

# SINGLE TENANT ABSOLUTE NNN GROUND LEASE

C-Store & Gas Station Investment Opportunity



(S&P: A)

17 Years Remaining | 7-Eleven, Inc. Corporate Guaranty | AHHI Exceeds \$127,165 Within a 1-Mile Radius



9,800  
VEHICLES PER DAY

35,800  
VEHICLES PER DAY

STATE HIGHWAY 140

vagaro

Wendy's

7-ELEVEN

DOLLAR GENERAL

North Easton Savings Bank

Rockland FEDERAL CREDIT UNION

70 Copeland Drive

**MANSFIELD** MASSACHUSETTS

ACTUAL SITE



SRS

CAPITAL MARKETS



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NATIONAL NET LEASE

Broker of Record: Jonathan Lapat, SRS Real Estate Partners-Boston, LLC | MA License No. 9059918



35,800  
VEHICLES PER DAY

STATE HIGHWAY 140

tropical CAFE  
FORBES CROSSING

19,600  
VEHICLES PER DAY

STATE HIGHWAY 106

9,800  
VEHICLES PER DAY

COPELAND DR.

7-ELEVEN

DOLLAR GENERAL

MANSFIELD HIGH SCHOOL  
QUALTERS MIDDLE SCHOOL  
JORDAN JACKSON ELEMENTARY

KUMON

DUNKIN'

True Value

Bluestone BANK

DUNKIN'

CITGO

CHEVROLET  
Jeep  
RAM

Mansfield  
PHYSICAL THERAPY

STATE HIGHWAY 106

19,600  
VEHICLES PER DAY

M

DOLLAR GENERAL

9,800  
VEHICLES PER DAY

North Easton  
Savings Bank

7  
ELEVEN

COPELAND DR.

vagaro

Wendy's

POWERMATIC CAR WASH

Rockland  
FEDERAL CREDIT UNION





**7-Eleven, Inc. Acquired Sunoco, LP in a Transaction That Finalized January 2018 of Approximately 1,108 Stores Across 18 States**

## OFFERING

<b>Pricing</b>	\$1,878,000
<b>Net Operating Income</b>	\$108,000
<b>Cap Rate</b>	5.75%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	70 Copeland Drive Mansfield, Massachusetts 2048
<b>Rentable Area</b>	480 SF
<b>Land Area</b>	0.43 AC
<b>Year Built</b>	1986
<b>Trade Name</b>	Sunoco (Subsidiary of 7-Eleven)
<b>Lease Signature</b>	7-Eleven, Inc.
<b>Guaranty</b>	Corporate (7-Eleven, Inc. - S&P: A)
<b>Lease Type</b>	Absolute NNN (Ground Lease)
<b>Landlord Responsibilities</b>	None
<b>Lease Term Remaining</b>	17 Years
<b>Increases</b>	10% Every 5 Years
<b>Options</b>	3 (5-Year)
<b>Rent Commencement</b>	August 14, 1984
<b>Lease Expiration</b>	September 22, 2041



Tenant Name	Square Feet	LEASE TERM				RENTAL RATES			Options
		Lease Start	Lease End	Begin	Increase	Monthly	Annually		
7-Eleven	480	8/14/1984	9/22/2041	Current	-	\$9,000	\$108,000	3 (5-Year)	
				September 2031	10%	\$9,900	\$118,800		
				September 2036	10%	\$10,890	\$130,680		
10% Increases Beg. of Each Option									

### 40+ Year Operating History | Options To Extend | Corporate Signed | 10% Rental Increases | 7-Eleven Acquisition of Sunoco, LP (2014)

- This site has been open and operating for 40+ years and has 17 years remaining on the lease with 3 (5-year) options to extend
- The lease is signed by 7-Eleven, Inc., an investment grade (S&P: A), a globally recognized and established convenience store/gas operator (14,000+ U.S. sites)
- The lease features 10% rental increases every 5 years and at the beginning of each option period, growing NOI and hedging against inflation
- In April 2014, [7-Eleven's \\$1.8B acquisition of Sunoco, LP was announced](#), approved by shareholders in August 2014, and finalized in January 2018; the transaction included the acquisition of roughly 1,108 stores across 18 states
  - More info [HERE](#) and [HERE](#)

### Absolute NNN Ground Lease | Leased Fee (Land Ownership) | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- Investor benefits from land ownership
- No landlord responsibilities
- Ideal management-free investment for a passive investor

