SECURE
NET LEASE

100% Bonus Depreciation

Subject Property

7-Eleven

$5,738,000 | 5.00% CAP

798 Lynnhaven Pkwy, Virginia Beach, VA 23452

- Absolute NNN Lease with 10% Rental Increases Every 5 Years In Primary Term & Options
- **Strong Signalized Parkway Location with 30,000+ VPD** Lynnhaven Pkwy connects to I-264 (110k+ VPD) just 2-miles north
- **Excellent Population Density** over 235,000 people within a 5 mile radius
- **Adjacent to 1.1 Million SF Lynnhaven Mall** a super-regional shopping mall in Virginia Beach
- **Bonus Depreciation Eligible, Check with CPA**


Subject Property
Public Storage
AMC THEATRES
macy's
DICK'S SPORTING GOODS
JCPenney
Dillard's
OLD NAVY
DAVE & BUSTER'S
BARNES & NOBLE
H&M
Walmart Supercenter
goodwill
VCF VALUE CITY FURNITURE
PLATO'S CLOSET
DOLLAR TREE
Wendy's
7 ELEVEN
LYNNHAVEN PKWY
(30,000 VPD)
Freddy's FROZEN CUSTARD & STEAKBURGERS

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.

INVESTMENT OVERVIEW

7-ELEVEN VIRGINIA BEACH, VA



$5,738,000

5.00% CAP

NOI

$286,881

Building Area

±2,400 SF

Land Area

±0.52 AC

Year Built

2020

Lease Type

Absolute NNN

Occupancy

100%

- **Open & Operating -** Rent Commenced in September of 2020
- **Approx. 9 Years Remaining on** Absolute Net Lease with 10% Rental Increases Every 5 Years in both the Primary Term and (4) 5-Year Options.
- **Strong Signalized Parkway Location with 30,000+ VPD** Lynnhaven Pkwy connects to I-264 (110k+ VPD) just 2-miles north of the subject property.
- **Excellent Population Density** the 5-mile radius population exceeds 235,000 people.
- **Adjacent to 1.1 Million SF Lynnhaven Mall** a super-regional shopping mall in Virginia Beach featuring over 120 premier stores
- **Strong Household Incomes** The trade area average HH incomes exceed $90,000 within a 5 mile radius

CONTACT FOR DETAILS

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VA Broker of Record: Hunt Gunter
License #: 22516590

