



DOWNTOWN BALTIMORE  
30 MILES



FOOD LION

DOLLAR GENERAL



RITE AID

GROCERY OUTLET

HARBOR FREIGHT TOOLS

DOLLAR TREE

BIG LOTS!

Advance Auto Parts

T Mobile

metro by T Mobile

macy's

EVERLASTING FITNESS

BETTER ENGINEERING

LOWE'S

PET SMART

BJ's  
Live Generously.

EDGEWOOD HIGH SCHOOL

KOHL'S



HIBACHI EXPRESS



Gabe's Auto Zone

ICE WORLD

NCS

NAPA TrilogY FLAVORS



TARGET

Walmart

SUBJECT PROPERTY



24,158 VPD

40

PULASKI HIGHWAY

LONG BAR HARBOR ROAD

ABINGDON, MD (BALTIMORE MSA)

# 7-Eleven

15-YEAR 7-ELEVEN GROUND LEASE – 22-YEAR OPERATING HISTORY

WELL BELOW MARKET 7-ELEVEN RENT



CP PARTNERS  
COMMERCIAL REAL ESTATE

In Association with Scott Reid & ParaSell, Inc. | P: 949.942.6585  
A Licensed Maryland Broker #652906



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# 7-Eleven

3901 PULASKI HWY, ABINGDON, MD 21009 [↗](#)

**\$1,980,000**

PRICE

**5.00%**

CAP RATE

NOI	\$99,000
LEASE TYPE	Ground
LEASE TERM	15 Years
LOT SIZE (SF)	95,936 SF
LOT SIZE (AC)	2.19 AC



## Well below market 7-Eleven gas station rent

Brand-new 15-year corporate ground lease extension featuring 10% rental increases every 5 years and three, 5-year extension options. **Hard corner signalized location** on Pulaski Highway – 24,158 VPD. **Affluent residential demographics** – **\$117,687 average household incomes** within a 3-mile radius of the subject property.

## The Offering

- An absolute NNN ground lease single-tenant 7-Eleven in an affluent Baltimore MSA suburb
- Brand-new 15-year lease extension fully backed by 7-Eleven, Inc.
- 10% rental increases every 5 years during the primary term and option periods
- 22+ year operating history at this site
- Large 2.19 acre parcel with gas and convenience store – new 7-Eleven gas stations pay 3x the current rent

## About 7-Eleven, Inc.

- Largest convenience store/gas station retailer in the world with 78,000+ locations in 19 countries
- 7-Eleven, Inc. features an investment grade credit rating (S&P: "A")
- 2023 revenues totaled \$74.9B

## Area Highlights

- Close proximity to the I-95 corridor, providing convenient access to Baltimore, Washington D.C., and Philadelphia
- Affluent residential demographics – average household incomes of \$117,687 within a 3-mile radius of the subject property
- Nearby national retailers driving traffic to the direct trade area include Walmart, Wegmans, Home Depot, and Lowe's



		CURRENT
<b>Price</b>		<b>\$1,980,000</b>
<b>Capitalization Rate</b>		<b>5.00%</b>
Lot Size (SF)		95,936
Lot Size (AC)		2.19
<b>Stabilized Income</b>		
Scheduled Rent		\$99,000
<b>Less</b>	<b>\$/SF</b>	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Capital Expenditure Reserve	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
<b>Net Operating Income</b>		<b>\$99,000</b>

## Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

<b>LEASE ABSTRACT</b>	
<b>Premise &amp; Term</b>	
Tenant	7-Eleven
Lease Signatory	7-Eleven, Inc.
Lease Type	Ground
Lease Term	15 Years
Rent Increases	10% Every 5 Years
Rent Commencement	11/8/2002
Options	Three, 5-Year
Clean Phase I	Yes
<b>Expenses</b>	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary		
TENANT NAME	LOT SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
<b>7-Eleven</b>	<b>95,936</b>	<b>11/8/2002</b>	8/31/2029	<b>\$99,000</b>	<b>\$8,250</b>	<b>\$99,000</b>
	<i>10% Increase</i>	9/1/2029	8/31/2034		\$9,075	\$108,900
	<i>10% Increase</i>	9/1/2034	<b>8/31/2039</b>		\$9,983	\$119,790
	Option 1	9/1/2039	8/31/2044		\$10,981	\$131,769
	Option 2	9/1/2044	8/31/2049		\$12,079	\$144,946
	Option 3	9/1/2049	8/31/2054		\$13,287	\$159,440
<b>TOTALS:</b>	<b>95,936</b>			<b>\$99,000</b>	<b>\$8,250</b>	<b>\$99,000</b>

