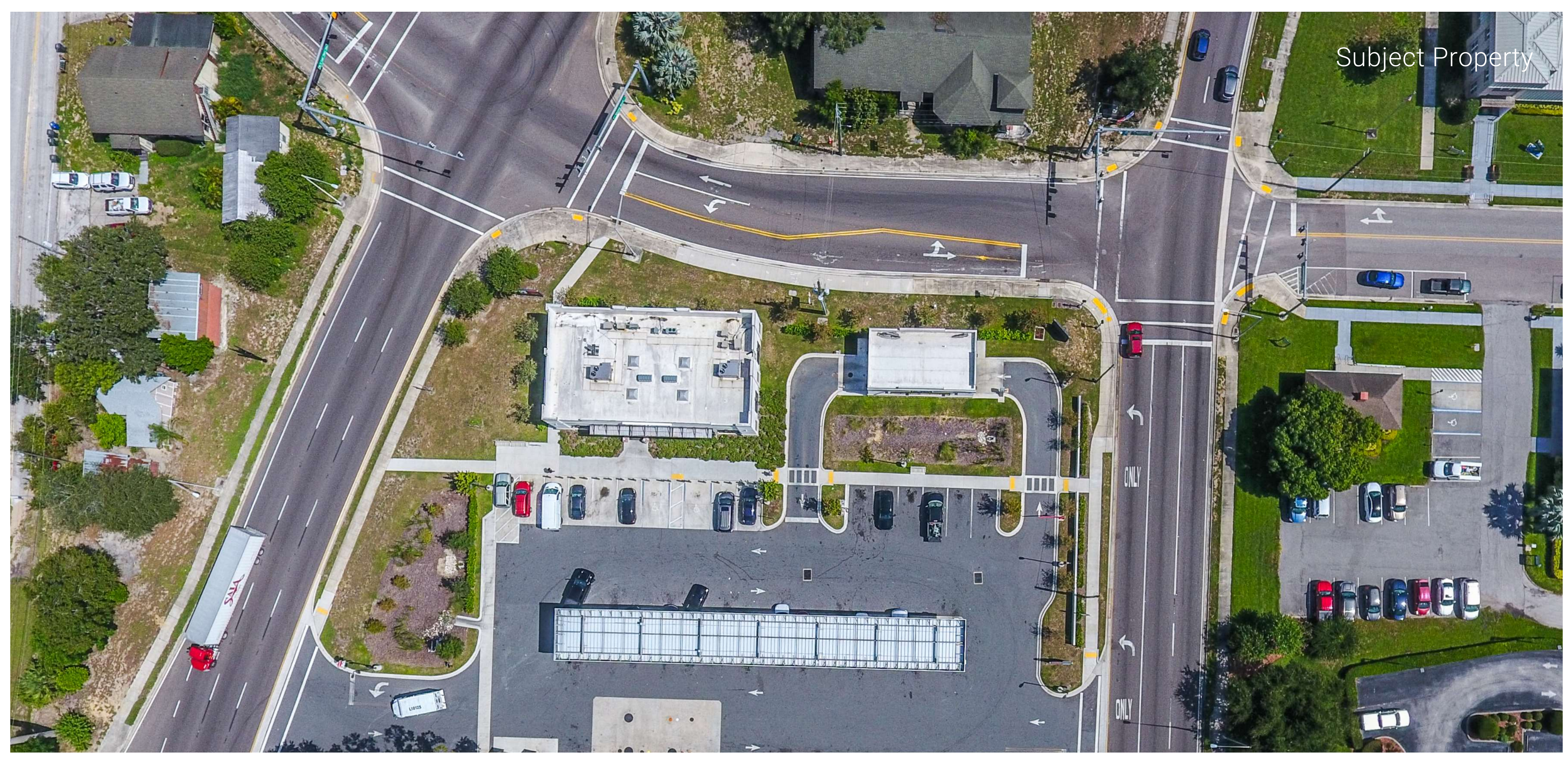
7-ELEVEN LAKE ALFRED, FL

Year Built	2020
Building Area	±3,536 SF
Land Area	±1.34 AC
Pumps	7
Fueling Positions	14

