SECURE
NET LEASE

Subject Property

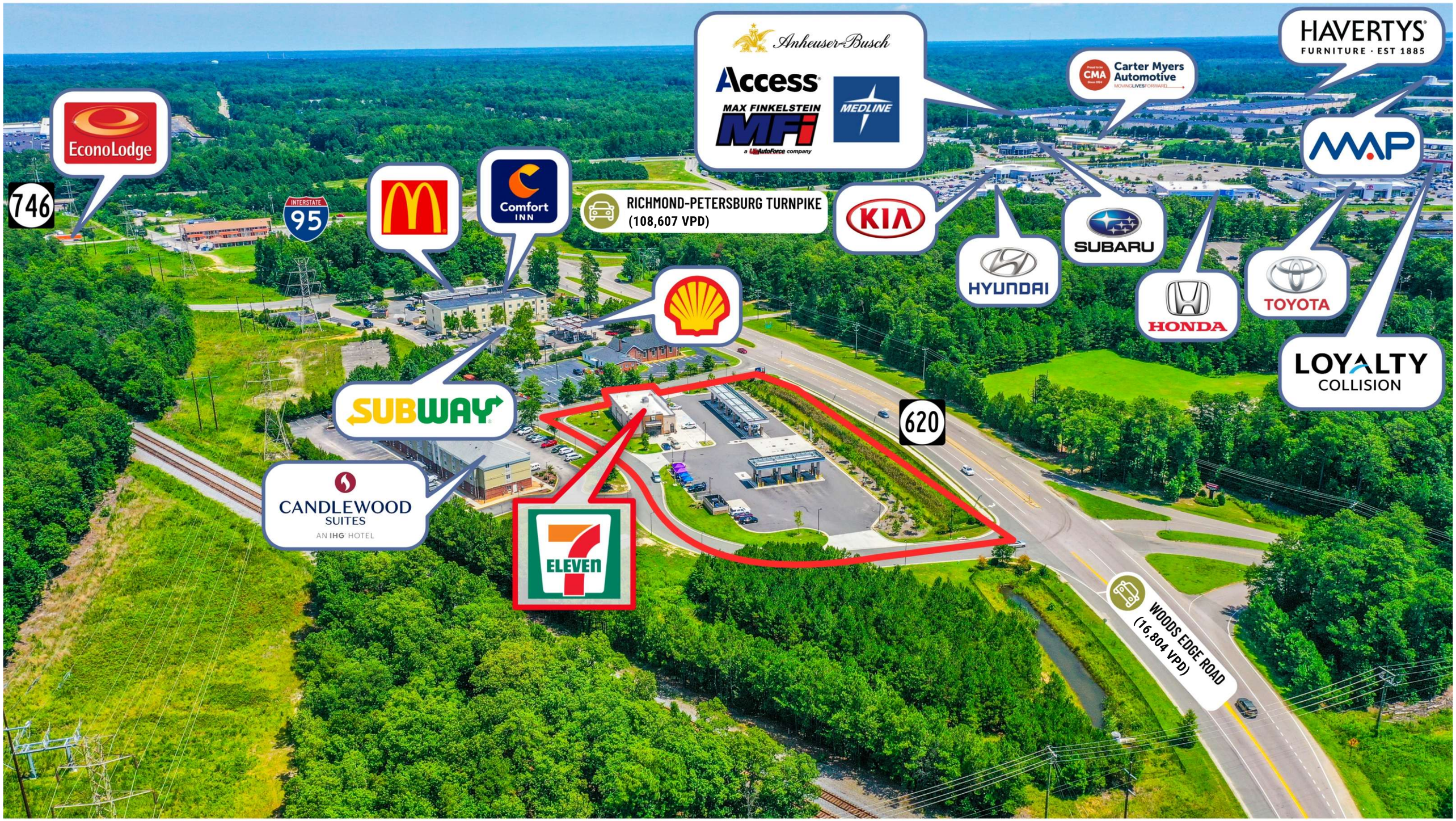
100% Bonus Depreciation

7-Eleven (S&P Rated A-)