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SECURE NET LEASE

TENANT OVERVIEW

7-ELEVEN VIRGINIA BEACH, VA

REVENUE
$81.3 B

CREDIT RATING
S&P: A-

LOCATIONS
86,000+

STOCK TICKER
SVNDY

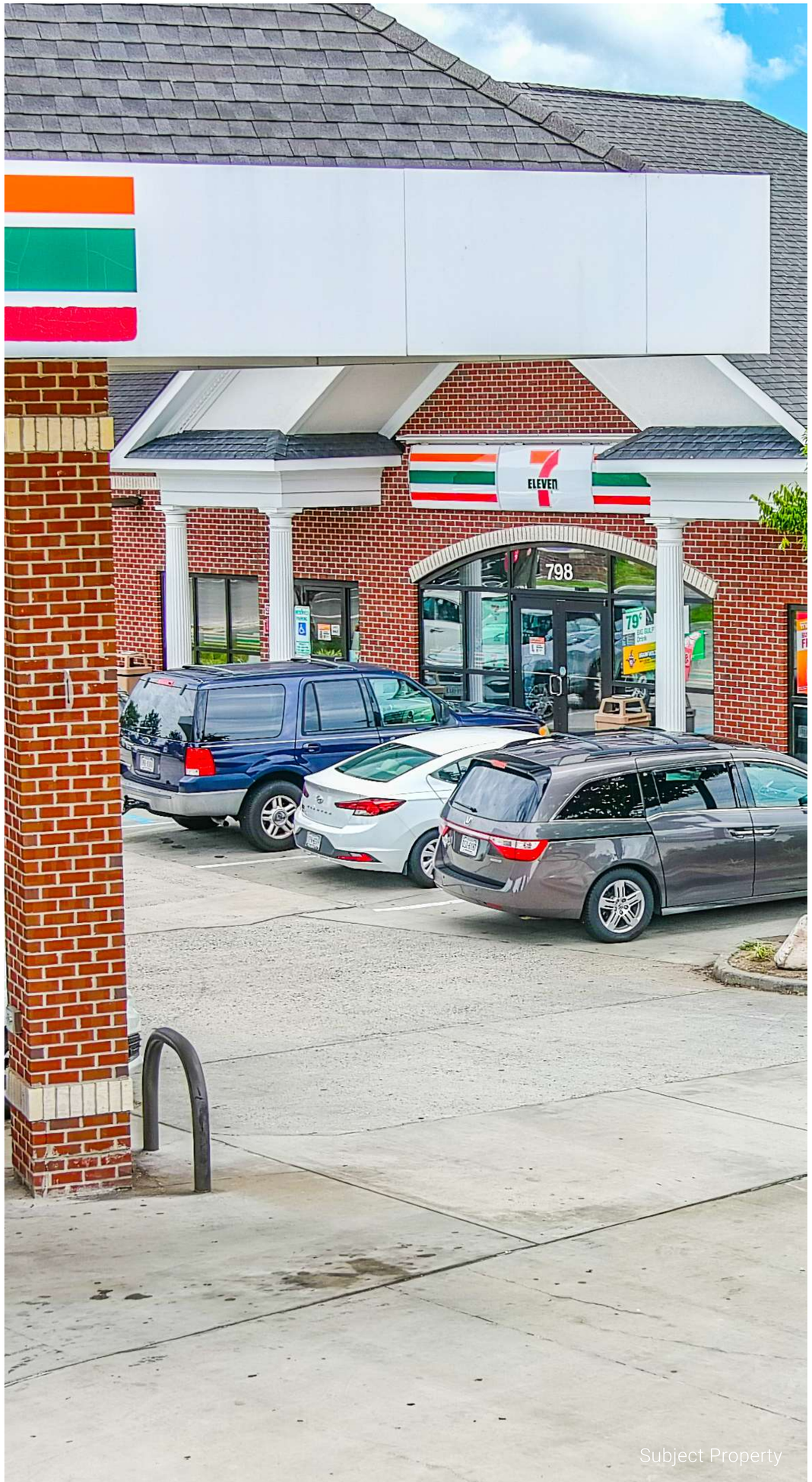
7-eleven.com

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.



Subject Property

IN THE NEWS

7-ELEVEN VIRGINIA BEACH, VA

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 VIRGINIA BEACH, VA

Initial Lease Term	15-Years, Plus (4) 5-Year Renewal Options
Rent Commencement	September 2020
Lease Expiration	September 2035
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, in Primary Term & Option Periods
Annual Rent YRS 1-5	$260,800.00
Annual Rent YRS 6-10	$286,880.64
Annual Rent YRS 11-15	$315,568.00
Option 1	$347,125.00
Option 2	$381,838.00
Option 3	$420,021.00
Option 4	$462,024.00



