SECURE
NET LEASE


# 7-Day Quick Mart (GPM Investments)

## $1,505,000 | 6.00% CAP

3348 Orange Avenue NE, Roanoke, VA 24012

- **8+ Years Left on** Absolute NNN Lease
- **Lease Guaranteed by** GPM Investments
- **Qualifies for** Bonus Depreciation
- **Located Along a** Primary Retail Corridor
- **Low Rent/Price Point -** Well Below Replacement Cost

**GPM Investments** is the retail arm of Fortune **500-ranked ARKO Corp.** (NASDAQ: ARKO), the nation's **6th largest convenience store** chain, operating or supplying roughly **3,200 sites** across **33 states** and D.C., generating **$7.6 billion in FY2025** revenue nationwide.

# INVESTMENT OVERVIEW

## 7-DAY QUICK MART (GPM INVESTMENTS) ROANOKE, VA


# $1,505,000

## 6.00% CAP

| | |
|---|---|
| NOI | $90,205 |
| Building Area | ±1,033 SF |
| Land Area | ±1.52 AC |
| Year Built | 1988 |
| Lease Type | Absolute NNN |
| Occupancy | 100% |

- **Credit-Backed NNN Investment:** Property is leased to and guaranteed by GPM Investments, a leading convenience store and fuel operator, providing investors with a strong corporate-credit tenant, long-term NNN lease structure, and minimal landlord responsibilities.
- **Strong Roanoke Market:** Located in Roanoke, Virginia, a major regional economic and population center in the Blue Ridge region, the property benefits from the city's established commercial infrastructure, diverse employment base, and role as a regional hub serving a broad surrounding trade area. Roanoke's strategic location along Interstate 81 and U.S. Route 220 provides excellent connectivity throughout the Mid-Atlantic and supports continued demand for retail, services, and convenience-oriented uses.
- **The property is strategically located along Orange Avenue (U.S. Route 460):** A primary retail corridor in Roanoke with strong traffic, excellent visibility, and convenient access to surrounding residential, commercial, and retail destinations—providing investors with the combination of credit tenancy, passive NNN ownership, and a highly desirable retail location.
- **Qualifies for Bonus Depreciation:** Offering an attractive potential tax benefit to eligible investors and enhancing the property's overall after-tax investment returns. Buyers should consult their tax advisor regarding eligibility, applicable depreciation rules, and individual tax circumstances.
- **Confirmed Corridor Traffic Counts:** VDOT data cites approximately 13,032 vehicles per day along the Orange Avenue/U.S. Route 460 segment fronting the property, which is also the subject of an active VDOT-funded intersection and safety improvement project.
- **Proximity to a Major Regional Retail Anchor:** The site sits within roughly four miles of Valley View Mall, an 844,193 SF regional center with 102 stores and approximately 4.77 million annual visits, anchored by Belk, JCPenney, Macy's, Target, and Walmart—drawing from a trade-area population of roughly 324,712.
- **Institutional Demand Drivers Nearby:** Carilion Roanoke Memorial Hospital, a Level 1 Trauma Center and flagship of the region's largest private employer (10,000+ regional employees), and Roanoke–Blacksburg Regional Airport, which set an all-time passenger record of 756,000+ travelers in 2024, both sit within roughly five miles of the site.
- **Favorable City-Level Fundamentals:** Roanoke carries an estimated 2026 population of 99,532 and a median household income of $55,378 and was named to Livability.com's Top 100 Best Places to Live list for a second consecutive year in 2026, reflecting sustained regional growth and stability supporting the trade area.


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**VA Broker of Record: Hunt Gunter**
**License #: 22516590**

