SECURE
NET LEASE

Subject Property

100% Bonus Depreciation

7-Eleven (S&P Rated A-)

$4,446,000 | 5.10% CAP

8411 Woodsboro Pike, Walkersville, MD 21793

- **Corporate** Absolute NNN Lease
- **10% Rent Bumps Every Five Years in** Primary Term and Options
- **Irreplaceable High Traffic Location with** 21,000+ VPD
- **The World's Largest Convenience Store Chain** with Over 86,000+ Locations
- **Affluent Washington DC Suburb**


Subject Property
IHOP
HomeGoods
five BELOW
PETSMART
MATTRESSFIRM
Save Money. Sleep Happy.
tropical SMOOTHIE CAFE
Advance Auto Parts
Onelife FITNESS
BUFFALO WILD WINGS
LOWE'S
Wegmans
Marshalls
at home
The Home Décor Superstore
xfinity
GIANT
FIVE GUYS
BURGERS and FRIES
FIREHOUSE SUBS
FOUNDED BY FIREMEN
NTB
Panera BREAD
DQ
Walmart
Supercenter
FedEx Office
Print & Ship Services
CVS pharmacy
Chick-fil-A
Self Storage Plus
FRESH FOOD
SHEETZ
MADE TO ORDER
MARYLAND
194
STAUFFER COURT
7 ELEVEN
STAUFFER ROAD
WOODSBORO PIKE
(±21,131 VPD)



Subject Property

7-Eleven, Inc., the Irving, Texas-based C-Store chain, operates, franchises and/or licenses almost **86,000+ stores in 19 countries & regions,** including more than **14,000 locations in North America,** making it the world's largest convenience store chain.

OVERVIEW

INVESTMENT OVERVIEW

7-ELEVEN WALKERSVILLE, MD



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Bang Realty, Inc
bor@bangrealty.com
513-898-1551

$4,446,000

5.10% CAP

NOI

$226,717

Building Area

±3,010 SF

Land Area

±0.91 AC

Year Built

2020

Lease Type

Absolute NNN

Occupancy

100%

- **9 Years Remaining on Absolute NNN lease with 7-Eleven, Inc. Store opened in October 2020.** 10% rental increases every 5-years, including option periods.
- **7-Eleven (S&P Rated A-)** operates in 19 countries & regions and employs over 54,000 people and is the largest chain store operator in the world with 86,000+ stores, 14,000 of which are in North America.
- **Highly Trafficked Area.** Subject Property is located along Woodsboro Pike with a current estimated traffic count of approximately 21,000 vehicles per day.
- **Dense Retail Area.** Less than 2-miles away from 7-Eleven is the Market Square including retailers such as HomeGoods, PetSmart and Buffalo Wild Wings and many others.
- **Near Many Great Schools.** All schools within miles from the subject property 7-Eleven. Glade Elementary (700 students), Walkersville Elementary (670 students), and Walkersville High School (1,078).
- **Close proximity to Fountain Rock Park.** Less than 1.5-miles from the subject property is the Fountain Rock Park & Nature Center, a 22-acre park with a pond side deck, hiking areas and old lime kilns, plus a nature center with animals.

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 WALKERSVILLE, MD

7-Eleven

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.

REVENUE
$81.3 B

CREDIT RATING
A-

STOCK TICKER
SVNDY

LOCATIONS
86,000+

7-eleven.com

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 **86,000+ stores in 19 countries**, of which approximately 13,000 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.



IN THE NEWS

7-ELEVEN WALKERSVILLE, MD

7-Eleven bets on store modernization and franchising to defend market leadership

DIANE ADAM, APRIL 27, 2026 (CSP DAILY NEWS)

7-Eleven must outpace rising competition and shifting consumer demands to retain its industry lead in convenience retail, parent company Seven & i Holdings Co. Ltd., Tokyo, said during an investor presentation Thursday.

The company said consumer behavior is shifting and is being driven by **demand for value, fresh food** and digital convenience. Competitive intensity is accelerating, the company said.

