

SECURE

NET LEASE

Subject Property



7-Eleven

\$6,851,000 | 5.10% CAP

21420 Hwy 221, Laurens, SC (Greenville) 29360

- ✓ **10 Years Remaining on Absolute NNN Lease** with 7.5% Rental Increases Every 5 Years
- ✓ **High Traffic Interstate Location** Laurens, SC sits along I-385 - between Greenville, SC and Columbia, SC
- ✓ **High Speed Diesel Facility** with 7 Diesel Lanes and 16 Regular Pump Handles
- ✓ **Next to 1.6 Million SF Walmart Distribution Center** and Malouf Inc.'s 1.1 Million SF Distribution Center
- ✓ **Bonus Depreciation Eligible, Check with CPA**

DISTRIBUTION CENTER
Walmart

BBM-CPG
TECHNOLOGY

NEW
POWER
DESIGNS

CAROLINA PRINT
CONSULTANTS

7
ELEVEN

385


VETERANS MEMORIAL HIGHWAY
(27,315 VPD)

WAFFLE
HOUSE

221

HIGHWAY 221
(5,800 VPD)





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 LAURENS, SC



Subject Property

CONTACT FOR DETAILS

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SC Broker of Record: William Batson

License #: 2528

\$6,851,000

5.10% CAP

NOI

\$349,375

Building Area

±4,079 SF

Land Area

±12.30 AC

Year Built

2020

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Open & Operating** - Rent Commenced in October of 2020
- ✓ **10 Years Remaining on** Absolute NNN Lease with 7.5% Rental Increases Every 5 Years in both the Primary Term and (4) 5-Year Options.
- ✓ **High Traffic Interstate Location** Laurens, SC sits along I-385 - between Greenville, SC and Columbia, SC. The trade area's distribution centers and interstate travelers keep this aprox. 100-mile travel corridor occupied
- ✓ **High Speed Diesel Facility** with 7 Diesel Lanes and 16 Regular Pump Handles provide sufficient coverage for handling all of the interstate traffic along this route.
- ✓ **Next to 1.6 Million SF Walmart Distribution Center** and Malouf Inc.'s 1.1 Million SF Distribution Center (A Utah Based bedding & home goods manufacturer based in UT), plus International Paper's 170,000 SF Facility
- ✓ **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 LAURENS, SC

7-Eleven

Lessee: 7-Eleven, Inc.