# TENANT OVERVIEW

## 7-DAY QUICK MART (GPM INVESTMENTS) ROANOKE, VA

# 7-Day Quick Mart
# (GPM Investments)

REVENUE
**$7.6 billion (FY2025)**

CREDIT RATING
**S&P: B (Stable); Moody's: B2**

LOCATIONS
**~3,200 Sites**

STOCK TICKER
**NASDAQ: ARKO (parent)**

GPM INVESTMENTS, LLC

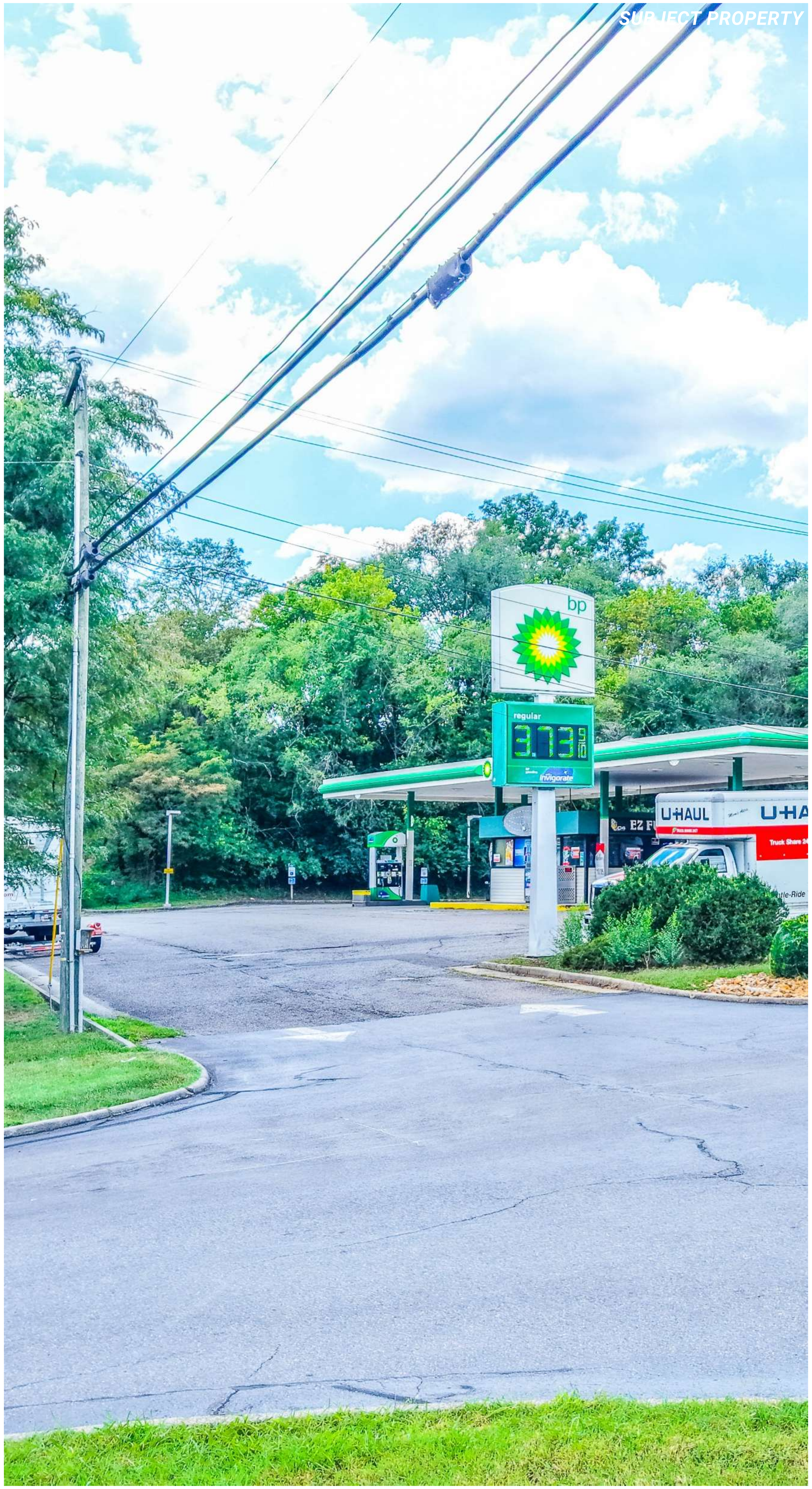
gpminvestments.com

**Lessee:** GPM Apple, LLC
**Guarantor:** GPM Investments

**GPM Investments, LLC operates as the primary retail subsidiary of ARKO Corp. (NASDAQ: ARKO), a Fortune 500 company and one of the largest convenience store and fuel distribution platforms in the United States.**

It Headquartered in Richmond, Virginia, GPM ranks as the 6th largest convenience store chain in the country, operating or supplying approximately **3,200 sites** across **33 states** and Washington, D.C., including roughly **1,400 company-operated** stores, **121 proprietary cardlock locations,** and 1,660 dealer-supplied sites.

