SECURE
NET LEASE

100% Bonus Depreciation

File Photo

7-Eleven

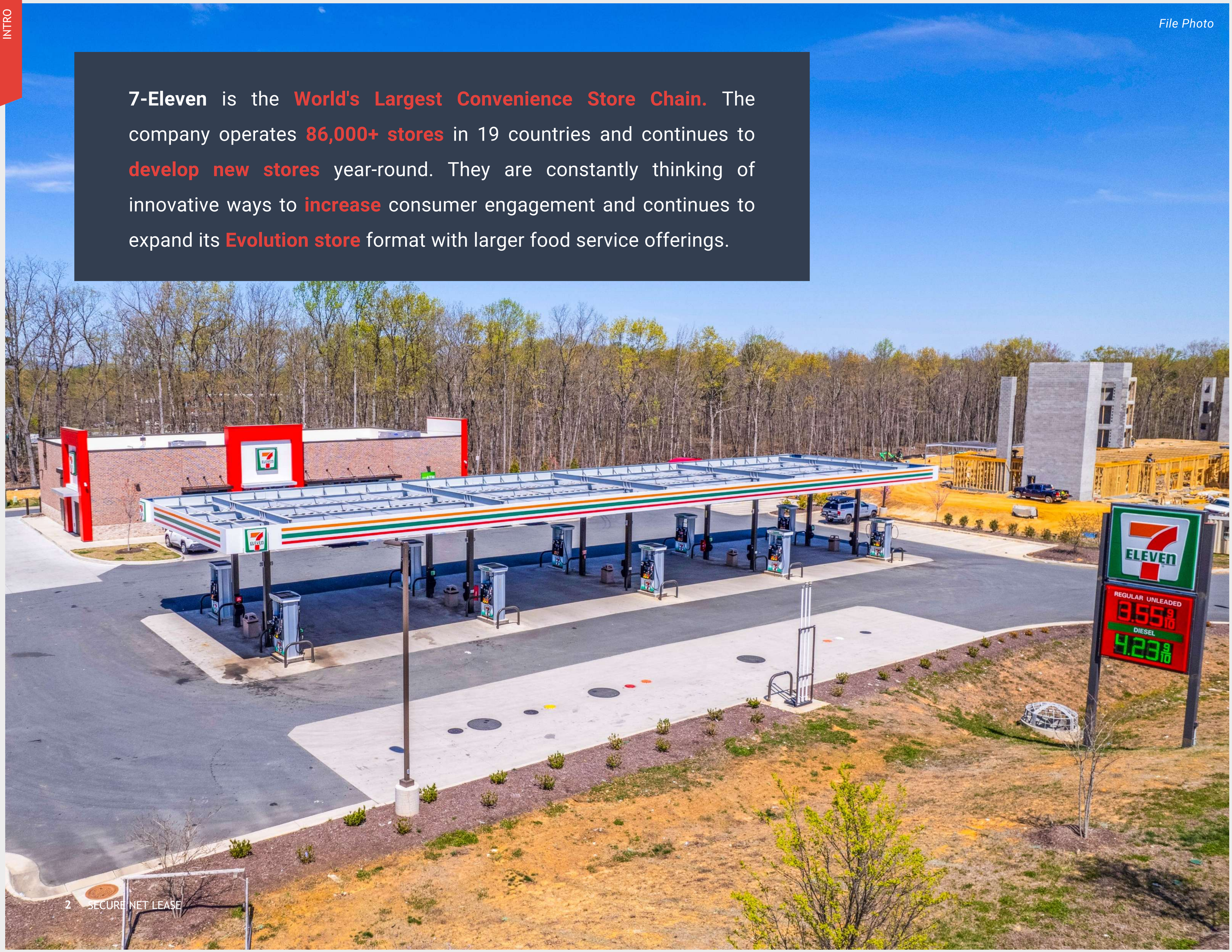
$7,746,000 | 4.75% CAP

10836 James Madison Highway, Zion Crossroads, VA
(Between Richmond & Charlottesville)

- **Large Site** (2.00+ Acres)
- **Eligible for** Accelerated Depreciation
- **2022 Build-to-Suit** | 10+ Years Remaining
- **10% Rental** Increases Every 5-Years
- **Located 20 Minutes** from Charlottesville

File Photo

7-Eleven is the **World's Largest Convenience Store Chain.** The company operates **86,000+ stores** in 19 countries and continues to **develop new stores** year-round. They are constantly thinking of innovative ways to **increase** consumer engagement and continues to expand its **Evolution store** format with larger food service offerings.



