



Net-Lease

# 7-ELEVEN

Exclusively Listed With: Tri-Oak Consulting Group

883 North Main Street  
Culpeper, VA 22701

Purchase Price: **\$2,350,000**

Cap Rate: **5.38%**

## HIGHLIGHTS

- ✓ Proven Location Since 1992
- ✓ Minimal LL Responsibilities - Structure Only
- ✓ Traffic Count in Immediate Vicinity: 22K
- ✓ Average HHI at 1-Mile: \$98K+
- ✓ 89 Miles from Richmond, VA



Actual location not shown

The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to verification and no liability for errors or omissions are assumed.

## Property Summary

<b>Asking Price:</b>	\$2,350,000
<b>Cap Rate:</b>	5.38%
<b>Rent/NOI:</b>	\$126,500.04
<b>Rent Increase:</b>	<b>10% Rent Increase 2029</b>
<b>Lease Commencement:</b>	01/01/1992
<b>Lease Expiration:</b>	01/31/2034
<b>Renewal Options:</b>	Three / 5 Year Renewals
<b>Building Size:</b>	2,618 SF
<b>Land Size:</b>	0.37 Approx. Acres
<b>Parking:</b>	Adequate
<b>Area Tenants:</b>	McDonald's, LoanMax, Tractor Supply, Family Dollar, Pizza Hut, Wendy's

## Responsibility

<b>Tenant:</b>	RE Taxes, Building Insurance, Roof, HVAC, Parking Lot Maintenance
<b>Lessor:</b>	Structure
<b>Lease Guarantor:</b>	7-Eleven, Inc. a wholly owned subsidiary of Seven & i Holdings Co., Ltd NYSE: SVNDY



## Demographics

	1-MILE	3-MILE	5-MILE
<b>Population:</b>	9,909	25,720	32,534
<b>Median Income:</b>	\$68,809	\$74,463	\$80,532
<b>Average Income:</b>	\$98,174	\$98,899	\$104,141

