

7-ELEVEN

1371 Sumter Highway, Bishopville, SC
(Columbia, SC MSA)

**OFFERED
FOR SALE**

\$8,047,619 | 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 7-Eleven | Bishopville, SC.

Situated at 1371 Sumter Highway in Bishopville, SC, the 4,650 square foot building is leased to 7-Eleven for eighteen years (rare, longer initial lease term which shows commitment to the location). The lease includes four, five (5) year options with 10% rental increases in each option. 7-Eleven is currently paying \$422,500 which increases to \$464,750 in year 7 of the initial term and \$511,225 in year 13 of the initial term.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	1-6	\$422,500
Rental Increase (Current Term)	7-12	\$464,750
Rental Increase (Current Term)	13-18	\$511,225
1st Extension Option	19-23	\$562,348
2nd Extension Option	24-28	\$618,582
3rd Extension Option	29-33	\$680,440
4th Extension Option	34-38	\$748,485

NOI	\$422,500
CAP	5.25%
PRICE	\$8,047,619

ASSET SNAPSHOT

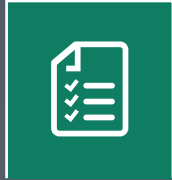
Tenant Name	7-Eleven
Address	1371 Sumter Highway, Bishopville, SC
Building Size (GLA)	4,650 SF
Land Size	7.92 Acres
Year Built/Renovated	2024
Signator/Guarantor	Corporate
Rent Type	NNN
Landlord Responsibilities	None
Rent Commencement Date	1/15/2025
Remaining Term	18 Years
Current Annual Rent	\$422,500



3,027 PEOPLE
IN 3 MILE RADIUS

\$55,600 AHHI
IN 3 MILE RADIUS

28,900 VPD
ON INTERSTATE 20



NNN Lease w. Bonus Depreciation Potential with Building Ownership

18 Year Lease with 10% bumps every 6 years and in extension periods | 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



Oversized Parcel

Large parcel with almost eight acres | Opportunity for larger redevelopment | Overflow parking ability for the truck stop



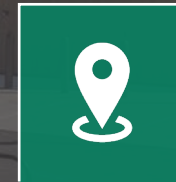
Proven Demand off I-20

Across the Street from a top performing Pilot Travel Center (top 92th percentile - 877K visits annually -Placer.ai) | Located directly off of I-20 over 30k VPD | Provides a diesel stop along the main logistics corridor in South Carolina



New Construction Diesel Station

Newly constructed building with warranties in place for the roof and mechanical systems | 7-11 Diesel station format adding to their network of 7FLEET stations



Centrally Located Between High Growth SC MSAs

Located in the middle of three high growth MSAs | Columbia, SC the states capital has a steady annual growth rate of 1.5% | Florence, SC grew 13% from 2010-2020 | Sumter, SC has sustained a 75% population growth since 1960



Site Plan





Property Photos



(PLACER.AI)

