



6415 BRAGG BLVD
FAYETTEVILLE, NC

FIRST GAS STATION OUTSIDE OF FORT
BRAGG, PURPOSEFULLY SERVING 1.3M SF
AMAZON FACILITY!

**OFFERED
FOR SALE**
\$11,643,000 | 5.40% CAP



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 Fayetteville, NC. This new construction, 4,650 SF asset has been leased to 7-Eleven for fifteen years. The asset is positioned to provide fuel to all trucks servicing Amazon's 1.3 MSF Distribution Facility, and enjoys phenomenal accessibility on a signalized intersection.



**FUELS ALL TRUCKS
OUT OF NEW
AMAZON FACILITY**



**DIRECTLY BY
FORT BRAGG**



**IN HIGH
GROWTH MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$628,729
Rent Escalation	6-10	\$691,602
Rent Escalation	11-15	\$760,762
1st Option Term	16-20	\$836,838
2nd Option Term	21-25	\$920,522
3rd Option Term	26-30	\$1,012,574
4th Option Term	31-35	\$1,113,831

NOI \$628,729

CAP 5.40%

PRICE \$11,643,000

ASSET SNAPSHOT

Tenant Name	7-Eleven
Address	6415 Bragg Blvd, Fayetteville, NC 28303
Building Size (GLA)	4,650 SF
Land Size	6.28 Acres
Year Built/Renovated	2025
Signator/Guarantor	7-Eleven, Inc. (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	5/1/2025
Lease Expiration Date	4/30/2040
Remaining Term	15 Years
Rent Escalations	10% Every 5 Years and in Option Periods
ROFR	Yes - 30 Days
Current Annual Rent	\$628,729

ACTUAL PROPERTY



128,561 PEOPLE
IN 5 MILE RADIUS



\$80,527 AHHI
IN 1 MILE RADIUS



21,500 VPD
ON BRAGG BLVD



POSITIONED TO SERVE AMAZON DISTRIBUTION CENTER

Site is positioned in front of the 1.3M SF Amazon Distribution Center | Direct Ingress and egress from distribution center | Oversized parcel to accommodate High Speed Diesel for Amazon Trucks | Also located as an out-parcel is the brand new 115-unit Everhome Suites which delivered in 2024



CORPORATE GUARANTEE | CREDIT WORTHY 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



RECENT INVESTMENT IN FAYETTEVILLE, NC

American Titanium Metal LLC is investing \$870 Million dollars in a new facility to make aerospace-grade titanium | This plant will add more than 815 jobs to the greater Fayetteville area and have a huge economic impact



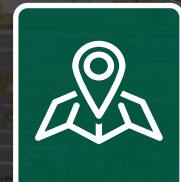
ATTRACTIVE LEASE FUNDAMENTALS

10% rent increase every 5 years, including option periods | Absolute NNN lease with no early termination clause and zero landlord responsibilities | Passive Investment



NEW CONSTRUCTION WITH HIGH SPEED DIESEL

New construction on over sized parcel that incorporates diesel fueling station | Egress off of the highway as well as Amazon Distribution center



FIRST GAS STATION SERVICING FORT BRAGG

Site is the first fuel station leaving Fort Bragg to Fayetteville, NC | Fort Bragg is the largest US Army Base by population with over 52k personnel | The base covers more than 251 square miles over four counties and is home to the Airborne and Special Operations Forces



First Gas Station Outside of Fort Bragg!



One of only 7 main entrances to the entire Fort Bragg Base, which provides for a built-in automatic customer

Fort Bragg

Population: +50k
43,414 Active-Duty Soldiers
251 Square Miles
16,276 Civilian Employees

amazon

Amazon Fulfillment Center
1.3M SF | 1,000+ Employees



7-ELEVEN®

Drive-Thru Truck Diesel Station
for Amazon Warehouse

EVERHOME
SUITES
EXTENDED STAY BY CHOICE HOTELS



18,500 VPD

Bragg Blvd (21,500 VPD)

Fort Bragg

Population: +50k
43,414 Active-Duty Soldiers
251 Square Miles
16,276 Civilian Employees



Ft Bragg Entrance



Ft Bragg Entrance

amazon
1.3M SF
FULFILLMENT CENTER



Yadkin Rd

18,500 ADT

18,500 ADT

54,000 ADT

21,500 ADT

38,500 ADT

Bragg Blvd

24



MARKETFAIR MALL



BEST BUY



FAYETTEVILLE PAVILION



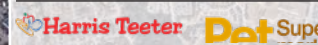
KOHL'S

FREEDOM TOWN CENTER



BIG LOTS!

