



7-Eleven (S&P: A)

Large Format Superstore | 6-Acres

Columbia Metro | Elgin, SC - 829 White Pond Rd

**18-Year
Primary Term**

\$10,630,000 | 5.25% CAP

- ✓ **18-Year, Absolute NNN Lease:** Opens April 2026 | 10% Rent Bumps Every 6-Years During Primary Term and Every 5-Years During Options
- ✓ **Located Along I-20 (43K VPD):** Across from Medical University of South Carolina | #1 SC Hospital for the Last Decade (U.S. News)
- ✓ **Kershaw County is Rapidly Expanding:** 15,000 Planned Residential Units in the Immediate Trade Area | 3-Miles to Fort Jackson Army Base (\$4.2B Impact) and Near Scout Motors 1,100-Acre Mfg. Facility (4,000 Jobs / Opens 2026)
- ✓ **Columbia, SC Ranks #4 in Housing Demand & #1 Most Resilient Market Nationally (U.S. News, 2025):** Elgin, SC Home Prices Rose 20.7% Year-Over-Year Late 2025 – Well Above Columbia MSA Average
- ✓ **Prime Logistics Gateway:** First Diesel Fueling Option Between Columbia and Florence | I-20 East-West Links Charlotte (via I-77) and Charleston Ports (via I-26) – and Inland Towards Atlanta, Birmingham, Dallas, and Beyond

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 COLUMBIA, SC

FILE PHOTO



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In Association with:

SC Broker of Record

Providence Group
Jay Hagerman

\$10,630,000

5.25% CAP

NOI

\$558,000

Building Area

±4,824 SF

Land Area

±6.0 AC

Year Built

2026

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Projected Store Opening:** April 2026
- ✓ **Brand New 18-Year Abs. NNN** with 10% rent increases every 6 years during the primary term and every 5 years in the renewal options.
- ✓ **Located on I-20 (43,000 VPD), a Major Thoroughfare connecting Florence, SC to Dallas, TX**, the subject property benefits from a central location among 5 of the Carolinas' largest cities by population: Charlotte, Charleston, Columbia, Florence, and Myrtle Beach.
- ✓ **Situated in the Columbia MSA (Second Largest in the State)**, Kershaw County has recorded population growth over 18% during the past decade and is currently home to over 74,000 people.
- ✓ **Strong regional trucking activity supports elevated diesel demand** with this site offering unparalleled access to the National Truck Network via I-20 | Directly connecting with the Carolina Crossroads which supports over 20,000 commercial truck traffic.
- ✓ **Northeast Columbia and Kershaw County are rapidly growing**, fueled by \$2B Scout Motors Production Center, Prisma Health \$128M Medical Campus, Village at Sandhill 300-Acre, 1.3M SF mixed-use retail and lifestyle destination, and 81 sq-mile U.S. Army Fort Jackson Base.
- ✓ **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. There is ensured financial stability & it has a strong tenant profile for investors because it is backed by an "A" credit rating from S&P.

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 COLUMBIA, SC

7-Eleven

Lessee: 7-Eleven, Inc.