OVERVIEW

INVESTMENT OVERVIEW

7-ELEVEN ZION CROSSROADS, VA



File Photo

$7,746,000

4.75% CAP

NOI

$367,920

Building Area

±4,650 SF

Land Area

±2.00 AC

Year Built

2022

Lease Type

Absolute NNN

Occupancy

100%

- **Long-term lease with 7-Eleven, Inc. (S&P: A-),** which operates and franchises ~13,000 stores in North America and 86,000+ stores in 19 countries worldwide.
- **Located on heavily traveled Highway 15 (±16,063 VPD),** across from The Shoppes at Spring Creek, anchored by national credit tenants including Walmart Supercenter, Lowe's, Dunkin', Wendy's, Taco Bell, Arby's, Advance Auto Parts and Sheetz. Adjacent to O'Reilly Auto Parts.
- **The Subject Property is located directly across from a major regional Walmart Distribution Center.**
- **7-Eleven has never defaulted on a** lease in the history of tenant operations. They average over 43 years of occupancy. once they establish a location.
- **Special tax advantages afforded to gas station/c-store properties.** Consult your accountant about 100% Bonus Depreciation and Accelerated Depreciation opportunities.

CONTACT FOR DETAILS

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VA Broker of Record:
Hunt Gunter
The Wilton Companies
License#: 22516590

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SECURE NET LEASE

TENANT OVERVIEW

7-ELEVEN ZION CROSSROADS, VA

7-Eleven

Lessee: 7-Eleven, Inc.

REVENUE
$69.5 B (2025)

CREDIT RATING
S&P: A-

STOCK TICKER
SVNDY

LOCATIONS
86,000+

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., Ltd. 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.



File Photo

IN THE NEWS

7-ELEVEN ZION CROSSROADS, VA

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 ZION CROSSROADS, VA

Initial Lease Term	15 Years
Rent Commencement	April 2022
Lease Expiration	April 2037
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, Including Option Periods
Renewal Options	Four (4), 5-Year Each
Annual Rent Years 1-5	$334,473
Annual Rent Years 6-10	$367,920*
Annual Rent Years 11-15	$404,712
Option 1 (Years 16-20)	$445,184
Option 2 (Years 21-25)	$489,702
Option 3 (Years 26-30)	$538,672
Option 4 (Years 31-35)	$592,539
Tenant	7-Eleven, Inc. (Corporate)
Landlord Responsibilities	None

*Purchase price based on NOI beginning in year 6 of the lease, Seller to credit buyer at closing the NOI difference from closing date to the start of the next rental increase, which will be in April 2027.