REVENUE
\$81.3B

CREDIT RATING
S&P: A

Stock Ticker
SVNDY

LOCATIONS
85,000+

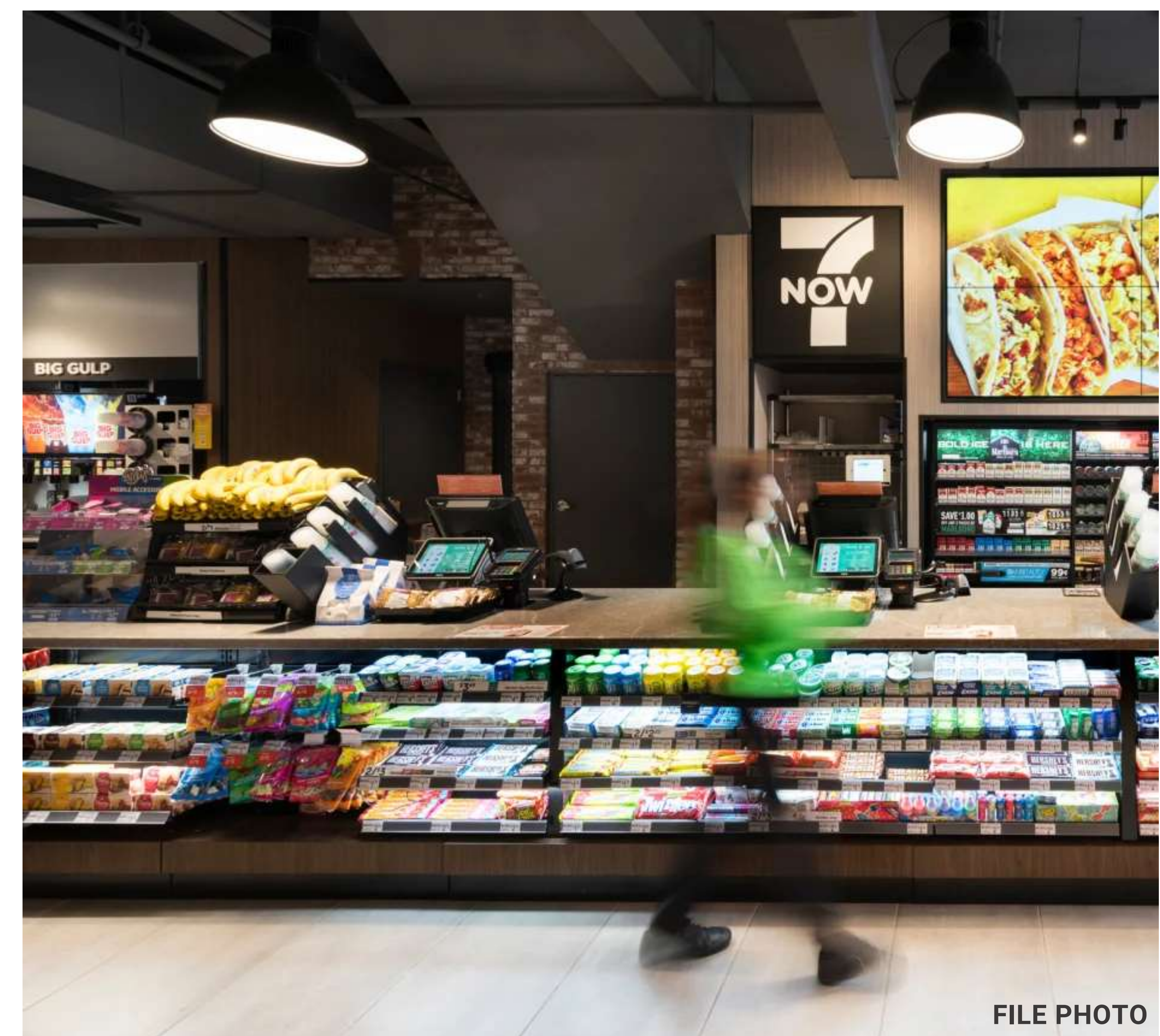


7-eleven.com

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

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 LAURENS, SC

Initial Lease Term	15-Years, Plus (4) 5-Year Renewal Options
Rent Commencement	October 2020
Lease Expiration	October 2035
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, in both Primary Term & Options
Annual Rent YRS 1-5	\$324,999.00
Annual Rent YRS 6-10*	\$349,374.00
Annual Rent YRS 11-15	\$375,578.00
Option 1	\$403,746.00
Option 2	\$434,027.00
Option 3	\$466,580.00
Option 4	\$501,573.00

*Rent Begins November 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 LAURENS, SC —

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.