REVENUE
\$81.3 B

CREDIT RATING
S&P: A

Stock Ticker
SVNDY

LOCATIONS
85,000+

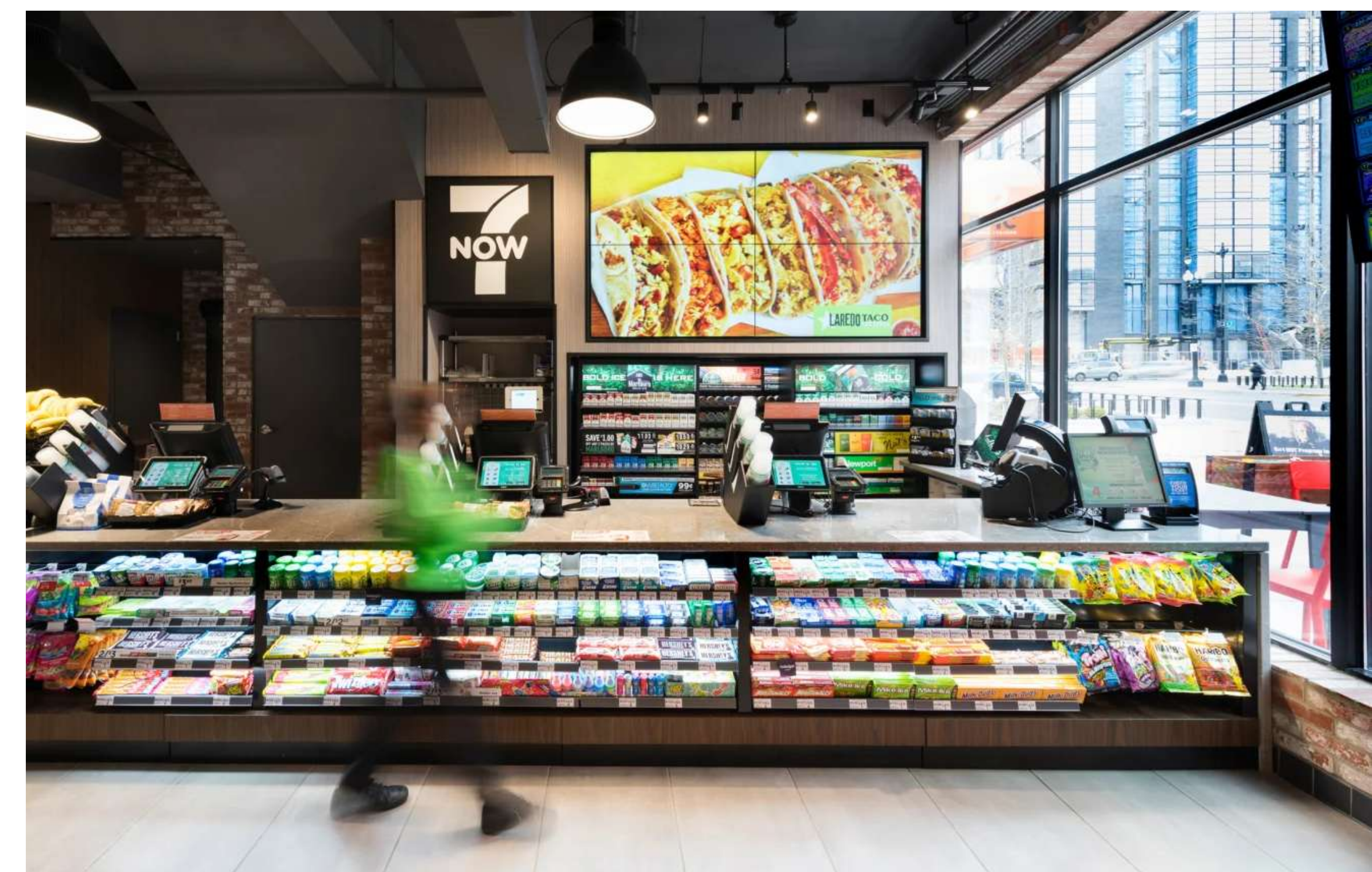


7-eleven.com

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 15,300 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.



TENANT NEWS

7-ELEVEN COLUMBIA, SC

7-Eleven Plans to Open 1,300 New U.S. Convenience Stores by 2030

JESSICA LODER, APRIL 15, 2025 (CSTORE DIVE)

The retailer also expects to roughly double the number of stores that include a QSR, from 1,080 to 2,100, as it gears up for a 2026 IPO.

- 7-Eleven plans to open **1,300 new stores** in North America through **2030**, according to its **parent company** Seven & I Holdings’ fiscal **fourth quarter earnings** presentation last week.
- The retailer also expects to roughly double the number of stores with QSRs from **1,080 to 2,100**, incoming CEO Stephen Dacus said during the fiscal Q4 earnings call.
- These growth and **network improvement** plans come as Seven & I is preparing to spin off 7-Eleven’s North American **c-store business** into its own public entity in the second half of 2026.

The brand is rolling out larger-format stores with expanded foodservice, projected to drive up to 45% higher sales.

7-Eleven’s plan to open **1,300 new stores** through 2030 comes about six months after sharing that it would open **600 stores** over four years, including 500 between **2025 and 2027**. The 2030 target shows that 7-Eleven intends to **ramp up** annual store openings, and it has already increased the number of store openings planned for the next three years from **500 to 550**.

The **1,300 goal** would represent about **10%** of the **12,963 stores** 7-Eleven had in North America in February. It’s also more stores than all but four of its c-store competitors have in their entire networks, according to the **NACS top 100**.

It’s unclear if this will increase **7-Eleven’s** overall store count, since the company also plans to close some underperforming stores. 7-Eleven closed more locations than it opened in **fiscal 2024** and expects to do the same in **fiscal 2025**, according to the company’s 2024 summary.

EXPLORE ARTICLE



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

JANUARY 09, 2025 (NACS)

The retailer will ‘accelerate expansion’ and ‘seek growth in markets worldwide’ amid quarterly profit drop.

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.

Seven & i Holdings reported a drop in quarterly net profit, but “promised to complete restructuring and seek further growth globally” after facing buyout proposals from Alimentation Couche-Tard.

For the three months ending November 30, the company’s net profit dropped 89% from a year earlier to **11.39 billion yen**, equivalent to **\$71.9 million**, according to the WSJ.

Operating profit for its Japan-based convenience-store business “declined 8.7% to ¥55.21 billion due to lower revenue, higher rent and utility expenses. ... [Yet] Seven & i Holdings kept its revenue and net profit forecasts for the fiscal year ending February. It expects revenue to **grow 3.5% to ¥11.879 trillion** but net profit to drop 27% to ¥163.00 billion,” wrote the Journal.