HIGHLAND CENTER



23,000 ADT

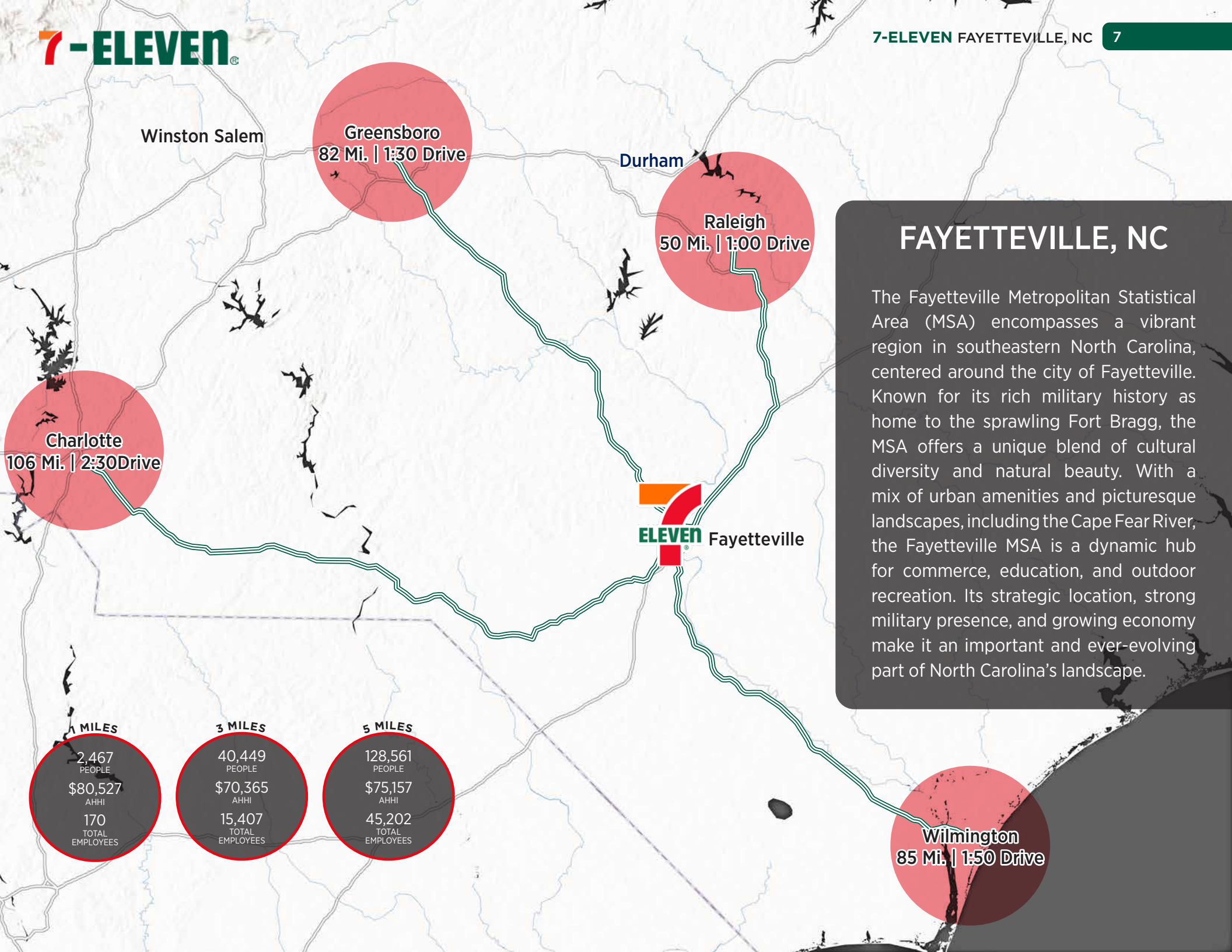
42,500 ADT

27,500 ADT

CROSS CREEK MALL



Murchinson Rd



FAYETTEVILLE, NC

The Fayetteville Metropolitan Statistical Area (MSA) encompasses a vibrant region in southeastern North Carolina, centered around the city of Fayetteville. Known for its rich military history as home to the sprawling Fort Bragg, the MSA offers a unique blend of cultural diversity and natural beauty. With a mix of urban amenities and picturesque landscapes, including the Cape Fear River, the Fayetteville MSA is a dynamic hub for commerce, education, and outdoor recreation. Its strategic location, strong military presence, and growing economy make it an important and ever-evolving part of North Carolina's landscape.

1 MILES

2,467
PEOPLE

\$80,527
AHHI

170
TOTAL
EMPLOYEES

3 MILES

40,449
PEOPLE

\$70,365
AHHI

15,407
TOTAL
EMPLOYEES

5 MILES

128,561
PEOPLE

\$75,157
AHHI

45,202
TOTAL
EMPLOYEES

Wilmington
85 Mi. | 1:50 Drive

7 Eleven is the world's largest convenience store chain with more than 77,000 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

**OFFERED
FOR SALE**

\$11,643,000 | 5.40% CAP

7-ELEVEN®

**6415 BRAGG BLVD
FAYETTEVILLE, NC**

Exclusively Offered By



PRIMARY DEAL CONTACTS

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