

# 7-Eleven®

1668 US HWY 74 W  
Wadesboro, NC (Charlotte MSA)

**OFFERED FOR SALE**  
**\$9,876,000 | 5.25% 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 Wadesboro, NC. This new construction, 4,813 SF asset has been leased to 7-Eleven for fifteen years. The lease includes four, five (5) year options with 10% rental increase in each option.



**15-YR  
LEASE**



**LOCATED IN  
RETAIL CORRIDOR**



**HIGH  
GROWTH MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$518,500
Rent Escalation	6-10	\$570,350
Rent Escalation	11-15	\$627,385
1st Option Term	16-20	\$690,124
2nd Option Term	21-25	\$759,136
3rd Option Term	26-30	\$835,049
4th Option Term	31-35	\$918,554

<b>NOI</b>	<b>\$518,500</b>
<b>CAP</b>	<b>5.25%</b>
<b>PRICE</b>	<b>\$9,876,000</b>

## ASSET SNAPSHOT

Tenant Name	7-Eleven
Address	1668 US Hwy 74 West, Wadesboro, NC 28170
Building Size (GLA)	4,813 SF
Land Size	5.81 Acres
Year Built	2025
Signator/Guarantor	7-Eleven Inc (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	9/30/2025
Lease Expiration Date	9/30/2040
Rental Increases	10% Every 5 Years and in Option Periods
Remaining Term	15 Years
Current Annual Rent	\$518,500



 **9,014** PEOPLE  
IN 5 MILE RADIUS

 **\$58,651** AHHI  
IN 3 MILE RADIUS

 **25,500** VPD  
ON US HWY 74





### ATTRACTIVE LEASE FUNDAMENTALS

15 Year Lease with 10% bumps every 5 years and in extension periods | Abs. NNN lease providing zero landlord responsibilities | Passive investment



### CORPORATE BACKED 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



### HIGH VISIBILITY OFF BUSY I-71

Excellent exposure along a major retail and commuter corridor | Unmatched visibility along US Hwy 74 West | Positioned across from Anson High School the location catches steady foot traffic



### POSTIONED NEAR LOCAL EMPLOYERS

Centrally located near several of Anson County's largest employers | Anson County Schools (3,845 students and staff) | Hornwood (textile manufacturing, 400 employees) | Brown Creek Correctional (342 employees)