The platform has grown through disciplined acquisitions, backed by a **$1.15 billion** real estate capital partnership with Oak Street Real Estate Capital, a division of Blue Owl Capital, and expansions such as the **2023 Transit Energy Group deal,** which added roughly **150 stores** across the Southeast. In February 2026, ARKO completed the IPO of its wholesale subsidiary, ARKO Petroleum Corp., using proceeds to reduce parent-level debt. GPM is also rolling out a new food-forward convenience concept branded ""Fas Craves,"" with plans to scale to **25+ additional locations** following a successful pilot phase in Virginia. This national footprint, disciplined capital access, and continued reinvestment in store-level innovation position GPM Investments as a well-capitalized, **growth-oriented convenience** retail platform."



# IN THE NEWS

## 7-DAY QUICK MART (GPM INVESTMENTS) ROANOKE, VA

## GPM to Open 20 to 25 More Food-Focused C-Stores

BRETT DWORSKI, NOVEMBER 6,2025 (CSTORE DIVE)

**The company's pilot locations, which began opening in June and feature the retailer's proprietary Fas Craves foodservice program, have produced strong results so far.**

GPM opened the first of these stores, which feature the **brand's proprietary** Fas Craves foodservice program, in June. A **second site opened** in early August, and a third is set to debut during the **fourth quarter,** Kotler said.

**GPM Investments plans to expand its new food-focused convenience store model to an additional 20 to 25 locations once its initial seven pilot stores have opened, according to Arie Kotler, chairman, president and CEO of parent company ARKO Corp.**

GPM's new store design is part of Arko's broader transformation plan, in which it's spending less money and time on acquisitions and more on organic growth, converting sites to **dealer locations and improving** its loyalty platform.

When GPM first revealed plans for its food-focused store design last fall, Kotler said the company was pivoting to "a significant focus on foodservice" and aimed to **grow traffic, profitability** and its value proposition amid what he called a "challenging microeconomic environment." It was a notable shift from the company's prior strategy, which focused on growing its store count through numerous acquisitions.

The highlight of these stores is Arko's Fas Craves program, which features **new hot and cold grab-and-go items,** such as crispy chicken biscuits, potato wedges, mozzarella sticks, jumbo chicken wings, chicken sandwiches and burgers. These sites also feature an array of dispensed beverage offerings and Arko's bean-to-cup coffee program, including nitro cold brew, hot and iced coffee, iced teas, lemonades, slush ices and frozen coffee.

EXPLORE ARTICLE

## ARKO Petroleum Goes Public

BRETT DWORSKI, FEBRUARY 13, 2026 (CSTORE DIVE)

**The retailer's wholesale segment, which now operates separately from GPM Investments, raised about $200 million when it launched on the Nasdaq.**

The IPO, which Kotler and his team revealed was in the works late last year, clears the way for Arko to potentially ramp up its transformation plan that includes converting select **company-operated c-stores** to its wholesale segment to **reduce expenses.**

**ARKO has taken its wholesale fuel distribution business public in an IPO that raised around $200 million, a move that clears the way for the company to advance its transformation plan while continuing to grow GPM Investments' roughly 1,200 company-operated c-store network.**

Now operating as its own entity, Arko Petroleum's business includes Arko's wholesale business, which supplies fuel to third-party dealers and consignment agents; its fleet fueling arm, which **operates proprietary cardlock locations,** manages third-party fueling sites and markets fuel cards; and its GPM Petroleum business, which supplies fuel directly to GPM Investments' retail and wholesale sites. During the Nasdaq bell ringing ceremony on Thursday, Kotler said Arko Petroleum distributed **2 billion gallons** of fuel across more than **30 states** last year. He added that stability resulting from the company's long-term, fixed-fee fuel contracts is what sets it apart from competitors.

EXPLORE ARTICLE

# LEASE OVERVIEW

## 7-DAY QUICK MART (GPM INVESTMENTS) ROANOKE, VA

| | |
|---|---|
| Initial Lease Term | 13 Years |
| Rent Commencement | 12/01/2022 |
| Lease Expiration | 06/01/2035 |
| Lease Type | Absolute NNN |
| Rent Increases | 1.50% Annually |
| Current Rent | $90,205 |
| Option Periods | (2) 10-Year Options |

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.


