SECURE
NET LEASE

Subject Property

7-Eleven

$8,180,000 | 4.75% CAP

2450 W Memorial Blvd, Lakeland, FL (Tampa MSA)

- **New 15-Year Absolute NNN Lease** with Approx. 12 Years Remining & 10% Rent Bumps Every 5 Years
- **Anchored by Lakeland Business Center North -** (2) Warehouses totaling 299,241 SF in space
- **Nearby I-4 (115,000+ VPD | 15,376 Truck Traffic / Day)** at W Memorial Blvd exit (26,976 VPD | 2,756 Truck Traffic / Day)
- **Directly Across from Kathleen High School -** 1,928 Students
- **US Census Ranks Lakeland-Winter Haven MSA #4 Fastest Growing Metro Area in US (3.8%) –** 127,000 People Moved to Polk County 2020–2024

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.**

Subject Property

INVESTMENT OVERVIEW

7-ELEVEN LAKELAND, FL (TAMPA MSA)

Subject Property

CONTACT FOR DETAILS

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FL Broker of Record: Stephen Noyola
License #: BK3051175

$8,180,000

4.75% CAP

NOI	$388,543
Building Area	±4,992 SF
Land Area	±2.81 AC
Year Built	2023
Lease Type	Abs. NNN
Occupancy	100%

- **Rent Commencement:** August 2023
- **New 15-Year Absolute NNN Corporate Lease** with approx. 12 years remaining and 10% Rental Increases Every 5 Years in both the Primary Term and (4) 5-Year Option Periods.
- **New 7-Eleven Store.** Subject property is one of the 1st new stores built in Central Florida and features a walk-in beer cave, wine rack, self-serve cold brew on tap, and 5 bar seats for in-store dining.
- **High Traffic Hard Corner Location.** New store is located 1 mile east of I-4 (115,000+ VPD | 15,376 Truck Traffic / Day) at the intersection of W Memorial Blvd (26,976 VPD | 2,756 Truck Traffic / Day) & Chestnut Rd.
- **Anchored by Brand New $23M Industrial Development.** Subject property is an outparcel to (2) industrial warehouses with a gross leasable space of 299,241 SF. Benefiting from its central location between Tampa and Orlando metros, Lakeland has one of the strongest industrial markets in the state, with 36+ million SF in industrial space and only a 5.6% vacancy rate (Q1 2021 Data).
- **Directly Across from Kathleen High School (1,950+ Students) and 2 Big Box Warehouses.** Totaling 420,000 SF of leasable space, the two warehouses are occupied by Parksite, a building materials supplier, and Crown Health Care Laundry Services, a B2B laundry provider servicing servicing the health care and medical industry in the region.
- **Lakeland-Winter Haven Metro is the 4th Fastest Growing MSA** in the nation, posting a 3.8% annual growth rate from 2019 - 2024. Known for its manufacturing and distribution sectors, Lakeland features over 28 million square feet of industrial space and employs over 12,500 people in just the industrial industry alone.

TENANT OVERVIEW

7-ELEVEN LAKELAND, FL (TAMPA MSA)