Subject Property

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BONUS DEPRECIATION

7-ELEVEN VIRGINIA BEACH, VA

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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DOLLAR TREE
Burlington
PAPA JOHNS
FOOD LION
BJ's
TACO BELL
MALIBU ELEMENTARY SCHOOL
(370 STUDENTS)
Walgreens
Hardee's
Wendy's
THE HOME DEPOT
BURGER KING
Pizza Hut
AutoZone
HONDA
Kroger
CHRYSLER
Jeep
DODGE
RAM
ACURA
Marco's Pizza
HONDA
HOBBY LOBBY
BIG LOTS!
±20,652 VPD
58
Domino's
T.J.maxx
HomeGoods
DUNKIN'
FOOD LION
Pep Boys
279
FARMERS INSURANCE
LESLIE'S
Hardee's
RITE AID
DUNKIN'
NTB
MITSUBISHI
SHERWIN WILLIAMS
INTERSTATE 264
JAGUAR
GENESIS
CHEVROLET
Audi
Ford
SUBARU
MIDAS
CENTURA COLLEGE
LOWE'S
632
GMC
KIA
BUICK
CARMAX
NISSAN
Advance Auto Parts
LYNNHAVEN ELEMENTARY SCHOOL
(385 STUDENTS)
DOLLAR GENERAL
HYUNDAI
goodwill
±110,000 VPD
LYNNHAVEN PARKWAY
±30,000 VPD
WINDSOR WOODS ELEMENTARY SCHOOL
(350 STUDENTS)
DOLLAR TREE
PETSMART
Harris Teeter
Neighborhood Food & Pharmacy
Denny's
Sam's CLUB
KFC
PLAZA MIDDLE SCHOOL
(1,029 STUDENTS)
SKECHERS
BOOT BARN
TACO BELL
PENSKE
AMERICAN EAGLE
claire's
JCPenney
Foot Locker
BARNES&NOBLE
DTLR
amc THEATRES
OLD NAVY
DICK'S SPORTING GOODS
macy's
Bath & Body Works
LOFT
CHAMPS SPORTS
KAY
Buckle
PINK
Dillard's
The Style of Your Life.
DAVE & BUSTER'S
Cracker Barrel
Old Country Store
Chick-fil-A
Panera BREAD
H&M
VANS
"OFF THE WALL"
DUNKIN'
BASKIN ROBBINS
BURGER KING
Pizza Hut
ROSEMONT ROAD
±17,251 VPD
WINDSOR OAKS ELEMENTARY SCHOOL
(533 STUDENTS)
BOW CREEK GOLF COURSE
Walmart
Supercenter
FIVE GUYS
BURGERS and FRIES
Olive Garden
ITALIAN KITCHEN
Jersey Mike's SUBS
CALIBER
RESTORING THE RHYTHM OF YOUR LIFE
DOLLAR TREE
SUBWAY
planet fitness
Firestone
COMPLETE AUTO CARE
Roses
Wendy's
DOLLAR TREE
Rainbow
BURGER KING
SUBWAY
CHIPOTLE MEXICAN GRILL
Designer Looks
VCF
PLATO'S CLOSET
goodwill
tropical SMOOTHIE CAFE
JIMMY JOHN'S GOURMET SANDWICHES
BROOKWOOD ELEMENTARY SCHOOL
(580 STUDENTS)
7-ELEVEN
SUBJECT PROPERTY
798 LYNNHAVEN PKWY.
Wendy's
RITE AID
Freddy's FROZEN CUSTARD & STEAKBURGERS
LISHELLE PLACE
FedEx
Dernis INTERNATIONAL
SRP
NAVAL AIR STATION OCEANA
411
ALDI
AutoZone
Little Caesars
MATTRESSFIRM
Save Money. Sleep Happy.
Kroger
JIMMY JOHN'S
DISCOUNT TIRE
LOWE'S
SONIC
NAPA
Chick-fil-A
MOE'S SOUTHWEST GRILL
CHUCK E. CHEESE
POPEYES
LOUISIANA KITCHEN
PANDA EXPRESS
CHINESE KITCHEN