SUBJECT PROPERTY

ROANOKE-BLACKSBURG AIRPORT
sam's club
five BELOW
Marshalls
Kirkland's
petco
COSMO PROF
AMF
Arby's
Advance Auto Parts
KFC
11
FOOD LION
Domino's Pizza
Walmart
Neighborhood Market
HOLLINS ROAD
±7,744 VPD
601
ROANOKE COUNTY VA
BONSACK ELEMENTARY SCHOOL (311 STUDENTS)
WURTH INDUSTRY
Walmart
Supercenter
LOWE'S
116
Kroger
BJ's
LOWE'S
ALDI
CITI TRENDS
Firestone
ROSS
DRESS FOR LESS
voyant
CVS pharmacy
SUBWAY
ASHLEY
Michaels
DOLLAR TREE
BOOT BARN
DICK'S
Gabe's
DSW
OLLIE'S
JAMES BRECKINRIDGE MIDDLE SCHOOL (733 STUDENTS)
DOLLAR GENERAL
BLUE HILLS GOLF CLUB
FedEx
Pinnacle
Kroger
Firestone
SUBWAY
Domino's Pizza
MARVIN
BIMBO
Bakeries USA
SUBJECT PROPERTY
3348 ORANGE AVE. NE
tropical CAFE
Jersey Mike's
Walmart
Supercenter
TARGET
PETSMART
Staples
BEST BUY
581
AutoZone
ASHLEY
WAREHOUSE
WILLIAMSON ROAD
±16,915 VPD
±16,036 VPD
Advance Auto Parts
DISTRIBUTION CENTER
GRAND
HOME FURNISHINGS
BURGER KING
WAFFLE HOUSE
planet fitness
Denny's
AT&T
KFC
FAMILY DOLLAR
CALIBER
COLLISION
DOLLAR TREE
amazon
WAREHOUSE
ORANGE AVENUE NORTH EAST
±40,301 VPD
SHEETZ
JCPenney
OLD NAVY
H&M
macy's
belk
BARNES & NOBLE
SHOE DEPT.
VICTORIA'S SECRET
AÉROPOSTALE
HIBBETT
Buckle
Lids
Bath & Body Works
THE CHILDREN'S PLACE
KAY
JEWELERS
AMERICAN EAGLE
JOURNEYS
LANE BRYANT
Foot Locker
ZALES
claire's
PINK
SHOE DEPT. ENCORE
carter's
VANS
220
±72,778 VPD
ACE
Hardware
115
SAFEHOUSE SIGNS
NAPA
CARTER'S
CABINET SHOP
Hardee's
LASERSHIP
DOLLAR GENERAL
SALLY
DQ
GMC
Sherwin-Williams
COMMONWEALTH
STORAGE KING USA
SELF STORAGE
ADDISON MIDDLE SCHOOL (540 STUDENTS)
TOYOTA
FLEETMASTER
Kanawha
AutoZone
Holiday Inn Express
DUNKIN'
ALTERNATE
11
Obsolete Automotive
ExxonMobil
HERMAN L. HORN ELEMENTARY SCHOOL (399 STUDENTS)
STORAGE KING USA
460
LINCOLN
Ford
VINTON
Advance Auto Parts
USPS.COM
FALLON PARK ELEMENTARY SCHOOL (591 STUDENTS)
BIG LOTS!
24
GraybaR
RED CLASSIC
ROANOKE HIGHER EDUCATION CENTER
GENESIS
EAST WASHINGTON AVENUE
±24,293 VPD
O'Reilly AUTO PARTS
CVS pharmacy
vestis
DOLLAR GENERAL
Advance Auto Parts
Walmart
Neighborhood Market
D.H. GRIFFIN
Kroger
TRACTOR SUPPLY CO
DOLLAR TREE
AutoZone
SLATE
AF
BEST ROANOKE AUTO
Hampton
PAPA JOHNS


DOWNTOWN ROANOKE (8 MILES)
Hampton by Hilton
THE HOTEL ROANOKE & CONFERENCE CENTER
CURIO COLLECTION BY HILTON
OLD DOMINION FREIGHT LINE
ABBOTT Since 1927
GH
Precision Steel MFG. CORP.
GRAND HOME FURNISHINGS
S.J. Conner & Sons Inc.
Pick-N-Save
WATERWORKS
HICKORY WOODS APARTMENTS (216 UNITS)
THE PAWN SHOP
Alliance TECHNICAL GROUP
ALTERNATE
220
221
460
7-DAY QUICK MART
ROCKFAB
SHEETZ
KFC
WAFFLE HOUSE
ORANGE AVENUE NORTH EAST (40,301 VPD)
Denny's