$5,476,000 | 5.00% CAP

15840 Woods Edge Road, South Chesterfield, VA

- **Absolute NNN Lease** with 10% Rental Increase in Year 11 (Jan 2031) & 10% Each Option
- **Strong Traffic Location** Woods Edge Rd (16k VPD) is an arterial road to Richmond Turnpike (108k+ VPD)
- **High-Speed Diesel Location** with Large Lot Size (2.48 acres)
- **Bonus Depreciation Eligible, Check with CPA**
- **Located Off of I-95,** 18 Miles South of Richmond


EconoLodge
746
INTERSTATE
95
Comfort INN
RICHMOND-PETERSBURG TURNPIKE
(108,607 VPD)
Anheuser-Busch
Access
MAX FINKELSTEIN
MFi
a AutoForce company
MEDLINE
KIA
HYUNDAI
Carter Myers Automotive
SUBARU
HONDA
HAVERTYS
FURNITURE · EST 1885
TOYOTA
LOYALTY
COLLISION
SUBWAY
CANDLEWOOD
SUITES
AN IHG HOTEL
ELEVEN
620
WOODS EDGE ROAD
(16,804 VPD)

Subject Property

7-Eleven, Inc. is **the world's largest convenience store chain.** Based in Irving, Texas, 7-eleven operates, franchises and/or licenses **more than 86,000 stores in 19 countries** & regions, including **13,000+** in the U.S. and Canada.

OVERVIEW

INVESTMENT OVERVIEW

7-ELEVEN SOUTH CHESTERFIELD, VA (RICHMOND MSA)

$5,476,000

5.00% CAP

NOI

$273,791

Building Area

±4,050 SF

Land Area

±2.48 AC

Year Built

2020

Lease Type

Absolute NNN

Occupancy

100%

- **Approx 9 Years Remaining on** Absolute NNN with 10% Rental Increase in Year 11 & 10% Each Option.
- **Original Build-to-Suit with 7-Eleven, Inc. (S&P rated A-)** 7-Eleven operates in 19 countries and is the largest convenience store operator in the world with 86,000+ stores, 13,000 of which are in North America.
- **Strategically located off Interstate 95 at the NWC of Woods Edge Road** (16,804 VPD) and SR 746 (10,562 VPD).
- **Located in regional car dealership, manufacturing and distribution hub.** FEDEX, Medline, Honeywell International, Anheuser-Busch, DuPont and Haverty's all have centers in the immediate trade area
- **Chester is an affluent suburb** in the fastest growing county of the Richmond MSA. Chester is only 18 miles South of the state capital, Richmond.

CONTACT FOR DETAILS

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Managing Partner
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VA Broker of Record: Hunt Gunter
License #: 22516590

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SECURE NET LEASE

TENANT OVERVIEW

7-ELEVEN SOUTH CHESTERFIELD, VA (RICHMOND MSA)

REVENUE
$81.3 B

CREDIT RATING
S&P: A-

LOCATIONS
86,000+

STOCK TICKER
SVNDY

7-eleven.com

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.

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 SOUTH CHESTERFIELD, VA (RICHMOND 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

Seven & i Holdings Charts a Path Forward

ANGELA HANSON APRIL 16, 2025 (CSNEWS.COM)

The future of Seven & i Holdings Co. Ltd., the parent company of 7-Eleven Inc., is a bright one — but one that will also see some changes, according to newly appointed CEO Stephen Hayes Dacus.

The first foreign leader of the company shared some of his priorities and the path forward during Seven & i's recent earnings call for **fiscal year 2024.**

7-Eleven is an iconic brand, and it's the leading convenience brand in both North America and Japan. We got here in part, because our team are **great merchants** and innovators, Dacus said. Our team are humble, and they're focused on delighting our customers. That customer focus is directly responsible for our **culture of innovation.**

The retailer will leverage its innovative strength while working to change areas that need improvement.