7-Eleven

REVENUE
$81.3B

CREDIT RATING
S&P: A-

Stock Ticker
SVNDY

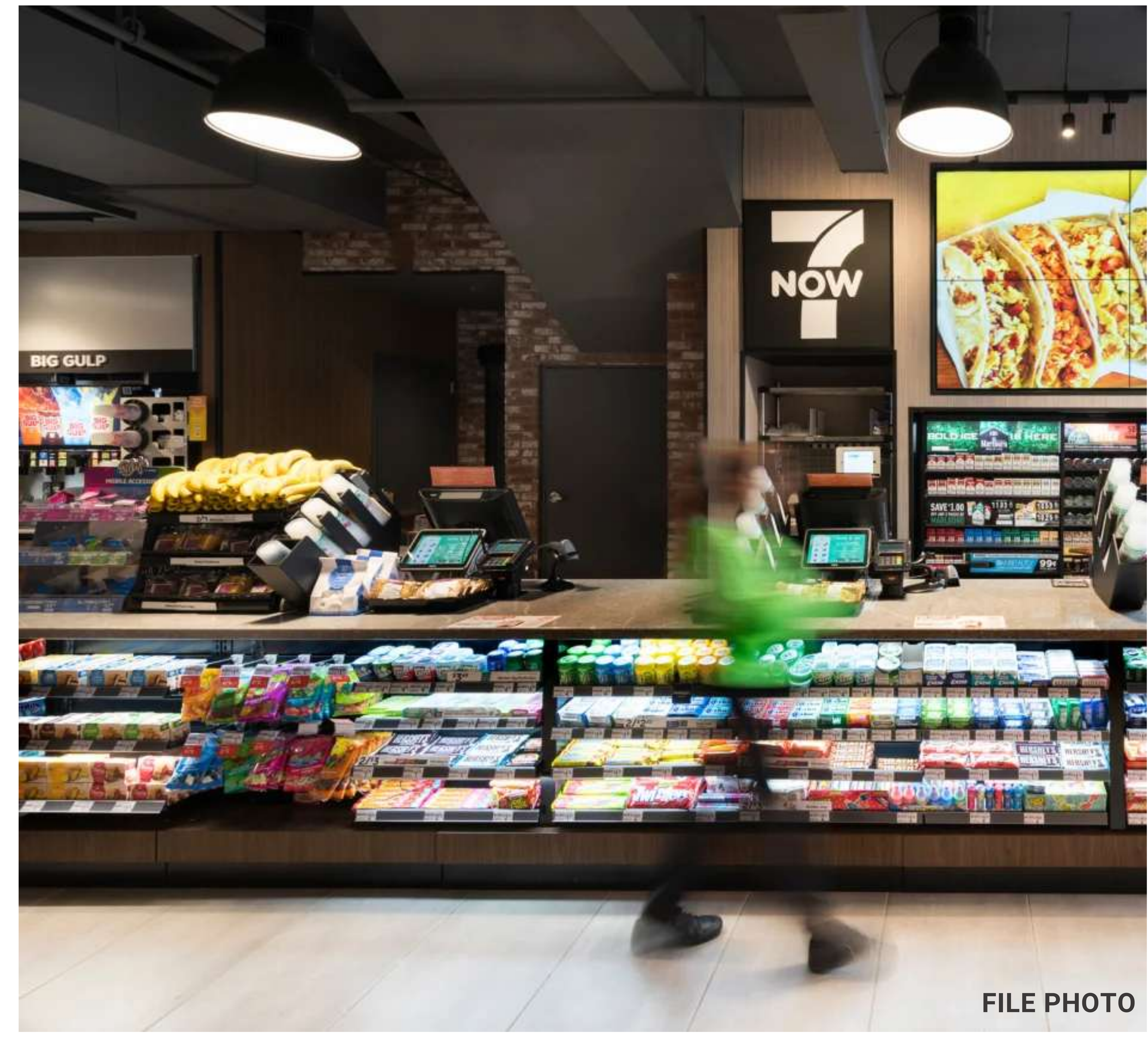
LOCATIONS
85,000+

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 LAKELAND, FL (TAMPA MSA)

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.

- 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.

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

7-Eleven to remodel over 7,000 c-stores in North America through 2030

APRIL 23, 2026 (CSTORE DIVE)

The remodels will use 7-Eleven's "new standard" store design, the large format, food-focused design that the retailer revealed in late 2024.

This adds to the **1,300 NTIs** under this format 7-Eleven was already planning to open by 2030 — a blueprint that remains in place, according to the presentation.

Seven & i continues to emphasize that 7-Eleven is on pace to hit its **target growth** even as the convenience retailer is once again set to close more stores than it opens across North America through this fiscal year.

When 7-Eleven launched the new standard format nearly two years ago, initial plans were to open over 600 of these locations through 2027. Those plans have now significantly expanded.

Up until now, 7-Eleven had only outlined plans to build new locations under the new standard format. But given the success of those sites, the retailer is upping the ante, as it will start converting older locations to the **modern design.** In the presentation, Seven & i said that as it looks to elevate the customer experience at 7-Eleven, it must "fundamentally improve existing stores first."