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 ZION CROSSROADS, VA

100% Bonus Depreciation for Qualifying Convenience Stores

What It Is

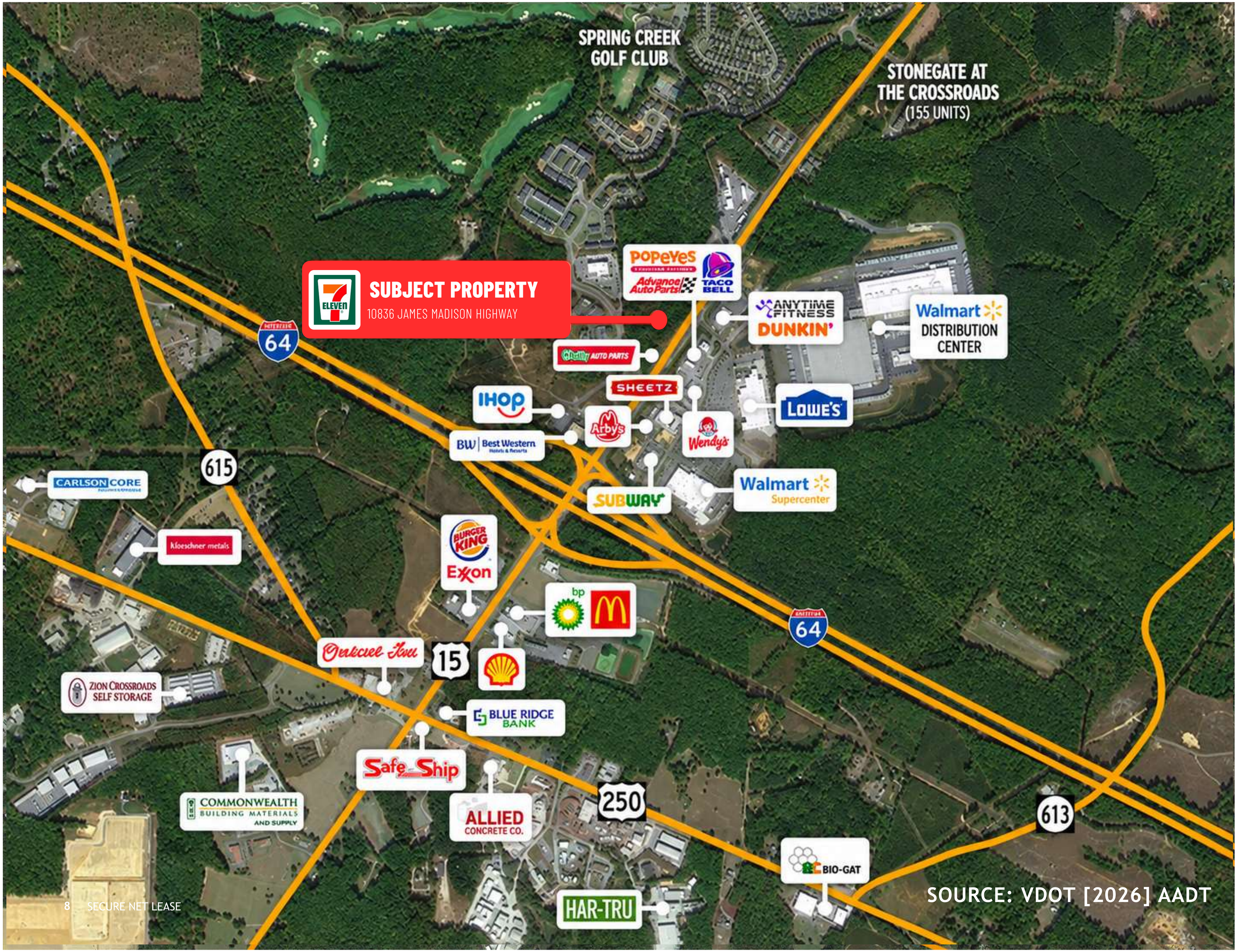
Full expensing of eligible property in the year it's placed in service—no depreciation over time. Permanently reinstated at 100% for qualifying assets under the One Big Beautiful Bill Act (OBBBA).

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.
- **7-Eleven fee simple leases** are among the few corporate c-store net lease options that include the building and fuel improvements, which may qualify for bonus depreciation.



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.


SPRING CREEK GOLF CLUB
STONEGATE AT THE CROSSROADS
(155 UNITS)
SUBJECT PROPERTY
10836 JAMES MADISON HIGHWAY
ELEVEN
POPEYES
Advance Auto Parts
TACO BELL
ANYTIME FITNESS
DUNKIN'
Walmart
DISTRIBUTION CENTER
GRAINGER AUTO PARTS
SHEETZ
IHOP
LOWE'S
Arby's
BW Best Western
Wendy's
SUBWAY
Walmart Supercenter
CARLSON CORE
Kloeckner metals
BURGER KING
Exxon
bp
Quality Inn
ZION CROSSROADS SELF STORAGE
BLUE RIDGE BANK
Safe Ship
COMMONWEALTH BUILDING MATERIALS AND SUPPLY
ALLIED CONCRETE CO.
HAR-TRU
BIO-GAT
64
615
15
250
613
SOURCE: VDOT [2026] AADT

