



klnb Capital
Markets

OFFERING MEMORANDUM



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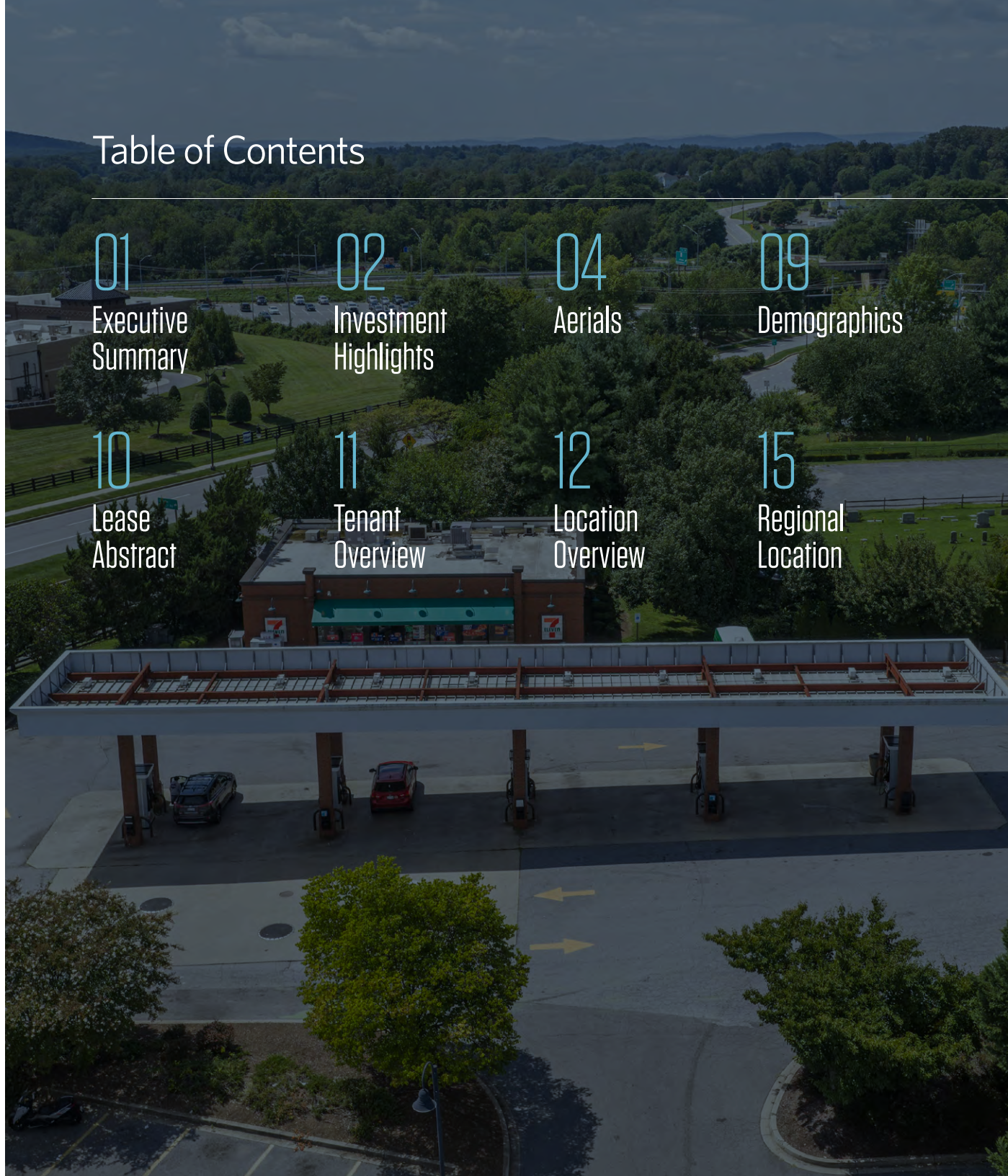
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Executive Summary