877.5K VISITS PER MONTH

PILOT 4581 RANKS **14TH OUT OF 182** STATIONS IN THE STATE OF SOUTH CAROLINA



Interstate 20 - 28,900 VPD

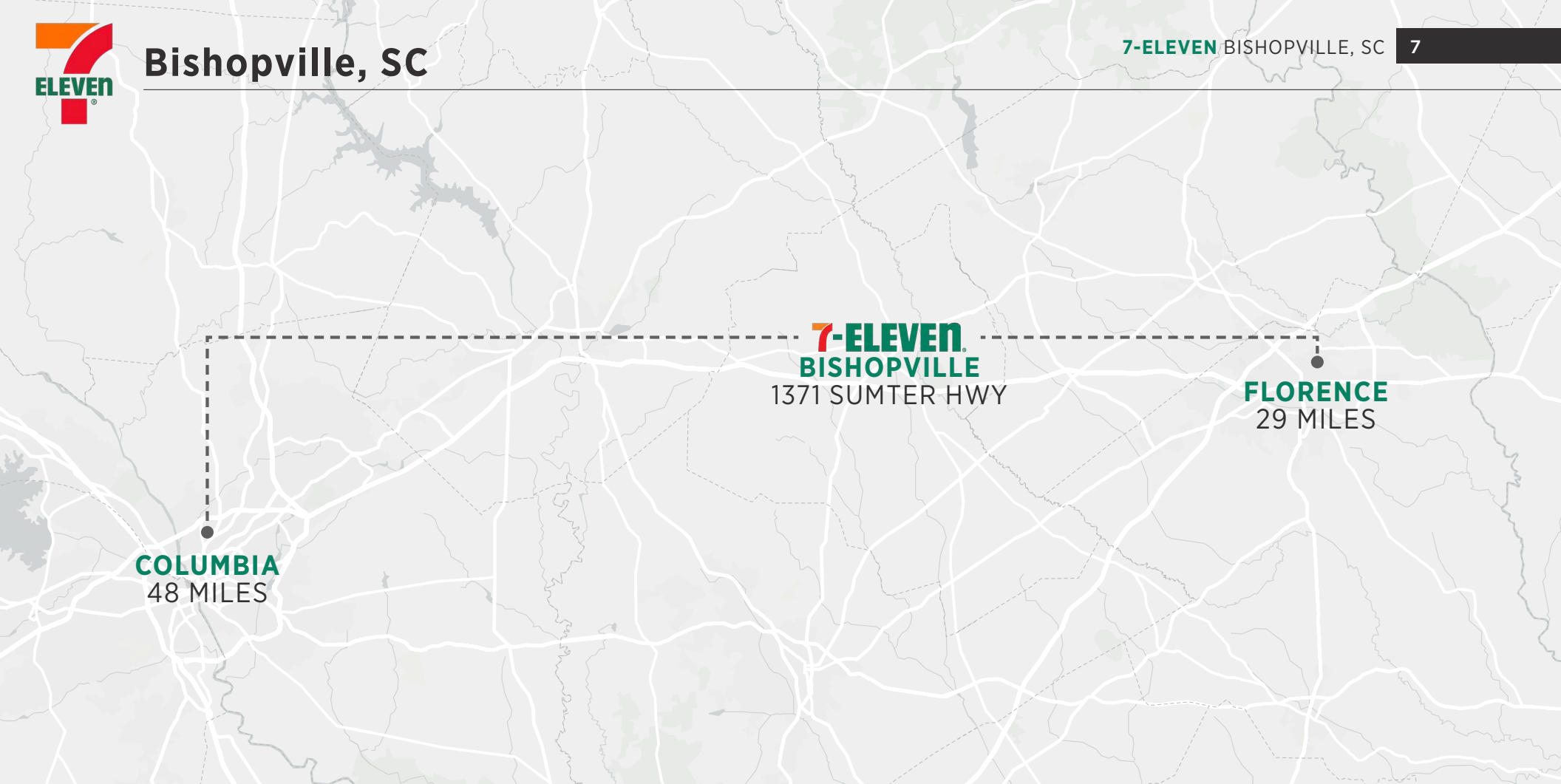
Sumter Hwy - 7,800 VPD



Downtown Bishopville



**7-ELEVEN
BISHOPVILLE**



Bishopville is a small town in Lee County, South Carolina. Known for its historic charm and southern hospitality, Bishopville offers a glimpse into traditional American small-town life. The town is famous for its Pearl Fryar Topiary Garden, where visitors can see an impressive collection of topiaries created by self-taught artist Pearl Fryar. Additionally, Bishopville hosts the annual Cotton Festival, celebrating the region’s agricultural heritage.