“What we need to do is clear, we are operating in an environment of rapid structural change,” Seven & i President and **CEO Stephen Hayes Dacus** said. Dacus **said** that for the company to remain at the forefront of change, “we will accelerate our transformation, doubling down on our strengths and sharpening what differentiates us—in doing so we will be our customer’s first choice for convenience.”

7-Eleven plans to convert 2,600 corporate stores to franchise models between 2025 and 2030, with roughly 390 conversions targeted for 2026.

During the presentation, interim 7 -Eleven co-CEO **Stan Reynolds**, president, echoed these sentiments. Reynolds said that 7-Eleven has led this industry for decades but sustaining that leadership requires “constant” reinvention.

“We have entered a decisive inflection point in the business,” he said. “Our portfolio is being simplified, our strategic focus being sharpened and accountability across the organization is clearer than it has ever been.”

Reynolds said the actions 7-Eleven is taking are deliberate and forward looking.

These actions are “designed to strengthen the business and position 7-Eleven for sustainable growth and improve returns," Reynolds said.

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 WALKERSVILLE, MD

Initial Lease Term	15-Years
Rent Commencement	October 2020
Lease Expiration	October 2035
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	$206,106
Annual Rent YRS 6-10	$226,717
Annual Rent YRS 11-15	$249,388
Option 1	$274,327
Option 2	$301,760
Option 3	$331,936
Option 4	$365,130



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BONUS DEPRECIATION

7-ELEVEN WALKERSVILLE, MD

100% Bonus Depreciation for Qualifying Convenience Stores

What It Is

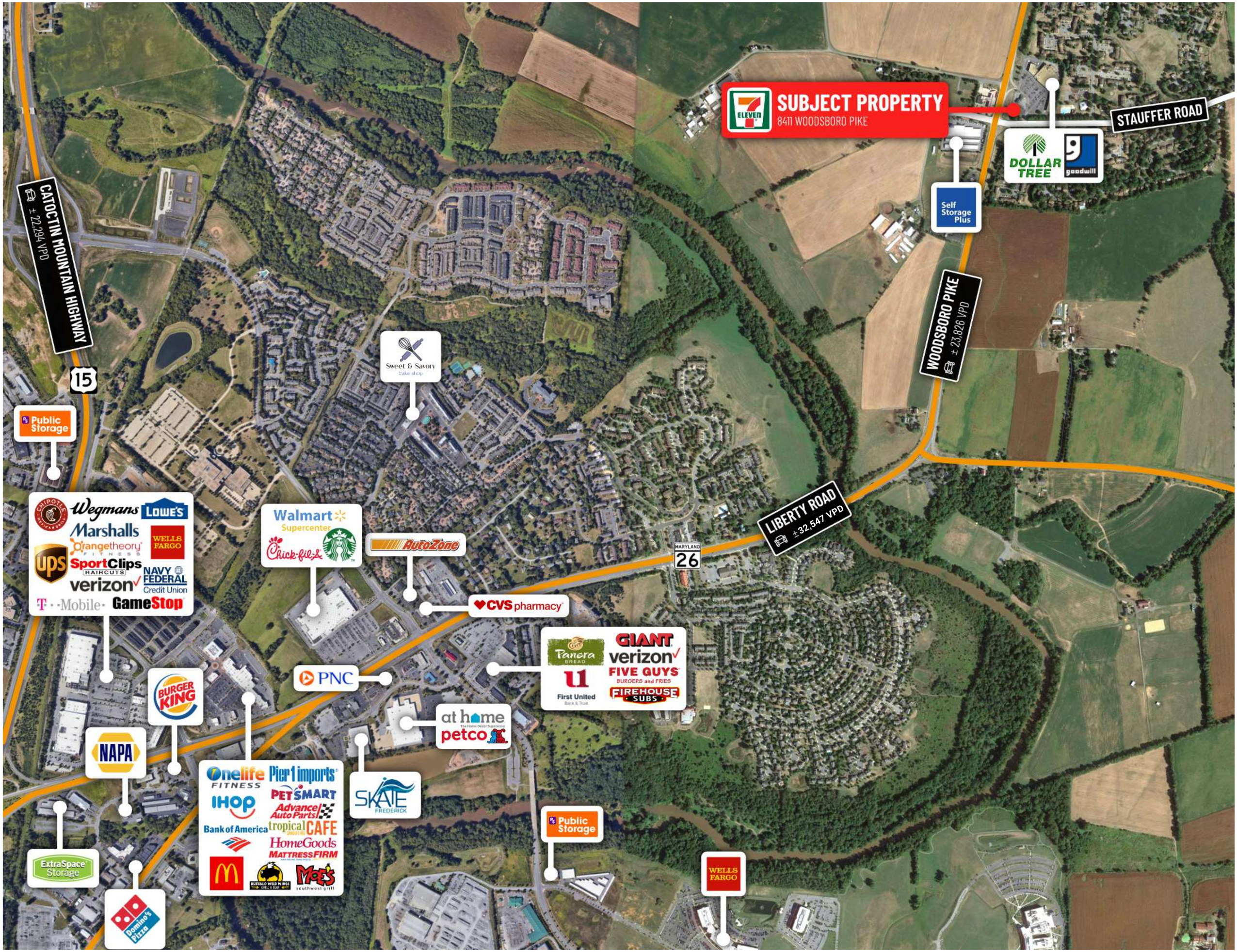
Full expensing of eligible property in the year it's placed in service—no depreciation over time. Permanently reinstated at 100% for qualifying assets under the One Big Beautiful Bill Act (OBBBA).