### Off I-95 | Direct Residential Consumer Base | Surrounding Retailers | South of Gillette Stadium

- 7-Eleven is less than 3 miles East off I-95 (102,600 VPD) & I-495 (92,500 VPD), allowing users to benefit from on/off ramp access to the site and surrounding trade areas
- The nearby residential neighborhoods will provide a direct, steady consumer base from which to draw
- The trade area is supported by surrounding retailers such as Chipotle, The Home Depot, Wendy's, Amazon, and more
- North of Mansfield Crossing, which features Best Buy, Kohl's, Michaels, Five Below, and more; Mansfield Crossing ranks in the top 85% (5,495 out of 38,667) of all nationwide shopping centers according to Placer.ai
- 6 miles South of Gillette Stadium, home of the New England Patriots

### Demographics 5-Mile Trade Area | Proximity to Nearby Major Cities | Six-Figure Incomes

- More than 74,000 residents and 38,000 employees support the trade area
- \$127,165 average household income within a 1-mile radius
- 40 miles South of Boston and 20 Miles North of Providence



## 7-ELEVEN, INC.

**7andi.com**

**Company Type:** Subsidiary

**Locations:** 14,000+

**Parent:** Seven & I Holdings Co., Ltd.

**2023 Employees:** 84,154

**2023 Revenue:** \$11.81 Trillion

**2023 Net Income:** \$280.98 Billion

**2023 Assets:** \$10.55 Trillion

**2023 Equity:** \$3.47 Trillion

**Credit Rating:** S&P: A

7-Eleven, Inc. is the premier name in the U.S. convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 14,000 stores in the U.S. and Canada. In addition to 7-Eleven stores, 7-Eleven, Inc. operates and franchises Speedway, Stripes, Laredo Taco Company and Raise the Roost Chicken and Biscuits locations. Known for its iconic brands such as Slurpee, Big Bite and Big Gulp, 7-Eleven has expanded into high-quality sandwiches, salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings and mini beef tacos. 7-Eleven offers customers industry-leading private brand products at an outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards® and Speedy Rewards loyalty programs with more than 80 million members, place an order in the 7NOW® delivery app in over 95% of the convenience retailer's footprint, or rely on 7-Eleven for other convenient services.

Source: corp.7-eleven.com & finance.yahoo.com

# PROPERTY OVERVIEW



## LOCATION



Mansfield, Massachusetts  
Bristol County

## ACCESS



Copeland Drive: 2 Access Points

## TRAFFIC COUNTS



Copeland Drive: 9,800 VPD  
Commercial Street/State Highway 140: 35,800 VPD

## IMPROVEMENTS



There is approximately 480 SF of existing building area

## PARKING



There are approximately 4 parking spaces on the owned parcel.  
The parking ratio is approximately 8.33 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: MANS M:021 B:096  
Acres: 0.43  
Square Feet: 18,853