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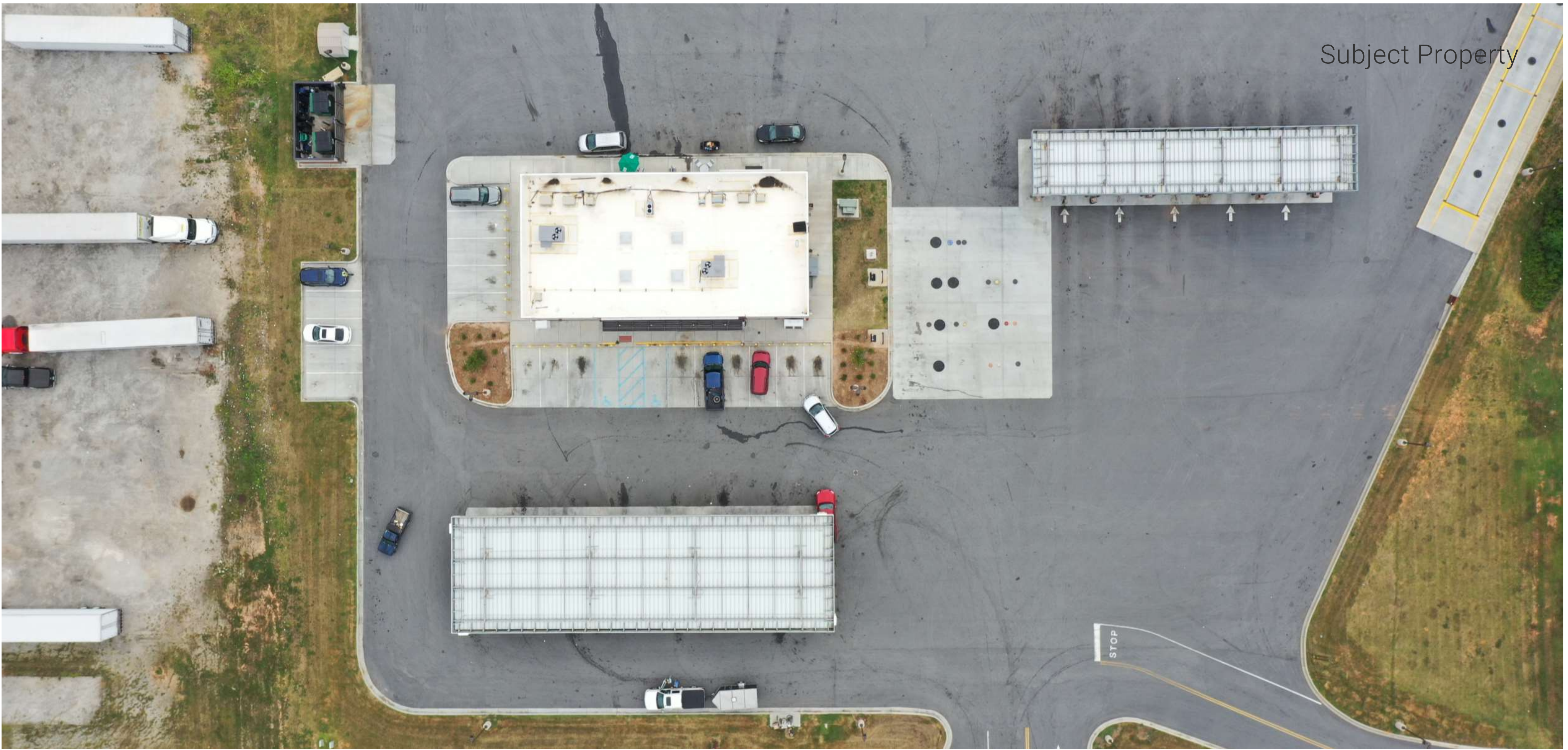