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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SUBJECT PROPERTY
8411 WOODSBORO PIKE
STAUFFER ROAD
DOLLAR TREE
goodwill
Self Storage Plus
WOODSBORO PIKE
± 23,826 VPD
CATOCTIN MOUNTAIN HIGHWAY
± 22,294 VPD
15
Sweet & Savory
Bake shop
Public Storage
Chipotle
Wegmans
LOWE'S
Marshalls
WELLS FARGO
ups
orangetheory FITNESS
SportClips HAIRCUTS
verizon
NAVY FEDERAL Credit Union
T-Mobile
GameStop
Walmart Supercenter
Chick-fil-A
AutoZone
CVS pharmacy
LIBERTY ROAD
± 32,547 VPD
MARYLAND 26
PNC
Panera BREAD
First United Bank & Trust
GIANT
verizon
FIVE GUYS BURGERS and FRIES
FIREHOUSE SUBS
BURGER KING
NAPA
at home
petco
Onelife FITNESS
Pier 1 imports
PETSMART
IHOP
Advance Auto Parts
Bank of America
tropical SMOOTHIE CAFE
HomeGoods
MATTRESS FIRM
BUFFALO WILD WINGS GRILL & BAR
Moe's southwest grill
SKATE FREDERICK
Public Storage
WELLS FARGO
ExtraSpace Storage
Domino's Pizza