The innovation that 7-Eleven's merchants and operators bring to its stores is the company's **biggest competitive** advantage, according to Dacus. He also highlighted the retailer's franchisee network, and the systems and organizations that support them, as an additional **key source of strength.**

This has led to us moving a bit slower than we should have and missing opportunities, and it has impacted our ability to execute. This is something I intend to change," he said. "We also need to re-emphasize our focus on the creation of shareholder value. I intend to do this with a much **more strategic approach.**

EXPLORE ARTICLE

LEASE OVERVIEW

7-ELEVEN SOUTH CHESTERFIELD, VA (RICHMOND MSA)

Initial Lease Term	15-Years
Rent Commencement	December 2020
Lease Expiration	December 2035
Lease Type	Absolute NNN
Rent Increases	10% in Year 11 (1/1/2031) & Each Option
Annual Rent YRS 1-10	$273,791
Annual Rent YRS 11-15	$301,171
Option 1	$331,288
Option 2	$364,416
Option 3	$400,858
Option 4	$440,944

Tenant reimburses common area drive and stormwater costs up to $5,150 per year; Landlord is responsible for any excess (Lease Art. 7(e)).

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 SOUTH CHESTERFIELD, VA (RICHMOND 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.

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FOOD LION
620
SUBARU
HAVERTYS
FURNITURE · EST 1885
WOODS EDGE ROAD
± 16,804 VPD
FAMILY DOLLAR
HYUNDAI
NISSAN
KIA
TOYOTA
HONDA
HARROWGATE ELEMENTARY SCHOOL
(478 STUDENTS)
CARVER MIDDLE SCHOOL
(1,015 STUDENTS)
SUBJECT PROPERTY
15840 WOODS EDGE RD.
HARROWGATE ROAD
±5,011 VPD
JEFFERSON DAVIS HIGHWAY
±16,960 VPD
BRANDERS BRIDGE ROAD
±2,571 VPD
144
CJ LOGISTICS
RICHMOND PETERSBURG TURNPIKE
± 108,607 VPD
APPOMATTOX RIVER
1
301
PAPA JOHNS
SWIFT CREEK
625
CALIBER
RESTORING THE RHYTHM OF YOUR LIFE
NORTH ELEMENTARY SCHOOL
(334 STUDENTS)
CVS pharmacy
FOOD LION
ACE Hardware
Advance Auto Parts
BURGER KING
RITE AID
Walgreens
five BELOW
SHOE DEPT. ENCORE
Chick-fil-A
JCPenney
IHOP
REGAL
DICK'S SPORTING GOODS
macy's
KAY
Foot Locker
golden corral
claire's
FIREHOUSE SUBS
H&M
CHAMPS SPORTS
Applebee's GRILL + BAR
rue21
planet fitness
WOODPECKER ROAD
±4,416 VPD
626
DOLLAR GENERAL
SUBWAY
Domino's
Publix
CATO
LAKEVIEW ELEMENTARY SCHOOL
(379 STUDENTS)
Pizza Hut
COLONIAL HEIGHTS HIGH SCHOOL
(833 STUDENTS)
Marshalls
SUBWAY
cicis pizza
BUFFALO WILD WINGS
ups
Gabe's
DQ
Jersey Mike's SUBS
INTERSTATE 95
TEXAS ROADHOUSE
THE HOME DEPOT
Little Caesars
WAFFLE HOUSE
DOLLAR TREE
AutoZone
goodwill
SHERWIN WILLIAMS
FAMILY DOLLAR
KFC
Hardee's
GOODYEAR
DUNKIN'
NAPA
Wendy's
Hardee's
144
O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE
Party City
CHIPOTLE MEXICAN GRILL
LONGHORN STEAKHOUSE
GOLD'S GYM
Ashley HOMESTORE
SONIC
Arby's
ALDI