NEIGHBORING RETAILERS

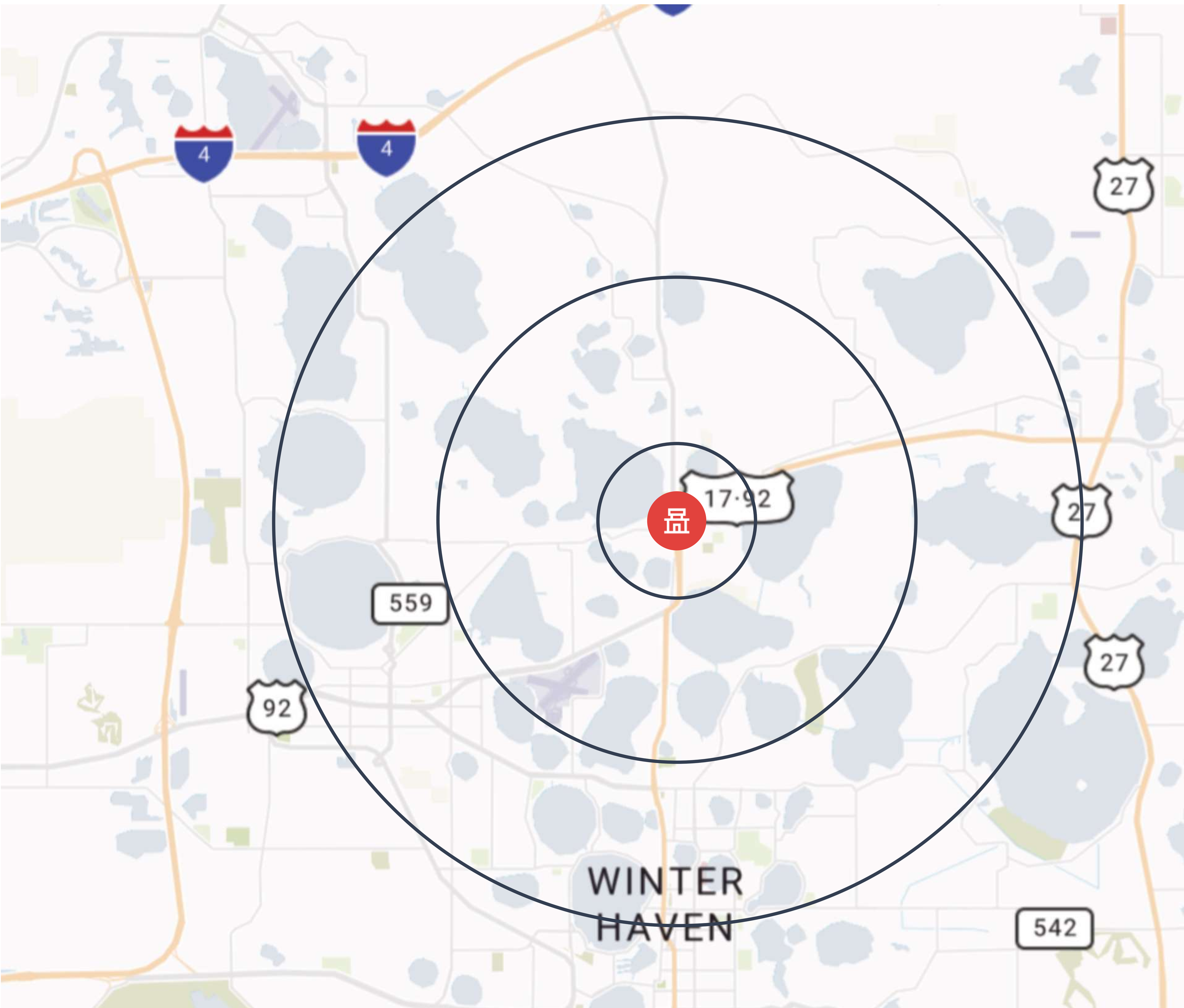
- US Postal Service
- Family Dollar
- Family Tree
- Hardee's
- Dunkin'
- Ace Hardware
- Sherwin Williams Distribution Center
- Ford Dealership





LOCATION OVERVIEW

7-ELEVEN LAKE ALFRED, FL



Demographics	1 Mile	3 Mile	5 Mile
Population	4,593	21,609	71,685
Households	1,637	8,864	28,790
Average Household Income	$60,148	$54,183	$52,768
Total Household Expenditure	$80.93 MM	$408.28 MM	$1.3 B

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. IFAS/ Univerty of Florida *(250)*
2. Polk County School Board *(236)*
3. City of Lake Alfred *(90)*
4. Florida Distillers *(50)*
5. Mizkan *(47)*
6. Southern Gardens *(43)*
7. Dunkin Donuts *(21)*
8. Hardee's *(20)*
9. Grower's Fertilizer *(0)*
10. Lake Alfred Assisted Living *(15)*

LOCATION OVERVIEW

7-ELEVEN LAKE ALFRED, FL

Lake Alfred

Florida

7,897
Population

$68,854
Median Household Income

Distance from Orlando and Tampa, FL

< 55 Miles

American Planning Association Florida Award of Merit for

Neighborhood Planning

Lake Alfred is a city in Polk County, Florida, United States.. It is part of the Lakeland–Winter Haven Metropolitan Statistical Area.

