

Campbell's Snacks  
700k SF  
Manufacturing Plant

Marlowe Place  
245 Apartments

South End  
7,881 Total Apartments

Uptown Charlotte  
8 Mi. | 20 Min Drive

MORNINGSTAR  
STORAGE

THE ORIGINAL  
MATTRESS  
FACTORY

CIRCLE K

Public Storage

BUICK  
GMC

MITSUBISHI

FLEXCAR

CALIBER  
COLLISION

7-ELEVEN

KURE

LYNX BLUE LINE (27,700 PASSENGERS/DAY)

SOUTH BLVD (33,500 VPD)

SHARON RD W (23,500 VPD)

**OFFERED  
FOR SALE**  
\$3,485,000 | 6.65% CAP

**7-ELEVEN**

8641 South Blvd, Charlotte, NC

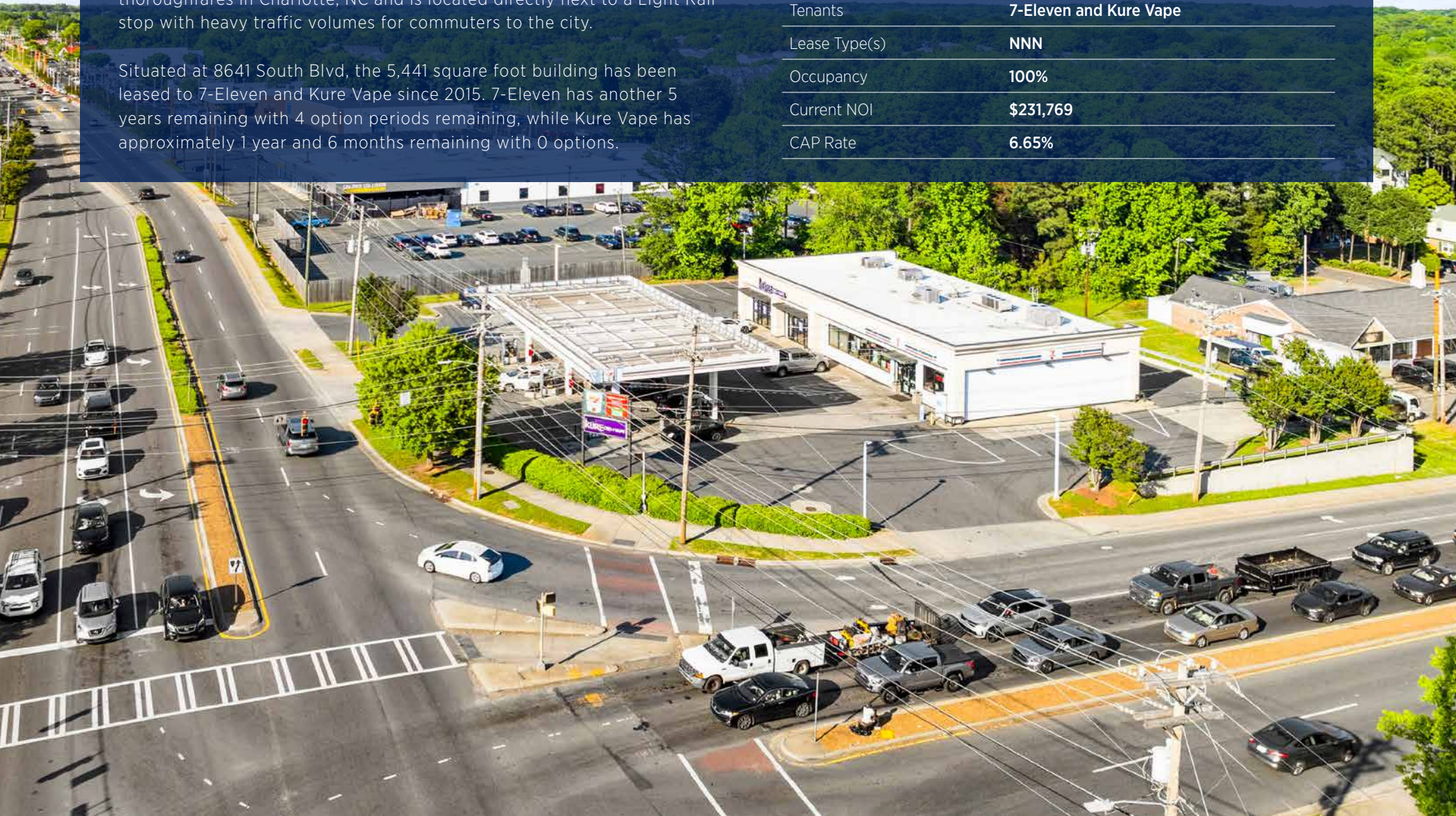
# Executive Summary

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a 2-tenant net-lease property in Charlotte, NC. This 5,441 SF building is a 100% occupied by two tenants: 7-Eleven and Kure Vape. The asset is well positioned on a hard corner of two main commuter thoroughfares in Charlotte, NC and is located directly next to a Light Rail stop with heavy traffic volumes for commuters to the city.