8900 Fingerboard Road
Urbana, MD 21704

PRICE

\$6,011,355



CAP RATE

5.25



GROSS LEASABLE AREA

2,900 SF



LOT SIZE

1.33 AC



YEAR BUILT

2002



LEASE TYPE

**Absolute NNN
(Fee Simple)**



THE OFFERING

Tenant	7-Eleven	Lease Commencement	12/12/2025
Guarantor	Corporate Guarantee	Rent Commencement	12/12/2025
GLA	2,900 SF	Lease Expiration	12/31/2040
Lot Size	1.33 Acres	Term	15 Years
Year Built	2002	Term Remaining	14.4 Years
Zoning	VC	Options	5x5 Years

RENT SCHEDULE

	Date	Annual Rent	Monthly Rent	% Increase
Base Rent	12/12/2025 - 12/31/2026	\$309,408.00	\$25,784.00	-
	1/1/2027 - 12/31/2035	\$315,596.16	\$26,299.68	2%
	1/1/2036 - 12/31/2040	\$347,155.80	\$28,929.65	10%
Option Periods				
1st Renewal Period	1/1/2041 - 12/31/2045	\$381,871.32	\$31,822.61	10%
2nd Renewal Period	1/1/2046 - 12/31/2050	\$420,058.44	\$35,004.87	10%
3rd Renewal Period	1/1/2051 - 12/31/2055	\$462,064.32	\$38,505.36	10%
4th Renewal Period	1/1/2056 - 12/31/2060	\$508,270.80	\$42,355.90	10%
5th Renewal Period	1/1/2061 - 12/31/2065	\$559,097.88	\$46,591.49	10%

[1] Pricing is based off of base rent effective 1/1/27. If investor closes on property prior to 12/31/26, seller will credit the buyer the per diem difference.

Investment Highlights



NEW 15-YEAR LONG-TERM ABSOLUTE TRIPLE NET LEASE (NNN)

- » Recently signed long-term, 15-year absolute NNN lease with zero landlord responsibilities, offering a stable, passive and long-term investment
- » Fee simple lease qualifies for 100% bonus depreciation (please consult with a CPA)
- » Rental increases during the initial lease term, and in each of the five, 5-year renewal options, ensuring consistent cash flow growth and hedge against inflation
- » 7-Eleven has been operating at the site since it was constructed in 2002, displaying long term commitment to the area and larger submarket



TOP PERFORMING GAS STATION IN THE RETAIL NODE WITH STRONG, CREDIT TENANT

- » Per Placer.ai; 7-Eleven is the most visited gas station in the retail node and ranked 22/332 in MD, 10/146 in a 30-mile radius, and 4/31 in a 15-mile radius in terms of consumer traffic
- » Established international brand with strong market presence, operated by 7-Eleven, Inc.
- » 7-Eleven continues to grow with intentions to open 1,300 new stores and remodel 3,000 by 2030 in North America