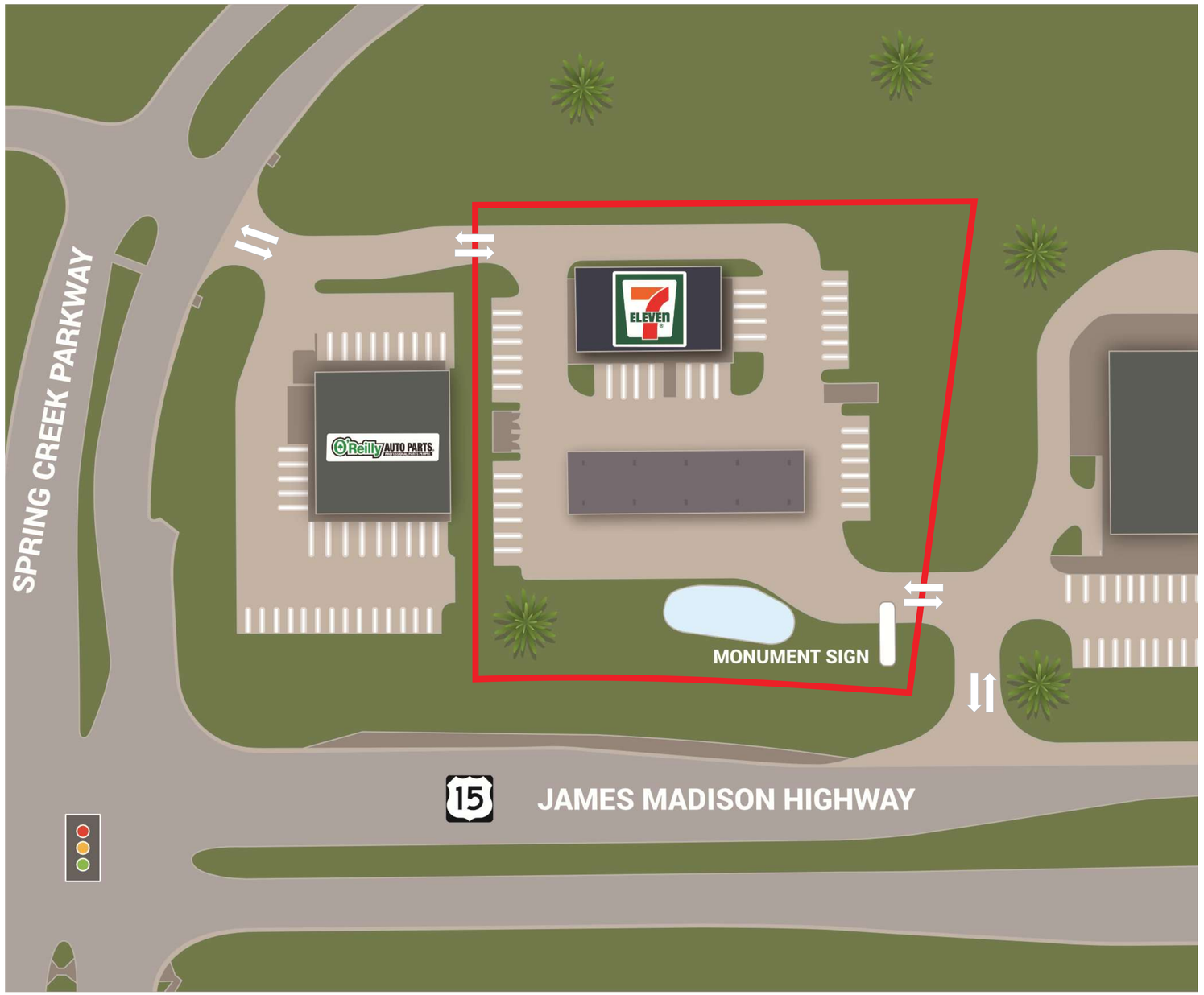
SITE OVERVIEW

7-ELEVEN ZION CROSSROADS, VA

Year Built	2022
Building Area	±4,650 SF
Land Area	±2.00 AC

NEIGHBORING RETAILERS

- Walmart Supercenter
- Lowe's
- Anytime Fitness
- Advance Auto Parts
- Taco Bell
- IHOP
- Wendy's
- Popeyes Louisiana Kitchen
- Sheetz
- McDonald's
- O'Reilly Auto Parts