### RECENT CONSTRUCTION - DIESEL STATION - TRUCK STOP

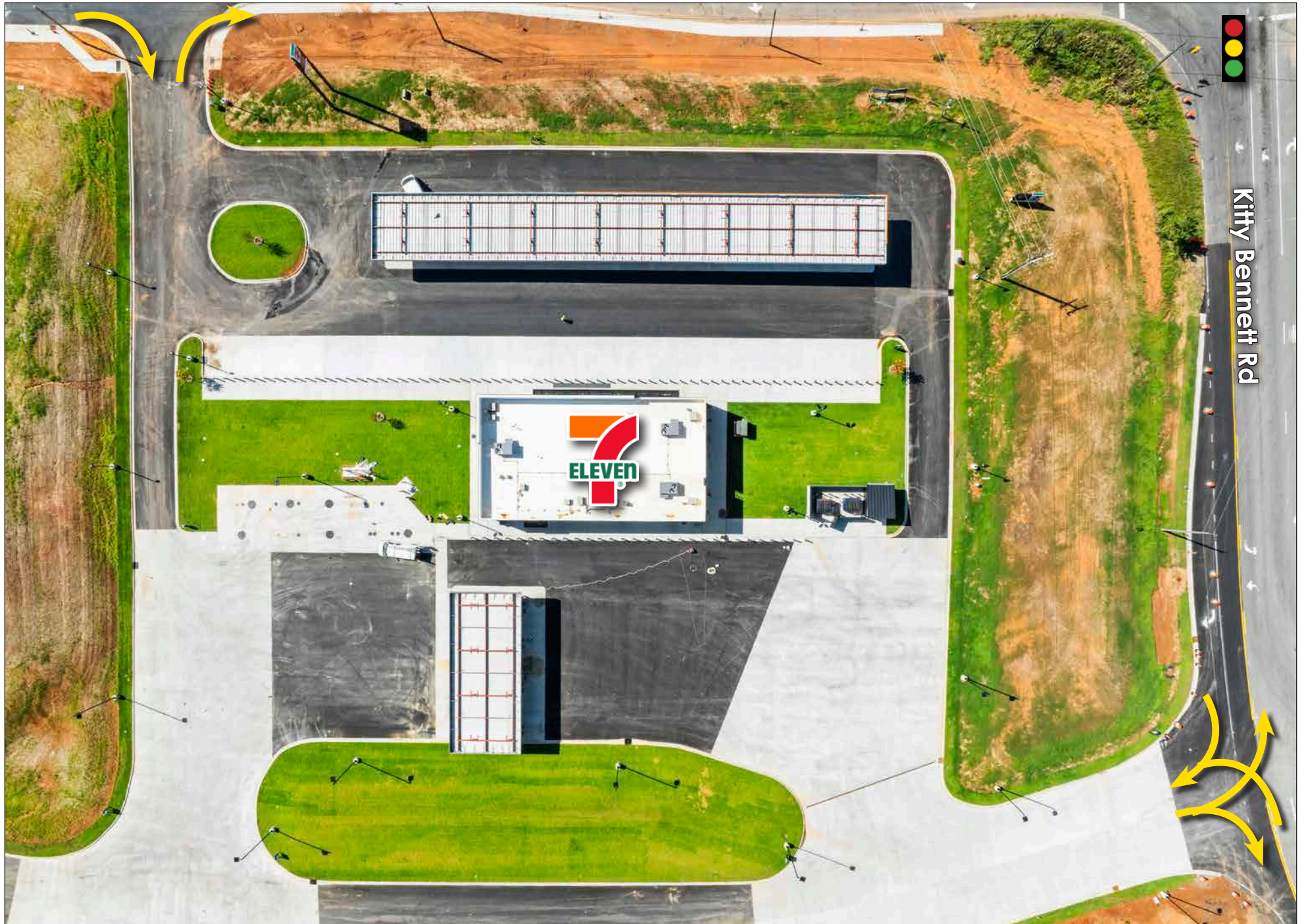
Integrated diesel fueling and truck stop facilities | Major east west freight corridor ensures consistent demand | Inclusion of diesel fueling compacity and ample truck access expands the customer base beyond traditional convenience store patterns



### LOCATED IN BETWEEN MAJOR MSAS

The subject property benefits from its strategic location in Wadesboro, NC, positioned between the growing Charlotte and Fayetteville MSAs | Charlotte, the largest city in North Carolina, boasts a population of over 2.8 million in its metro area, while Fayetteville anchors more than 500,000 residents with a strong military presence from Fort Bragg









**Atrium Health**

Anson High School  
3,845 Students and Staff

**TACO BELL**

**MURPHY USA**

**Davita**  
Kidney Care

**DOLLAR TREE**

**HIBBETT**  
SPORTS

**SONIC**  
America's Drive-In

Kitty Bennett Rd

**7-ELEVEN®**

US Hwy 74 W (25,500 VPD)



**CHARLOTTE**

45 MILES  
1:05 DRIVE



**WADESBORO**

**RALEIGH**

99 MILES  
1:58 DRIVE

**WILMINGTON**

135 MILES  
2:20 DRIVE

**MYRTLE BEACH**

113 MILES  
2:30 DRIVE

**CHARLESTON**

153 MILES  
3:10 DRIVE

**1 MILES**

422  
PEOPLE  
\$49,027  
AHHI  
395  
TOTAL  
EMPLOYEES

**3 MILES**

5,164  
PEOPLE  
\$58,651  
AHHI  
3,949  
TOTAL  
EMPLOYEES

**5 MILES**

9,014  
PEOPLE  
\$58,249  
AHHI  
5,280  
TOTAL  
EMPLOYEES

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

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



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Exclusively Offered By



## PRIMARY DEAL CONTACTS

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