Investment Highlights



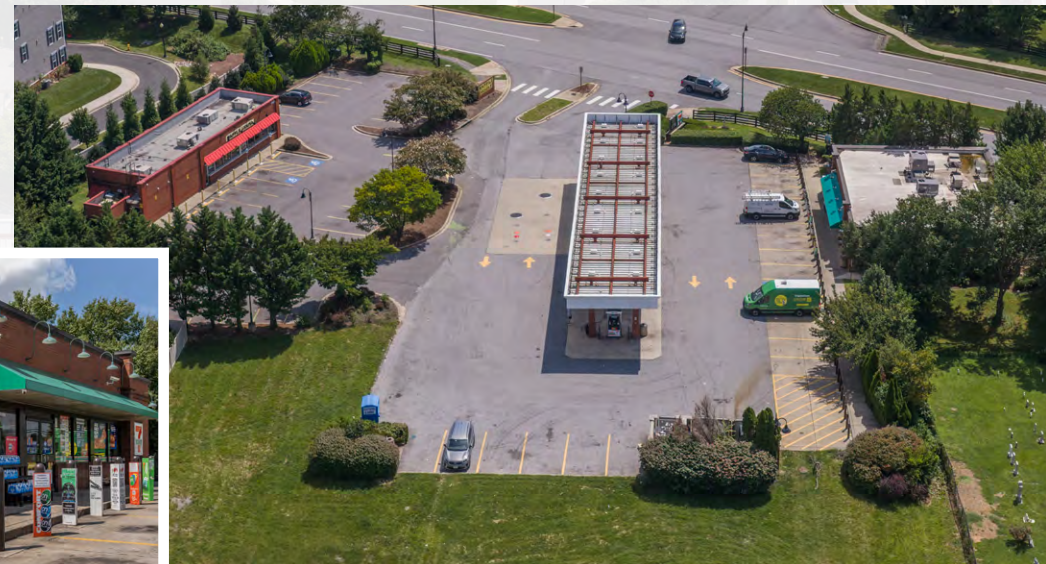
DESTINATION CORRIDOR IN AFFLUENT AND BOOMING SUBMARKET

- » Affluent consumer base in a high-quality of living location: 39,534 residents earning \$212,905 average household income within a 5-mile radius with projected population and income growth through 2031; 1.46% and 1.99% respectively
- » Urbana is one of the fastest growing and affluent communities in Frederick County based around Villages of Urbana a 1,600-acre master planned community started in 2000 with over 4,100 residential units and walkable market districts with continued residential and retail growth happening to this day
- » The Fannie Mae Urbana Technology Center, Kite Pharma's Manufacturing Center, and Bennett Creek Business Park are located near the property contributing to the 44,818 daytime population



PRIME LOCATION IN URBANA OFF MAJOR COMMUTER AND RETAIL NODES

- » Ideally positioned directly off Interstate 270 (I-270), seeing 88,071 vehicles per day (VDP) and on Fingerboard Road (Route 80) trafficked with 19,452 (VPD), combined to a staggering 107,523 VPD
- » I-270, also known as "the Technology Corridor" and a major connector between Urbana and Washington, D.C., is a key economic engine for Maryland, making the area an ideal location for businesses and Fingerboard Road is the main retail thoroughfare through Urbana
- » New retail development located 0.4 miles from the property is known as the Village Square of Urbana developed in 2021 including credit tenants such as Starbucks, Panera, Popeyes, and Chipotle
- » Other retail centers nearby include Turning Point Plaza, Urbana Village Shopping Center, and the Villages at Urbana including large national tenants such as Giant Food, Truist, CVS, Royal Farms, Sheetz, Dash-In, AutoZone, Dunkin' and more



Aerials

North

Average Household
Income within 1-Mile

\$206,000+

URBANA ELEMENTARY SCHOOL

URBANA
PARK & RIDE

EXXON

CASABELLA COMMONS

PUMP & RYE
A NEW SCHOOL DELI & MARKET

SWEET BABE'S
CREAMERY

KYO SUSHI
RESTAURANT

DYNAMIC
AUTOMOTIVE



SUBJECT PROPERTY

URBANA
PUBLIC LIBRARY

VILLAGES AT URBANA

Giant TRUIST
ME Massage Envy
myeyeDr.

Urbana Pike

4,285
[2025 ADT]

WORTHINGTON SQUARE
55 TOWNHOMES

WAFFLE
HOUSE

Fingerboard Rd

19,452
[2025 ADT]



42 Miles to Washington, DC

NATIONAL SUPPORT CENTER:
SOCIAL SECURITY



FANNIE MAE URBANA
TECHNOLOGY CENTER

URBANA CORPORATE CENTER
115,758 SF Office

VILLAGE SQUARE

- Panera BREAD
- tropical CAFE
- Domino's
- Jason Mero
- THE BIG GREEN CAFE
- POPEYES
- AKIRA
- VESUVIUS



88,071
(2023 ADT)

WORTHINGTON SQUARE
55 TOWNHOMES

WAFFLE
HOUSE

Bennett Creek Ave
Fingerboard Rd

19,452
(2023 ADT)

SUBJECT PROPERTY

The 7-Eleven logo, featuring a red '7' and a green 'ELEVEN' in a white box.