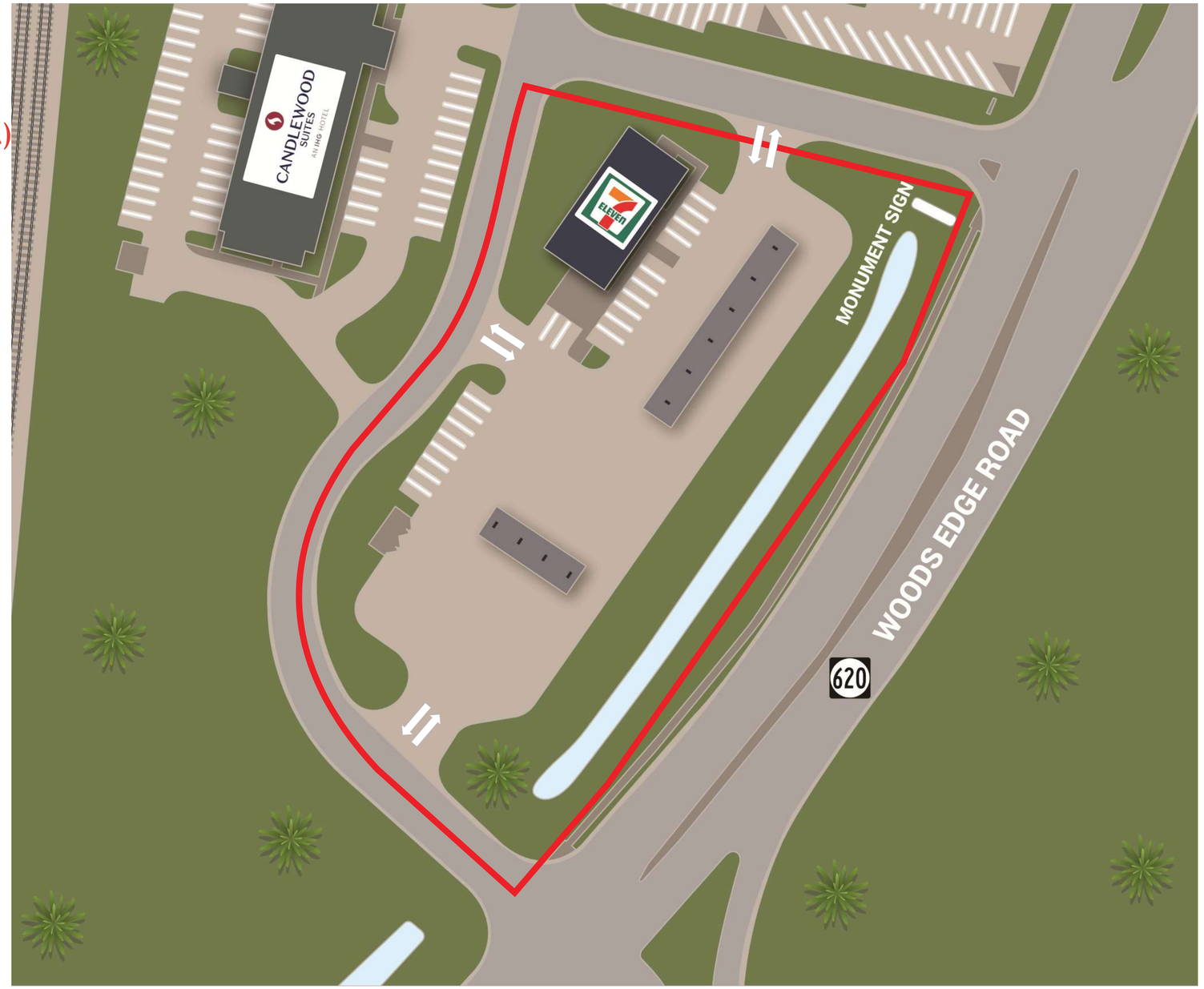
SITE OVERVIEW

7-ELEVEN SOUTH CHESTERFIELD, VA (RICHMOND MSA)

