



7-Eleven
3050 Graham Road, Stow, OH 44224

Offering Memorandum
Exclusive Net-Lease Offering

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Investment Overview

LIST PRICE

\$4,609,440

CAP RATE

5.50%

NET OPERATING INCOME

\$253,519

Street	3050 Graham Road
City, State Zip	Stow, OH 44224
Type of Ownership	Fee Simple
Property Type	Retail
Property Subtype	Convenience Store
Year Built	1996

Estimated Building SF	4,000 SF	Lease Expiration	11/30/29
Estimated Lot Size	1.10 AC	Lease Term Remaining	4.02 Years
Credit Type	Corporate	Lease Type	Triple Net (NNN)
Original Lease Term	20 Years	Landlord Responsibilities	None
Lease Commencement	11/17/09	Rental Increases	2.00% Annually
		Renewal Options	1, 10-Year Option

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Bonus Depreciation

Bonus Depreciation - 100%

Assumptions	
Asset Type	Car Wash
Ownership	Fee Simple
Rent	\$253,519
Cap Rate	5.50%
Purchase Price	\$4,609,440
Land Allocation	20.00%
Depreciable Basis	80.00%
Useful Life	1
Federal Tax Rate	37.00%
Year 1 Depreciation	\$3,687,552
Potential Tax Savings	\$1,364,394

Standard Depreciation - 39-Year Schedule

Assumptions	
Asset Type	Traditional Retail
Ownership	Fee Simple
Rent	\$253,519
Cap Rate	5.50%
Purchase Price	\$4,609,440
Land Allocation	20.00%
Depreciable Basis	80.00%
Useful Life	39
Federal Tax Rate	37.00%
Year 1 Depreciation	\$94,553
Potential Tax Savings	\$34,984

Accelerated depreciation - 15-Year Schedule

Assumptions	
Asset Type	Car Wash
Ownership	Fee Simple
Rent	\$253,519
Cap Rate	5.50%
Purchase Price	\$4,609,440
Land Allocation	20.00%
Depreciable Basis	80.00%
Useful Life	15
Federal Tax Rate	37.00%
Year 1 Depreciation	\$245,837
Potential Tax Savings	\$90,960

Ground Lease - Non-Depreciable

Assumptions	
Asset Type	Traditional Retail
Ownership	Ground Only
Rent	\$253,519
Cap Rate	5.50%
Purchase Price	\$4,609,440
Land Allocation	100.00%
Depreciable Basis	0.00%
Useful Life	0
Federal Tax Rate	37.00%
Year 1 Depreciation	\$0
Potential Tax Savings	\$0



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Rent Schedule

Lease Year	Annual Rent	Monthly Rent	Increases	Effective Cap Rate
12/1/2025 - 11/30/2026	\$253,519	\$21,127	-	5.50%
12/1/2026 - 11/30-2027	\$258,590	\$21,549	2.00%	5.61%
12/1/2027 - 11/30/2028	\$263,761	\$21,980	2.00%	5.72%
12/1/2028 - 11/30/2029	\$269,037	\$22,420	2.00%	5.84%



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Investment Highlights

Investment Summary

Surmount is pleased to present the exclusive listing for a 7-Eleven located at 3050 Graham Road, Stow, OH 44224. The site consists of roughly 4,000 rentable square feet of building space on an estimated 1.1-acre parcel of land. 7-Eleven is subject to a 20-year Triple Net (NNN) lease, which commenced 11.17.2009. The current annual rent is \$253,519 and has scheduled increases of 2.00% Annually.

Corporate Guarantee

The lease is backed by 7-Eleven, a global convenience leader with over 83,000 locations worldwide and designated investment grade credit (S&P long-term 'A', Moody's 'Baa2').

Bonus Depreciation Eligible

Property qualifies for accelerated (bonus) depreciation, allowing a significant portion of improvements and site components (parking, signage, fuel equipment, etc.) to be written off much faster than standard schedules. With a cost-segregation study, investors may front-load a large share of total depreciation into early years, enhancing after-tax returns. Actual benefits vary by investor; buyers should consult their accountant or tax attorney.