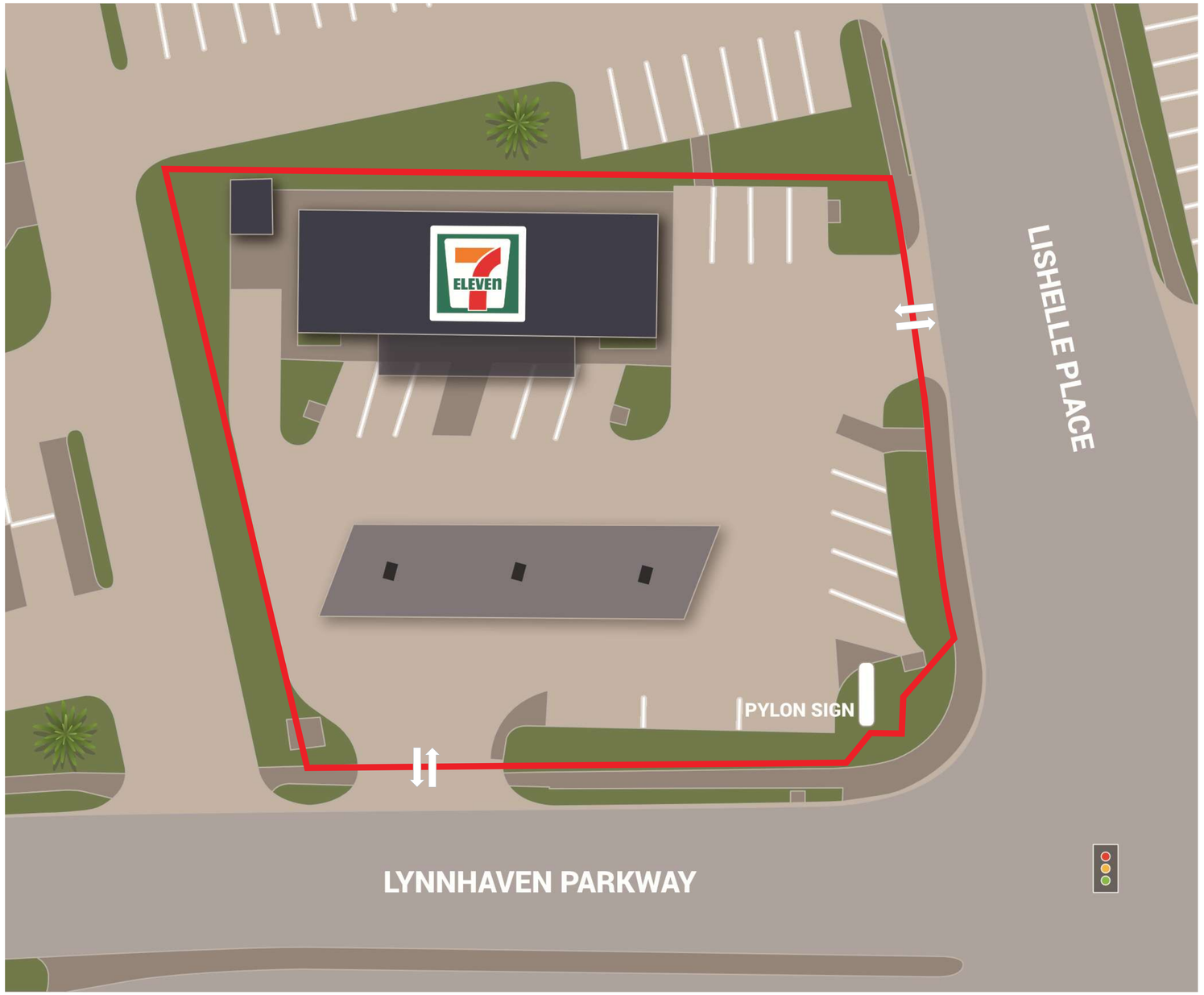
SITE OVERVIEW

7-ELEVEN VIRGINIA BEACH, VA

Year Built	2020
Building Area	±2,400 SF
Land Area	±0.52 AC
Pumps	3
Fueling Positions	6

NEIGHBORING RETAILERS

- Kroger
- Big Lots!
- Lowe’s
- Hobby Lobby
- Burlington
- Food Lion
- Macy’s
- HomeGoods
- The Home Depot