8 Miles to Frederick

42 Miles to Washington, DC

VILLAGE SQUARE

Panera Bread tropical CAFE

Domino's

Time Out Coffee POPEYES

AKIRA VESUVIUS



88,071
(2025 ADT)

URBANA
PARK & RIDE

URBANA
PARK & RIDE

EXXON



SUBJECT PROPERTY

WAFFLE
HOUSE

Fingerboard Rd

19,452
(2025 ADT)

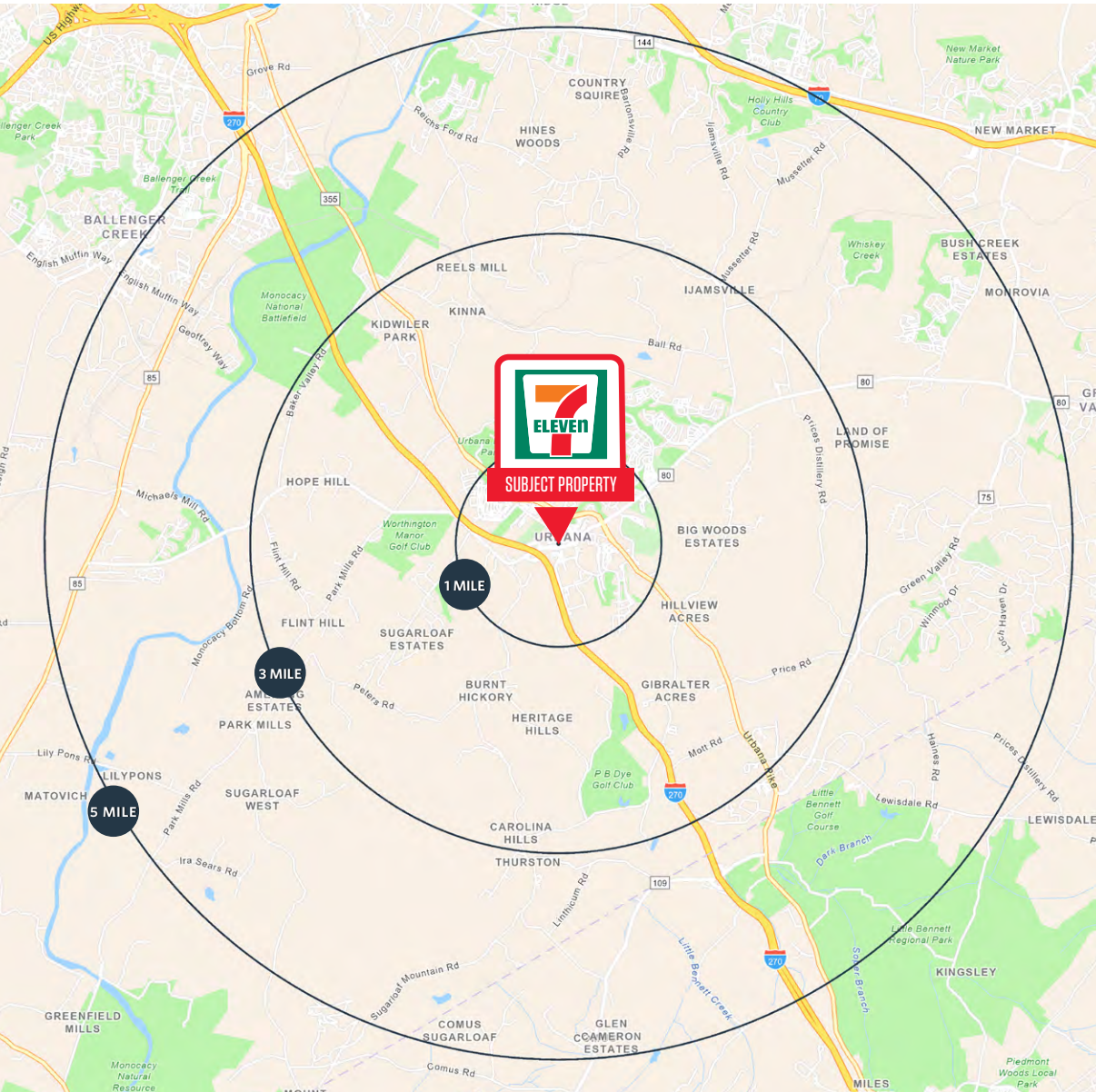
Bennett Creek Ave

Urbana Church Rd

URBANA ELEMENTARY SCHOOL



Demographics



2026 Demographic Summary

	1 MILE	3 MILE	5 MILE
 Total Population	9,237	19,978	39,534
 Average Household Income	\$206,623	\$215,035	\$212,905
 Households	2,859	6,185	12,573
 Daytime Population	7,862	17,012	44,818

2026 - 2031 Projected Annual Growth Summary

 Average Household Income	1.91%	1.89%	1.99%
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Lease Abstract

Property Address	8900 Fingerboard Road Urbana, MD 21705
Lease Type	Absolute NNN
GLA	2,900 SF
Lot Size	1.33 Acres
Lease Commencement	12/12/2025
Rent Commencement	12/12/2025
Rent Expiration	12/31/2040
Term	15.00
Term Remaining	14.40
Options	5 x 5

Tenant	7-Eleven, Inc
Notification Period to Exercise Options	Tenant may, by written notice delivered to Landlord not less than 180 days prior to the end of the Initial Term for an additional period of five years beginning on the day after the end of the Initial Term.
Landlord Obligations	None
Tenant Obligations	Taxes, Insurance, CAM, Roof and Structure
Assignment & Subletting	Tenant has the right without landlord consent to assign lease as a whole, assign or sublet all or any portion of premise, grant to any franchisee of Tenant a right to possession, and operation of all or any portion of Premises, or