Situated at 8641 South Blvd, the 5,441 square foot building has been leased to 7-Eleven and Kure Vape since 2015. 7-Eleven has another 5 years remaining with 4 option periods remaining, while Kure Vape has approximately 1 year and 6 months remaining with 0 options.

## ASSET SNAPSHOT

Address	8641 South Blvd, Charlotte, NC 28273
Building Size (GLA)	5,441 SF
Land Size	0.98 Acres
Year Built	2015
Tenants	7-Eleven and Kure Vape
Lease Type(s)	NNN
Occupancy	100%
Current NOI	\$231,769
CAP Rate	6.65%





## ATTRACTIVE LEASE FUNDAMENTALS | RENT BUMP SOON

Each lease is structured NNN, providing minimal landlord responsibility | 7-Eleven has a 10% Rent Bump coming in 2025, which will boost your annual return



## STRONG CORPORATE ANCHOR TENANT

The center is anchored by 7-Eleven | 7-Eleven market cap of \$37.18B | Over 83,000 locations across the world



## CHARLOTTE MSA TAILWINDS

Charlotte MSA has added more than 135K people from 2020 to 2023, making it the 5th fastest growing city in the Country | Charlotte forecasts a 45.2% job growth over the next 10 years



## PRIME CHARLOTTE REAL ESTATE

Located at the lighted intersection of Sharon Rd W (23,500 VPD) and South Blvd (33,500 VPD) | Across the street from Sharon Rd West Light Rail Stop (Over 13M riders per year) | Over 3.8K apartment units in a 1-mile radius



## SURROUNDED BY THOUSANDS OF WORKERS

Over 2.7MSF of industrial space located in a 1-mile radius | Across the street from Campbell Snacks 700K SF distribution Facility



## RE-LEASING UPSIDE

Kure Vape has minimal term remaining with 0 option period, providing the next owner the ability to 'mark-to-market' (Market Leasing Assumption: Upper \$20's psf) the rent with a new tenant, renew Kure Vape, or lease the excess space to 7-Eleven



**SOUTH BLVD (33,500 VPD)**

**SHARON RD W (23,500 VPD)**

**KURE**  
**7-ELEVEN**

OLD NAVY JOANN Conn's  
EVERSTOCK FLOOR DECOR TILE WOOD STONE  
Burlington ROSS rack

PET SMART  
AutoZone

TARGET BIG LOTS

TOYOTA

BMW

HONDA

Public Storage

U-HAUL

CIRCLE K

SHARON RD W (23,500 VPD)

7-ELEVEN

KURE

CALIBER COLLISION

LYNX BLUE LINE (27,700 PASSENGERS/DAY)

Lynx Blue Line Park & Ride Stop

SOUTH BLVD (33,500 VPD)

## Rent Roll

TENANT	GUARANTEE	SF	% OF TOTAL GLA	RENT COMMENCEMENT	LEASE EXPIRATION	LEASE TERM	ANNUAL RENT	RENT INCREASES	NEXT RENT INCREASES	RE TAX, CAM, INS & REIMBURSEMENTS	ADMIN/MGMT FEES	CAM CAPS	RENEWAL OPTIONS
7-Eleven	Corporate	3,000	55.1%	5/11/2025	5/31/2030	5 Years	\$168,300	10% Every 5 Years	6/1/2025 (\$185,130)	NNN	4% of Tenant's Base Rent	3% Cumulative Cap on Controllables	4 x 5 Years
Kure Vapor	AMV Holdings (100+ Units)	2,441	44.9%	11/22/2015	11/30/2025	1 Year, 6 Months	\$65,419	N/A	N/A	NNN	15% of Tenants TICAM Charges	None	None
<b>CENTER TOTAL / AVERAGE</b>		<b>5,441</b>	<b>100.0%</b>				<b>\$233,719</b>						
<b>CURRENT VACANT</b>		<b>0</b>	<b>0%</b>										
<b>TOTAL</b>		<b>5,441</b>	<b>100.0%</b>										

### UNDERWRITING ASSUMPTIONS

1. Analysis shows Year 1 snapshot of NOI
2. Expenses based off 2023 actuals

### CASH FLOW

INCOME	
Base Rent	\$233,719
Expense Recovery	\$57,950
<b>Effective Gross Revenue</b>	<b>\$291,669</b>
EXPENSES	
CAM	\$36,232
Insurance	\$4,240
RE Taxes	\$17,478
NR - R&M	\$1,950
<b>Total Expenses</b>	<b>\$59,900</b>
<b>NET OPERATING INCOME</b>	<b>\$231,769</b>