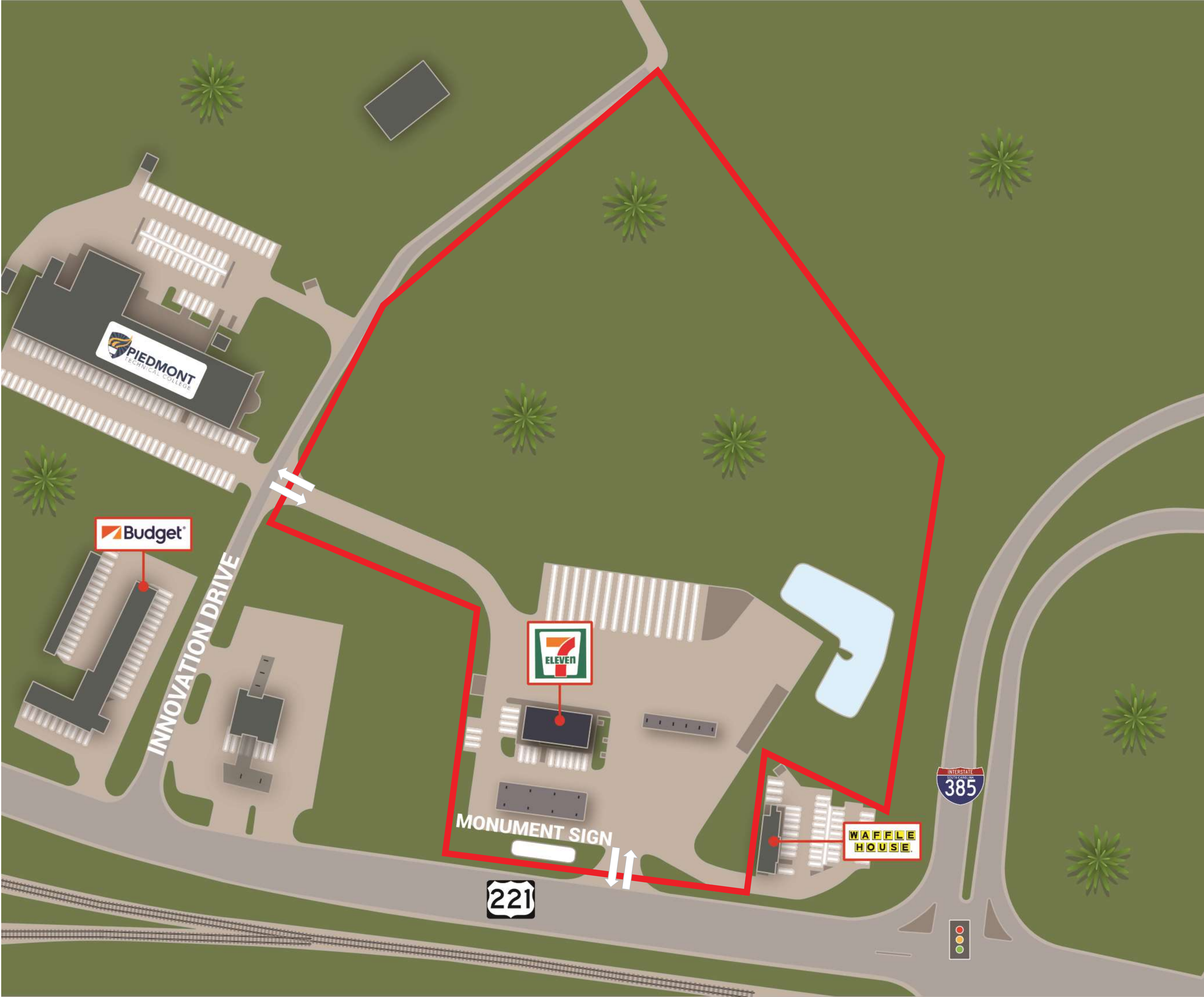
SITE OVERVIEW