otherwise transfer the lease or any interest or any interest in Tenant. Assignee must have a net worth in excess of \$1,000,000,000 or investment grade credit, as rated by Moody's Investors Services, Inc., Standard & Poor's Ratings Service or Fitch Ratings.
First Right of Refusal	Yes. Tenant has 15 business days to elect to purchase the property on substantially the same terms. If Tenant declines or does not respond, Landlord may sell to the third party within 270 days, generally at no less than 95% of the disclosed purchase price and on terms not materially more favorable to the buyer. If Tenant exercises its right, the parties must close within 90 days.



Tenant Overview



7-eleven.com

7-Eleven, Inc., founded in 1927 in Dallas as the Southland Ice Company, is a global leader in the convenience retail sector, headquartered in Irving, Texas. As of 2024, the company operates approximately 78,000 stores worldwide, including over 13,000 locations across the U.S. and Canada. With trailing 12-month revenue reaching approximately \$87 billion, 7-Eleven continues to expand through acquisitions such as Speedway and Stripes, while enhancing its private-label and fresh food offerings. The company is also developing its quick-service restaurant concepts in more than 1,000 locations and building out its 7FLEET diesel network, which is nearing 500 fueling sites. Looking ahead, 7-Eleven plans to open 1,300 new modernized stores by 2030, with a strategic focus on food service innovation, digital loyalty initiatives like 7NOW delivery and 7Rewards, and the development of a North American IPO expected by 2026.

