

7-Eleven®

158 N MLK JR. BLVD
Monroe, NC (Charlotte MSA)

OFFERED FOR SALE
\$8,724,000 | 5.25% CAP



REPRESENTATIVE PHOTO

CONFIDENTIAL
OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a 7-Eleven in Monroe, NC. Situated at 158 N. Martin Luther King Jr. Blvd, the 4,824 square foot building is leased to 7-Eleven for fifteen years. The lease includes four, five (5) year options with a 10% rental increase for each option. The asset is located on a Food Lion Grocery shopping center outparcel in one of the fastest growing markets in the entire country - Charlotte, NC.



**15-YR
LEASE**



**GROCERY CENTER
OUTPARCEL**



**HIGH
GROWTH MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$458,000
Rent Escalation	6-10	\$503,800
Rent Escalation	11-15	\$554,180
1st Option Term	16-20	\$609,598
2nd Option Term	21-25	\$670,558
3rd Option Term	26-30	\$737,614
4th Option Term	31-35	\$811,375

NOI \$458,000

CAP 5.25%

PRICE \$8,724,000

ASSET SNAPSHOT

Tenant Name	7-Eleven
Address	158 N MLK Jr. Blvd, Monroe, NC (Charlotte, MSA)
Building Size (GLA)	4,824 SF
Land Size	1.97 Acres
Year Built	2025
Signator/Guarantor	Corporate
Rent Type	NNN
Landlord Responsibilities	None
Estimated Rent Commencement Date	11/6/25
Estimated Lease Expiration Date	11/30/40
Rental Increases	10% Every 5 Years and in Option Periods
Remaining Term	15 Years
Current Annual Rent	\$458,000

CONSTRUCTION STATUS AS OF JUNE 2025



52,149 PEOPLE
IN 5 MILE RADIUS



\$98,745 AHHI
IN 5 MILE RADIUS



15,000 VPD
ON N MLK JR BLVD





ATTRACTIVE LEASE FUNDAMENTALS

15 Year Lease with 10% bumps every 5 years and in extension periods | NNN lease providing zero landlord responsibilities | Land & Building Lease provide bonus depreciation opportunity



INVESTMENT GRADE TENANT

7-Eleven's parent company, Seven-Eleven Japan Co, LTD has a market cap of \$37.18B (Ticker: SVNDY) | There are over 83,000 locations across the world



POSITIONED NEAR MARKET DRIVERS

Site is located just south of Union Academy Charter School | This school has over 2,200 kids in grades PK-12th | The school employs more than 200 employees and provides a built in customer base for the C-store



GROCERY OUTPARCEL & NEW IMMEDIATE DEVELOPMENT

Sitting next door is the recently constructed Food Lion (98th percentile in visits nationally) which delivered in 2020 | Behind the site is the new Cedar Meadows Housing Development | This development is over 80 acres with 206 single family detached lots that started construction in 2022