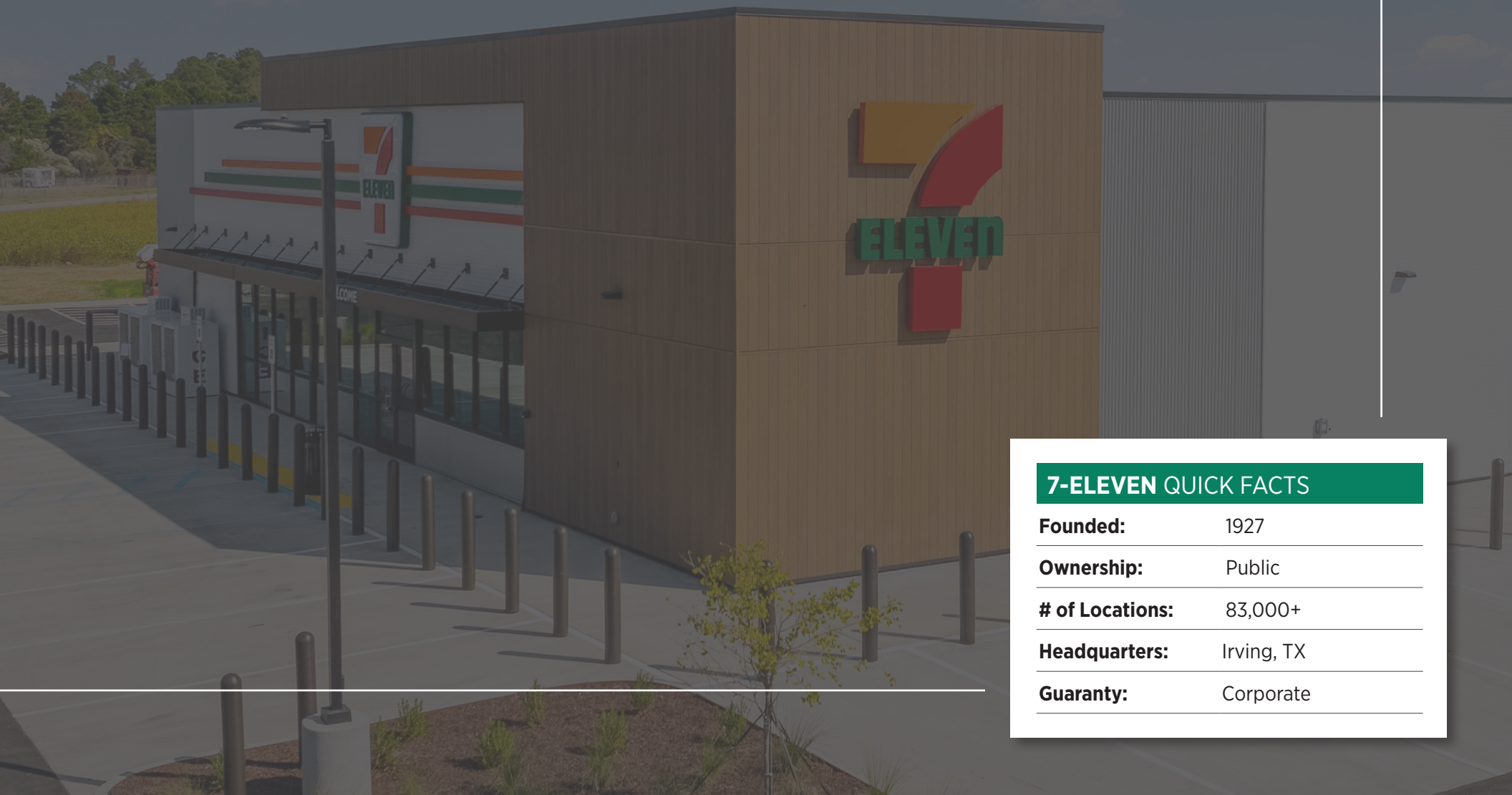
Proximity to Columbia, SC | Bishopville is located approximately 50 miles east of Columbia, the capital city of South Carolina. The drive between the two cities typically takes about an hour via Interstate 20 (I-20). Columbia offers Bishopville residents access to a larger urban environment with extensive amenities, including shopping, dining, cultural attractions, and educational institutions such as the University of South Carolina.

Proximity to Florence, SC | Bishopville is also situated about 30 miles west of Florence, South Carolina. The journey to Florence takes roughly 45 minutes via US Route 76. Florence serves as a regional hub with a robust medical community, shopping centers, and various recreational opportunities. It also boasts a strong cultural scene, including the Florence County Museum and the Francis Marion University Performing Arts Center.



Tenant Summary

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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Exclusively Offered By



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