OF LOCATIONS
85,000+

OF EMPLOYEES
150,000+

CREDIT RATING
A- (S&P)

2025 NET INCOME
\$87B

YEAR FOUNDED
1927



Representative Photo



Representative Photo

Urbana, Maryland is one of the fastest-growing and most affluent communities in Frederick County, strategically positioned along the I-270 technology corridor between Frederick and Montgomery County. The median household income is \$182,500 with a population increase of over 45% since 2010. The community has evolved from a small rural area into a premier master-planned suburban market, attracting highly educated professionals, government employees, and technology workers seeking access to both Frederick and the Washington, D.C. metropolitan area.

The area continues to experience growth driven by the ongoing master-planned community known as Villages of Urbana. The community consists of a 1,600-acre master plan started in 2000 with over 4,100 residential units and walkable market districts. Recently, development has focused on new residential construction within the Market District.



Frederick County

Frederick County is conveniently located approximately 40 miles northwest of Washington D.C via I-270 and 45 miles west of Baltimore via I-70. As the 8th largest county in Maryland by population, and one of the fastest growing counties in the state, Frederick offers a lower cost of living alternative to its neighbor, Montgomery County, while providing accessibility to major economic drivers. Frederick County also has the luxury of being within 60 miles of three airports, BWI Marshall, Dulles International Airport, and Ronald Reagan National Airport, offering easy access to transportation. Hosting a stable and growing economy, the County has attracted more than 8,700 business and over 80 biosciences companies and is in the third largest biosciences cluster in the U.S., serving as the Northern Anchor of the I-270 Technology Corridor.

Photo: Spanning more than a mile through the heart of hip and historic Downtown Frederick, Carroll Creek Promenade Park offers more than just a beautiful view; specialty shops, outdoor dining, breweries and a distillery are among the businesses located along the park.



Fort Detrick

With 275,000 residents in the County, major employers include Fort Detrick, The Frederick County Government, and The Frederick Memorial Hospital. Fort Detrick is the largest employer in the County with 8,700+ employees, and home to a 1,200-acre campus conducting biomedical R&D, medical material management, global medical communications and the study of foreign plant pathogens. The Fort hosts numerous divisions, including the Army Health Clinic, Navy Medical Logistics and Research Command, and the Army Medical Research and Development Command, collectively contributing over \$500M of economic impact annually.

Photo: Fort Detrick, Maryland, is a hub of cutting-edge research and innovation, supporting vital advancements in science and technology

With a population of 6.3 million - the Washington Metropolitan Statistical Area includes the District of Columbia, the seat of the United States Government, as well as numerous counties in Central Maryland, Northern Virginia, and West Virginia. The region is one of the best performing economies in the US, with a median household income of \$106,156- nearly 61% above the national average. This is largely fueled by being one of the most dynamic economies in the US, driven by a highly educated workforce, with more than 51% possessing a bachelor's degree or higher. This highly educated workforce is employed in several prevalent industries, including government, biotechnology, defense contracting, and tourism.

The Greater Washington region has gained more than 330,000 jobs since 2000, one of the highest numbers of any metropolitan region in the country and has consistently maintained unemployment rates below the national average. The largest city in the Washington MSA is Washington D.C. which also serves as an international tourist destination with approximately 23 million annual visitors that spend over \$7.5 Billion. Top annual attractions include the Lincoln Memorial, National Air & Space Museum, and National Museum of Natural History. The Washington D.C. MSA is also one of two metropolitan regions in the U.S. with three world-class airports: Washington Dulles International Airport (IAD), Baltimore/ Washington International Thurgood Marshall Airport (BWI), and Ronald Reagan Washington National Airport (DCA). The subject property is a 30-minute drive from Washington Dulles International Airport, a tremendous asset for the growing neighborhood logistics and industrial infrastructure.