EXPLORE ARTICLE



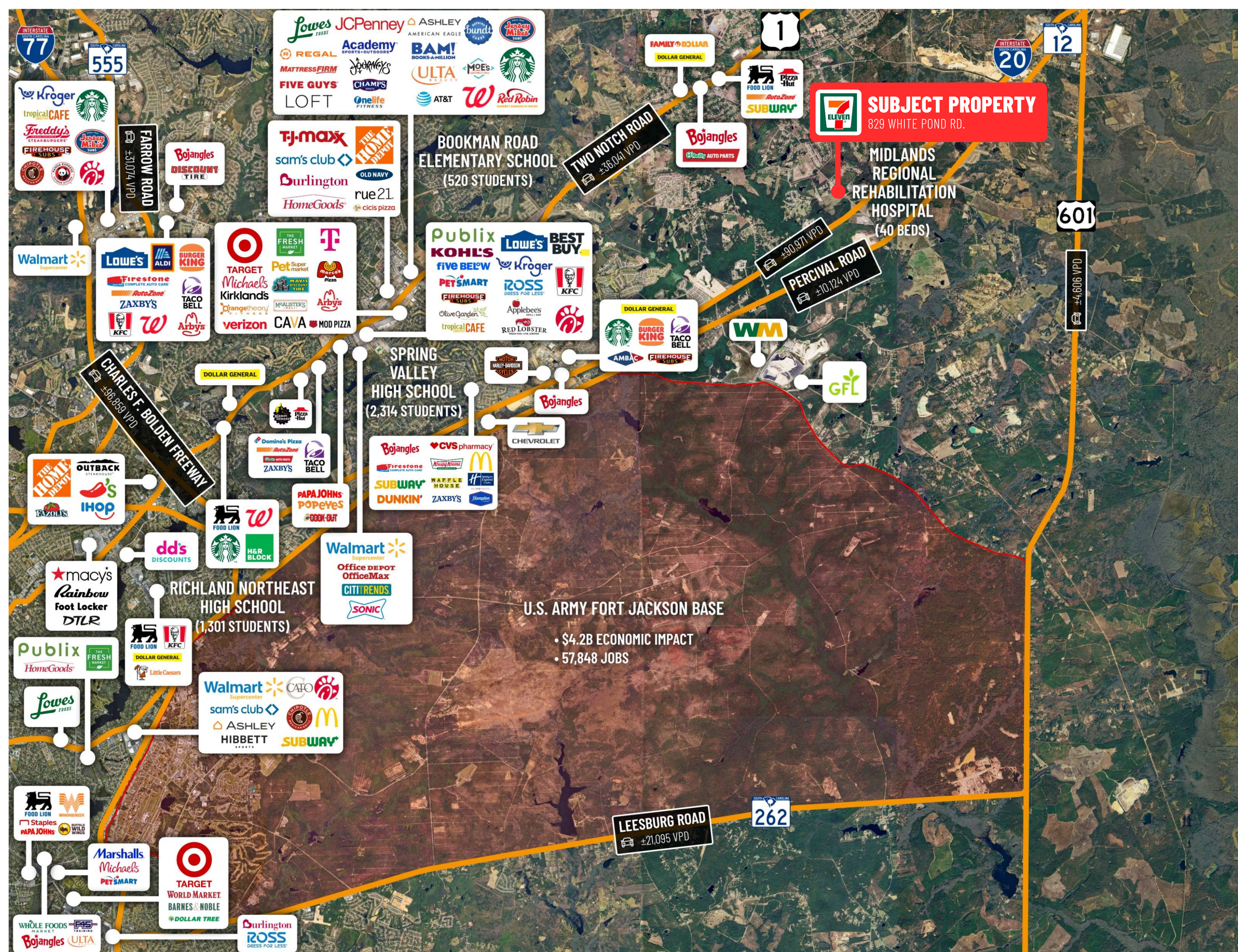
LEASE OVERVIEW

7-ELEVEN COLUMBIA, SC

Initial Lease Term	18-Years, Plus (4), 5-Year Options to Renew
Projected Rent Commencement	April 2026
Projected Lease Expiration	April 2044
Lease Type	Absolute NNN
Rent Increases	10% Every 6-Years in Primary Term & Every 5-Years in Options
Annual Rent YRS 1-6	\$558,000.00
Annual Rent YRS 7-12	\$613,800.00
Annual Rent YRS 13-18	\$675,180.00
Option 1 YRS 19-23	\$742,698.00
Option 2 YRS 24-28	\$816,967.80
Option 3 YRS 29-33	\$898,664.64
Option 4 YRS 34-38	\$988,531.08

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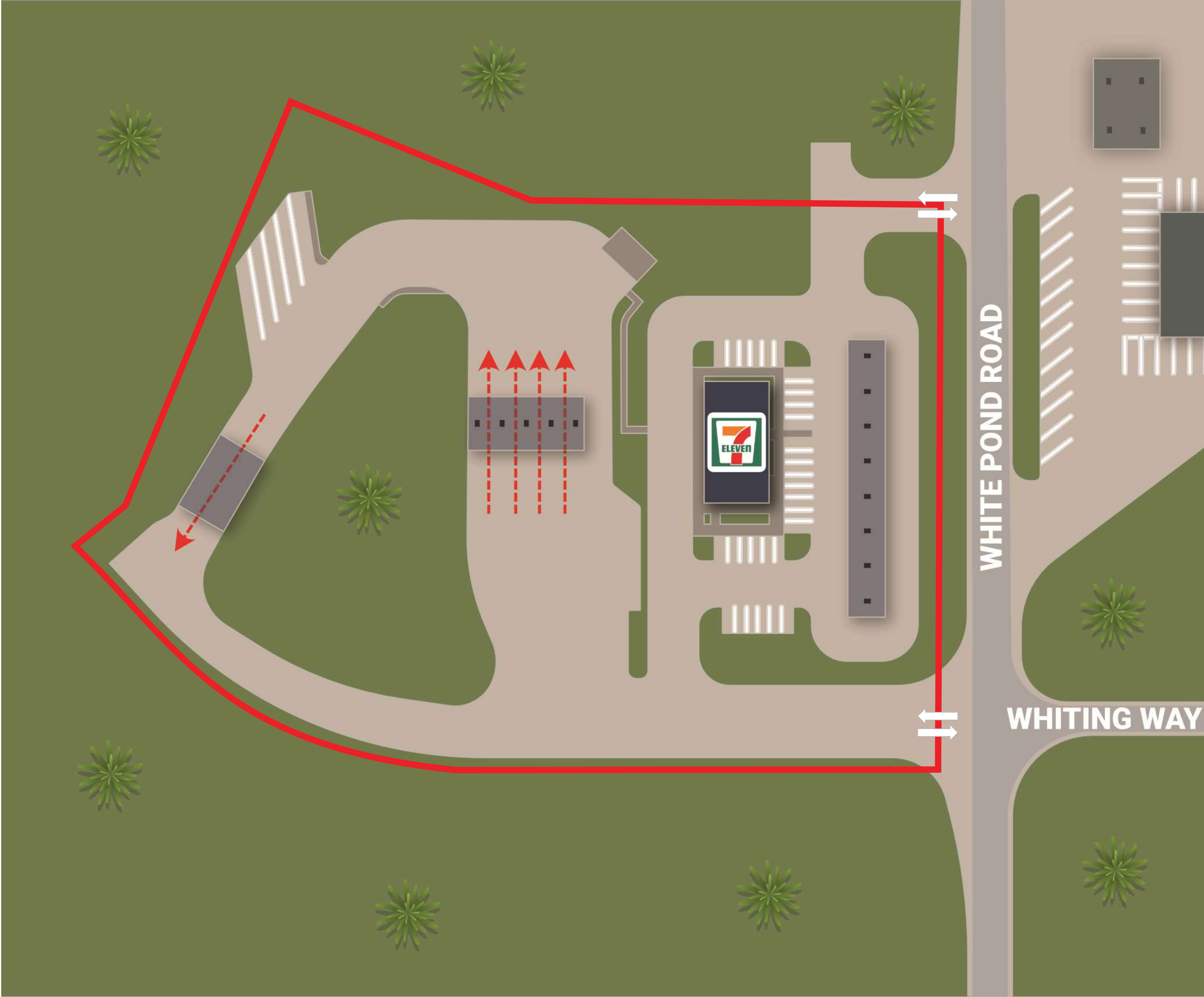