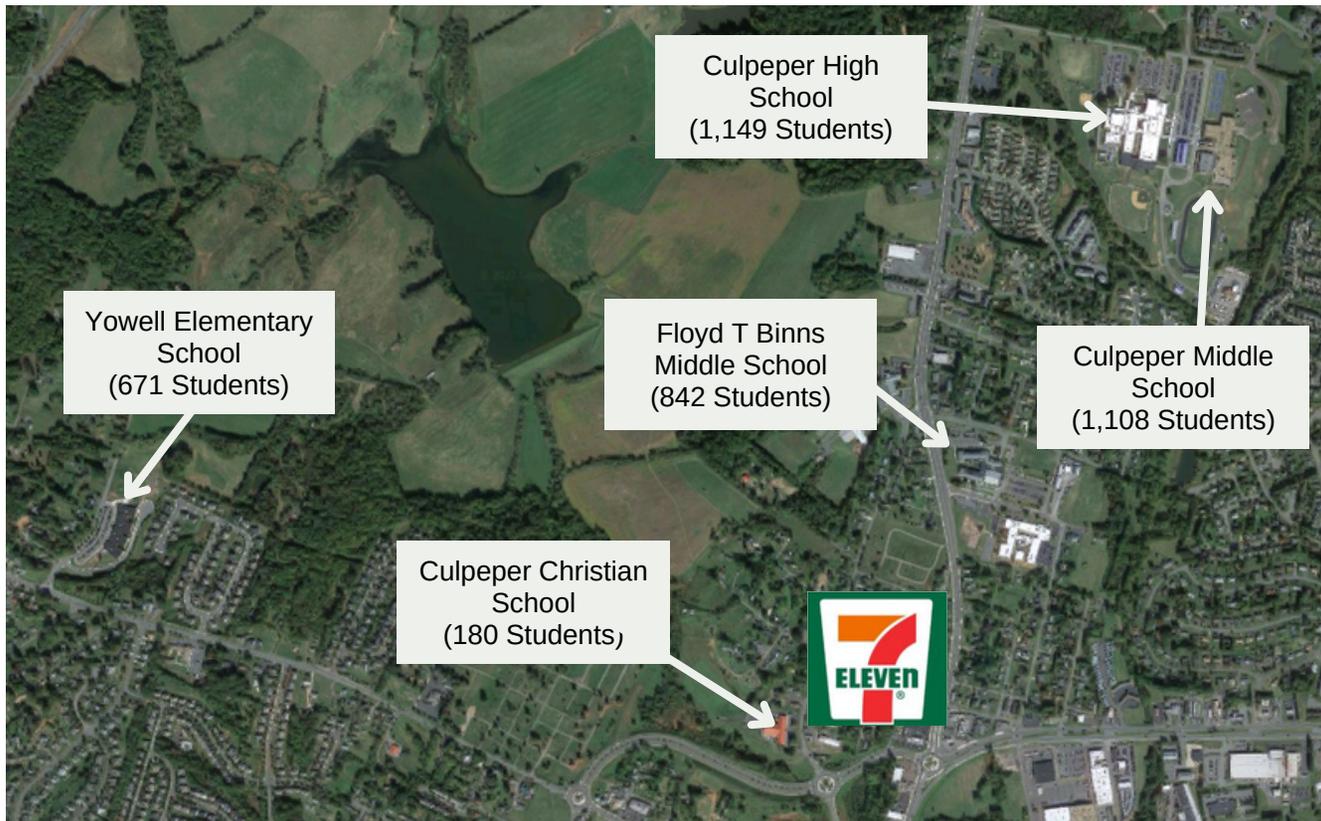
## CONTACT INFORMATION

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www.tri-oak.com

## Ariel View



## Traffic Generators



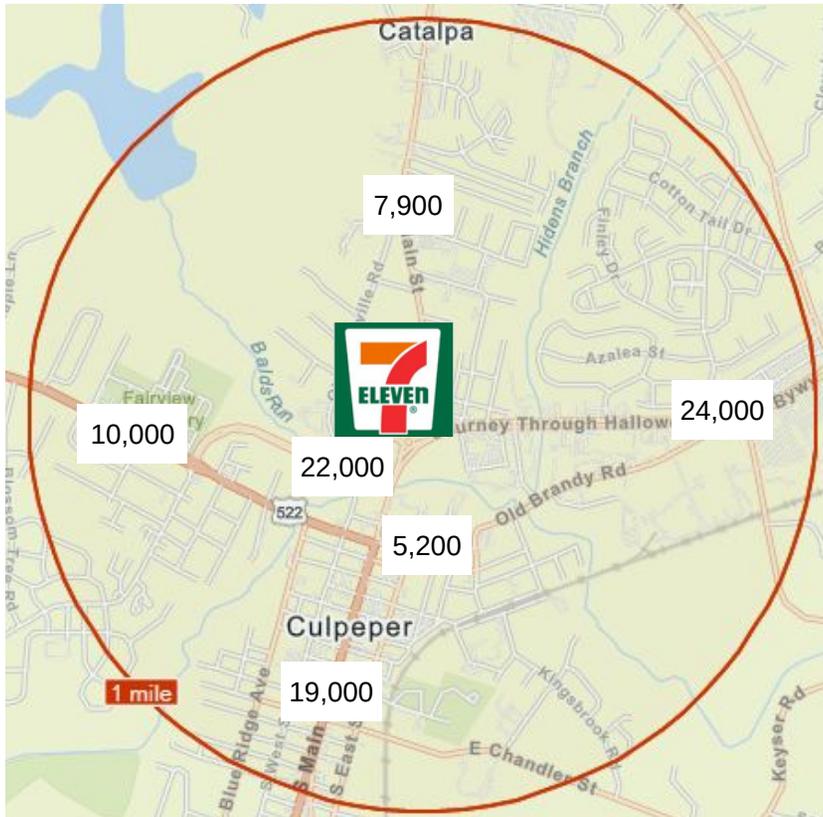
## Local Tenants



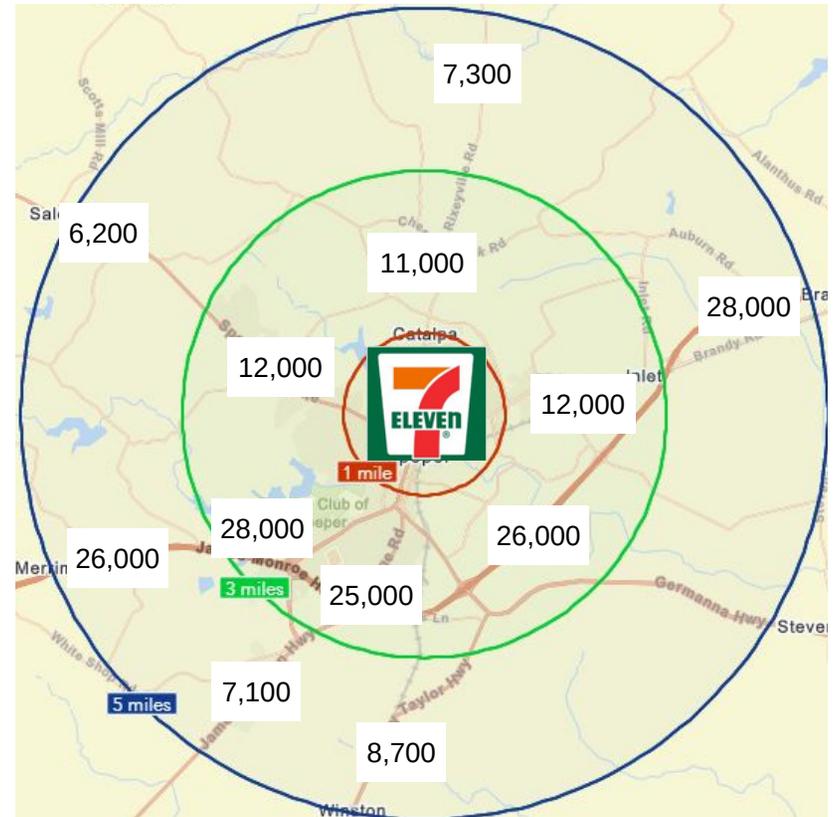
# Traffic Counts ◆

Data from 2020

Red: 1 Mile Radius

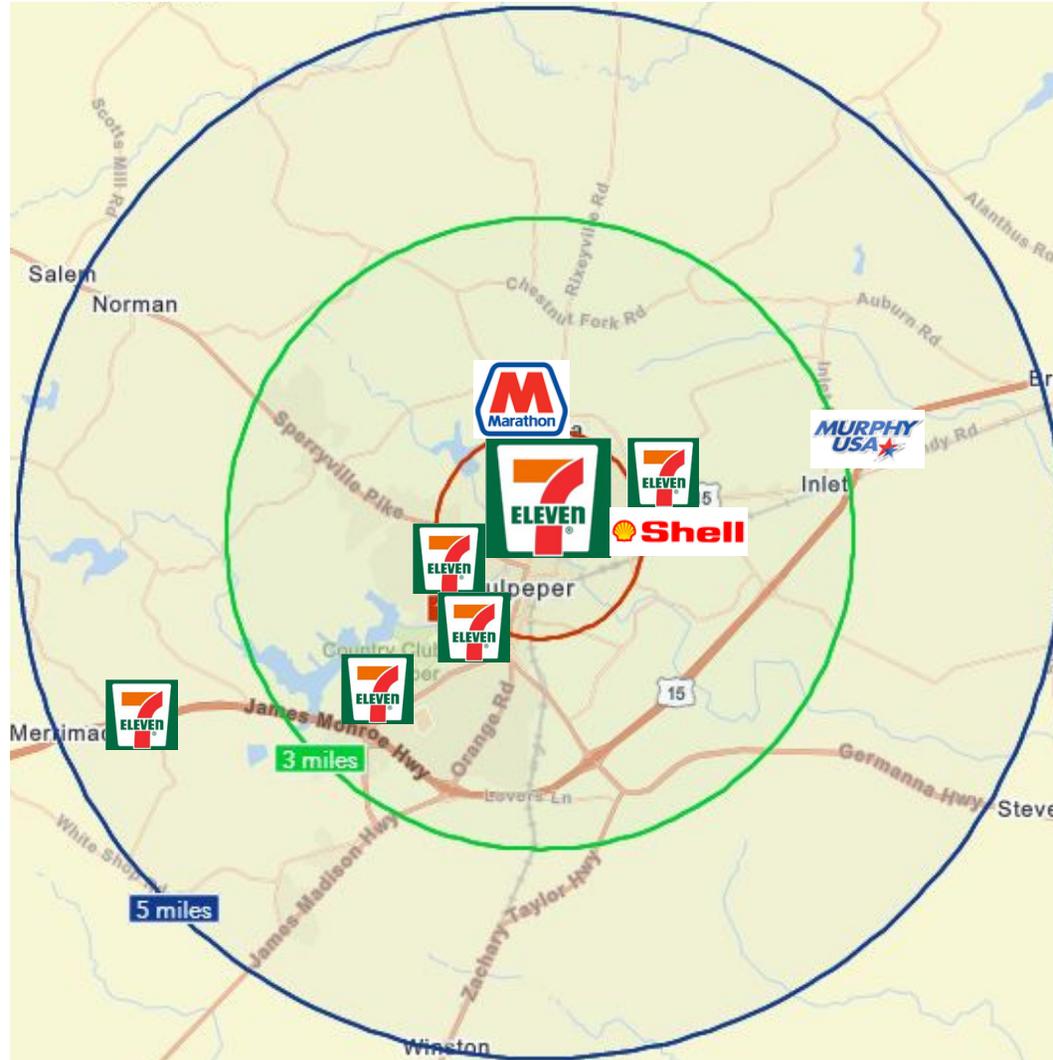


Red: 1 Mile Radius  
 Green: 3 Mile Radius  
 Blue: 5 Mile Radius



## Retailers ◆

Within 5-Mile Radius





7-Eleven, Inc. is a Japanese-owned American international chain of convenience stores, headquartered in Irving, TX. 7-Eleven operated approximately 9,700 stores in the US and Canada, along with approximately 68,000 locations in 18 countries globally. Their stores operate on a 24 hour per day, 7 days per week basis, have an annual revenue exceeding \$15.38 billion and a market cap of \$37 billion.

As proud founders of the world's first convenience store, 7-Eleven's top priority has always been to give customers the most convenient experience possible to consistently meet their needs. 7-Eleven aims to be a one-stop shop for consumers – a place people can always rely on to deliver what they want, when, where and how they want it. This goal continues to shape 7-Eleven's ethos, driving 7-Eleven's expansion into operating Speedway®, Stripes®, Laredo Taco Company® and Raise the Roost® Chicken and Biscuits, with locations, as well as proprietary products and services including 7NOW®, 7Rewards®, Speedy Rewards® and 7-Eleven Fleet™, throughout the U.S.