### 7-ELEVEN QUICK FACTS

FOUNDED:	1927
OWNERSHIP:	PUBLIC (OTCMKTS: SVNDY)
# OF LOCATIONS:	83,000
HEADQUARTERS:	IRVING, TX
GUARANTY:	CORPORATE



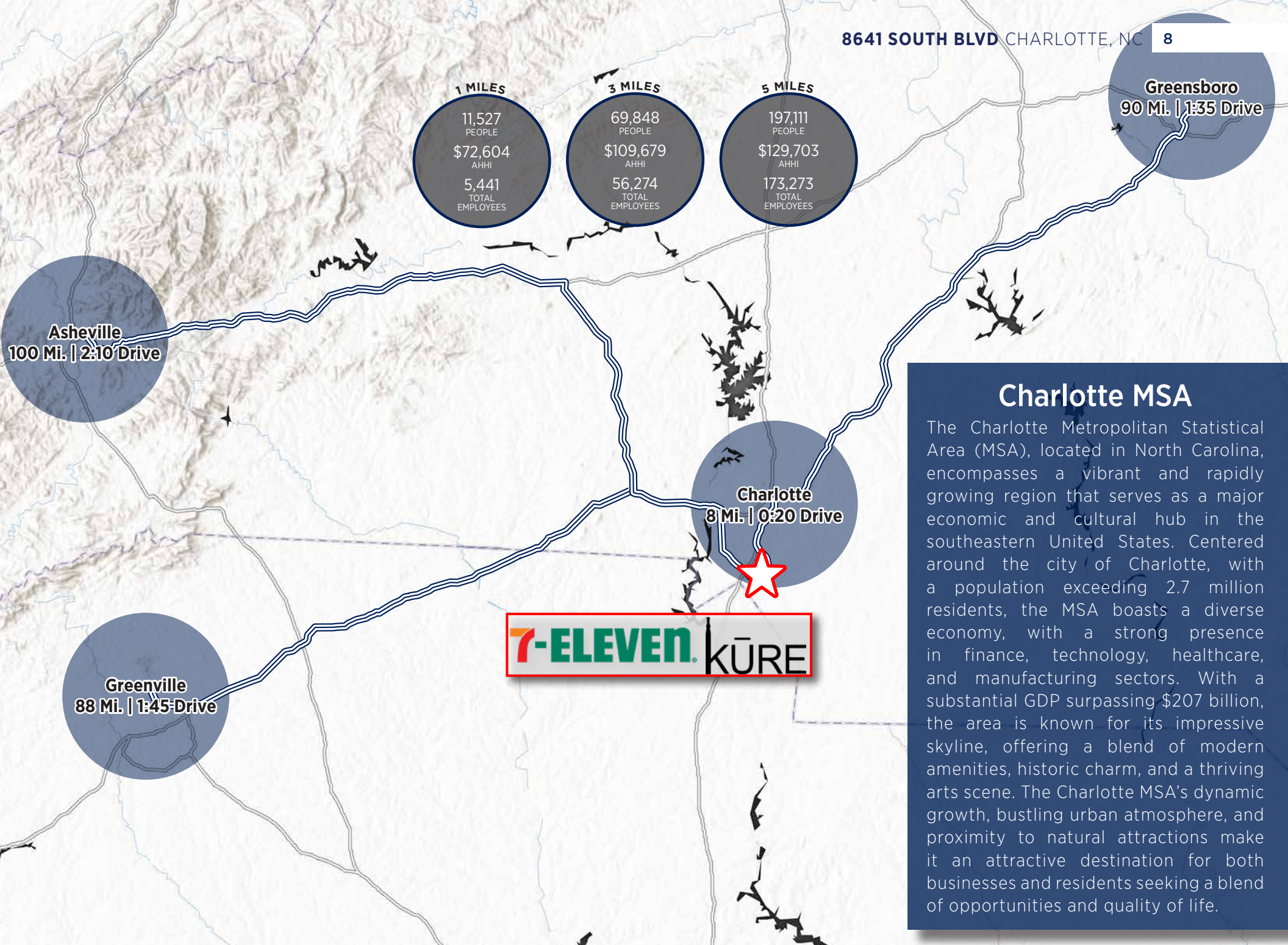
### KURE QUICK FACTS

FOUNDED:	2014
OWNERSHIP:	PRIVATE
# OF LOCATIONS:	90
HEADQUARTERS:	CHARLOTTE, NC
GUARANTY:	AMV HOLDINGS (100+ UNITS)

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. 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.

KURE Corp. (“KURE”) is a private company based in Charlotte, North Carolina that specializes in the retailing of vaporizers and e-cigarettes, e-Juices, and related accessories. KURE’s primary products are its distinct line of custom blended, premium, USA made flavored e-Juices, KURE branded vaporizers, as well as popular third party brands of advanced hardware and select eLiquids.

KURE set out to change the current state of the “vape shop” industry with the introduction of KURE Vaporium & Lounge, a modern and sophisticated retail environment and lounge catering to the vaping community.



### Charlotte MSA

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.



**OFFERED  
FOR SALE**

**\$3,485,000 | 6.65% CAP**

**7-ELEVEN**

**8641 South Blvd, Charlotte, NC**



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Exclusively Offered By



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