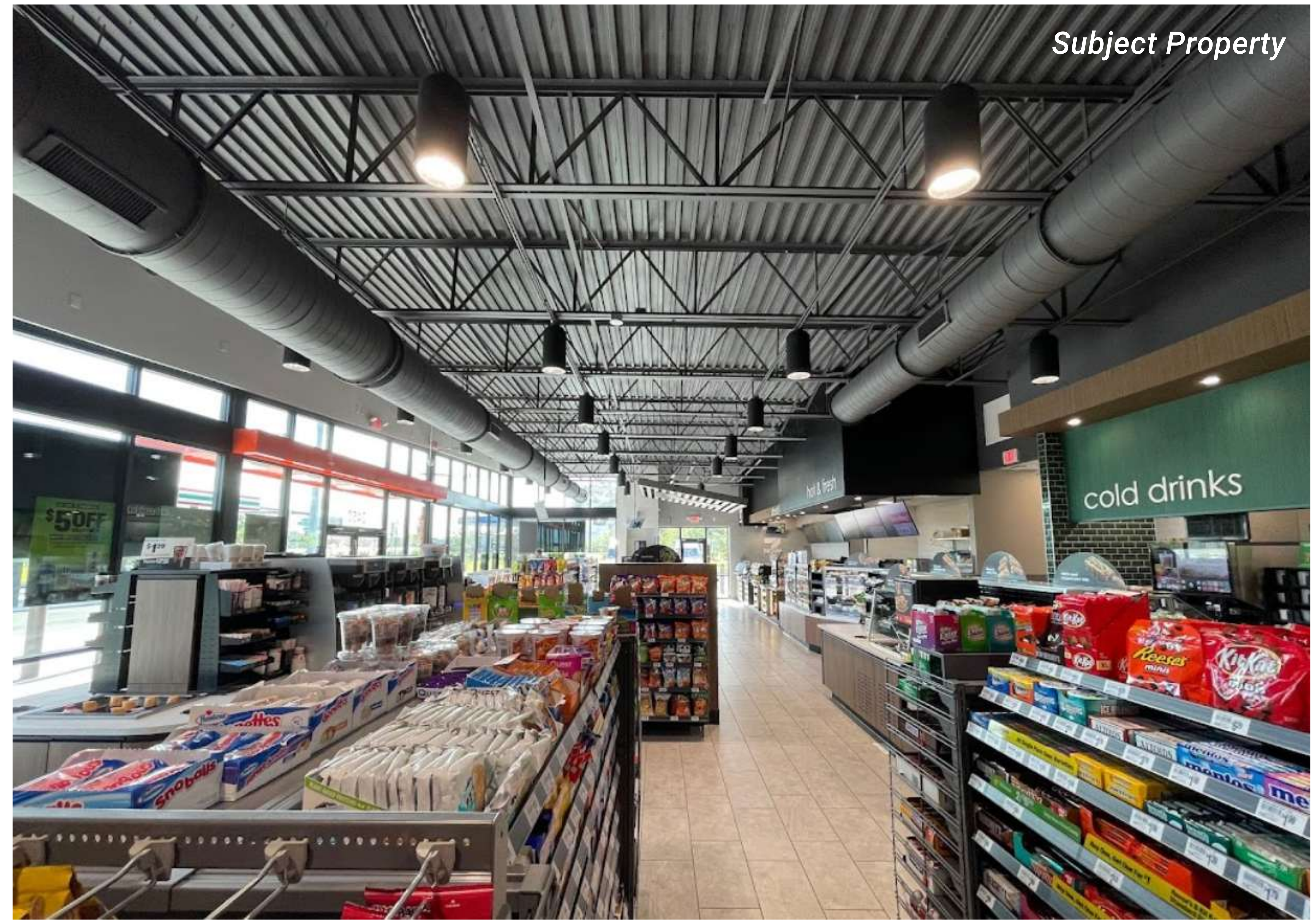
Setting out to remodel over half of its **13,000 c-stores** across North America underscores leadership's confidence in the new standard c-store design. According to the presentation, these locations yield about **30%** more traffic after one year and are expected to yield **44% more sales** than 7-Eleven's traditional stores after four years.

EXPLORE ARTICLE

LEASE OVERVIEW

7-ELEVEN LAKELAND, FL (TAMPA MSA)

Initial Lease Term	15-Years, Plus (4) 5-Year Option Periods
Rent Commencement	August 2023
Lease Expiration	August 2038
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, in Primary Term & Options
Annual Rent YRS 1-5 (2023-2028)	$388,542.96
Annual Rent YRS 6-10 (2028-2033)	$427,397.28
Annual Rent YRS 11-15 (2033-2038)	$470,137.08
Option 1 (2038-2043)	$517,150.68
Option 2 (2043-2048)	$568,865.76
Option 3 (2048-2053)	$625,752.36
Option 4 (2053-2058)	$688,327.68



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BONUS DEPRECIATION

7-ELEVEN LAKELAND, FL (TAMPA MSA)

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.