Year Built	2020
Building Area	±4,050 SF
Land Area	±2.48 AC

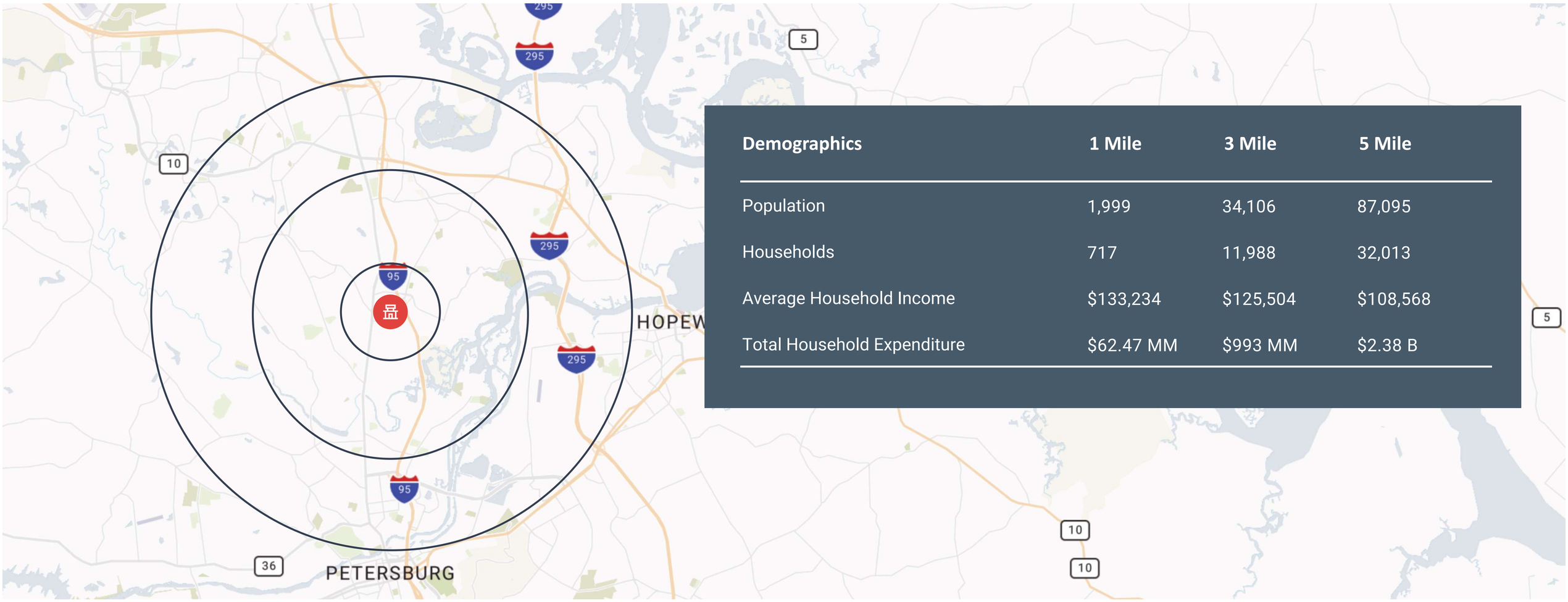
NEIGHBORING RETAILERS

- Dollar General
- CVS
- McDonald’s
- The Home Depot
- Food Lion
- Publix
- Walgreens



LOCATION OVERVIEW

7-ELEVEN SOUTH CHESTERFIELD, VA (RICHMOND MSA)



Demographics	1 Mile	3 Mile	5 Mile
Population	1,999	34,106	87,095
Households	717	11,988	32,013
Average Household Income	$133,234	$125,504	$108,568
Total Household Expenditure	$62.47 MM	$993 MM	$2.38 B

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Amazon Com KYDC Inc. *(1000 and over)*
2. United Parcel Service *(1000 and over)*
3. HCA Virginia Health System/C.J.W. Medical Center *(1000 and over)*
4. E.I. duPont De Nemours Co. *(1000 and over)*
5. Wal-Mart Stores Inc. *(1000 and over)*
6. Kroger *(1000 and over)*
7. Food Lion *(1000 and over)*
8. Bon Secours Health System/St. Francis Medical Center *(300)*
9. Hill Phoenix *(500 to 999)*
10. Sabra Dipping Co. LLC *(500 to 999)*

LOCATION OVERVIEW

7-ELEVEN SOUTH CHESTERFIELD, VA (RICHMOND MSA)

South Chesterfield / Chesterfield County

Virginia

390,000+
Population

$74,631
Median Household Income

Richmond Ranked 46th on 'Top 100 Best Places to Live' list (Livability)

46th

Richmond is home to the U.S. Court of Appeals for the Fourth Circuit

HOME

The city of Chester is located just 18-miles from Richmond, Virginia.