DOWNTOWN ROANOKE (8 MILES)
GLADE CREEK APARTMENTS (248 UNITS)
HICKORY WOODS APARTMENTS (216 UNITS)
WATERWORKS
FBM
Foundation Building Materials
THE PAWN SHOP
SHEETZ
KING STREET NE (11,574 VPD)
Alliance
TECHNICAL GROUP
AT&T
KFC
653
7-DAY QUICK MART
ALTERNATE
220
Denny's
WAFFLE HOUSE
ROCKFAB
221
460
ORANGE AVENUE NORTH EAST (40,301 VPD)

DOWNTOWN ROANOKE (8 MILES)
ORVIS
DISTRIBUTION CENTER
DOLLAR TREE
WELLS FARGO
ROCKFAB
BURGER KING
CVS pharmacy
Advance Auto Parts
Kroger
Firestone COMPLETE AUTO CARE
SUBWAY
Domino's Pizza
tropical CAFE
Jersey Mike's SUBS
CHIPOTLE MEXICAN GRILL
Denny's
AT&T
planet fitness
KFC
WAFFLE HOUSE
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Kroger
Firestone COMPLETE AUTO CARE
SUBWAY
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tropical CAFE
Jersey Mike's SUBS
CHIPOTLE MEXICAN GRILL
CVS pharmacy
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RAC
BURGER KING
DOLLAR TREE
WELLS FARGO
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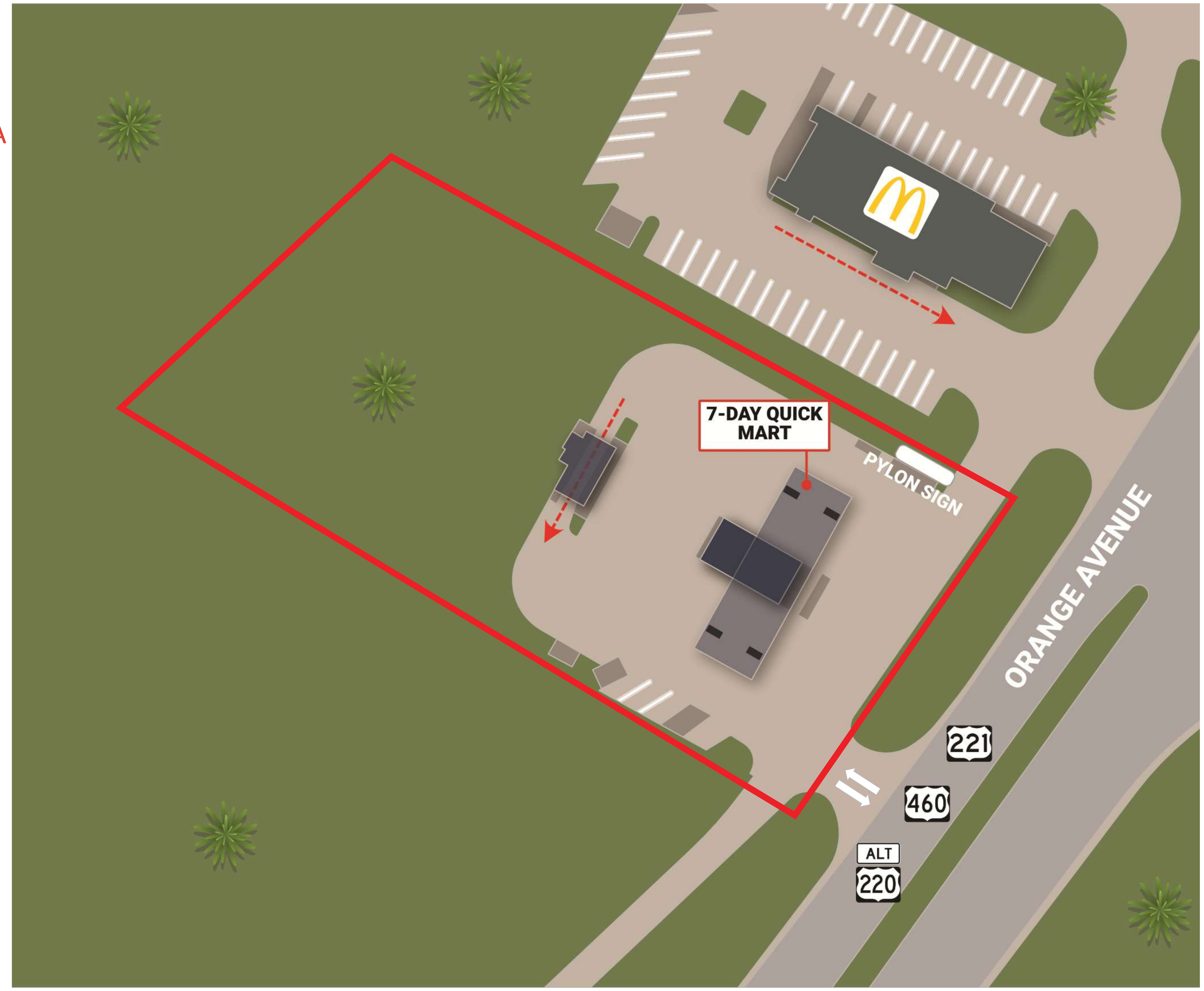
Denny's
AT&T
planet fitness
WAFFLE HOUSE
KFC
653
KING STREET NE
(11,574 VPD)
SHEETZ
ORANGE AVENUE NORTH EAST
(40,301 VPD)
221
ALTERNATE
220
460
DOWNTOWN
ROANOKE
(8 MILES)