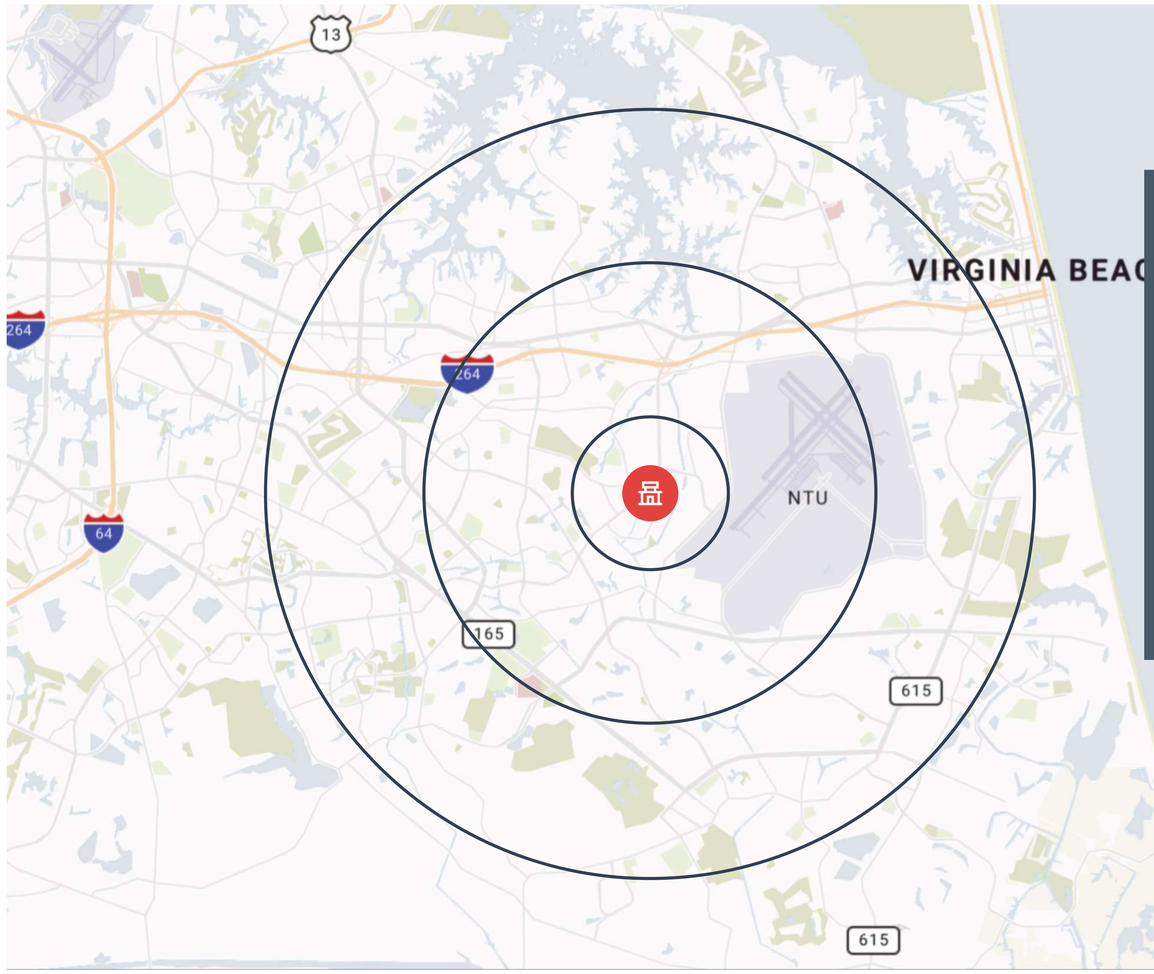




Subject Property

LOCATION OVERVIEW

7-ELEVEN VIRGINIA BEACH, VA



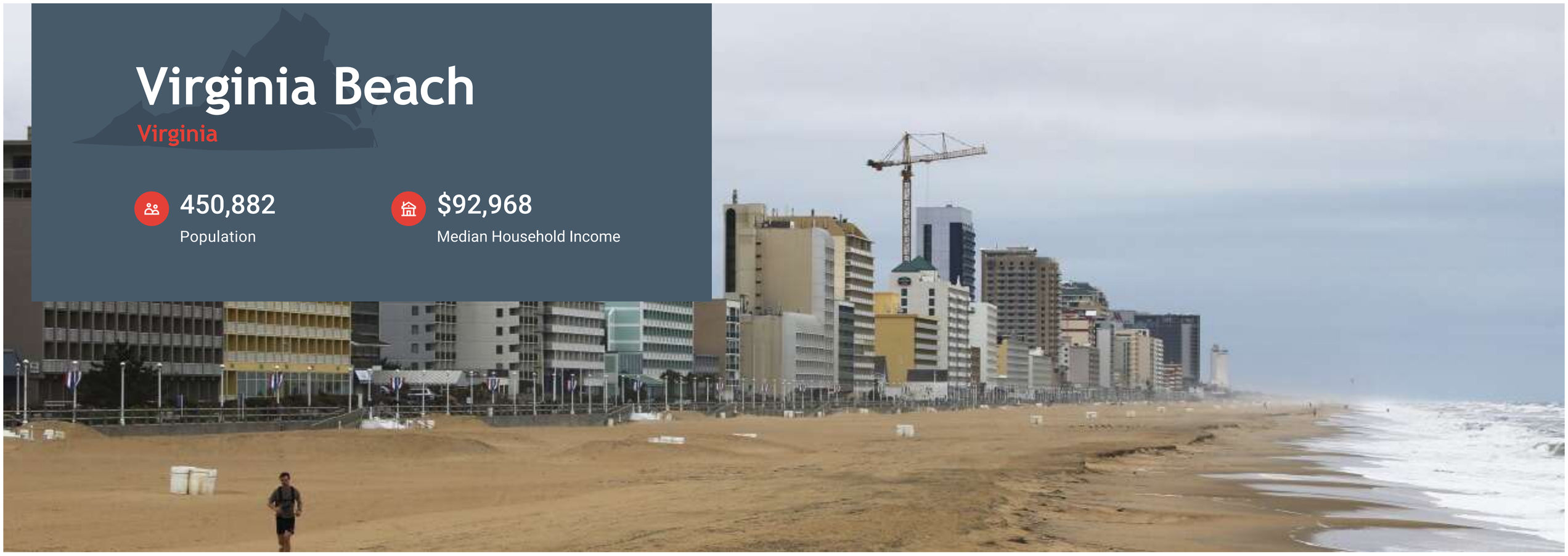
Demographics	1 Mile	3 Mile	5 Mile
Population	7,553	90,985	235,330
Households	2,598	33,762	89,745
Average Household Income	$72,828	$88,212	$94,474
Total Household Expenditure	$146.68 MM	$2.17 B	$6.05 B

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. City of Virginia Beach *(17,960)*
2. Naval Air Station Oceana-Dam Neck *(8,891)*
3. Joint Expeditionary Base Little Creek/ Ft. Story *(6,473)*
4. Sentara Healthcare *(4,900)*
5. GEICO General Insurance Company *(3,600)*
6. Lynnhaven Mall *(2,600)*
7. Gold Key/PHR Hotels and Resorts *(2,365)*
8. STIHL Inc *(2,113)*
9. Amerigroup (Anthem) *(1,850)*
10. Navy Exchange Service Command *(1,550)*

LOCATION OVERVIEW

7-ELEVEN VIRGINIA BEACH, VA



Naval Air Station Oceana is home to more than 8,800 Military Personnel

8,800

The Virginia Beach Boardwalk is 3 Miles long.

3 MILES

Virginia Beach, a coastal city in southeastern Virginia, lies where the Chesapeake Bay meets the Atlantic Ocean.

A 3-mile boardwalk stretches along its beach-lined oceanfront. The bayside First Landing State Park marks the 1607 arrival of the Jamestown colonists from England.

Virginia Beach is a resort city with miles of beaches and hundreds of hotels, motels, and restaurants along its oceanfront.

The Virginia Aquarium & Marine Science Center exhibits ocean life including sharks, rays and sea turtles in globally themed habitats. Virginia Beach is a resort city with miles of beaches and hundreds of hotels, motels, and restaurants along its oceanfront.