SUBJECT PROPERTY
SWC W. MEMORIAL BLVD. & CHESTNUT RD.
W MEMORIAL BOULEVARD
±26,976 VPD
±115,000 VPD
KATHLEEN ROAD
±35,048 VPD
N FLORIDA AVENUE
±38,828 VPD
CHESTNUT ROAD
GEORGE JENKINS BOULEVARD
±17,347 VPD
NEW TAMPA HIGHWAY
±17,646 VPD
APPROXIMATELY 2.5 MILES FROM SUBJECT PROPERTY
BONNET SPRINGS PARK
DOWNTOWN
RP FUNDING CENTER
4
400
539
33
98
546
92
548
35
600
563
37
PENSKE
FedEx
CardinalHealth
DaVita Kidney Care
U-HAUL
NAPA
AutoZone
Owens Corning
TAMPA MAID FOODS
Badcock&more
FAMILY DOLLAR
StoreRight Self Storage
BURGER KING
TACO BELL
Wendy's
SUNBELT RENTALS
LAKELAND SELF STORAGE
O'Reilly AUTO PARTS
metro by T-Mobile
cricket wireless
Church's
Ford
Advance Auto Parts
Walgreens
DOLLAR GENERAL
enterprise
HYUNDAI
Hardee's
CVS pharmacy
SUBWAY
amazon
save a lot
Publix SIGNAGE & CABINETRY
Publix PRINT SHOP
Publix EMPLOYMENT OFFICE
JIMMY JOHN'S
UNITED STATES POSTAL SERVICE
WELLS FARGO
HYATT PLACE
tropical SMOOTHIE CAFE
Bank of America
SPRINGHILL SUITES BY MARRIOTT
State Farm
SHERWIN WILLIAMS.
TRG THE ROYAL GROUP
Alaso