# SITE OVERVIEW

## 7-DAY QUICK MART (GPM INVESTMENTS) ROANOKE, VA

| | |
|---|---|
| Year Built | 1988 |
| Building Area | ±1,033 SF |
| Land Area | ±1.52 AC |

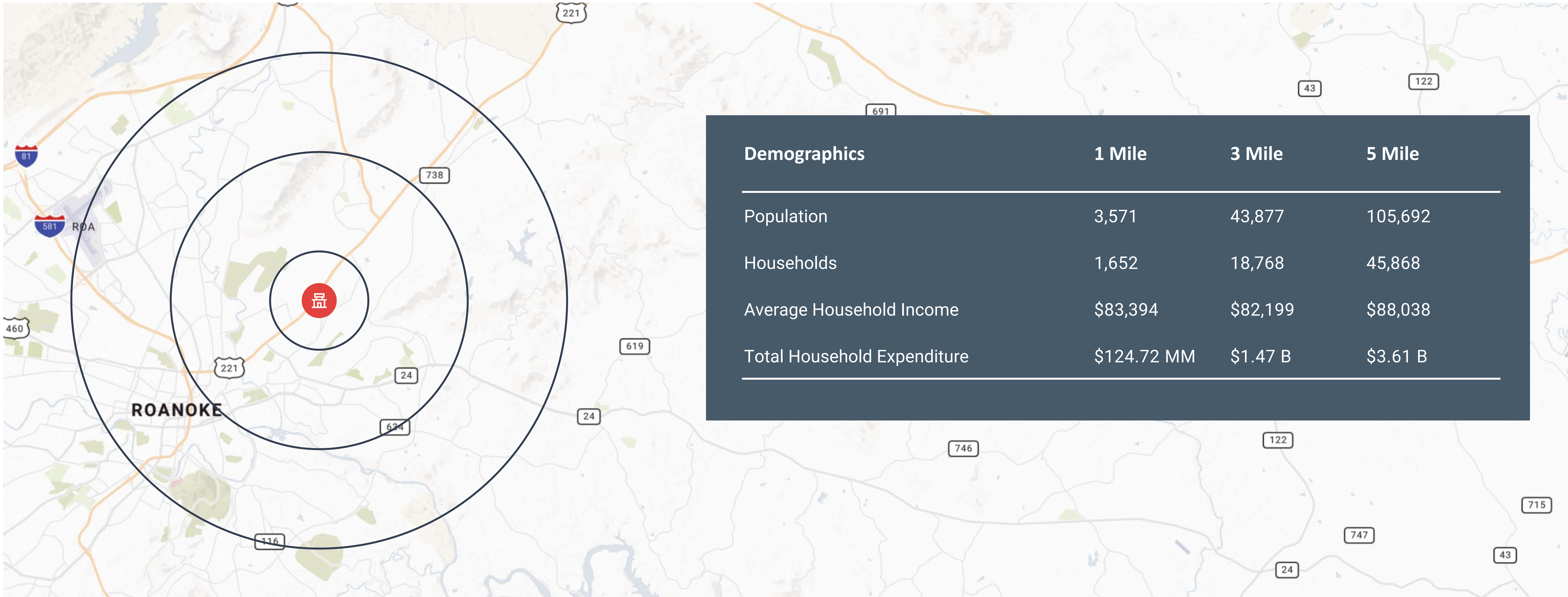



### NEIGHBORING RETAILERS

- Kroger
- Lowe’s
- Walmart Supercenter
- Planet Fitness
- Walmart Neighborhood Market
- AutoZone Auto Parts
- Firestone Auto Care
- Macy’s
- ALDI
- Sam’s Club
- Marshalls