SITE OVERVIEW

7-ELEVEN COLUMBIA, SC

	Year Built		2026
	Building Area		±4,824 SF
	Land Area		±6.0 AC
	Pumps		8
	Fueling Positions		16
	Diesel Positions		4



NEIGHBORING RETAILERS

- Food Lion
- Bojangles
- AutoZone
- Dollar General
- Family Dollar
- Publix
- Kohl's
- T.J. Maxx
- The Home Depot
- Target



CONSTRUCTION PROGRESS AS OF (2/12/2026)

7-ELEVEN COLUMBIA, SC



TENANT NEWS

7-ELEVEN COLUMBIA, SC

AESC Grows Florence County Operations With Second Expansion

MARCH 26, 2024 (GOVERNOR.SC.GOV)

AESC, a world-leading battery technology company, today announced a second expansion of its lithium-ion electric vehicle battery manufacturing operations in Florence County.

The \$1.5 billion expansion will create 1,080 new jobs and increases AESC’s total investment in Florence County to \$3.12 billion, supporting approximately 2,700 jobs. The project includes construction of an additional advanced manufacturing facility and strengthens the region’s position within the electric vehicle supply chain. Continued investment from AESC reinforces Florence County’s growing role as a hub for advanced manufacturing and long-term economic growth.

EXPLORE ARTICLE



Kershaw County Economic Development Activity Surpasses \$175 Million

MEAGAN DAUKSHUS, JANUARY 1, 2026 (WLTX)

Kershaw County leaders say more than \$175 million in economic development activity is driving continued growth across the county.

County officials highlighted strong momentum from business expansions, new investment, and infrastructure improvements supporting job creation and residential growth. Ongoing efforts include upgrades to utilities, transportation, and public amenities designed to support long-term economic stability. Strategic planning initiatives are helping Kershaw County manage growth while maintaining quality of life and attracting future development.

EXPLORE ARTICLE



Kershaw County Workforce and Population Continue to Expand

(KERSHAWCOUNTYSC.ORG)

Kershaw County has experienced steady population and labor force growth over the past decade.

The county’s labor force has grown by more than 18 percent, with over 30,000 people currently employed locally. This sustained expansion provides a strong workforce base for existing employers and new business recruitment. Continued population and employment growth support long-term economic development efforts and reinforce Kershaw County’s role as a growing employment center within the regional economy.

EXPLORE ARTICLE



Scout Motors to Build Supplier Park in Blythewood, Creating 1,000 Jobs

SEPTEMBER 18, 2025 (WLTX)

Scout Motors announced it will invest \$300 million to build a Supplier Park adjacent to its Blythewood Production Center, expected to support approximately 1,000 new jobs.

The new Supplier Park expands on Scout Motors’ more than \$2 billion investment in South Carolina and strengthens the regional manufacturing supply chain. The nearly 200-acre facility will support manufacturing, logistics, and assembly operations tied directly to the adjacent production campus. The project reinforces Blythewood’s growing role within the Midlands’ automotive and advanced manufacturing sector, with initial vehicle production targeted to begin in 2027.

EXPLORE ARTICLE



Midlands Region Anchored by Major Military Presence

(COLUMBIA CHAMBER)

The Columbia and greater Midlands region is home to the second largest military presence in South Carolina.

Fort Jackson and the surrounding defense community generate an estimated \$6.6 billion in annual economic impact, with Fort Jackson alone accounting for \$4.2 billion and supporting more than 57,800 jobs. This substantial military footprint provides long-term economic stability and drives demand across housing, retail, and service sectors throughout the Midlands.

EXPLORE ARTICLE



Carolina Crossroads Project Represents Historic Infrastructure Investment

JANUARY 2026 (GOVERNOR.SC.GOV)

South Carolina leaders announced a major transportation investment through the Carolina Crossroads project in the Midlands.

The \$2.75 billion initiative represents one of the largest road construction projects in state history and focuses on improving safety and reducing congestion at the I-20, I-26, and I-126 interchange. Designed to accommodate substantial traffic growth, the project enhances regional connectivity and supports long-term economic development across central South Carolina.

EXPLORE ARTICLE



Port of Charleston Expands Capacity as a National Logistics Gateway

(TRADEPARKEAST.COM)

The Port of Charleston ranks among the top 10 container ports in the United States and continues to expand its operations.