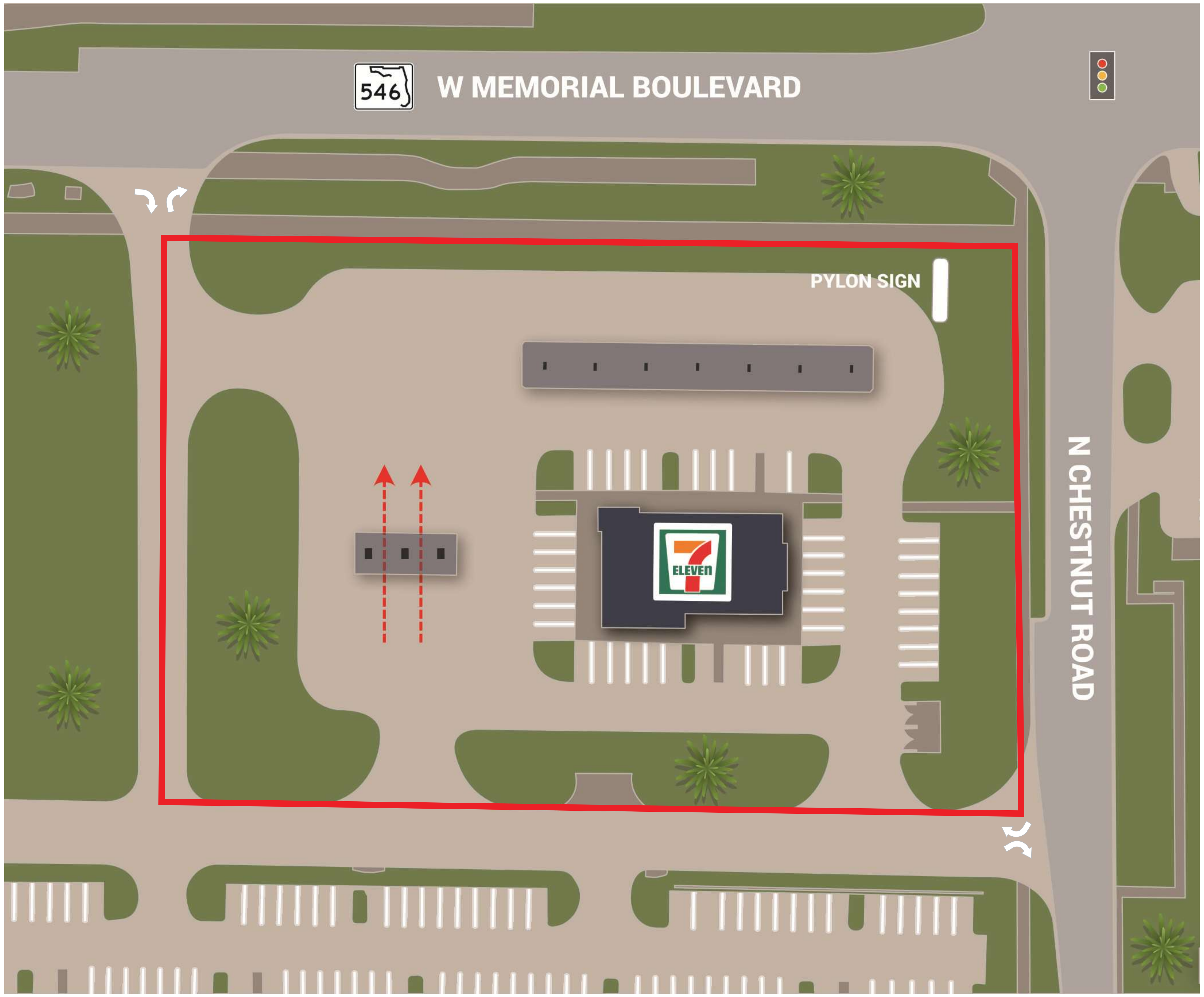
SITE OVERVIEW

7-ELEVEN LAKELAND, FL (TAMPA MSA)

Year Built	2023
Building Area	±4,992 SF
Land Area	±2.81 AC
Fueling Positions	14
Diesel Lanes	2

NEIGHBORING RETAILERS

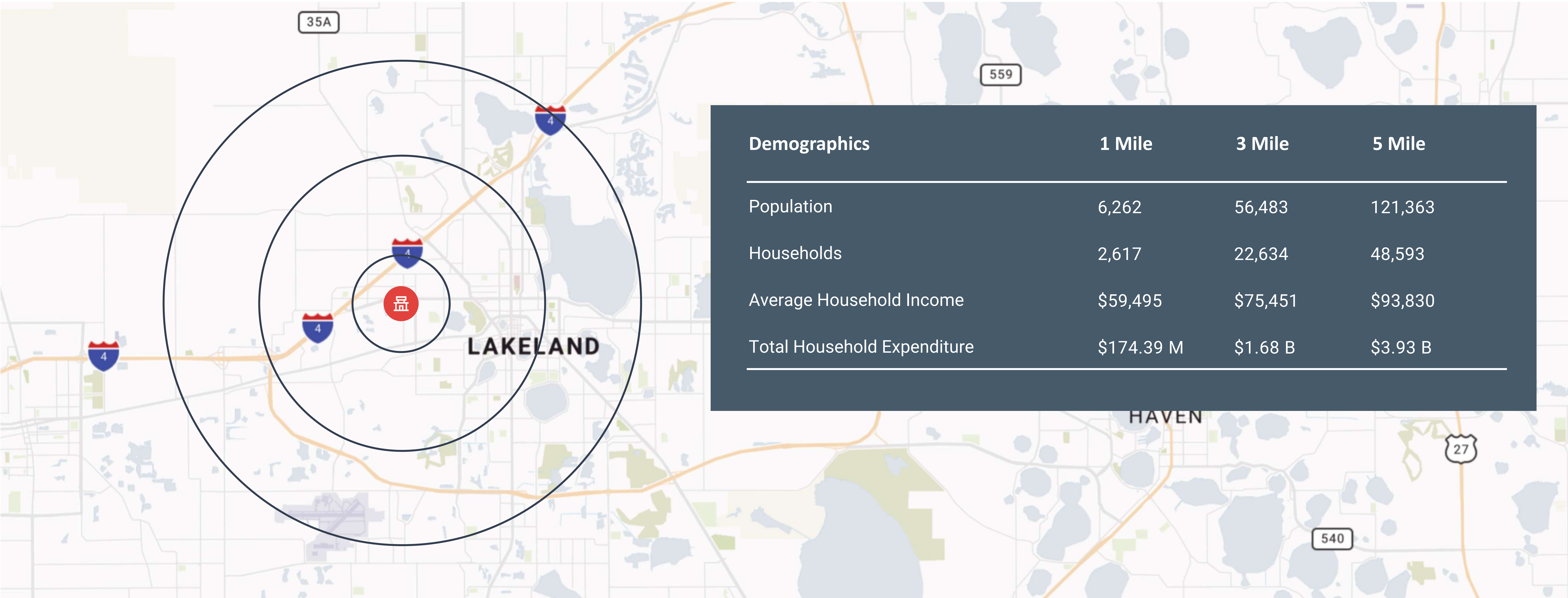
- Save A Lot
- AutoZone Auto Parts
- Dollar General
- Family Dollar
- CVS
- Walgreens
- Taco Bell
- O'Reilly Auto Parts
- Publix
- U-Haul