7-ELEVEN LAURENS, SC

	Year Built	2020
	Building Area	±4,079 SF
	Land Area	±12.30 AC
	Pumps	14
	Fueling Positions	28

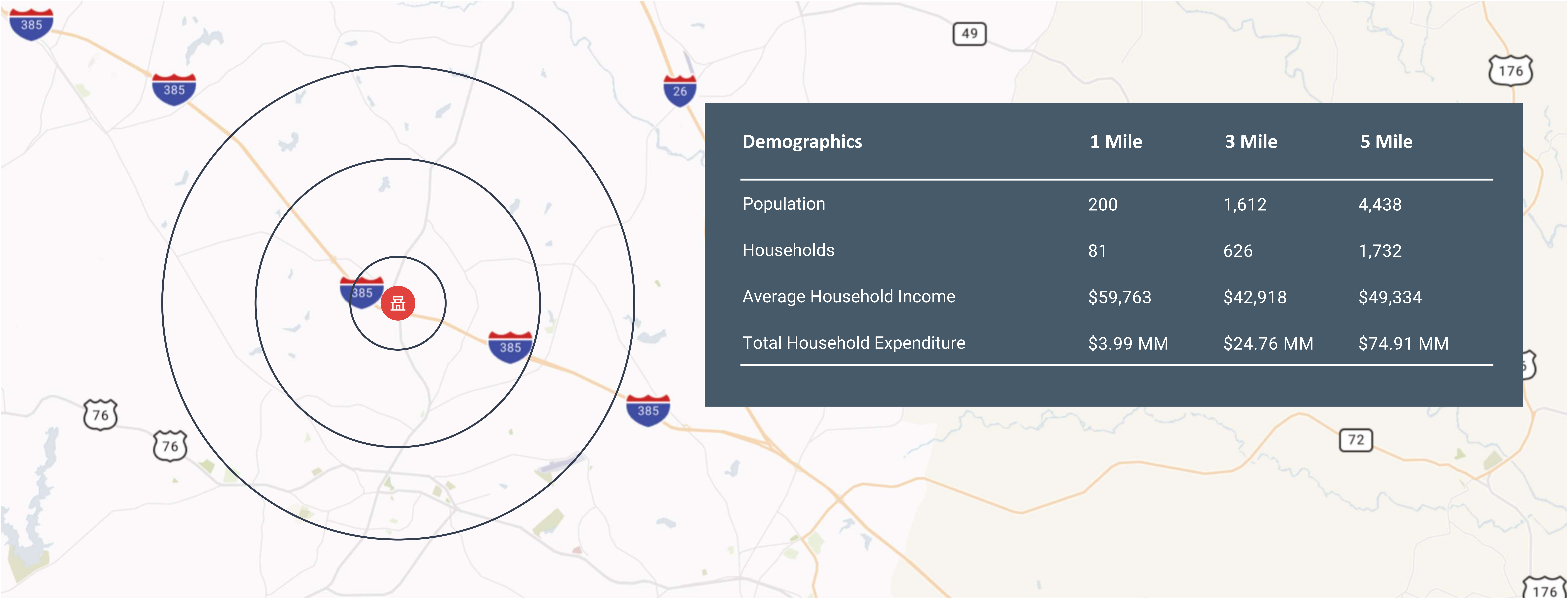
NEIGHBORING RETAILERS

- Aldi
- Tractor Supply Co.
- Dollar General
- Save A Lot
- Dollar Tree
- Hibbett Sports
- Belk
- Walgreens
- AutoZone Auto Parts
- Aaron’s



LOCATION OVERVIEW

7-ELEVEN LAURENS, SC



ECONOMIC DRIVERS (BY NUMBER OF EMPLOYEES)

1. Asten Johnson Inc.

2. Ceramtec North America LLC

3. D & W Fine Pack LLC

4. Laurens County

5. Laurens County Disabilities & Special Needs

6. Laurens County School District #56
7. Laurens County School District #55

8. Marathon Staffing Inc

9. National Health Corporation

10. P & L Development LLC

11. Presbyterian College

12. SC Baptist Ministries
13. SC Department of Disabilities & Special Needs

14. Sterilite Corporation

15. Teknow Apex Company

LOCATION OVERVIEW

7-ELEVEN LAURENS, SC

Laurens

South Carolina



9,373

Population



\$55,207

Median Household Income



Largest Employment
Sector in the County

Manufacturing

Close to Major
Markets

30 Mi. from Greenville

Laurens County was established in 1785 as a part of the Old 96 District.

Laurens, South Carolina is a historic city situated in the heart of the Upstate region, approximately halfway between Greenville (30 miles north) and Columbia (65 miles south), providing excellent access to the major business and employment centers of the state.