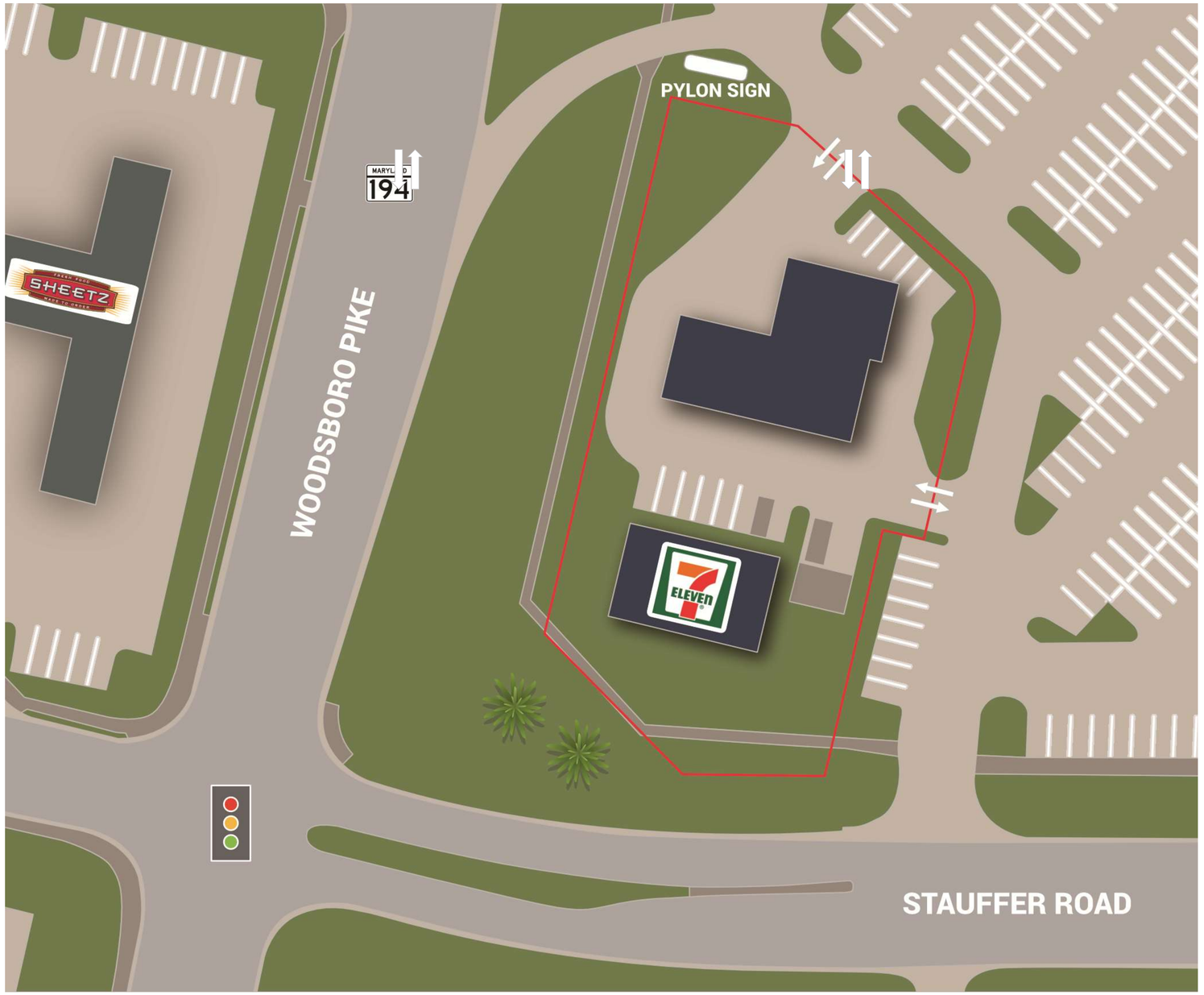
SITE OVERVIEW

7-ELEVEN WALKERSVILLE, MD

Year Built	2020
Building Area	±3,010 SF
Land Area	±0.91 AC

NEIGHBORING RETAILERS

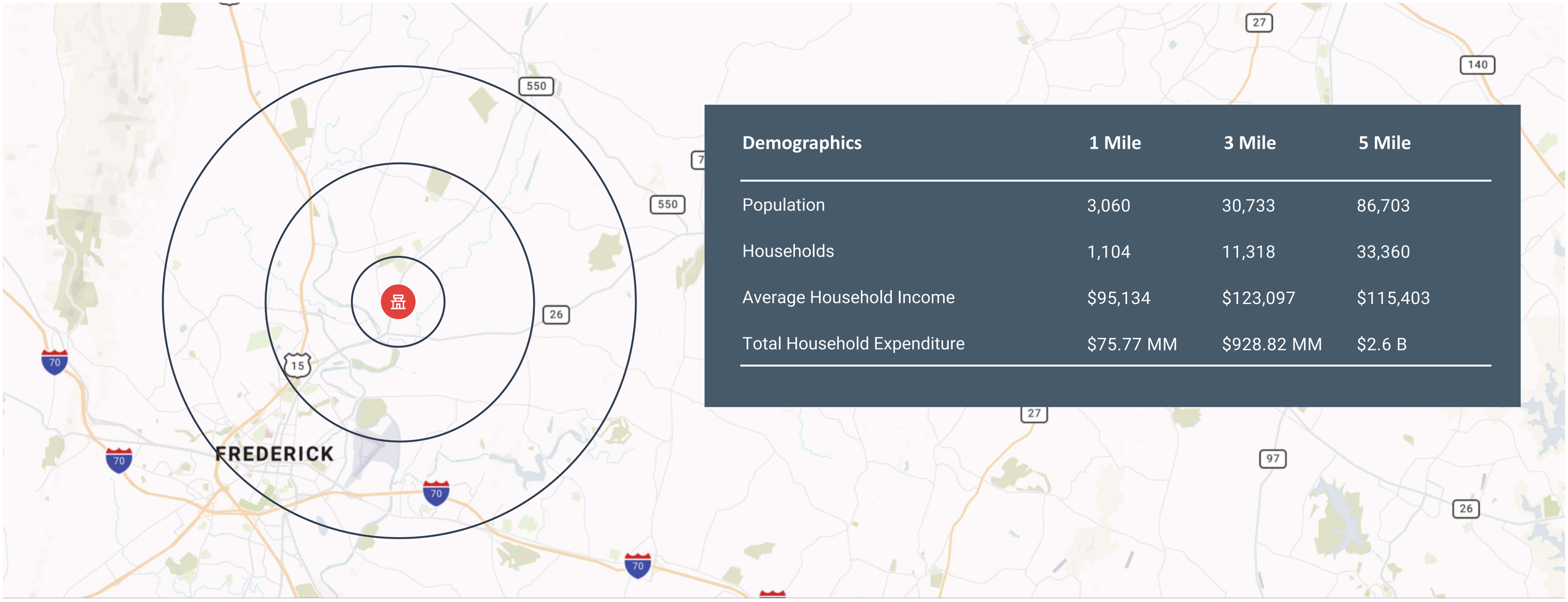
- Goodwill
- Dollar Tree
- Walmart
- Panera Bread
- Starbucks
- Chick-fil-A
- Marshalls
- McDonald’s
- Petco
- At Home





LOCATION OVERVIEW

7-ELEVEN WALKERSVILLE, MD



Demographics	1 Mile	3 Mile	5 Mile
Population	3,060	30,733	86,703
Households	1,104	11,318	33,360
Average Household Income	$95,134	$123,097	$115,403
Total Household Expenditure	$75.77 MM	$928.82 MM	$2.6 B

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. United States Department of the Army (7,500)
2. Ovations Food Service LP (3,300)
3. Frederick Regional Health System, Inc. (2,600)
4. National Institute of Health (2,000)
5. Leidos, Inc. (1,600)
6. First Nationwide Mortgage Corporation (1,300)
7. M&T Bank Corporation (1,300)
8. Wesgmans Food Markets, Inc. (884)
9. Toll House Avenue Operations, LLC (700)
10. Maxin Healthcare Services, Inc. (648)
11. Life Technologies Corporation (550)
12. Walmart, Inc. (475)
13. Lonza Walkersville, Inc. (470)
14. Augmentation Incorporated (200)

LOCATION OVERVIEW

7-ELEVEN WALKERSVILLE, MD



Most Educated Cities in America

Top 3

Best Cities to Live in the Country

Top 5

Walkersville is located in the Washington D.C.-Baltimore MSA and is part of Frederick County. It is roughly 53 miles from downtown Washington D.C and roughly 48 miles from downtown Baltimore.

More than a political and cultural center, D.C. remains a business capital experiencing an unprecedented renaissance as one of the fastest growing and most exciting economies in the country.

The Washington D.C. MSA is the 6th largest metro area in the United States with a population of more than 6.7 million people. The Property is located on Woodsboro Pike (MD 194) in Frederick County, with access to Washington D.C. via US-15 and Interstate 270, which offers direct access to Washington D.C. and surrounding suburbs. The D.C. area is densely populated and affluent, with more than 600,000 living within a 10-mile radius of the city, boasting an average income of $136,000. The Washington D.C. MSA is centrally located along the nation's Mid-Atlantic coast – equidistant between Norfolk, Virginia and New York City – and bisected by the Potomac River.