## CONSTRUCTION



Year Built: 1986

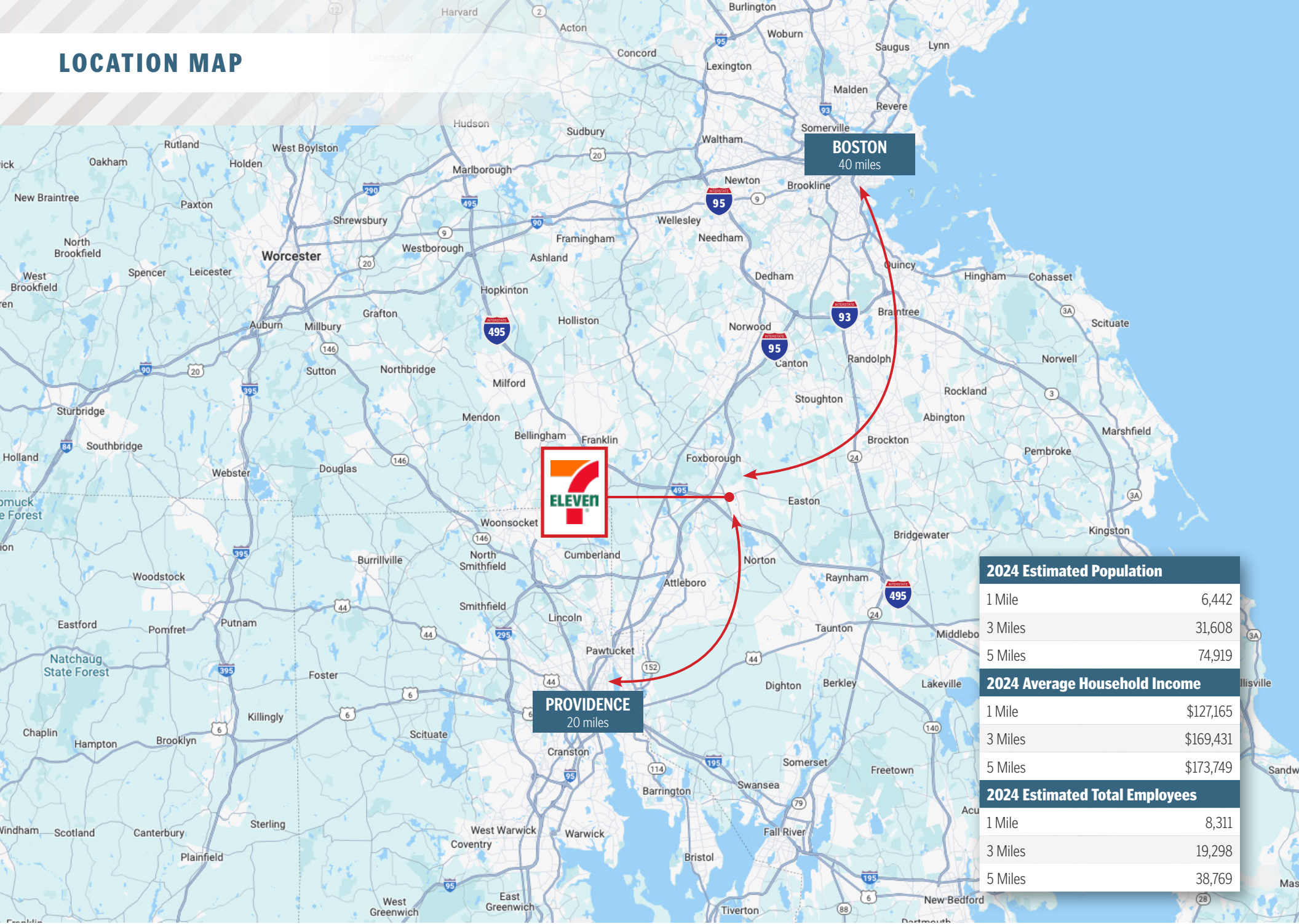
## ZONING



Commercial



# LOCATION MAP



### 2024 Estimated Population

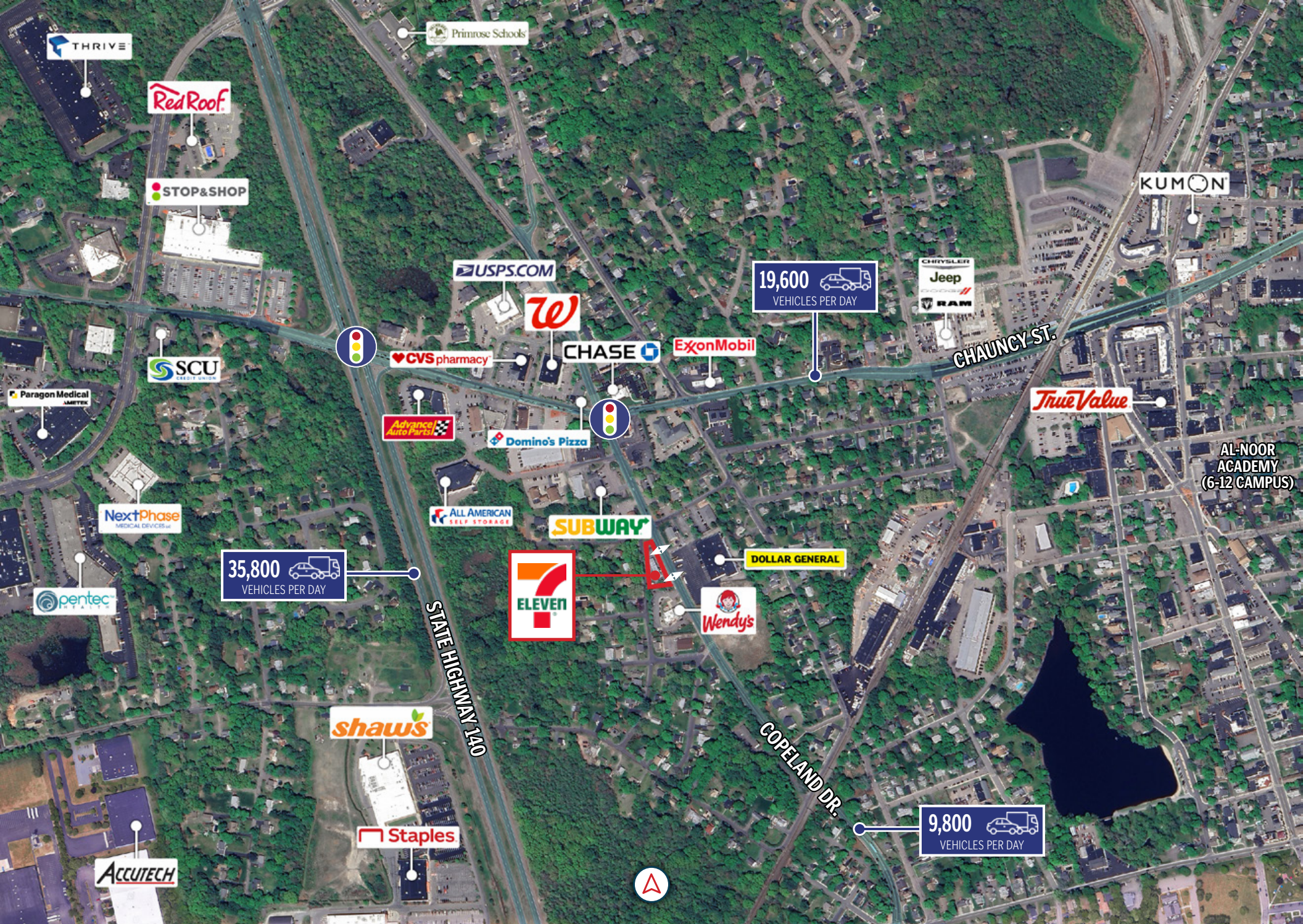
1 Mile	6,442
3 Miles	31,608
5 Miles	74,919