#1

Largest Metropolitan
Area in South
Atlantic Division

#6

Largest Metropolitan
Statistical Area
in the Nation

17

Fortune 500
Company HQs
within 25 Miles of DC

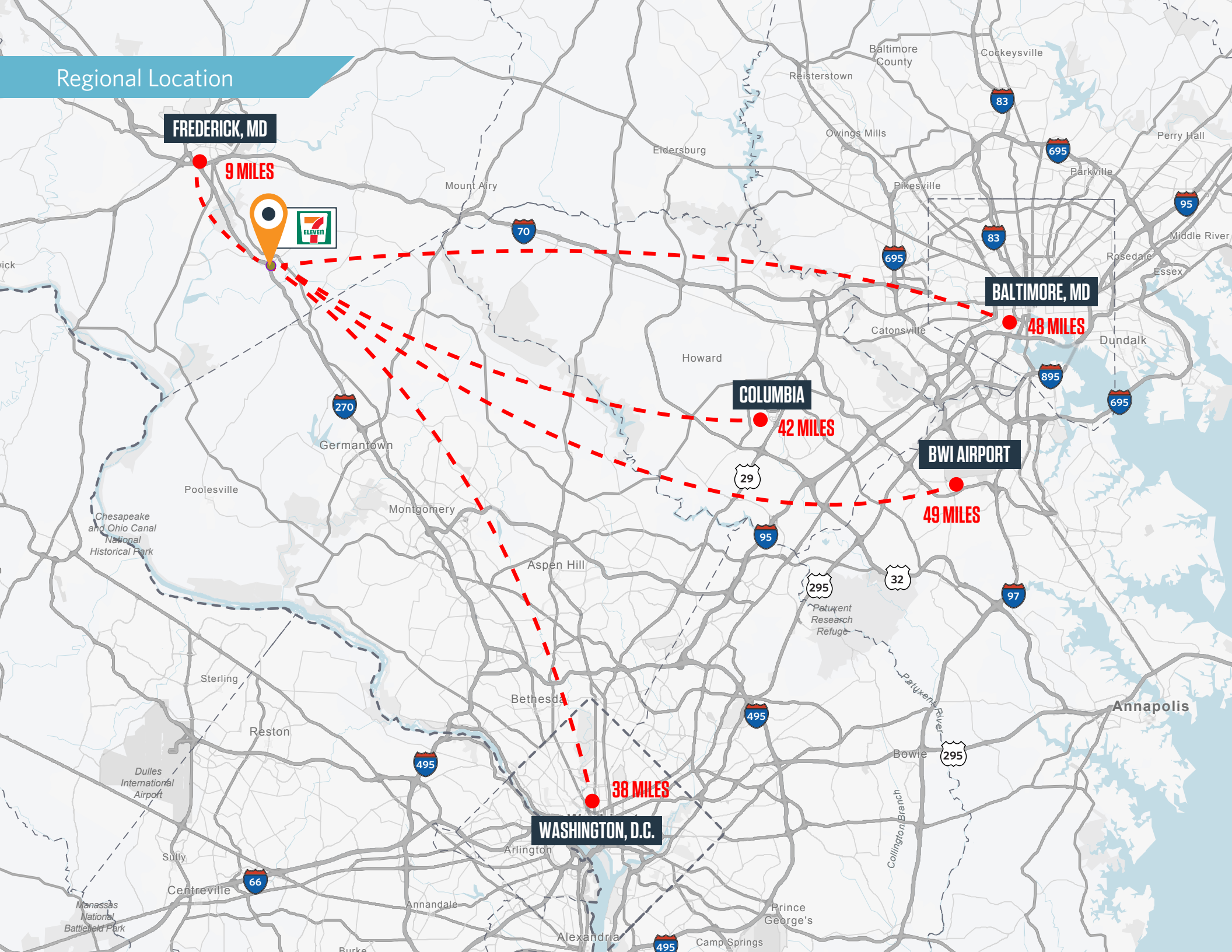
3

World Class Airports
(BWI, DCA & IAD)

705,000

New Residents
Since 2010

Regional Location



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