The core of this area is the nation's capital, the District of Columbia, which is located along the Potomac, and totals 68.2 square miles. In addition to D.C., the MSA encompasses 21 counties and independent cities located in three states: Maryland, Virginia, and west Virginia, covering a total of 5,627 sq. miles.

The MSA has three major international airports, Washington/Dulles International Airport, Ronald Reagan International Airport, and Baltimore/ Washington International Airport. Together, the three handles more than 68 million passengers annually, and over 1.1 billion pounds of cargo every year. The area surrounding Washington D.C. has the largest science and engineering workforce of any metro in the nation, and is home to hundreds of major research universities, think tanks, and non-profits. The largest employers in the region are mostly comprised of government and defense contractors. Fifteen Fortune 500 companies are also headquartered there, including Capital One, Lockheed Martin, Northrop Grumman, Danaher Corporation and General Dynamics. The region has other large private employers that span a variety of industries demonstrated by the Inova and MedStar health systems, as well as major hospitality and retail companies such as Giant Food LLC, Marriott International and Hilton Worldwide. Washington D.C. is a top tourism destination as millions from around the world visit the museums and monuments of the capital year-round.

IN THE NEWS

7-ELEVEN WALKERSVILLE, MD

Groundbreaking Held For $450M Frederick Development

JULY 17, 2026 (THE DAILY RECORD)

Frederick-area community and business leaders joined elected officials to celebrate the groundbreaking of Frederick Brickworks, a 65-acre mixed use development featuring residential units, retailers, restaurants and more, Baltimore real estate firm Greenberg Gibbons announced Wednesday.

The groundbreaking ceremony attracted Frederick Mayor Michael O'Connor and **Frederick County** Executive **Jessica Fitzwater**, and follows Greenberg Gibbons' closing on the land in June.

Frederick Brickworks will include up to 100,000 square feet of **retail** space, anchored by organic grocer **Whole Foods**, and a fitness studio. The retail portion of the mixed-use destination feature a combination of retail stores and fast-casual restaurants, according to Greenberg Gibbons. The development will also accommodate up to 700 contemporary apartments, 320 for-sale townhomes and 7 acres of park space.

Greenberg Gibbons broke ground on Frederick Brickworks, a 65-acre mixed-use project anchored by Whole Foods, with the first phase slated for completion in 2028.

"Today's groundbreaking represents an important step forward for Frederick Brickworks and reflects the strong momentum behind this project," Greenberg Gibbons President Eric Walter said in a release.

"We're especially excited to announce Whole Foods Market as the anchor tenant, along with several other retailers, and look forward to creating a destination that expands the shopping, dining, and residential experiences for the Frederick community."

EXPLORE ARTICLE

Developer Breaks Ground On Brickworks Site In Frederick

RYAN MARSHALL, JULY 15, 2026 (FREDERICK NEWS POST)

A residential and retail project on the edge of downtown Frederick that will add more than 1,000 housing units will also include a Whole Foods grocery store, the project's developer announced Wednesday.

Public officials and representatives from the **Baltimore-based** developer Greenberg Gibbons, the company building the Frederick Brickworks project on 65 acres at the corner of East and South streets in Frederick, gathered at the project's site **Wednesday** for an official groundbreaking.

Frederick County Executive Jessica Fitzwater spoke at the July 2026 groundbreaking for the mixed-use development at 184 E. South St.

"Frederick Brickworks is where history meets what's next," Greenberg Gibbons Chairman and **CEO Brian Gibbons** said.

The residential aspect of the project will include **700 apartment** units and **320 townhouse** units, along with seven acres of parkland.

The development will also include 100,000 square feet of retail space, anchored by the Whole Foods Market store and a boutique fitness studio, as well as several restaurants and other stores.

Other tenants will include honeygrow, First Watch, Shake Shack, Dave's Hot Chicken and Inspire Nail Bar, Greenberg Gibbons President Eric Walter announced Wednesday.