Blue-Chip Co-Tenancy

The immediate Graham & Fishcreek node is anchored by national and regional credit tenants including Target, ALDI, Kohl's, Starbucks, Meijer, Fifth Third Bank, PNC Bank, Dunkin', Discount Drug Mart, Jersey Mike's, Edible Arrangements and a BMV office in adjacent centers such as Stow Commons and Oregon Trails. This concentration of daily-needs and service retailers creates durable destination traffic that directly benefits a 24/7 c-store/fuel operator.

Premier Location in Designated Retail Corridor

The property sits directly on the Graham Road Retail Corridor in Stow, a corridor the City explicitly identifies as a key commercial spine with significant traffic counts and clustered retail nodes, including the "Graham & Fishcreek Retail District." The property is positioned at the signalized corner of Graham Rd and Fishcreek Rd (27,000+ ADT).

Established Residential Base Directly Along Graham Road

Graham Rd is lined with established single-family neighborhoods and multiple multifamily communities (e.g., Graham Commons apartments just down the street), providing strong "rooftops" within a short drive of the site. The combination of stable homeownership, apartments, and nearby schools — Stow-Munroe Falls High School (2,000 students) ~¼ mile from the Graham/Fishcreek node — ensures a deep, recurring customer pool for fuel and c-store items.

New Aldi-Anchored Redevelopment on Graham Road

The city recently approved a 19,895 SF Aldi grocery store in the nearby Graham Square Plaza on Graham Rd, anticipated to be the second Aldi location in Stow, with associated façade upgrades to the center. A new, discount-grocery anchor immediately reinforces Graham Rd as the city's primary value-oriented shopping corridor and should increase draw to the entire trade area.



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Concept Overview



About the Tenant

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 83,000 stores in 19 countries, of which nearly 13,000 are in North America. 7-Eleven also is one of the nation's largest independent gasoline retailers. Its company's name was changed from The Southland Corporation to 7-Eleven, Inc. after approval by shareholders on April 28, 1999. Founded in 1927 in Dallas, Texas, 7-Eleven pioneered the convenience store concept during its first years of operation as an ice company when its retail outlets began selling milk, bread and eggs as a convenience to guests. 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.

About the Tenant

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. Stores typically vary in size from 2,400 to 3,000 square feet and are most often located on corners for great visibility and easy access. Well known for the Big Gulp® fountain soft drink, Big Bite® grill items, the Slurpee® beverage and its fresh-brewed coffee, 7-Eleven's food service offerings bring guests a proprietary line of prepared-fresh-daily and daily delivered deli sandwiches, wraps, breakfast sandwiches and a wide assortment fruits, salads and baked goods.



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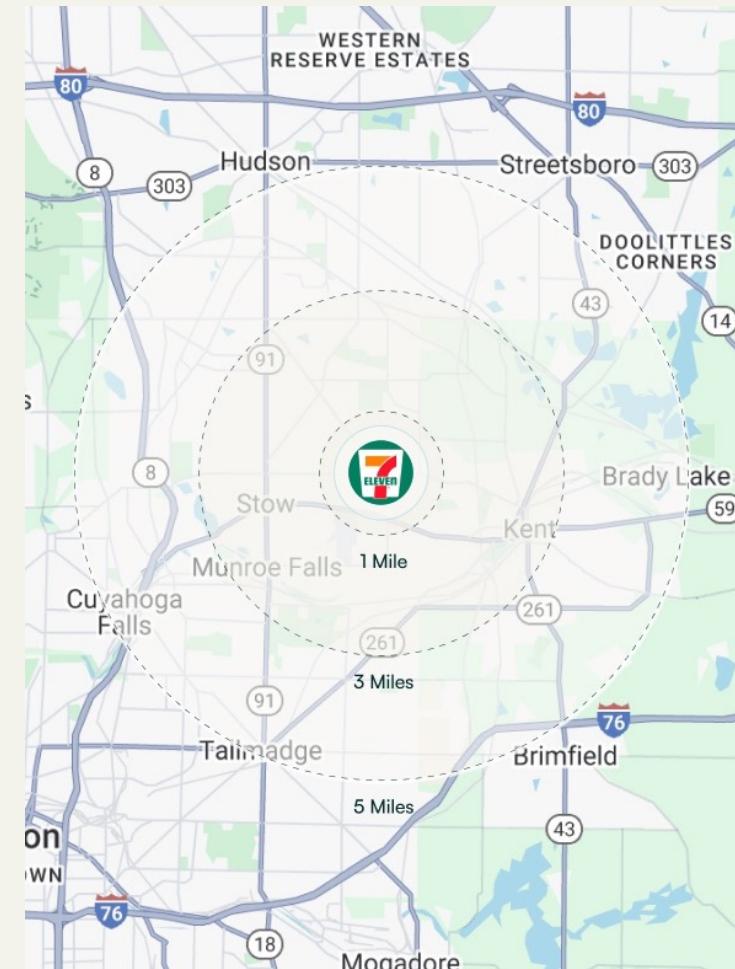
7-Eleven Location Overview