Container volumes at the Port of Charleston have doubled since 2009, prompting a \$2 billion investment in infrastructure to ensure long-term capacity and efficiency. These improvements support continued growth in global trade activity and reinforce Charleston’s role as a critical logistics gateway for the Southeast and broader regional economy.

EXPLORE ARTICLE



Ten Years on Top: MUSC Celebrates Strong Run as Best Hospital in State

HELEN ADAMS, JULY 16, 2024 (MUSC)

MUSC Health University Medical Center is celebrating a decade as South Carolina’s top-ranked hospital in U.S. News & World Report’s Best Hospitals rankings.

Hospital leadership cited consistent quality of care, continued investment in advanced medical services, and system-wide performance as key factors behind the sustained recognition. Multiple specialty areas achieved national rankings, while additional programs earned high-performing designations, underscoring MUSC’s long-term role in supporting healthcare access, employment, and economic stability across the Charleston region.

EXPLORE ARTICLE



DEMAND GENERATOR

7-ELEVEN COLUMBIA, SC

Scout Motors Production Center

A \$2 Billion Manufacturing Campus

The **Scout Motors Production Center** is a transformative \$2 billion investment that will bring **manufacturing** to **Blythewood, South Carolina**. Backed by **Volkswagen Group**, this 1,100-acre facility will serve as the **North American hub for Scout**, a new brand reviving the legacy of the iconic Scout off-road vehicle.

Key Project Highlights

- **\$2 billion investment** to build a state-of-the-art manufacturing campus.
- **1,100-acre site** located at I-77 and Blythewood Road, just 20 miles north of Columbia.
- Expected to create **4,000 permanent jobs** once fully operational.
- Production beginning in **late 2026**.