Every year the city hosts the East Coast Surfing Championships as well as the North American Sand Soccer Championship, a beach soccer tournament. It is also home to several state parks, several long-protected beach areas, military bases, a number of large corporations, Virginia Wesleyan University and Regent University, the international headquarters and site of the television broadcast studios for Christian Broadcasting Network (CBN), Edgar Cayce's Association for Research and Enlightenment, and numerous historic sites. Near the point where the Chesapeake Bay and the Atlantic Ocean meet, Cape Henry was the site of the first landing of the English colonists, who eventually settled in Jamestown, on April 26, 1607. The city is listed in the Guinness Book of Records as having the longest pleasure beach in the world. It is located at the southern end of the Chesapeake Bay Bridge-Tunnel, which was the world's longest bridge-tunnel complex until the Hong Kong-Zhuhai-Macau Bridge opened in 2018. Real estate, defense, and tourism are major sectors of the Virginia Beach economy. Local public and private groups have maintained a vested interest in real-estate redevelopment, resulting in a number of joint public-private projects, such as commercial parks. Examples of the public-private development include the Virginia Beach Convention Center, the Oceanfront Hilton Hotel, and the Virginia Beach Town Center. The city assisted in financing the project through the use of tax increment financing: creating special tax districts and constructing associated street and infrastructure to support the developments. The Town Center opened in 2003, with related construction continuing. The Convention Center opened in 2005.

IN THE NEWS

7-ELEVEN VIRGINIA BEACH, VA

Residential Catching Up With Virginia Beach Growth

JEFFREY STEELE, MARCH 17, 2026 (FORBES)

Virginia Beach's diversifying and globally competitive economy has sparked a recent surge in notable residential and mixed-use projects across the city.

Beyond drawing more than **14 million tourists** a year, Virginia Beach is home to the **largest concentration of military personnel** in the United States. That presence supports more than **100,000 jobs** and makes up **one-third** of the local economy, alongside manufacturing, technology and offshore wind energy.

> **"Growth in defense, energy, aerospace, and logistics has enhanced employment across various cities, including Virginia Beach, creating a clear demand for housing near job centers and transit routes," said the president and CEO of the Hampton Roads Alliance.**

New projects include The Premier Apartments at Town Center, an Armada Hoffler development with **131 units** and 39,000 square feet of street-level retail.

Atlantic Park Living adds more than **300 units** at Atlantic Park, which aims to activate the oceanfront **year-round,** beyond the traditional May to September tourist season.

The Canopy at Laskin Road combines residential, retail and a Class A office building of more than **50,000 square feet**.

"The city is also concentrating on the substantial military presence and current service members who wish to establish their homes here," said Deputy City Manager Amanda C. Jarratt.

EXPLORE ARTICLE

Virginia Beach to Get $355M VA Clinic, Creating 600 Jobs

JOSH JANNEY, MARCH 05, 2026 (VIRGINIA BUSINESS)

Virginia Beach leaders announced that a $355 million U.S. Department of Veterans Affairs outpatient clinic will be built in the city, a project expected to create about 600 jobs and expand health care access for thousands of local veterans.

The project was announced during the city's annual **State of the City** event. The VA signed a 20-year lease in December 2025 for **180,000 square feet** of medical space just across from the **Norfolk Premium Outlets,** with construction funded through the **PACT Act.**

> **Hampton Roads has one of the largest veteran populations in the country, with more than 250,000 veterans in the region. The clinic is projected to open in 2029.**