The City of Lake Alfred is a full-service city and recognizes that a fundamental element to the overall quality of life is the health of the community's economy.

> **Lake Alfred's "success" is more than apparent in the exceptional schools, outstanding public services, Mackay Gardens and Lakeside Preserve, and community events.**

Our community is a uniquely dynamic, attractive, and well-run municipality characterized by a balanced combination of residential, industrial, and commercial developments.

Businesses are interested in Lake Alfred due to a number of factors: the City's convenient central Florida location near the I-4 Corridor, the Orlando and Tampa International Airports, and the new intermodal CSX railway; its attractive land prices; its business incentive program (Core Improvement Area); and a business-friendly reputation.

The City's small-town feel is reflected in its charm. Friendly neighborhoods, scenic lakes, recreation programs, superior service, many parks, affordable housing, and landscaped boulevards are incorporated in our community. All of this helps create a place that people are positively proud to call "home."

Lake Alfred is the place where the quality of the community is measured by the integrity of those who dedicate themselves to the future of the City and the belief that the next generation deserves our best efforts. The City of Lake Alfred is actively working to make our City a pedestrian-friendly destination to ensure that Lake Alfred remains a remarkable place to live.

IN THE NEWS

7-ELEVEN LAKE ALFRED, FL

Why Polk County Is Attracting More Out-of-State Buyers in 2025

2025 (MEGG HOMES)

If you've been watching the Central Florida housing market, you've likely noticed a growing trend: more out-of-state buyers are choosing Polk County as their new home base. With a combination of affordability, location, and lifestyle appeal, this area has become one of Florida's most attractive real estate markets in 2025.

Central Location With Access to Florida's Top Cities
Polk County's prime location between Tampa and Orlando is a major draw. Residents enjoy proximity to major employers, international airports, shopping, dining, and entertainment — including world-famous theme parks — without paying the higher prices found in those metro areas. For out-of-state buyers, this means easy access to urban amenities while enjoying a quieter, more affordable lifestyle.

Affordable Housing Compared to Other Florida Hot Spots

Affordability remains one of the top reasons people are leaving states like New York, California, and Illinois. Even compared to other popular Florida destinations, Polk County offers exceptional value. Buyers can often find larger homes or fully renovated properties at a fraction of the price they'd pay elsewhere.

Year-Round Sunshine and an Outdoor Lifestyle
Florida's sunshine has long been a magnet for people relocating from colder climates, but Polk County offers more than warm weather. With its lakes, golf courses, nature parks, and family-friendly attractions, it's an ideal location for retirees, professionals, and families alike. Buyers aren't just looking for vacation homes; they want a welcoming community with room to grow.

Economic Growth and Long-Term Opportunity
Polk County is experiencing strong job growth and development, attracting both businesses and remote workers. With new infrastructure, a growing economy, and consistent population increases, the area continues to offer long-term potential for homeowners and investors.

EXPLORE ARTICLE

National Economic Development Week Puts Focus on the Positive Growth in Polk County Communities

MAY 16, 2025 (CENTRAL FLORIDA DEVELOPMENT COUNCIL)

Polk County experienced an incredible year of growth and economic development opportunity in 2024. Through constant collaboration and effort, job creation and investment numbers saw a drastic increase. During this robust past year, industrial project success totaled as follows:

- Capital investment: $840 million
- Total new and retained jobs: 1,024
- Total new project square footage: 2.48 million
- Average annual wage of projects: $68,698
- Total new projected annual payroll: $64 million

Economic development is often viewed through the lens of job creation, investment attraction and rising property values. But at the core of sustainable growth is a more interconnected reality.

Business growth within the commercial and industrial sectors directly drives the revenue needed to fund essential services for local communities. This dynamic plays a critical role in support the needs of Polk County's growing residential base and shaping the long-term livability of our cities.

Last year Polk County collected over $78M in commercial and industrial taxes which is a 38% increase since 2020. As taxable values continue to increase funding for essential service will continue to grow for local governments.

Population growth is also a magnet for businesses that want to locate here. "Add in things like Polk's central location and access to 11 million consumers within 100 miles of anywhere in Polk County. It's a major driver of what's next in our path for economic development," said CFDC President & CEO Sean Malott.

EXPLORE ARTICLE

TAMPA MSA

7-ELEVEN LAKE ALFRED, FL

SECURE
NET LEASE

CALL FOR ADDITIONAL INFORMATION

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