With a current population of approximately 9,373 residents, Laurens stands as the largest city in Laurens County and serves as a regional hub for commerce, culture, and community gatherings.

The city's economy benefits from a diverse mix of sectors, including advanced manufacturing, agriculture, retail, and small businesses. Laurens has cultivated a positive business climate, witnessed through both traditional industries and new Family-owned stores, music venues, and locally-run boutiques contribute to the

vibrant economic landscape. The surrounding area also includes major employers in textiles, bearings, eggs, milk, and cattle production, with nearby Clinton hosting Presbyterian College—one of the region's educational anchors that further supports local growth.

Median household income in Laurens is \$55,207, with average household income at \$75,052, signaling solid purchasing power and a steady consumer base. The city's leadership is proactive in fostering attractive residential and mixed-use development, showcased by its recent adoption of South Carolina's first "pattern book"—a builder incentive and design guide intended to streamline approvals for new homes while preserving the city's unique architectural character. This creative, open-for-business approach is attracting positive attention as Laurens balances growth with the preservation of its small-town charm.

Laurens' strategic location, healthy mix of established and emerging sectors, and commitment to smart growth provide a compelling environment for commercial investment, new development, and long-term community prosperity

South Carolina’s Economy is #1 in America—Here’s Why and How We Can Keep It

AUGUST 21, 2025 (PALMETTO PROMISE)

The Southeast leads the nation with the highest GDP growth during Q1 2025 on an annualized basis, and South Carolina takes the crown for the highest GDP growth in the first quarter of the year.

So, the 1.7 number for South Carolina in the Visual Capitalist graphic above means that, according to the federal Bureau of Economic Advisors, if our state’s economic growth measurement during Q1 2025 were to recur for four quarters, our state’s economy would enjoy an annual (annualized) growth rate of 1.7%.

South Carolina is on the way to becoming an economic powerhouse, even outpacing our competitors in Florida for Q1, and our boom is making a national impact.

In January 2025, South Carolina led the U-Haul report for the first time ever, meaning that more moving trucks ended up in South Carolina than anywhere else in the nation.

Given that report, it makes sense that the leading contributor to growth in South Carolina during Q1 of 2025 was real estate, rental, and leasing.

And when it comes to personal income increases during those same months (a stat in which South Carolina is ranked #4 nationally), it’s no surprise that construction was the leading contributor to the increase in earnings. The conservative American Legislative Exchange Council (ALEC) ranks South Carolina #8 on its economic performance (GDP, migration, and employment).

South Carolina is doing well on a number of national rankings as of late, including #4 in the nation in resisting federal overreach and insisting on state legislative review of state agency actions, #3 in North America for economic freedom, #5 in the nation for resisting political agendas in state pension systems, and #8 in the nation for election integrity.

Clearly freedom-loving Americans are taking note and flocking to the Palmetto State!

EXPLORE ARTICLE



Officials say SC's economy continues steady growth, driven by population rise

June 9, 2022 (GOLAURENS)

South Carolina is one of the fastest-growing states in the country. And, as a result, the state's overall economy continues to grow.

A recent study by the U.S. Bureau of Economic Analysis shows South Carolina leading the nation in economic growth.

The state’s steady population increase — estimated today to be almost 5.5 million residents — continues to drive the economic expansion.

The state Board of Economic Advisors reported Thursday that South Carolina continues to be one of the fastest-growing states for employment. Employment in the fiscal year, which ended June 30, grew by 2.2%.

As a result of positive economic growth, the BEA said state tax revenues also continue to grow slightly higher than anticipated.

For the fiscal year, the state reported a \$726 million budget surplus.