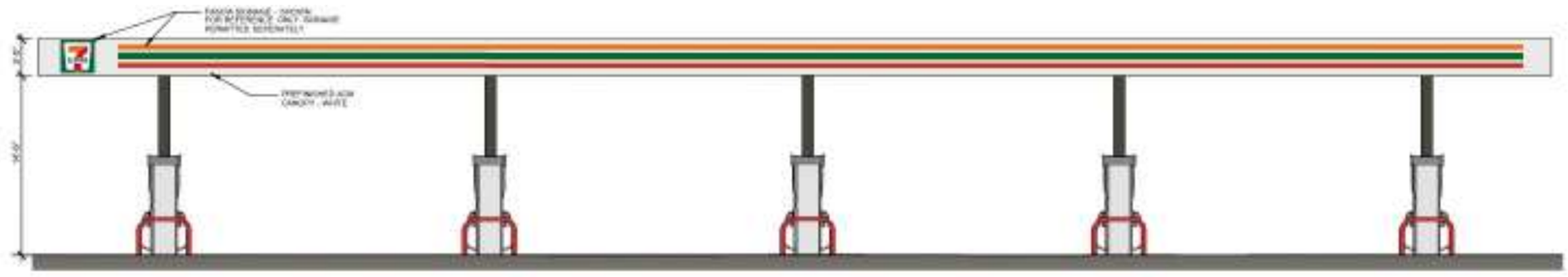
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ELEVATIONS

7-ELEVEN ZION CROSSROADS, VA



7 CANOPY ELEVATION - SHORT SIDE



6 CANOPY ELEVATION - LONG SIDE



4 FRONT ELEVATION

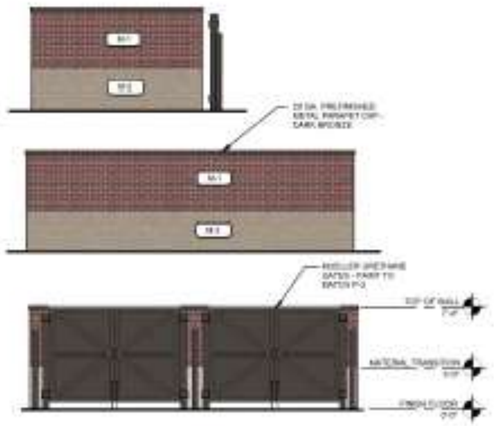
EXTERIOR FINISH SCHEDULE

FINISH	MATERIAL	COLOR/REMARKS
M-1	MEDIUM "7-ELEVEN" BRICK VENEER - OLDE WILLIAMSBURG	
M-2	MEDIUM "7-ELEVEN" BRICK VENEER - HARDPAN	
EL-1	NICHIHA ILLUMINATION SERIES 3000MM PANELS - RED	
M-3	NICHIHA ILLUMINATION SERIES 3000MM PANELS - ENDOV	
ST-1	MARQUEE LETTERS FRONT PANEL WITH 1" INSULATED GLASS - DARK BRONZE	

