



6820 FILLYAW RD
FAYETTEVILLE, NC

**OFFERED
FOR SALE**

\$8,180,000 | 5.40% CAP

**FIRST GAS STATION OUTSIDE
OF FORT BRAGG!**



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 located next to the largest Army Base in the country, and enjoys phenomenal accessibility on a signalized intersection.



**15-YR
LEASE**



**DIRECTLY BY
FORT BRAGG**



**IN HIGH
GROWTH MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$441,719
Rent Escalation	6-10	\$485,891
Rent Escalation	11-15	\$534,480
1st Option Term	16-20	\$587,928
2nd Option Term	21-25	\$646,720
3rd Option Term	26-30	\$711,393
4th Option Term	31-35	\$782,532

NOI \$441,719

CAP 5.40%

PRICE \$8,180,000

ASSET SNAPSHOT

Tenant Name	7-Eleven
Address	6820 Fillyaw Rd, Fayetteville, NC 28303
Building Size (GLA)	4,650 SF
Land Size	2.87 Acres
Year Built/Renovated	2024
Signator/Guarantor	7-Eleven (Corporate)
Rent Type	Absolute NNN
Landlord Responsibilities	None
Rent Commencement Date	2/27/2025
Lease Expiration Date	2/29/2040
Remaining Term	15 Years
Rent Escalations	10% Every 5 Years and in Option Periods
ROFR	Yes - 30 Days
Current Annual Rent	\$441,719

ACTUAL PROPERTY



108,008 PEOPLE
IN 5 MILE RADIUS



\$77,733 AHHI
IN 1 MILE RADIUS



18,500 VPD
ON YADKIN RD





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



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



POSITIONED IN PROMINENT RETAIL TRADE AREA

Within a 1-mile radius of the 7-Eleven is more than 350K SF of retail space | Nearby National Retail Tenants Include: Lowe's Home Improvement, Dick's Sporting Goods, Kohl's, Belk, JCPenny, and more



RECENT CONSTRUCTION

Newly constructed building to 7-Eleven's latest prototype with warranties in place for the roof and mechanical systems



FIRST GAS STATION SERVICING FORT BRAGG

Site is the first fuel station leaving Fort Bragg on Yadkin Rd 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!

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



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



18,500 VPD



Fillyaw Rd (6,500 VPD)

Yadkin Rd (18,500 VPD)

Fort Bragg

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



amazon
1.3M SF
FULFILLMENT CENTER

18,500 ADT

21,500 ADT

38,500 ADT

54,000 ADT

Yadkin Rd

18,500 ADT

24

Bragg Blvd

42,500 ADT

27,500 ADT

23,000 ADT

Murchinson Rd

Skibo Rd

CROSS POINTE CENTRE
TJ-maxx Ashley
ULTA SHOE CARNIVAL Staples the Vitamin Shoppe
BOB'S FURNITURE

MARKETFAIR MALL
TODD amc planet fitness ROOMS TO GO

LOWE'S Gabe's

BEST BUY

TARGET

Home Depot

Burlington Academy

Walmart Neighborhood Market
ANYTIME FITNESS

FAYETTEVILLE PAVILION
FOOD LION Marshalls PET SMART
Michaels Guitar Center Party City

BJ's

KOHL'S

FREEDOM TOWN CENTER
DICK'S Sporting Goods HomeGoods petco
SPROUTS HOBBY LOBBY WORLD MARKET
burkes b five BELOW

ALDI

FOOD LION

BIG LOTS!