**LEGEND**

---  
Property  
Boundary

**95,936**  
Lot Size (SF)

**2.19**  
Lot Size (AC)

  
Egress



# The Largest Chain of Convenience Stores Worldwide



**78,029+**

LOCATIONS IN  
19 COUNTRIES

**\$74.9 Billion**

REVENUE  
(2023 TTM)

**A**

S&P CREDIT  
RATING



## About 7-Eleven

- 7-Eleven, Inc. is the premier name and largest chain in the convenience retail industry
- Based in Irving, Texas, 7-Eleven operates, franchises, or licenses more than 78,029 stores in 19 countries, including 13,000 in North America
- Known for its iconic brands such as Slurpee, Big Bite, and Big Gulp, 7-Eleven has expanded into high-quality salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings, cheeseburgers, and hot chicken sandwiches
- 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 also count on 7-Eleven for payment services, self-service lockers and other convenient services
- In 2021, 7-Eleven acquired 3,800 Speedway convenience stores in 36 states for \$21 billion, diversifying its presence to 47 of the 50 most populated metro

[Tenant Website](#) 





Logos of various businesses in the trade area:

- Walmart Supercenter
- ALDI
- amazon
- Gordon FOOD SERVICE
- PHILLIPS AAF (APG)
- SEPHORA
- Electrolux
- RITE AID
- Ingredion
- SINGER
- National Gypsum
- Ingredion
- UNITED SOURCE ONE
- PENSKE
- IncrediTek
- TILLEY DISTRIBUTION
- PRIME SOURCE BUILDING PRODUCTS, INC.
- PROLOGIS WAVE
- wayfair
- The Clorox Company
- Ferraro Foods
- BOB'S DISCOUNT FURNITURE
- JRAD
- Peraton
- sti
- DBS systems
- ManTech
- Aaron's LIFOAM
- NAN
- gemalto
- PK LAW HQ
- MNSGROUP
- ARAA HOME CARE, LLC
- Water's Edge Events Center
- High Rated
- CHARM CITY Boxing GYM
- Capital Export
- First Generation Mechanics

PULASKI HIGHWAY

LONG BAR HARBOR ROAD

**SUBJECT PROPERTY**

24,158 VPD

40



DOWNTOWN BALTIMORE 30 MILES





### Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2023	3,886	38,366	85,657

### Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$110,778	\$117,687	\$113,866
Median	\$88,749	\$105,035	\$99,143