# LOCATION OVERVIEW

## 7-DAY QUICK MART (GPM INVESTMENTS) ROANOKE, VA




| Demographics | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| Population | 3,571 | 43,877 | 105,692 |
| Households | 1,652 | 18,768 | 45,868 |
| Average Household Income | $83,394 | $82,199 | $88,038 |
| Total Household Expenditure | $124.72 MM | $1.47 B | $3.61 B |

### ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Roanoke Memorial Community Hospital *(1,000+)*
2. Roanoke City Public Schools (1,000+)
3. Carilion Services (1,000+)
4. City of Roanoke (1,000+)
5. United Parcel Service *(500-999)*
6. Walmart *(250-499)*
7. United States Postal Service *(250-499)*
8. Virginia Transformer Corporation *(250-499)*
9. YMCA *(250-499)*
10. Anthem *(250-499)*

# LOCATION OVERVIEW

## 7-DAY QUICK MART (GPM INVESTMENTS) ROANOKE, VA

# Roanoke

## Virginia

**99,532**
Population

**$55,378**
Median Household Income

| Airport passengers in 2024 |
| --- |
| 756,000+ |

| Livability Top 100 Best Places to Live |
| --- |
| 2nd Consecutive Year |

**Roanoke, Virginia, nicknamed the "Star City of the South" for the world's largest freestanding illuminated star crowning Mill Mountain since 1949, anchors the Roanoke Valley as the commercial, medical, and cultural hub of Southwest Virginia.**

**Roanoke's estimated 2026 population of 99,532, backed by a metro base exceeding 316,000 residents, has supported back-to-back national recognition as a Top 100 Best Place to Live.**

The city carries an estimated 2026 population of 99,532, with the broader Roanoke Metropolitan Statistical Area exceeding 316,000 residents, and a median household income of $55,378.

Roanoke has landed on Livability.com's Top 100 Best Places to Live list for a second consecutive year in 2026 and ranks #10 among Best Places to Live in Virginia, supported by a cost of living roughly 8-10% below the national average and a median home value near $229,000. The city's economy is anchored by Carilion Clinic, the region's largest private employer with more than 10,000 regional employees and a Level 1 Trauma Center serving a 15,000-square-mile referral area, alongside a diversified base spanning manufacturing, logistics, education, and government. Roanoke-Blacksburg Regional Airport set an all-time passenger record in 2024 with over 756,000 travelers, while Interstate 81 and U.S. Route 220 provide direct connectivity throughout the Mid-Atlantic and Appalachian corridors. Framed by the Blue Ridge Parkway, Roanoke pairs nationally ranked outdoor recreation with a revitalized downtown core. Recent investment, including a $3 billion Google data center campus in neighboring Botetourt County and more than $200 million in new Roanoke County projects since 2023, underscores the region's sustained economic momentum heading into 2026.

# IN THE NEWS

## 7-DAY QUICK MART (GPM INVESTMENTS) ROANOKE, VA

### Austrian Skincare Company RINGANA to Bring 435 Jobs to Roanoke

JUNE 12, 2026 (CITY OF ROANOKE)

**RINGANA, an Austrian life sciences company, will establish its first U.S. headquarters in Roanoke, creating 435 new jobs and investing $85 million in the city over the next five years.**

Governor Abigail Spanberger announced the project, which includes a state-of-the-art campus at Blue Ridge Commerce Park near the DayTec Career Technical Education Center. The facility will serve as RINGANA's North American production and distribution hub, supporting manufacturing, warehousing, and research and development, and marks the largest foreign direct investment in the region's history.

EXPLORE ARTICLE

### Google to Invest $3 Billion in Roanoke Valley Data Center Campus

CHRIS SUAREZ, JUNE 1, 2026 (VIRGINIA BUSINESS)

**Kyle Rosner, Botetourt County's economic development director, says discussions with Google started in early 2024.**

Google plans to build a hyperscale data center campus at Botetourt Center at Greenfield after purchasing 312 acres for $14 million, delivering at least 150 new jobs and $3 billion in investment by 2030. Officials estimate the project will generate $10 million annually in local tax revenue and indirectly support more than 1,000 additional jobs, reinforcing the region's growing data center and advanced manufacturing cluster.