Situated at the signalized intersection of Graham Road and Fishcreek Road, this 7-Eleven benefits from strong daily traffic counts exceeding 27,000 vehicles. The property sits in the heart of Stow's primary retail corridor, surrounded by national retailers including Target, ALDI, Kohl's, Meijer, Starbucks, and Burger King, driving consistent consumer activity. Within immediate proximity are key educational institutions like Stow-Munroe Falls High School and Woodland Elementary, which together serve over 2,000 students. The site is also adjacent to Bulldog Stadium and just minutes from dense residential neighborhoods, reinforcing daily convenience demand. Located in the Akron MSA, the area features strong suburban demographics, high homeownership, and steady foot traffic from nearby churches, banks, and community destinations.

	1 Mile	3 Mile	5 Mile
Population Trends			
2020 Population	7,867	49,170	125,535
2024 Population	8,068	49,494	124,497
2029 Population	8,074	49,432	124,051
Growth '20 — '24	0.60%	0.20%	-0.20%

	1 Mile	3 Mile	5 Mile
Household Trends			
2020 Households	3,346	20,837	52,924
2024 Households	3,466	21,035	52,766
2029 Households	3,474	21,017	52,590
Growth '20 — '24	0.60%	0.60%	0.30%

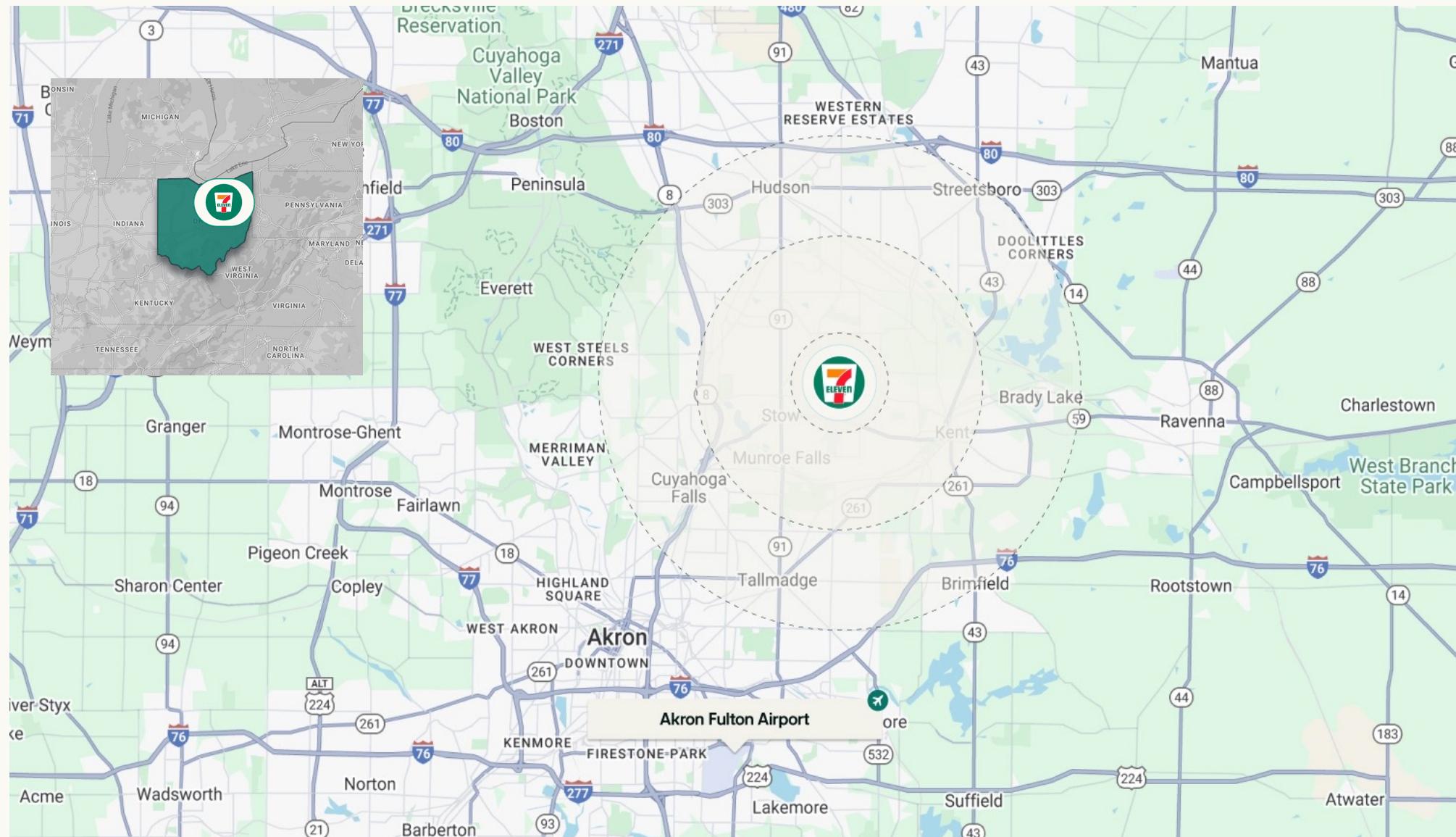
	1 Mile	3 Mile	5 Mile
Household Income			
Average Household Income	\$94,429	\$101,040	\$90,260
Median Household Income	\$74,563	\$77,359	\$68,042



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Market Overview