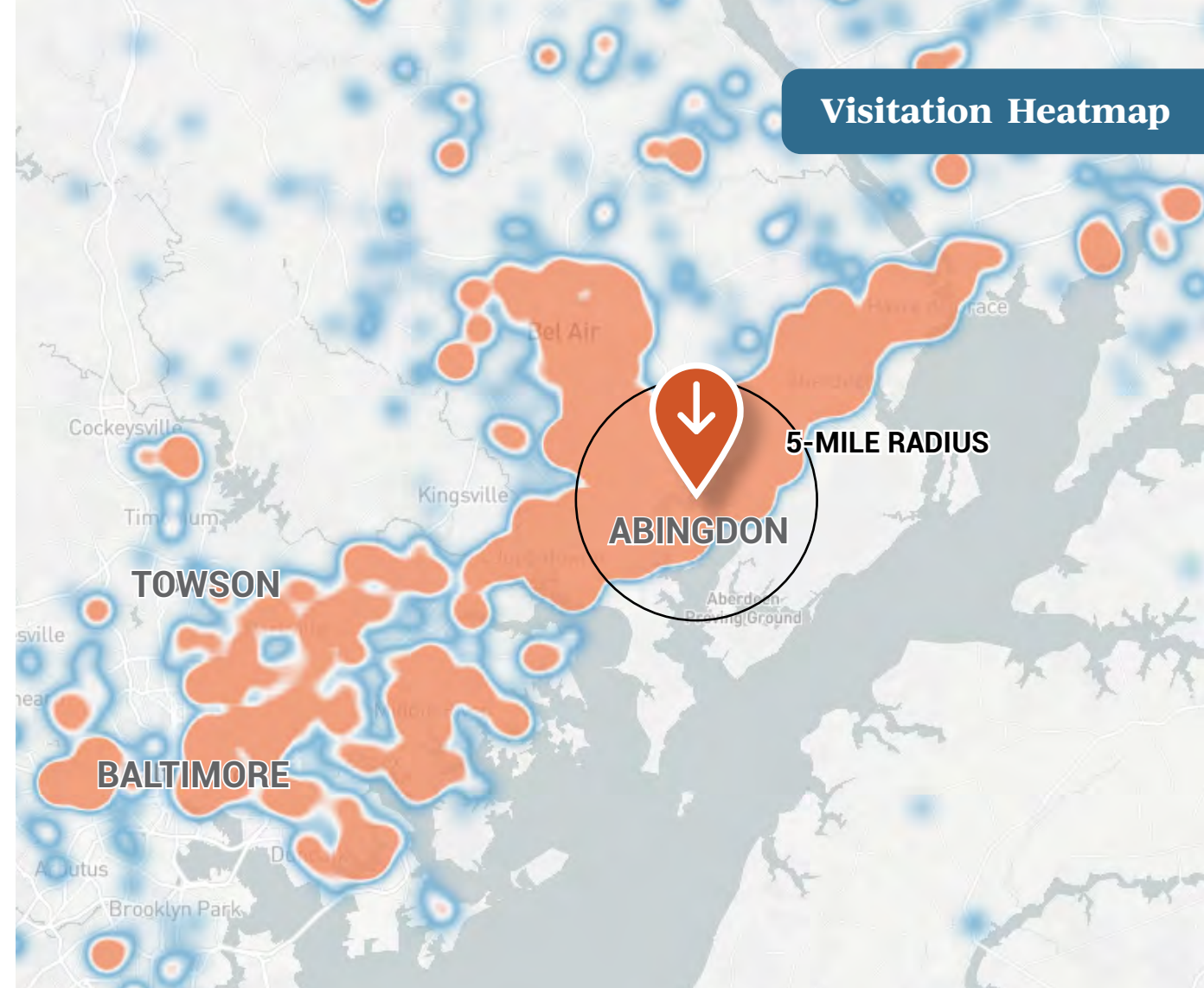
The **typical visitor** persona for individuals who visited the subject property in the last 12 months are individuals with **annual incomes of \$75k-\$100k**

**245.9K Visits**

OVER PAST 12 MONTHS AT THE SUBJECT PROPERTY

**8 Minutes**

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

# Abingdon, MD



## A Distinct Community

- Abingdon is a census-designated place approximately 25 miles northeast of downtown Baltimore, along the Bush River
- Located in northern Maryland in Harford County, Abingdon is also part of the Baltimore-Washington MSA
- The community encompasses most of the area between Exits 77 and 80 of Interstate 95
- In addition to its close proximity to Baltimore, Abingdon is also within driving distance to other major cities like Washington, D.C., and Philadelphia, making it a strategically located community

## Harford County

- Harford County is known for its mix of suburban communities, rural landscapes, and historical sites
- The county is bordered by the Susquehanna River to the east and the Chesapeake Bay to the southeast, offering residents and visitors many opportunities for outdoor activities like boating, fishing, and hiking