Subject Property

LOCATION OVERVIEW

7-ELEVEN LAKELAND, FL (TAMPA MSA)



Demographics	1 Mile	3 Mile	5 Mile
Population	6,262	56,483	121,363
Households	2,617	22,634	48,593
Average Household Income	$59,495	$75,451	$93,830
Total Household Expenditure	$174.39 M	$1.68 B	$3.93 B

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. **Publix** *(8,008)*
2. **Lakeland Regional Health** *(6,000)*
3. **GEICO** *(3,300)*
4. **Florida Southern College** *(+3,300 students)*
5. **Amazon Air Hub & Distribution** *(2,000)*
6. **Florida Polytechnic University** *(+1,900 student & faculty)*
7. **Watson Clinic** *(1,857)*
8. **Southeast University** *(1,072)*
9. **Saddle Creek Logistics Services** *(1,289)*
10. **Midstate Machine & Fab.** *(900)*
11. **Rooms to Go** *(827)*

LOCATION OVERVIEW

7-ELEVEN LAKELAND, FL (TAMPA MSA)

Lakeland

Florida

124,990
Population

$60,947
Median Household Income

Population Within A 100-mile Radius

10.5 Million

Central Location

In Between Tampa & Orlando

Lakeland, FL is a vibrant and rapidly growing community strategically positioned along Interstate 4 between Tampa and Orlando.

With a population just over 120,000 and city limits spanning approximately 75 square miles, Lakeland offers both scale and accessibility within the heart of Central Florida.

Perfectly positioned between Tampa and Orlando, Lakeland, Florida offers a thriving, business-friendly community with strong population growth, robust retail demand, and easy connectivity across Central Florida.

This central location has made the city a natural hub for industrial and distribution users as supply chains continue to shift toward faster delivery and statewide coverage. The I-4 corridor serves as the region's primary logistics spine, and Lakeland's immediate access—paired with US 98 just north of I-4—creates a high-traffic junction ideal for trucking, freight movement, and service-oriented uses that support industrial and retail activity. That logistics strength is reinforced by Lakeland's expanding retail corridors, growing population base, and steady in-migration that continues to drive consumer demand. Major retailers, distribution centers, and employment nodes clustered along I-4 and US 98 generate consistent daily traffic from residents, commuters, and long-haul drivers alike. As Lakeland anchors the eastern side of the Tampa–Orlando distribution belt, its growth story extends well beyond the city limits. Lakeland sits at the center of one of the fastest-growing regions in Polk County, benefiting from Florida's broader population and economic expansion. This convergence of industrial development, infrastructure investment, and population growth positions Lakeland—and the state of Florida as a whole—as a long-term beneficiary of continued employment growth, rising consumer demand, and sustained economic momentum

IN THE NEWS

7-ELEVEN LAKELAND, FL (TAMPA MSA)

It Will Double the Road's Capacity": Work Begins on Widening US 98 North of Lakeland

SARA-MEGAN WALSH, MARCH 14, 2024, THE LAKELAND LEDGER

The first visible signs of construction have recently appeared on U.S. 98 in North Lakeland... It's a lot of ground to cover, given the highway will roughly double in size.

"Going from two lanes to four lanes, it will double the road's capacity," McShaffrey said. The FDOT's plans will transform U.S. 98 from a two-lane undivided highway to a four-lane divided highway with a central median running the roughly 9-mile stretch from West Socrum Loop Road/Hall Road to the Pasco County Line. The roadway will also be widened as it crosses into Pasco, under the same contractor.

EXPLORE ARTICLE

Lakeland Ranks in Top 10 of 100 "'Boomtowns' in U.S. Metros

CARLA BAYRON, JULY 24, 2025 (FOX 13 TAMPA BAY)

The City of Lakeland, in-between Tampa and Orlando, is in the middle of it all.