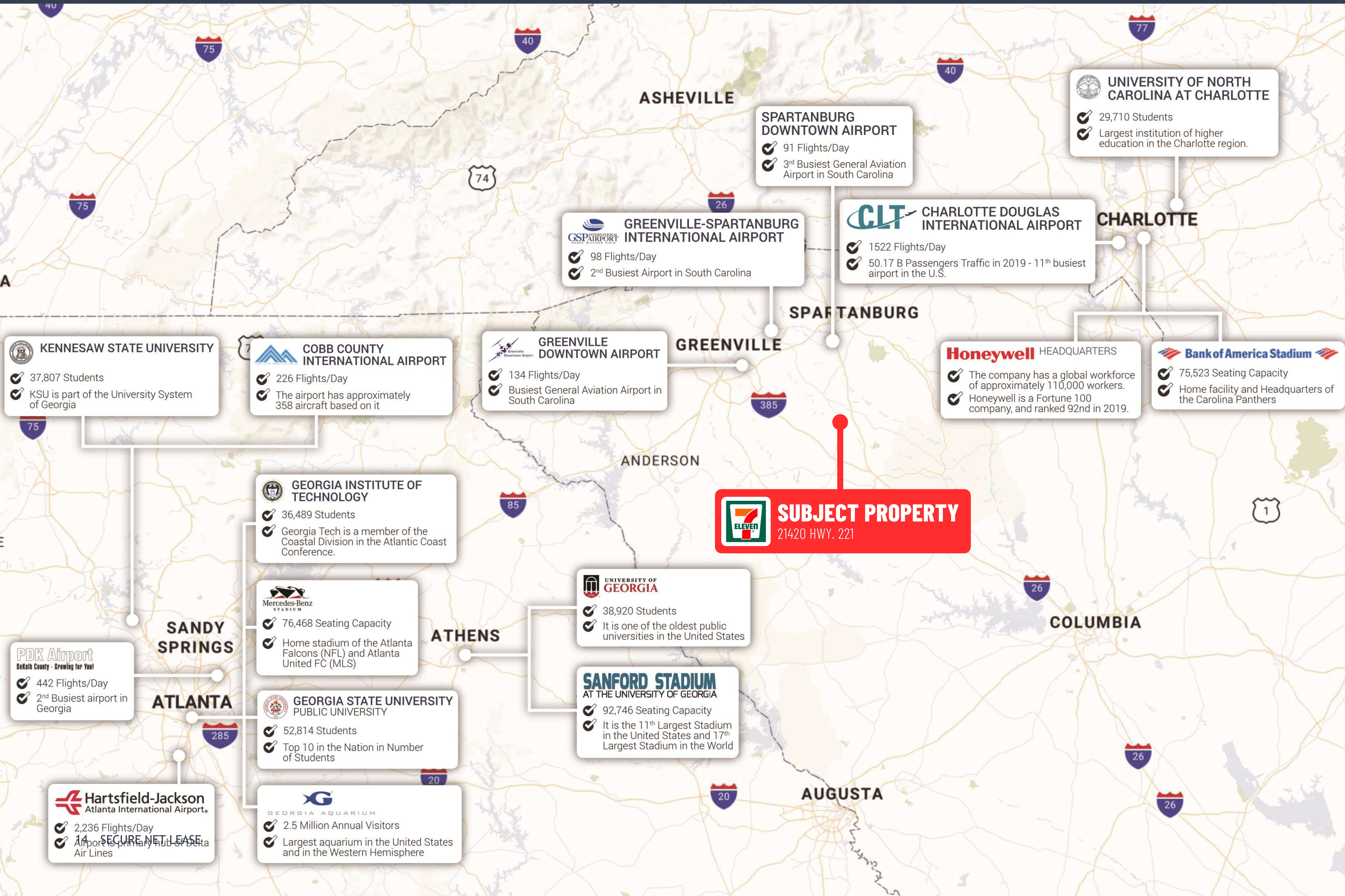
The state Constitution requires a budget surplus to be placed into the state’s rainy day reserve fund.

EXPLORE ARTICLE



GREENVILLE MSA

7-ELEVEN LAURENS, SC



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