## Baltimore: “Charm City”

- Baltimore, the largest city in Maryland, has a population of over 2.8 million and serves as a key economic and cultural powerhouse within the Baltimore-Washington MSA
- BWI Marshall Airport is the busiest in the D.C. region, setting a record with 26.3 million passengers in 2023, a 15% increase from the previous year
- The city is home to Johns Hopkins University and the University of Maryland, Baltimore (UMB), both renowned for their medical research and public health programs, which significantly contribute to the region's diverse economy

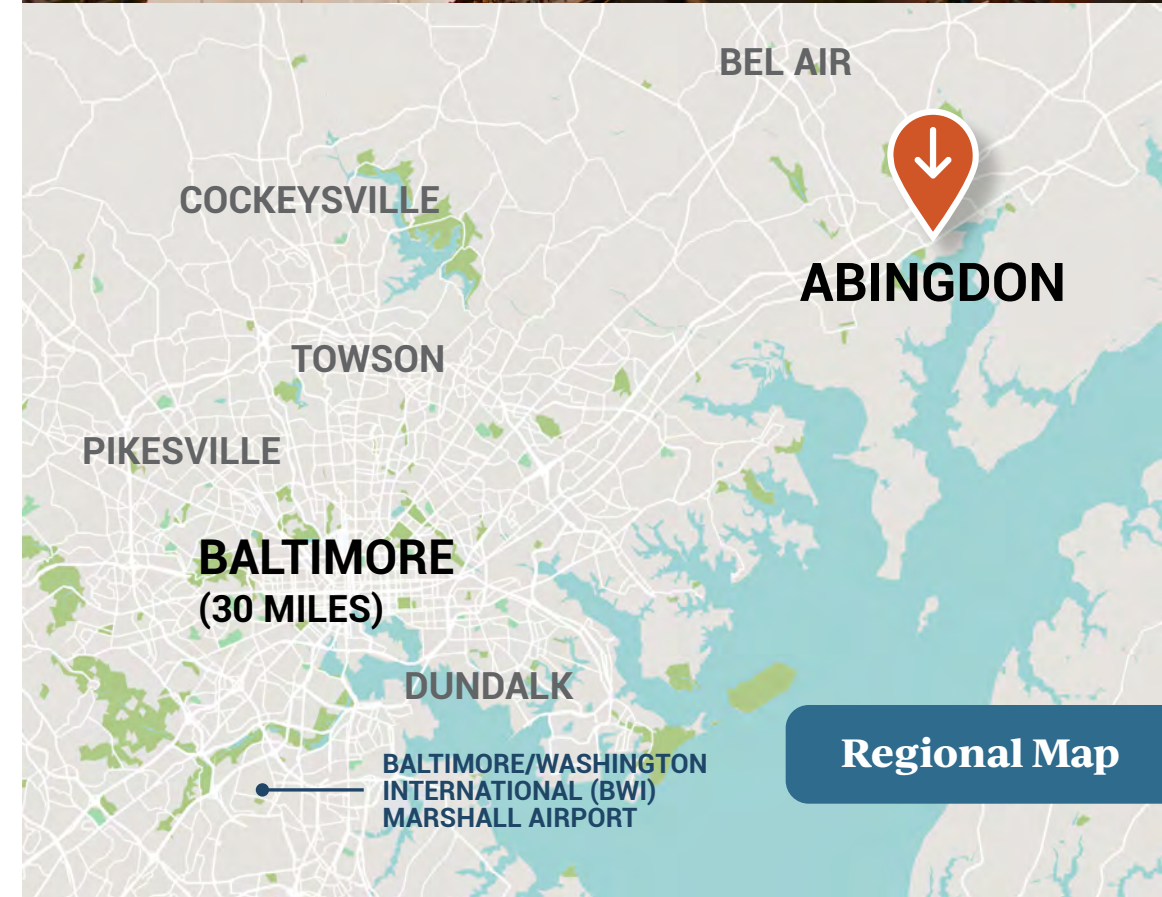
## 2.8 Million

BALTIMORE MSA  
ESTIMATED POPULATION

## \$241.3 B

BALTIMORE MSA GDP

Downtown Baltimore



Regional Map



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