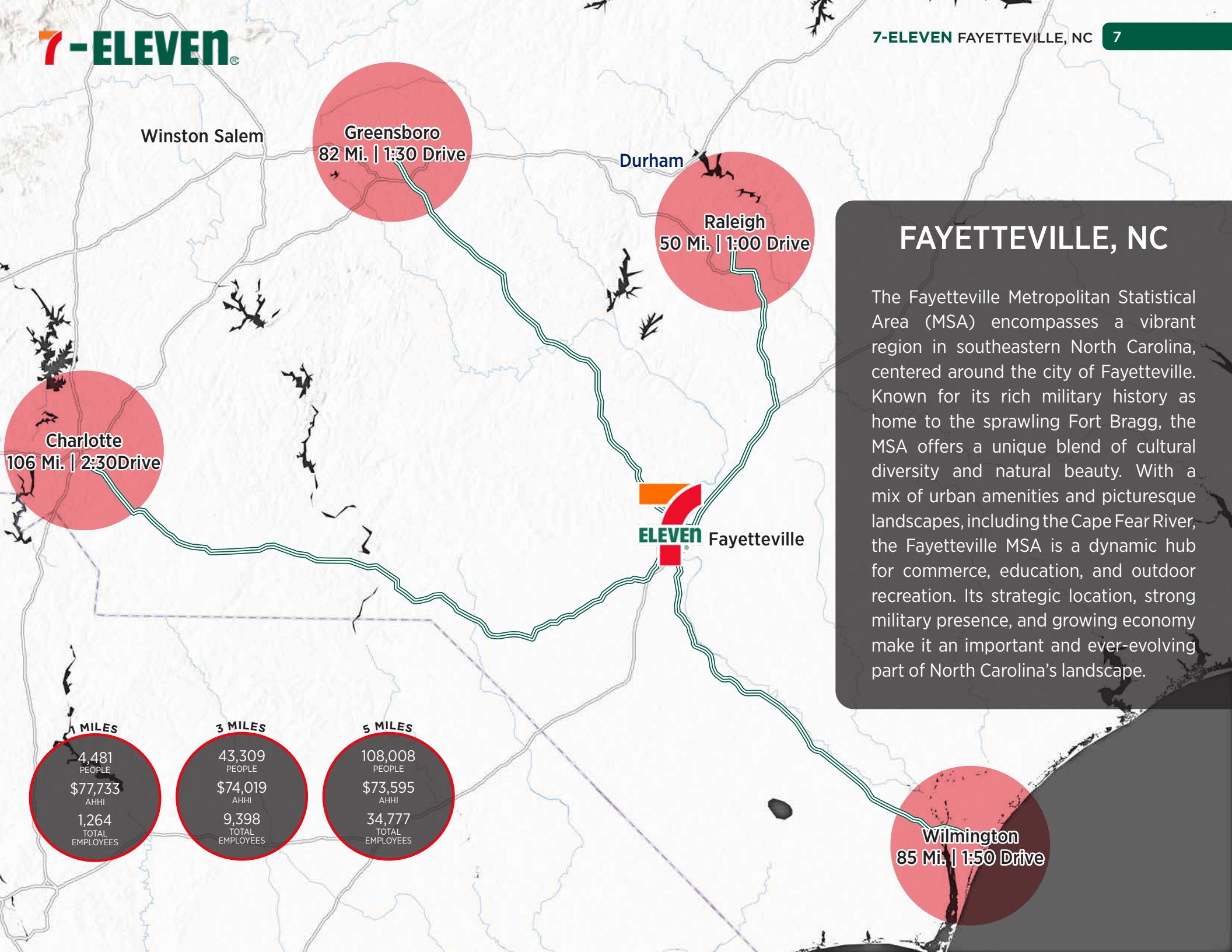
HIGHLAND CENTER
Harris Teeter Dot Super

CROSS CREEK MALL
belk JCPenney macys
LANE BRYANT Office DEPOT Bath & Body Works

OLD NAVY BARNES & NOBLE

HIBBETT SPORTS

IGA



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.

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

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7-ELEVEN®

**6820 FILLYAW RD
FAYETTEVILLE, NC**

Exclusively Offered By



PRIMARY DEAL CONTACTS

DAVID HOPPE

Head of Net Lease Sales

980.498.3293

dhoppe@atlanticretail.com

BEN OLMSTEAD

Associate

980.498.3296

bolmstead@atlanticretail.com

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