Chester is conveniently located next to I-95 and SR-288 and the city has grown 10.7% since 2000. This historic suburb is home to the Meadowville Technology Park and an Amazon Fulfillment Center.

Chester is part of Chesterfield County, the fastest growing county in the Richmond MSA.

Framed by the James and Appomattox Rivers, with 3,000-acre Lake Chesdin on its southern border and Swift Creek in its western section, Chesterfield County capitalizes upon the abundant beauty of Mother Nature in an area of stirring historical significance.

More than 390,000 residents call its 437 square miles home, in the midst of more than 1,000 neighborhoods and 20 public parks - including Pocahontas State Park, a true haven for nature lovers. Chester is located only 18 miles from Richmond. Richmond, the state capital of Virginia, is ideally located at the mid-point of the East Coast economic corridor and boasts over 400 years of history as one of the leading political, financial and cultural centers in the Southeastern United States. Today, the city thrives on its strong, diverse and growing economic base in manufacturing as well as in the financial services and distribution industries. Metro Richmond is the largest financial center in Virginia, primarily due to the location of the 5th Federal Reserve Bank in downtown Richmond. The population of the Richmond MSA exceeds 1.3 million and a growing international community adds to the areas cultural diversity and cosmopolitan character. While offering easy access to the ocean, mountains and Washington D.C., Richmond features countless pastimes at home including trendy boutiques and restaurants, numerous sports and entertainment attractions, outdoor pursuits and a myriad of historic landmarks.

IN THE NEWS

7-ELEVEN SOUTH CHESTERFIELD, VA (RICHMOND MSA)

Solstice Advanced Materials to Invest $220M in Chesterfield Expansion

JOSH JANNEY, JANUARY 13, 2026 (VIRGINIA BUSINESS)

Solstice Advanced Materials plans to invest $220 million to expand production at its ballistic fiber manufacturing facility in Chesterfield County, a project expected to create 100 full-time jobs by 2029.

The plant on **Woods Edge Road** makes fibers used in ballistic body and vehicle armor. It has supplied U.S. defense supply chains for over **two decades,** producing **Spectra fiber** and composite materials for helmets, vests and naval applications.

"Their ballistic fibers help protect those who protect us, and this growth reflects the strength of the commonwealth's talent," said Gov. Glenn Youngkin.

The investment will add new **fiber spinning,** composite coating and analytical capabilities to the facility. Construction and equipment installation are expected to run through 2029, with completion projected for **September 30, 2030.**

The Virginia Economic Development Partnership worked with Chesterfield County to secure the project. The state approved a **$2 million** Virginia Investment Performance Grant and a **$1.5 million** grant from the Commonwealth's Opportunity Fund.

Solstice spun off from **Honeywell** in October 2025. It serves more than **3,000 customers** in more than 120 countries and territories.

EXPLORE ARTICLE

How Did Chesterfield County Land a $9B Google Deal? The Answer Goes Back 30 Years.

TAYLOR LOCKE, AUGUST 31, 2026 (WTVR CBS 6)

Chesterfield County's $9 billion Google data center deal is the product of three decades of zoning decisions, tax policy changes and negotiations that positioned the county as a major player in the data center industry.

The story starts in 1996, when **Meadowville Technology Park** was zoned as an industrial technology park. "What made for an attractive site for a chip manufacturer also makes an attractive site for data centers," said Deputy County Administrator Jesse Smith.

Google's Chesterfield commitment covers three campuses and nine buildings. Each data center is projected to generate $300 million to $500 million in tax revenue.