### 2024 Average Household Income

1 Mile	\$127,165
3 Miles	\$169,431
5 Miles	\$173,749

### 2024 Estimated Total Employees

1 Mile	8,311
3 Miles	19,298
5 Miles	38,769





CREEDEN ST.

North Easton  
Savings Bank

PYLON SIGN



COPELAND DR.

HENRY ST.

9,800  
VEHICLES PER DAY



# AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2024 Estimated Population	6,442	31,608	74,919
2029 Projected Population	6,469	31,628	75,148
2024 Median Age	38.6	40.9	41.9
<b>Households &amp; Growth</b>			
2024 Estimated Households	2,792	12,594	28,355
2029 Projected Households	2,855	12,791	28,831
<b>Income</b>			
2024 Estimated Average Household Income	\$127,165	\$169,431	\$173,749
2024 Estimated Median Household Income	\$98,848	\$120,092	\$124,025
<b>Businesses &amp; Employees</b>			
2024 Estimated Total Businesses	565	1,333	2,771
2024 Estimated Total Employees	8,311	19,298	38,769



## MANSFIELD, MASSACHUSETTS

Mansfield, Massachusetts, is a town located in Bristol County. Mansfield town has a 2024 population of 23,897. About 30 miles south of Boston and 20 miles north of Providence, with easy access to both cities via Interstate 95 and 495. Mansfield is a major stop on the MBTA commuter rail's Providence/Stoughton Line, making it popular among commuters working in Boston or Providence.

Mansfield, MA has a diverse and growing economy, with a mix of retail, service-oriented businesses, manufacturing, and corporate offices. Mansfield has attracted a number of companies, making it a regional employment hub. Mansfield has a growing retail and service economy that caters to residents and visitors. Overall, Mansfield's economy benefits from its strategic location, transportation infrastructure, and a mix of local, national, and international businesses. The town continues to grow as a regional economic hub in southeastern Massachusetts. While primarily residential, Mansfield has a commercial sector with retail, dining, and entertainment options. The town also has a growing business presence with several corporate offices.

Mansfield offers parks, conservation areas, and recreational facilities like the World War II Veterans Memorial Trail, which is great for walking and biking. The nearby Great Woods Conservation Area offers hiking and scenic views. This is one of New England's largest outdoor amphitheatres, hosting major concerts and events, making Mansfield a go-to spot for entertainment.

Mansfield is known for having a highly rated public school system. There are several schools from elementary to high school, as well as nearby private and charter schools. The nearest airport to Mansfield is Providence Airport which is 24.2 miles away.



SRS

CAPITAL  
MARKETS

## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**2K+**

RETAIL  
TRANSACTIONS

company-wide  
in 2023

**510+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2023

**\$2.2B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2023

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