Economic & Regional Impact

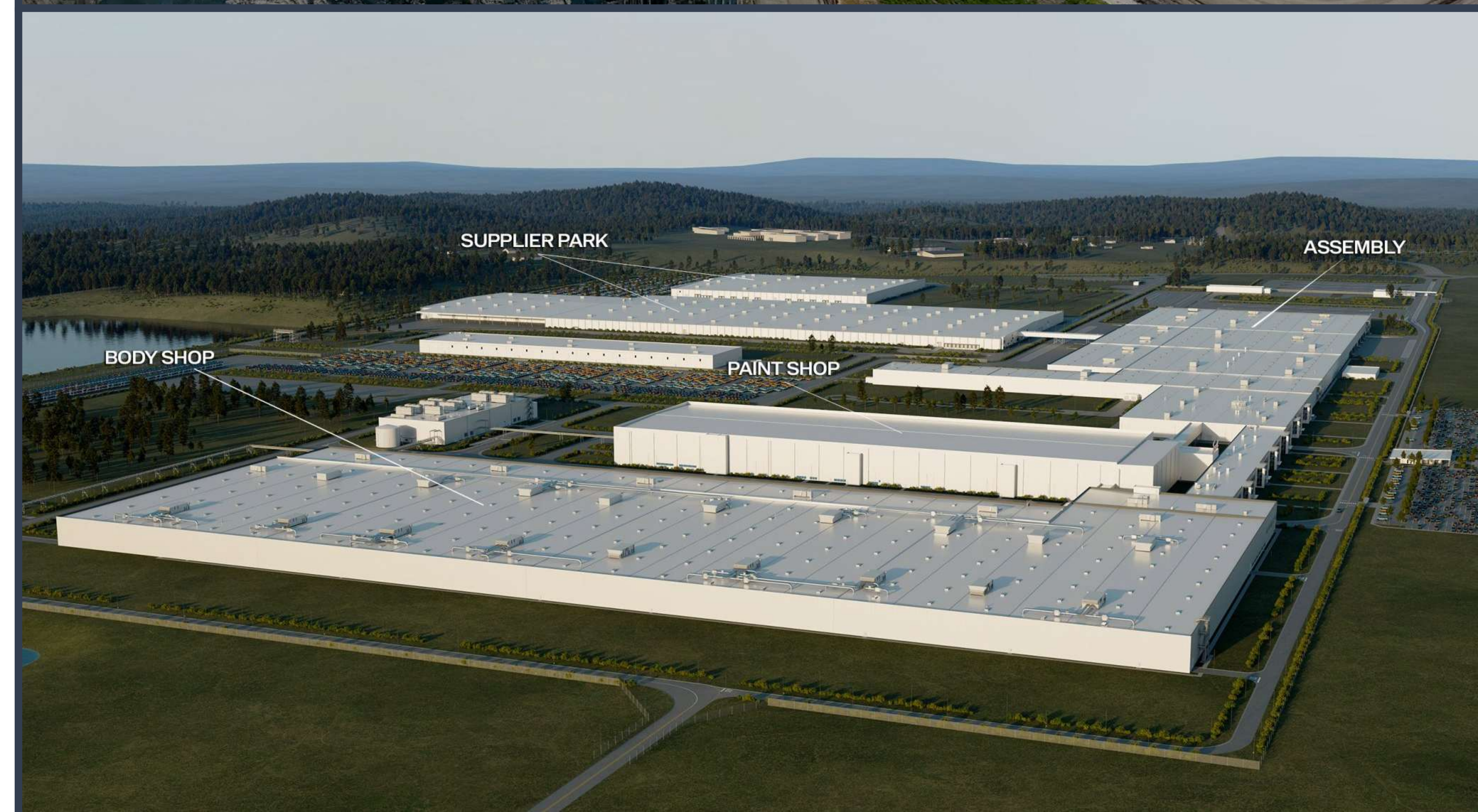
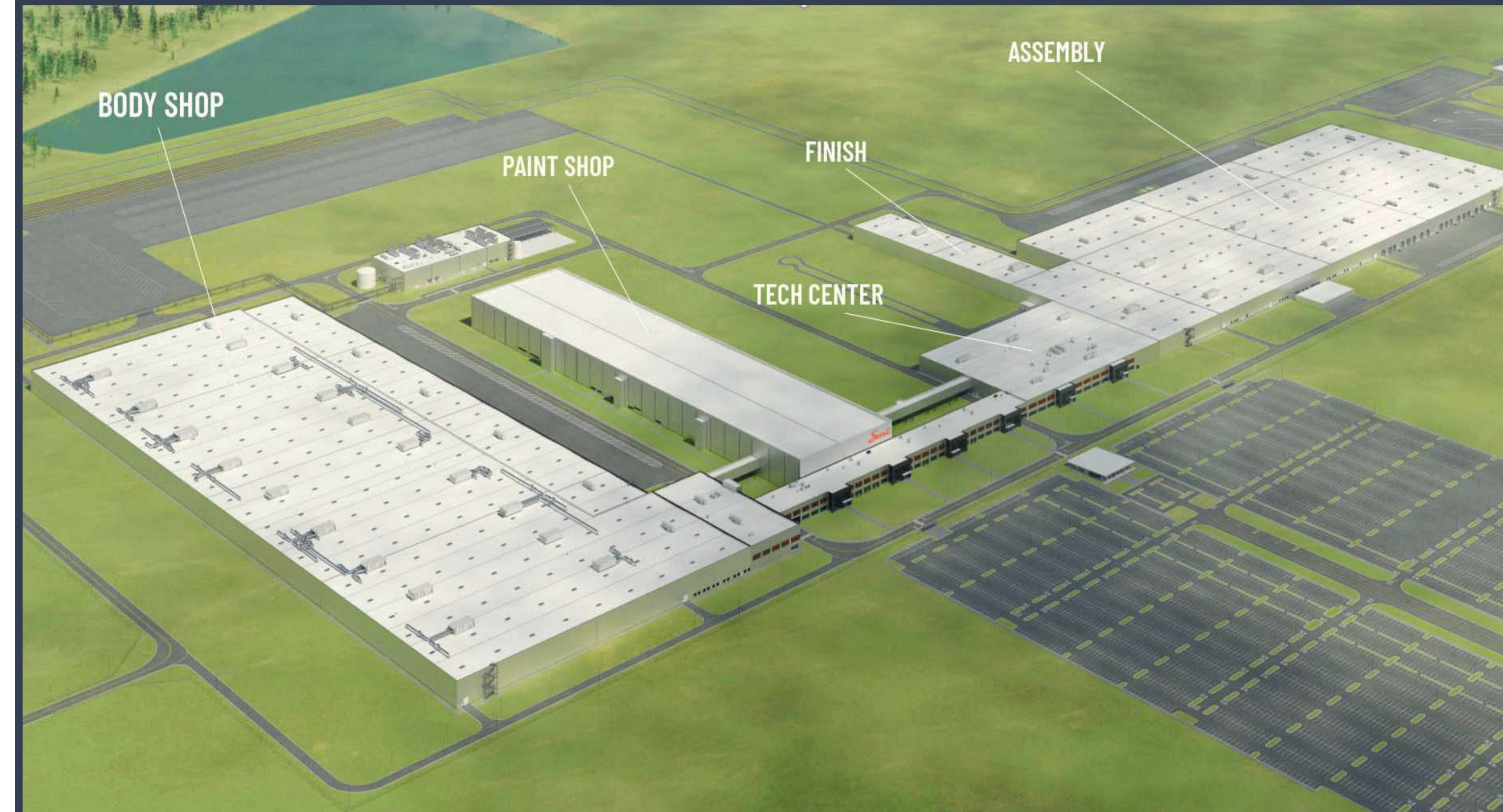
The Scout Motors project is one of the largest industrial investments in South Carolina's history and will:

- **Catalyze job creation** across the Midlands through direct, indirect, and supplier employment.
- **Attract Tier 1 and Tier 2 automotive suppliers**, increasing industrial activity and logistics demand.
- **Leverage the region's talent pipeline** with support from universities, tech schools, and training programs.

Timeline & Future Growth

The Scout Motors campus positions **Blythewood and the Midlands** as a **nationally significant manufacturing driver**, supporting sustained growth, innovation, and long-term regional prosperity