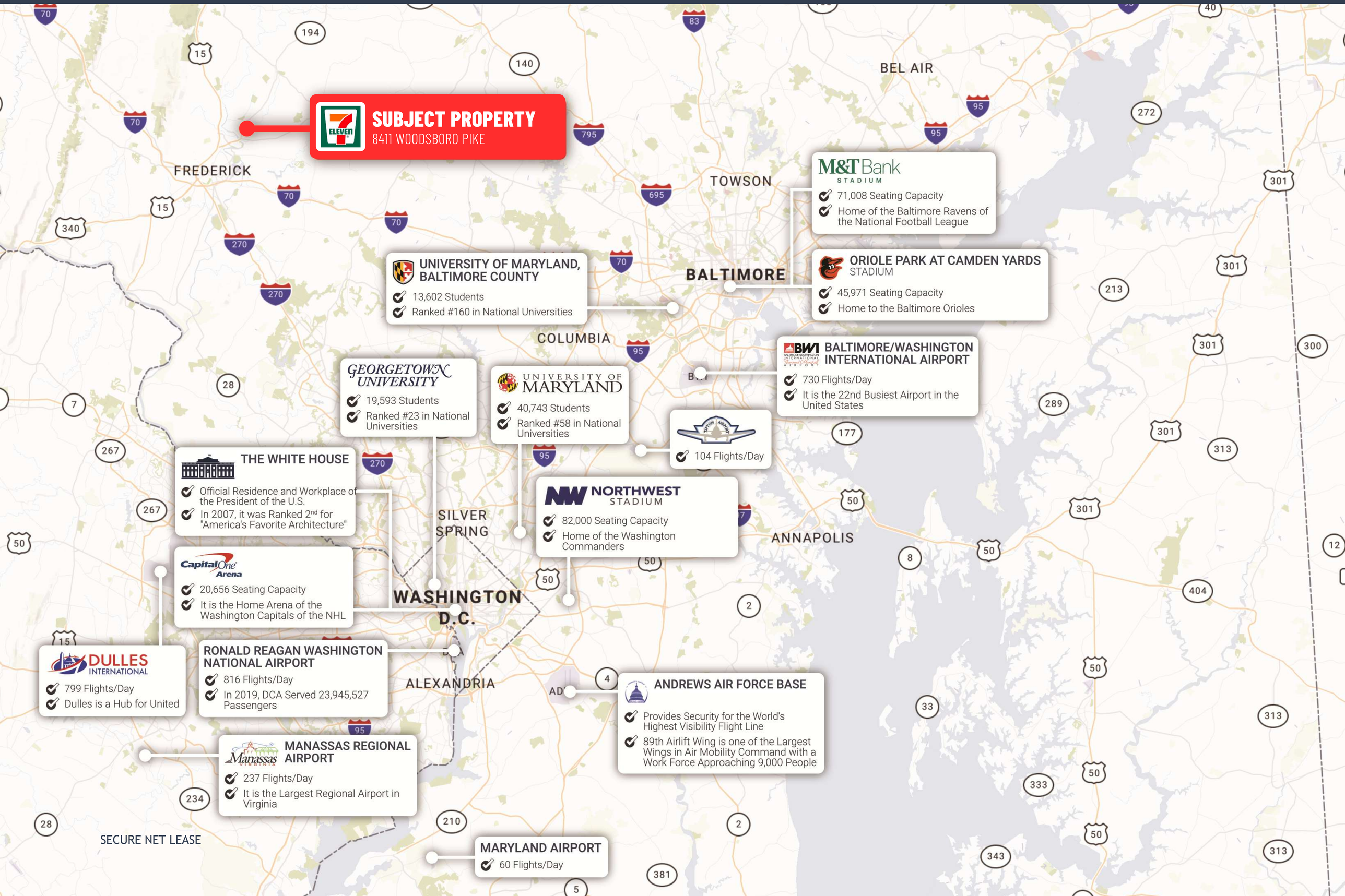
The retail space is already about **50 percent** leased, Gibbons said.

EXPLORE ARTICLE

MAP

THE WASHINGTON D.C-BALTIMORE METROPOLITAN STATISTICAL AREA (MSA)

7-ELEVEN WALKERSVILLE, MD



SECURE NET LEASE

SECURE
NET LEASE

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