By the numbers: Between 2021 and 2023, the city grew by more than 8% with more than 15% of people moving here from another county, state, or country.

What's next: With all the growth has come a rising demand for affordable housing, something the city began increasing funding for years ago. They're also continuing to invest in infrastructure.

EXPLORE ARTICLE

This Central Florida Multifamily Market Punches Above Its Weight for Rental Demand

MICHELLE RUMORE, JANUARY 8, 2026 (COSTAR)

Lakeland has one of Florida's smallest major multifamily markets with just under 35,000 units. The regions population has grown significantly over the past 5 years, increasing by nearly 20% or 140,000 new residents, fueling robust demand for multifamily housing.

Lakeland absorbed approximately 3,300 units in 2025, a new record for the market. That is roughly 9% of its inventory, outpacing nearly every major market in the state of Florida. By comparison, Miami, Orlando and Tampa all absorbed around 3% of their inventories in 2025. Further, Lakeland is one of the few major markets in Florida where demand outpaced new supply in 2025.

EXPLORE ARTICLE

Renter Demand Sets New Record in Lakeland, Florida's Multifamily Market

MICHELLE RUMORE, MAY 19, 2025 (COSTAR)

Multifamily absorption has been on an impressive run in the Lakeland, Florida market over the past year, reaching all-time highs

"The market has surpassed 800 units in quarterly absorption for four consecutive quarters, reaching 3,620 units over that period. Further, absorption, or the net change in occupied units, cracked the 1,000-unit threshold in the first quarter of this year, a first for the Lakeland market...Lakeland is the most affordable multifamily market in Central Florida, with an average rent of $1,600 per month. The downward pressure on rents from new construction will likely subside over the course of 2025."

EXPLORE ARTICLE

Lakeland, Florida's Industrial Market Poised for Further Improvement

MICHELLE RUMORE, JANUARY 7, 2026 (COSTAR)

The Lakeland industrial market delivered one of its strongest performances in years during 2025 and momentum is expected to carry into 2026.

"Leasing activity reached historic highs in the third quarter of 2025, when tenants committed to 2.3 million square feet, marking one of the most active single quarters on record. This surge reflects both large-scale transactions and steady demand from smaller users. Several headline transactions played an outsize role in tightening vacancy. Ashley Furniture acquired and subsequently occupied Lakeland Central Park 2, a 705,000-square-foot warehouse that had been vacant since its completion in March 2023.

EXPLORE ARTICLE

Polk County Manufacturing Sector Generates $4B in Economic Output, Employs 20,000 Workers

JANUARY 7, 2026 (JAMES MOORE)

Polk County's manufacturing sector has grown into a $4 billion economic engine, employing more than 20,000 workers and ranking as the county's 3rd largest employer.

"Polk County's location in Central Florida provides manufacturers access to more than 11.8 million consumers within a 100-mile radius. The county offers connectivity to major highways, rail lines, and port facilities, creating logistics advantages for companies distributing products regionally and nationally. Available industrial land, competitive tax rates, and targeted economic incentives have attracted manufacturers evaluating Florida expansion opportunities.

EXPLORE ARTICLE

More People Are Moving to Polk County Than Anywhere Else, According to U.S. Census Bureau

NICK POPHAM, MARCH 19, 2024 (BAY NEWS 9)

Polk County is seeing more people move to that area than anywhere else in the United States, according to recent data from the U.S. Census Bureau.

"According to that data, over 60% of counties in the country saw more people moving in, but Polk County saw the most growth. Nearly 30,000 new people moved to Polk County in 2022, according to the data from the U.S. Census, and over 26,000 moved there in 2023."

EXPLORE ARTICLE

Florida's Growth Forecast Signals Steady Demand

DECEMBER 12, 2025 (FLORIDA REALTORS)

Florida's population surge is expected to continue through the end of the decade, with state economists projecting the equivalent of a new mid-sized city added every year – and housing will need to keep pace.

"From April 1, 2026, through April 1, 2030, Florida is expected to add an average of 305,953 net new residents per year – about 838 a day – for an annual growth rate of 1.28%. That pace is comparable to adding a population larger than St. Petersburg, but smaller than Orlando, every year."

EXPLORE ARTICLE

LAKELAND-WINTER HAVEN MSA

7-ELEVEN LAKELAND, FL (TAMPA MSA)

SECURE
NET LEASE

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