NOTE: SIGNAGE IS SHOWN FOR REFERENCE ONLY. SIGNAGE IS TO BE PERMITTED SEPERATELY



3 REAR ELEVATION



5 DUMPSTER ENCLOSURE



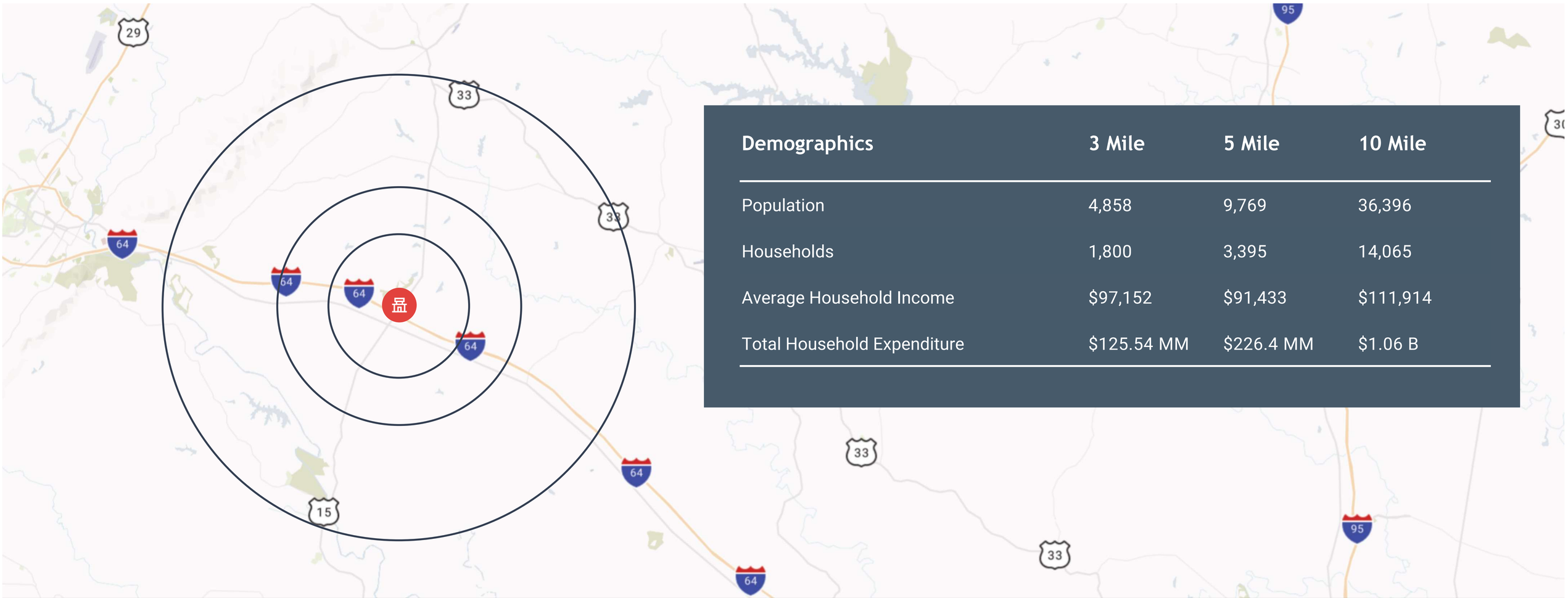
2 LEFT ELEVATION



1 RIGHT ELEVATION

LOCATION OVERVIEW

7-ELEVEN ZION CROSSROADS, VA



Demographics	3 Mile	5 Mile	10 Mile
Population	4,858	9,769	36,396
Households	1,800	3,395	14,065
Average Household Income	$97,152	$91,433	$111,914
Total Household Expenditure	$125.54 MM	$226.4 MM	$1.06 B

MAJOR REGIONAL EMPLOYERS

1. University of Virginia
2. University of Virginia Medical Center
3. County of Albemarle
4. Sentara Healthcare
5. City of Charlottesville
6. UVA Health Services Foundation
7. State Farm Mutual Automobile Insurance
8. Charlottesville City School Board
9. U.S. Department of Defense
10. Fluvanna County Public School Board
11. ServiceLink Management Company, Inc.
12. Walmart
13. Food Lion
14. Atlantic Coast Athletic Club
15. Region Ten Community Services

LOCATION OVERVIEW

7-ELEVEN ZION CROSSROADS, VA

Zion Crossroads

Virginia

42,924 Louisa County Population (2025 Est.)