EXPLORE ARTICLE

### Roanoke County's State of the County Highlights Explore Park and Regional Growth

DECEMBER 11, 2025 (WSLS)

**Roanoke County's vision for growth is taking shape, with Explore Park at the center of ambitious development plans unveiled during the State of the County Address.**

Board Chair David Radford highlighted the county's acquisition of the 1,100-acre Explore Park, along with Elbit Systems' $30 million expansion, Wells Fargo's $87 million support center, and Mack Trucks' $14 million expansion, contributing more than 1,500 new jobs since 2023. Officials also outlined a $75 million Career and Technology Center opening in 2027 and more than 1,700 housing units in development.

EXPLORE ARTICLE

### Manufacturing Expansions Grow Roanoke Region's Economic Landscape

JENNY BOONE, MARCH 1, 2026 (VIRGINIA BUSINESS)

**Economic development wins aren't always about big new companies moving into the area; expansions of existing businesses can have just as large an impact on the region.**

Elbit Systems of America announced a $30 million expansion in Roanoke County adding 288 jobs, while Munters in Botetourt County invested nearly $30 million on a 200,000-square-foot addition creating 270 jobs. Salem saw manufacturing growth from Integer, QualiChem, and Novonesis, and downtown Roanoke welcomed the $12 million Exchange Music Hall redevelopment and a new biotech incubator.

EXPLORE ARTICLE

### Roanoke Bucks Statewide Job Slump Amid Manufacturing and Biotech Growth

JULY 29, 2026 (ROANOKE RAMBLER)

**Virginia just posted one of its worst job-growth report cards in years, shedding more than 43,000 net payroll jobs over the past 12 months, but Roanoke's unemployment rate sits at just 3.7 percent, with neighboring Salem even tighter at 3.2 percent.**

The local economy is being fueled by a wave of manufacturers and a homegrown push to build a biotech and life-sciences hub, including RINGANA's $85 million headquarters and the RoVa Labs biotechnology incubator, expected to bring up to 250 new jobs. Combined with expansions at Elbit, Munters, and Integer, the region's job growth continues even as the state's overall numbers slide.

EXPLORE ARTICLE

### Roanoke-Blacksburg Regional Airport Seeks $47 Million for Terminal and Runway Study

CHRIS HEAD AND TERRY AUSTIN, JANUARY 15, 2026 (CARDINAL NEWS)

**As legislators representing the Roanoke Valley, we often talk about economic development, workforce growth, and the need to ensure our region remains competitive in a rapidly changing economy.**

The lawmakers are pursuing budget amendments for $40 million in terminal enhancements and a $7 million airfield study to evaluate a potential runway extension at ROA, which serves more than 750,000 passengers annually, supports nearly 3,400 jobs, and contributes $625 million to Virginia's economy. The investment follows American Airlines' new nonstop service to Dallas-Fort Worth.

EXPLORE ARTICLE

### Wawa to Open New Convenience Stores in Roanoke and Salem

APRIL 2, 2025 (ROANOKE TIMES)

**Pennsylvania-based convenience store Wawa announced that it is planning to expand its reach into Western Virginia, with stores in Roanoke and Salem.**

The announcement is part of Wawa's broader westward expansion along the I-81 corridor, with construction underway on a Salem location on West Main Street and additional sites planned in Roanoke and Daleville. The new stores add to a wave of retail investment in the Roanoke Valley, following Publix's first Roanoke-area location under construction in Roanoke County.

EXPLORE ARTICLE

### Developer Aims to Transform Southeast Roanoke's Former American Viscose Plant into Riverdale

JANUARY 18, 2023 (ROANOKE RAMBLER)

**Local developer Ed Walker intends to transform Southeast Roanoke's former American Viscose Plant into a complex of apartments, businesses, manufacturing space, and artist studios in what city leaders describe as one of Roanoke's most significant economic development projects in decades.**

Roanoke City Council agreed to provide $10 million in city funds for the 75-acre Riverdale project, in which Walker will invest at least $50 million, including 375 apartments and food service space. An economic impact study estimates the project will support 2,053 jobs and generate $326 million in economic impact by 2040.

EXPLORE ARTICLE

# METRO AREA

## 7-DAY QUICK MART (GPM INVESTMENTS) ROANOKE, VA

SECURE
NET LEASE

CALL FOR ADDITIONAL INFORMATION

## Dallas

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Dallas, TX 75231

(214) 522-7200

## Los Angeles

**Office**

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(424) 320-2321

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bob@securenetlease.com