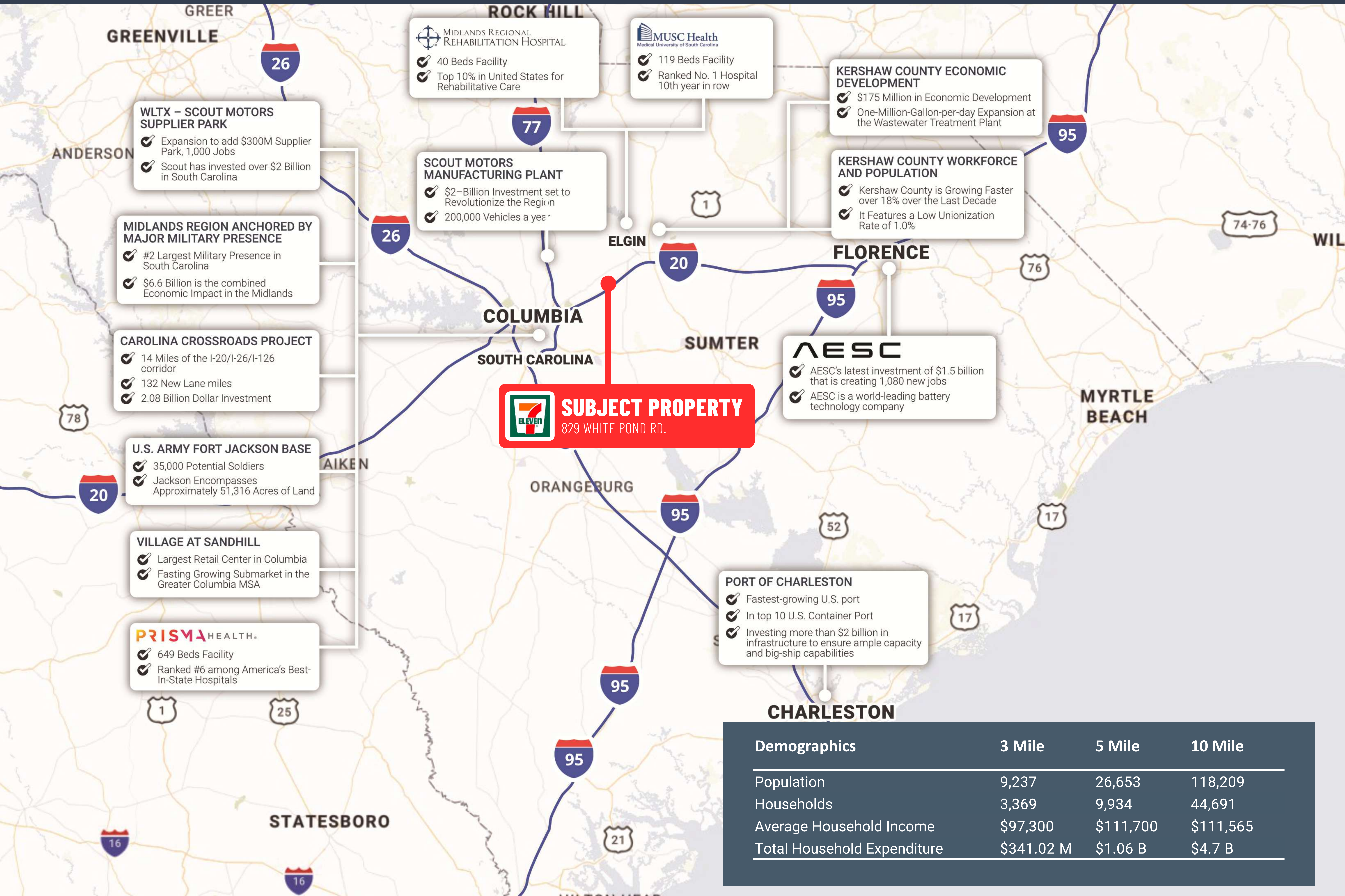
- **Site prep underway**, with vertical construction expected in 2024.
- **Production begins by late 2026**, with capacity to expand in future phases.
- Supported by state and local incentives and a **fast-tracked infrastructure program**.





COLUMBIA ECONOMIC DRIVERS

7-ELEVEN COLUMBIA, SC



Demographics	3 Mile	5 Mile	10 Mile
Population	9,237	26,653	118,209
Households	3,369	9,934	44,691
Average Household Income	\$97,300	\$111,700	\$111,565
Total Household Expenditure	\$341.02 M	\$1.06 B	\$4.7 B

LOCATION OVERVIEW

7-ELEVEN COLUMBIA, SC

Columbia

South Carolina



1.1 Million

MSA Population



\$111,565

Median Household Income

Elgin Distance
to Columbia

20 MILES

South Carolina's

2ND LARGEST
METRO

Elgin, South Carolina, roughly 20 miles northeast of Columbia, offers a high-growth suburban setting supported by expanding residential development and strong commuter access to the Columbia MSA. Convenient access to Columbia's regional job base in government, healthcare, education, and manufacturing allows residents to enjoy a slower pace of living while remaining closely tied to the economic engine of the state capital along the I-20 corridor.

Columbia, SC

Columbia is South Carolina's second-largest metro, the Columbia MSA serves more than 1.1 million residents across Richland, Lexington, and Kershaw Counties with a diversified economy anchored by state government, healthcare, insurance, higher education, and advanced manufacturing. The market benefits from a stable employment base, consistent population growth, and ongoing public and private investment that supports long-term economic resilience and demand.

Major employers include the State of South Carolina with over 32,000 positions, Prisma Health with roughly 15,000 employees, and BlueCross

BlueShield of South Carolina with about 11,000 employees. An Amazon fulfillment Center, the University of South Carolina, and Fort Jackson—the U.S. Army's largest basic training installation—support employment, research, and business development throughout the region.

Columbia's healthcare network is anchored by multi-hospital systems such as Prisma Health Richland and Lexington Medical Center, together providing thousands of beds and drawing patients and medical professionals from across the Southeast. Fort Jackson trains about 50,000 soldiers annually and, together with nearby military installations, supports more than 57,800 related jobs in the Midlands.