Akron, Ohio is a city with a rich and multifaceted history that has contributed significantly to its dynamic character today. Founded in 1825, Akron's historical narrative is tightly interwoven with its role as a key industrial center in the United States. The city's claim to fame as the "Rubber Capital of the World" stems from its pivotal role in the rubber and tire manufacturing industry. Akron was home to industry giants like Goodyear, Firestone, and Goodrich, and it played a crucial part in the development of the tire industry, which had a profound impact on the region's economic landscape.

As of the 2020 US census, Akron's population was approximately 197,000 residents, reflecting a diverse blend of backgrounds and experiences. Akron's economy remains robust with strengths in manufacturing, healthcare, and education. While the tire industry has seen changes over the years, Akron continues to make significant strides in manufacturing, particularly in areas such as polymer science and advanced materials. Healthcare institutions like Summa Health and Akron Children's Hospital are vital contributors to the city's economy and employment landscape. The University of Akron, a comprehensive research university, adds to the economic vitality by fostering academic and research initiatives.

Akron's commitment to urban development and sustainability is evident through initiatives like the Ohio & Erie Canalway, which combines recreational opportunities with the preservation of historical sites. The city's focus on revitalization, green spaces, and accessible transportation networks enhances the quality of life for its residents. Akron has earned numerous accolades, including being named one of the "Best Places to Live" by U.S. News & World Report.



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