$86,689 Louisa County Median Household Income





Charlottesville Ranked #2 Best College Town by Southern Living (2020)

#2

Virginia Ranked #3 State for Business by CNBC (2026)

#3

Zion Crossroads is an unincorporated community in Louisa and Fluvanna counties at the intersection of US 15 (James Madison Highway), US 250 and Interstate 64.

Zion Crossroads is located 20 minutes from Charlottesville.

Charlottesville is the economic anchor for the Central Virginia region - powered by the strength of top-ranked University of Virginia, diverse industries, and well-educated population.

The MSA is bordered by the Blue Ridge Mountains and is composed of eight neighboring counties and the City of Charlottesville. The area offers a modern regional airport with nonstop flights to Atlanta, Charlotte, Chicago, New York and Washington, D.C., as well as access to surrounding cities via Interstate 64 and Route 29. Charlottesville is home to an exceptionally skilled and educated workforce with over 40% of the MSA's population having at least a Bachelor's degree. The quality of the workforce has attracted both startups and major businesses to the region, creating a vibrant and diverse economy. The overall quality of life in Charlottesville benefits from a cost of living that is approximately 3% above the national average. With close proximity to Shenandoah National Park and the Monticello Wine Region, area residents enjoy a variety of outdoor activities, award-winning vineyards, and numerous local cideries, breweries, and restaurants. A city deep in historic value, Charlottesville has raised three Presidents and is the home of the University of Virginia. Founded by Thomas Jefferson in 1819, the Academical Village and Jefferson's home at Monticello are registered UNESCO World Heritage Sites. The University is ranked the No. 4 public university in the country (U.S. News & World Report, 2026). Continued expansion of the University and the area's larger healthcare facilities, continue to provide strong economic growth that has fueled commercial and residential growth in the city's core and surrounding counties.

IN THE NEWS

7-ELEVEN ZION CROSSROADS, VA

Louisa County has grown 12.8 percent since 2020 Census, leading regional population growth

SEAN TUBBS, FEBRUARY 24, 2026 (CHARLOTTESVILLE COMMUNITY ENGAGEMENT)

Louisa County has experienced 12.8 percent growth with a population estimate of 42,218 compared to a Census count of 37,596. This is the fourth highest growth rate in Virginia.

Overall, the population of Virginia increased to 8.8 million, an increase of about 248,000 residents since the Census. That is a rate of 0.5 percent, slightly below the national rate of 0.6 percent.

> **Virginia remains the 12th most populous state and ranked 11th nationally in numeric population growth during this period," the website continues.**

The second-highest growth rate is Greene County with a population increase of 7.5 percent. The estimate for 2025 is 22,103, up from 20,552 in 2020.

Albemarle County experienced the largest influx of new people with 7,084 new residents since April 2020. The percentage change is 6.3 percent and the estimate is 119,479.

Fluvanna County's population increased 5.5 percent, going from 27,249 to an estimate of 28,738.

Nelson County continues to experience population decline going from a 2020 Census count of 14,775 to a 2025 estimate of 14,677.

EXPLORE ARTICLE

Virginia rises to No. 3, up one spot from 2025, in CNBC's Top States for Business rankings

WTVR WEB STAFF, JULY 9, 2026 (WTVR RICHMOND)

A year after receiving its lowest ranking since 2018 on CNBC's America's Top States for Business rankings, Virginia is back in the top three, ranked in the No. 3 spot.

CNBC scores all 50 states on 138 metrics in 10 broad categories, with infrastructure being the top-weighted category in 2026. Virginia ranks second in infrastructure.