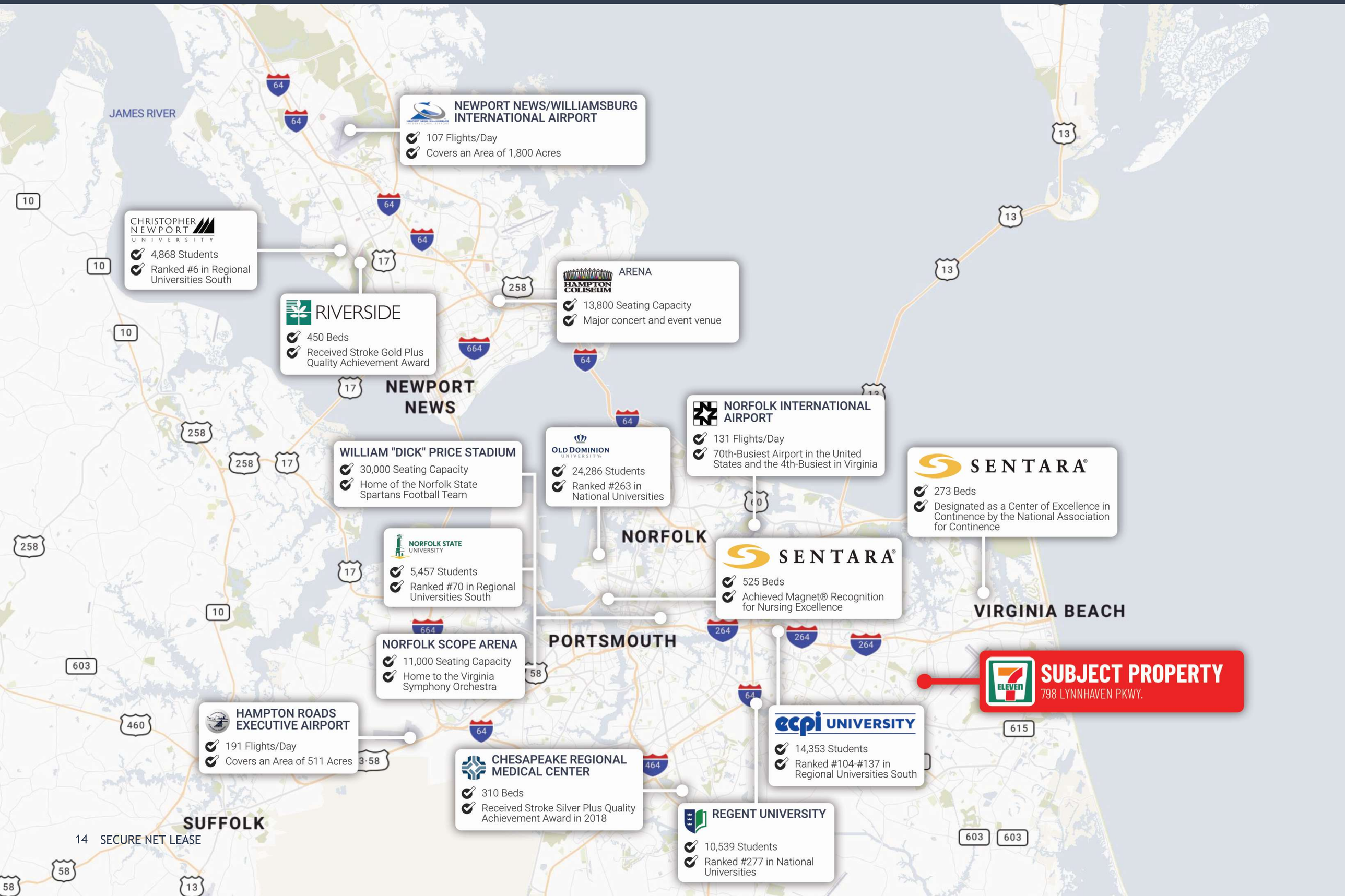
The VA clinic was one of several major projects highlighted during the address, including the **$200 million** redevelopment of the **former Pembroke Mall,** which calls for a hotel and a 273-unit apartment complex opening in 2027.Amazon opened its **3.2 million-square-foot** fulfillment center on Dam Neck Road in September 2025, completing a $350 million expansion expected to create **1,000 full-time jobs.**

Acoustical Sheetmetal Co. is adding 250,000 square feet of new facilities and **350 jobs,** bringing its Virginia Beach footprint to 550,000 square feet.

EXPLORE ARTICLE

VIRGINIA BEACH-NORFOLK-NEWPORT NEWS MSA

7-ELEVEN VIRGINIA BEACH, VA



SECURE
NET LEASE

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