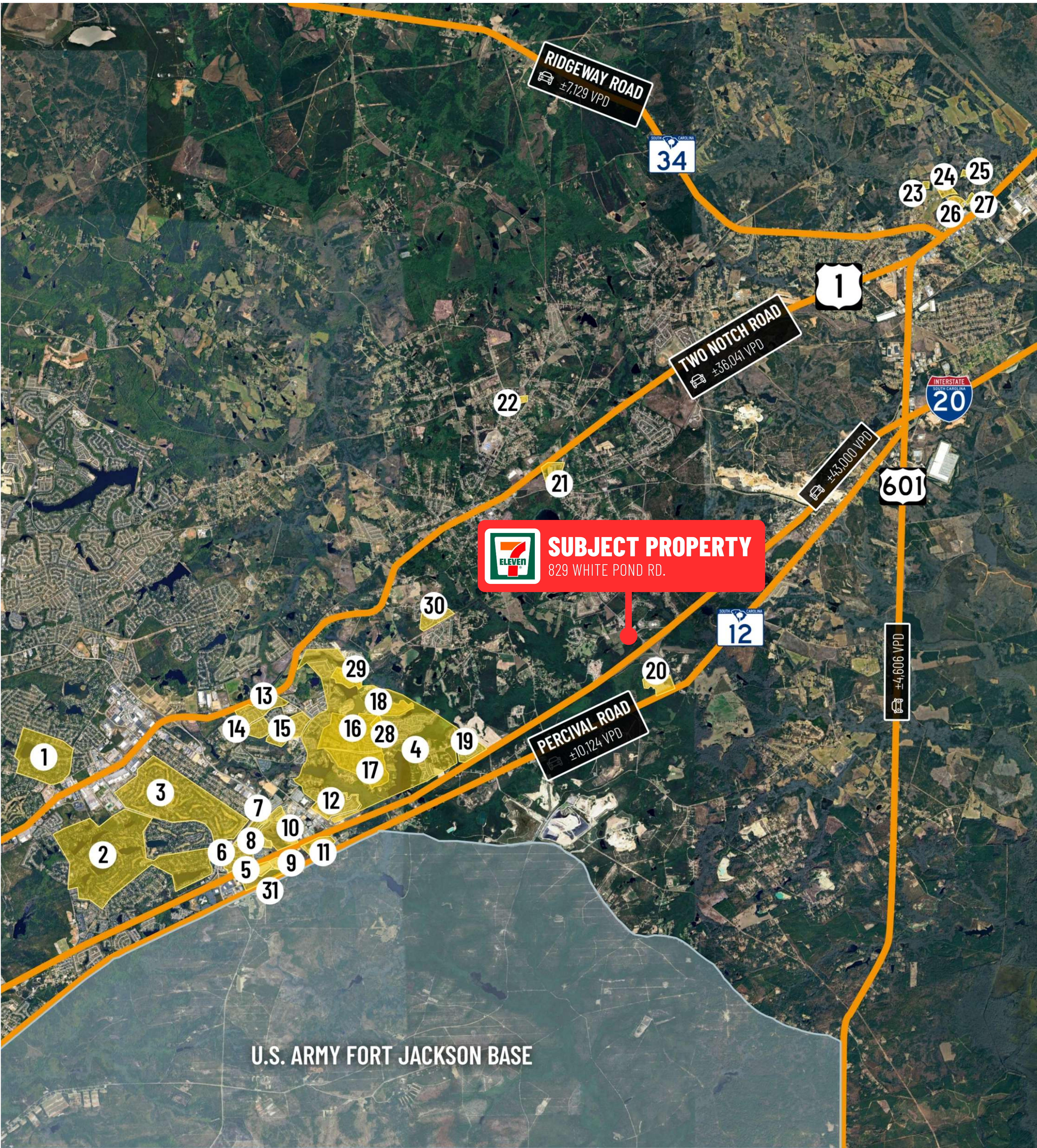
Interstate 20 (I-20)

The Columbia I-20 corridor functions as a critical east-west spine for the Midlands, carrying tens of thousands of vehicles daily and linking the region to major business and logistics hubs such as Charlotte, Columbia, and Florence, with connections toward Atlanta and the Port of Charleston. A key advantage of I-20 is its direct connection to the I-20/I-26/I-126 "Carolina Crossroads" interchange, where a multi-billion-dollar improvement program is reducing congestion, enhancing safety, and improving long-term freight mobility for the Columbia MSA.

RESIDENTIAL DEVELOPMENT

7-ELEVEN COLUMBIA, SC

- 1 - Spring Valley
- 2 - Wildewood Homes (+3500 Homes)
- 3 - Woodlands
- 4 - Woodcreek
- 5 - Victory Woods Townhomes (+82 Planned)
- 6 - Chimney Ridge (+100 Homes)
- 7 - Multi-Family Site (18 Acres)
- 8 - Ashcroft Homes (+417 Homes)
- 9 - Victory Woods Village (+190 Planned Homes)
- 10 - Single Family Site (147 Acres)
- 11 - Astoria (+300 planned homes)
- 12 - Liberty Ridge.(+348 Homes)(+107 Townhomes)
- 13 - GreenHill Parish & Catawba Hill
- 14 - Catawba Hill (+268 Homes)
- 15 - The Park (+196 Homes)
- 16 - Woodcreek Farms (+4000 Homes)
- 17 - Retreat At Hero Way
- 18 - Lennar at Northwoods Villas in Woodcreek Farms
- 19 - The Ellington (+426 Homes)
- 20 - Porter Ridge
- 21 - Harvest Ridge by Stanley Martin
- 22 – Lennar at Chestnut Place
- 23 – Hallmark at Truesdell Apartments (64 Multi-Family units Lots)
- 24 - Willow Creek (110 Townhomes)
- 25 - Sherwood Forest (960 Multi-Family Units)
- 26 - Village at Boulware (143 Townhomes)
- 27 - Bridle Ridge Apartments (40 Multi-Family Units)
- 28 - The Villas At Woodcreek Farms
- 29 - Lakeside at Woodcreek
- 30 - Stanley Martin Homes at Kelsney Ridge
- 31 - The One at Columbia





CALL FOR ADDITIONAL INFORMATION

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