RECENT CONSTRUCTION AT SIGNALIZED INTERSECTION

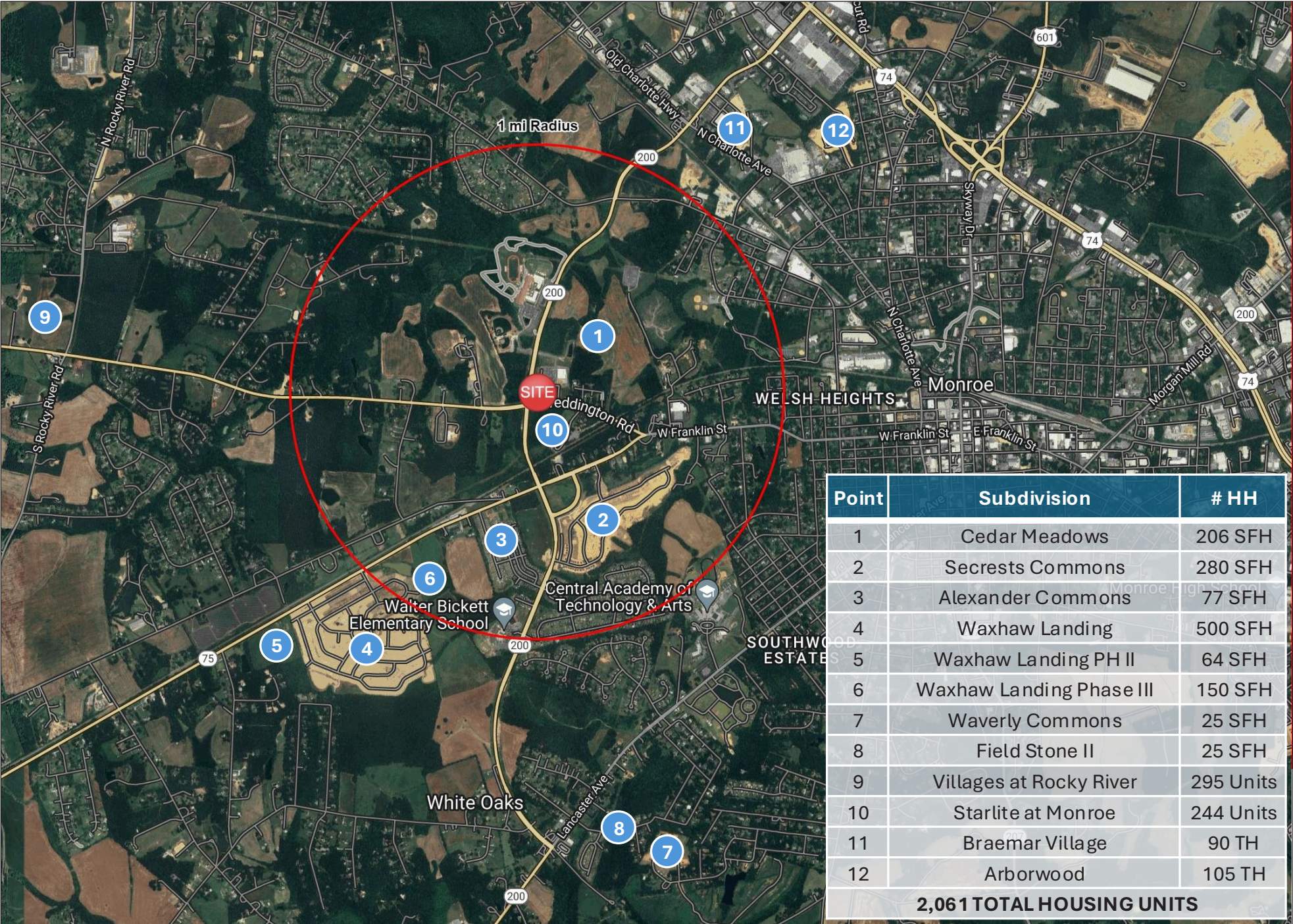
Recently constructed building with warranties in place for the roof and mechanical systems | Positioned at the hard corner of Weddington Rd (7.2K VPD) and N. MLK Blvd (15K VPD) providing the site easy access and strong viability



CHARLOTTE, NC TAILWINDS

This 7-Eleven is located south of Charlotte, NC and just east of Rock Hill and Fort Mill, SC | Charlotte, NC ranked #5 in fastest growing Metros | This property will be a direct beneficiary of the rapid expansion that Charlotte and the surrounding areas continue to experience





Union Academy Charter
2,193 Students

Cedar Meadows
206 Homes



Coming Soon



FOOD LION

98th percentile in
visits nationally

7-ELEVEN®

N MLK Jr Blvd (15,000 VPD)

Wedington Rd (7,200 VPD)

Starlight at Monroe
Planned - 244 Apartments

*Traffic Counts from 2021

GREENSBORO
87 MILES
1:45 DRIVE

ASHEVILLE
118 MILES
2:35 DRIVE

CHARLOTTE
21 MILES
0:40 DRIVE

7-ELEVEN
MONROE

GREENVILLE
104 MILES
2:15 DRIVE

1 MILES

2,645
PEOPLE
\$79,539
AHHI
275
TOTAL
EMPLOYEES

3 MILES

26,310
PEOPLE
\$84,163
AHHI
14,352
TOTAL
EMPLOYEES

5 MILES

52,149
PEOPLE
\$98,745
AHHI
26,220
TOTAL
EMPLOYEES

Charlotte MSA

The Charlotte Metropolitan Statistical Area (MSA), located in North Carolina, encompasses a vibrant and rapidly growing region that serves as a major economic and cultural hub in the southeastern United States. Centered around the city of Charlotte, with a population exceeding 2.7 million residents, the MSA boasts a diverse economy, with a strong presence in finance, technology, healthcare, and manufacturing sectors. With a substantial GDP surpassing \$207 billion, the area is known for its impressive skyline, offering a blend of modern amenities, historic charm, and a thriving arts scene. The Charlotte MSA's dynamic growth, bustling urban atmosphere, and proximity to natural attractions make it an attractive destination for both businesses and residents seeking a blend of opportunities and quality of life.

7 Eleven is the world's largest convenience store chain with more than 83,000 stores in 19 countries, of which approximately 14,000 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.

7-ELEVEN QUICK FACTS

Founded:	1927
Ownership:	Public
# of Locations:	83,000+
Headquarters:	Irving, TX
Guaranty:	Corporate
Market Cap:	\$37.18B

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Exclusively Offered By



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