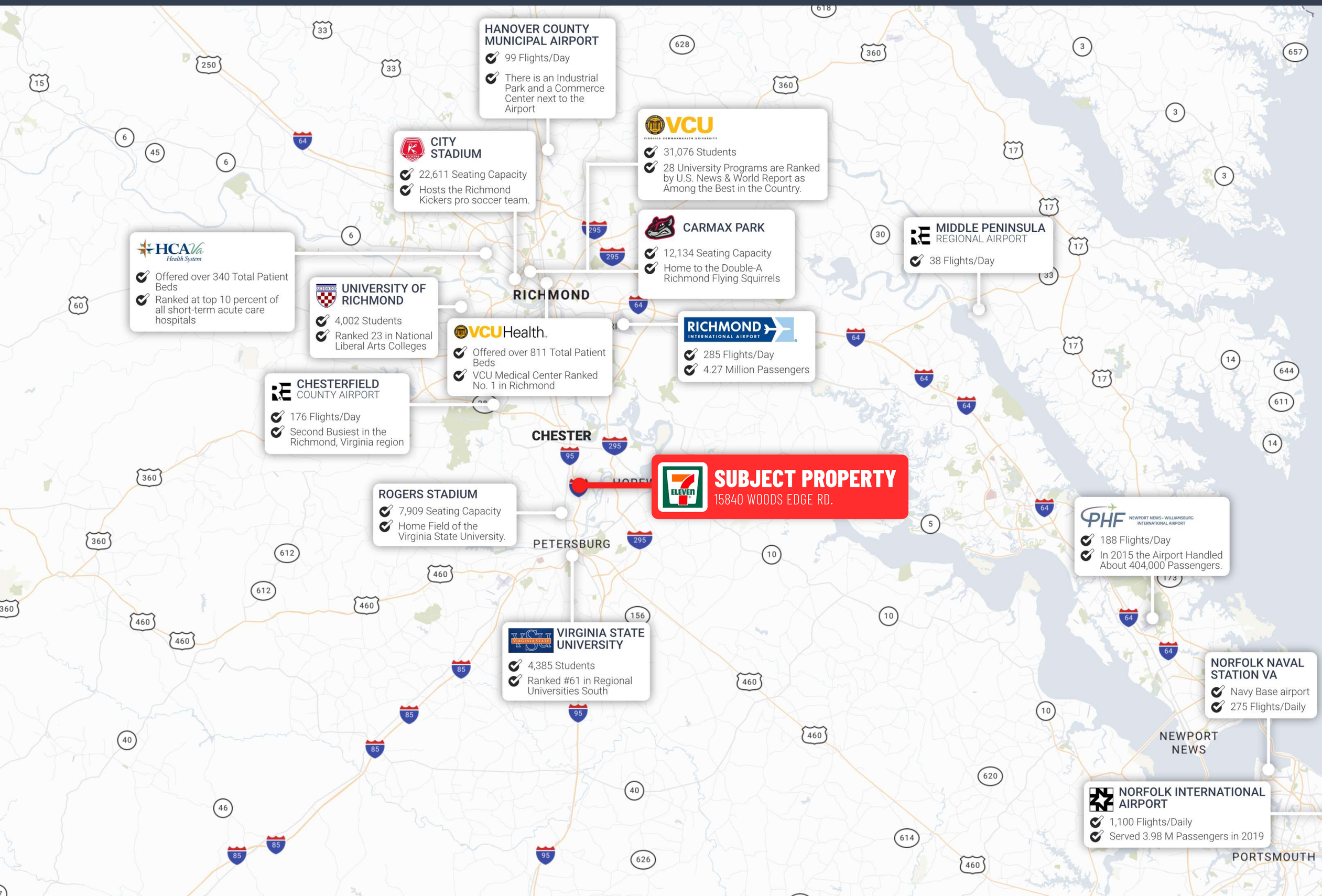
In 2019 the county cut its data center tax rate from $1.80 to **24 cents per $100.** Later that year, Google bought property at 2100 **Bermuda Hundred Road** under the code name "Project Peanut.

"Two more campuses followed: Project Loch at 750 **Watkins Center Parkway** and Project Skye at 4201 **Moseley Road,** both rezoned in May 2025.A full build-out would move the county's residential-to-commercial tax split from 79%-21% to **76%-24%.** The Board of Supervisors is weighing an ordinance that would use the revenue to cut the car tax rate from $3.25 to **$1.79.**

EXPLORE ARTICLE

GREATER RICHMOND METROPOLITAN STATISTICAL AREA (MSA)

7-ELEVEN SOUTH CHESTERFIELD, VA (RICHMOND MSA)



SECURE
NET LEASE

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(424) 320-2321

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