> **"Our private sector growth has been at record levels, with $121 billion in business investment committed and record job growth, with 270,000 more Virginians working and roughly 200,000 open and unfilled jobs," Governor Glenn Youngkin said in 2025.**

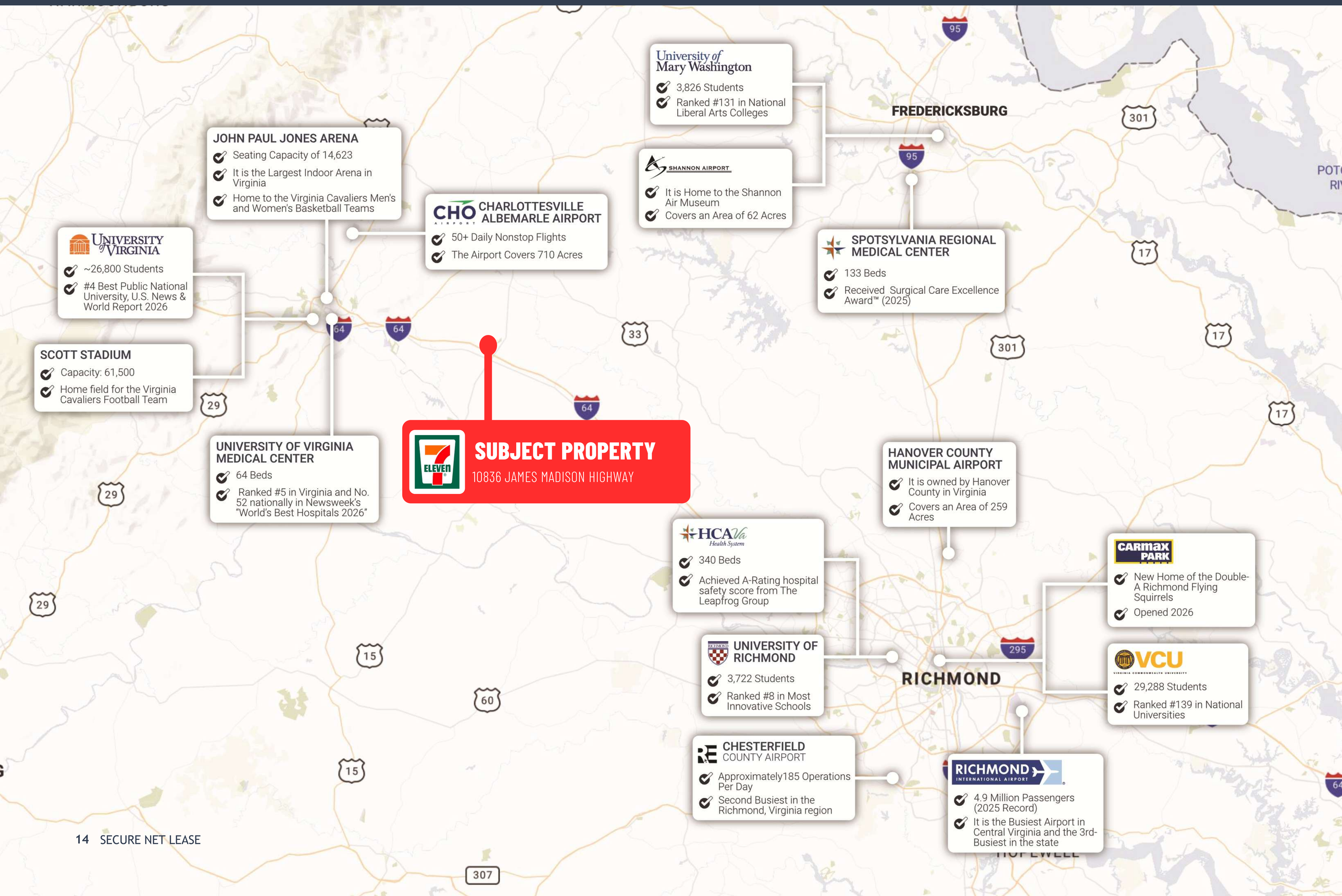
Gov. Abigail Spanberger issued a statement after Virginia moved up in the overall ranking.

"Virginia's rise in the rankings reflects strategic investments that are helping companies succeed in our Commonwealth," Spanberger said in part. "Companies the world over know that Virginia has a reputation as a business environment where world-class talent, leading infrastructure, and a collaborative approach to economic and community development give companies the confidence to grow here."

EXPLORE ARTICLE

RICHMOND & CHARLOTTESVILLE REGION

7-ELEVEN ZION CROSSROADS, VA



SECURE
NET LEASE

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