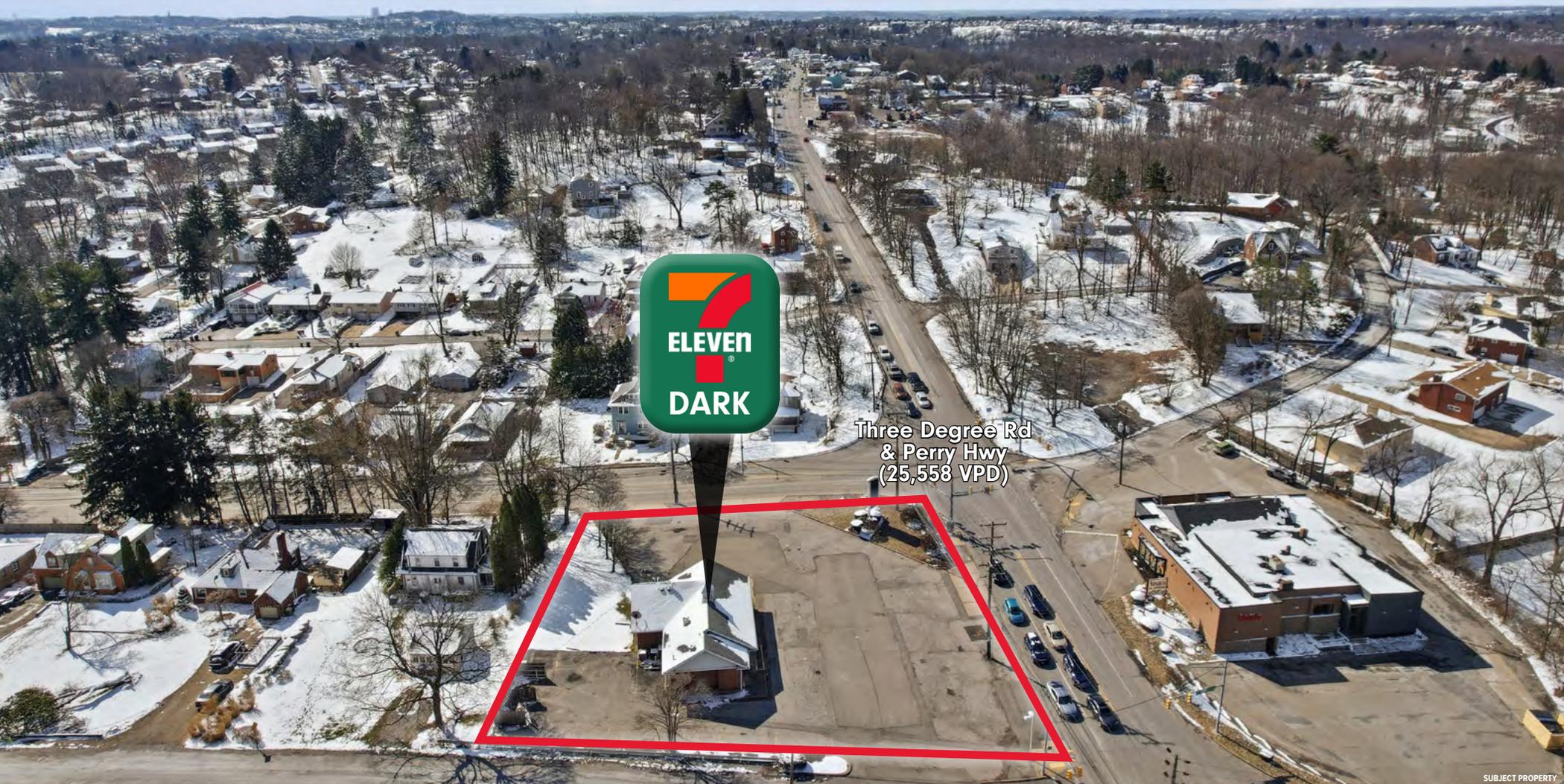


REDEVELOPMENT OPPORTUNITY | HARD CORNER SIGNALIZED INTERSECTION (25,000+ VPD) | EXCELLENT ACCESS & VISIBILITY



DARK 7-ELEVEN

CASH FLOWING REDEVELOPMENT OPPORTUNITY

1102 Perry Hwy, Pittsburgh, PA 15237

ACRE
PARTNERS

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Disclaimer:

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Investment Summary

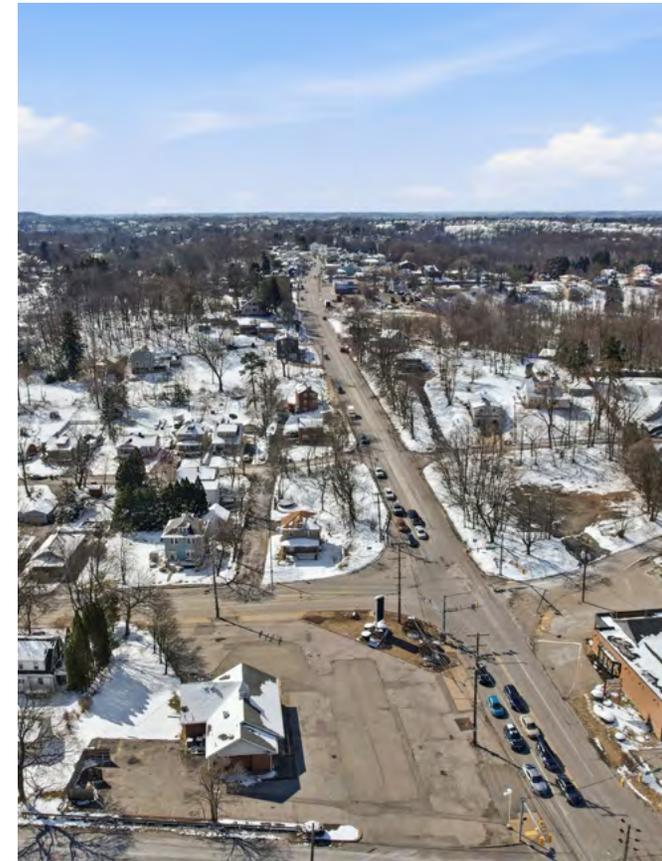


AiCRE Partners, as exclusive investment sales advisor to Seller, is pleased to offer the opportunity to acquire the fee simple interest of Dark 7-Eleven in Pittsburgh, PA.

This offering presents a dark 7-Eleven location with approximately 4.5 years remaining on the absolute NNN lease, with rent scheduled through August 31st, 2030. The remaining rent is corporately guaranteed by 7-Eleven, Inc—the world’s largest convenience retailer with over 88,000 locations and an investment grade credit rating (S&P: A). The property consists of a 1,908 SF freestanding convenience store situated on a 0.74-acre corner parcel positioned at the signalized intersection of U.S. Route 19 (Perry Highway) and Three Degree Road in the North Pittsburgh submarket.

The site benefits from strong visibility and accessibility along Route 19, with combined traffic counts at the intersection exceeding approximately 25,000 vehicles per day at the surrounding intersection. The property is surrounded by established neighborhood retail and service-oriented businesses, including Dollar General, Rita’s, CITGO, Sheetz as well as nearby shopping centers such as Pines Plaza.

With the tenant currently dark (store closed), the property presents investors and developers with a compelling redevelopment or repositioning opportunity at a highly visible signalized corner within a well-established retail corridor. The existing convenience store infrastructure, corner positioning, and strong surrounding traffic patterns create the potential for a variety of future uses including quick-service restaurant, drive-thru retail, medical retail, automotive services, or modern convenience retail concepts.



\$1,262,000
List Price

9.00%
Cap Rate

\$113,566
NOI

2% Annually
Rent Bumps

Absolute NNN
Lease Type

Property Overview

Property Address: 1102 Perry Hwy, Pittsburgh, PA 1980

Tenant: 7-Eleven

Bldg SF: 1,908 SF

Lot Size: 0.74 AC

Year Built: 1980

Net Operating Income: \$113,566

Cap Rate: 9.00%

Primary Lease Term: 15 years

Lease Term Remaining: 4.5 Years +/-

Lease Guarantor: 7-Eleven, Inc.

Lease Expiration: 8/31/30

Lease Type: Absolute NNN

Rental Increases: 2% Annually

Ownership: Fee Simple (Land & Building)





Perrytown Place

GENESIS MEDICAL ASSOCIATES, INC.
A DIVISION OF GENESIS HEALTHCARE

RECOGNIZED
NACAA
NATIONAL ASSOCIATION OF COLLEGE ATHLETIC ASSOCIATIONS

RESIDENT
PEPAA
PENN. EDUCATION PROFESSIONAL ASSOCIATION

CCAC
10,451 STUDENTS

Arden Courts
MEMORY CARE IS ALL WE DO.

Highland Hills
POST ACUTE

BAKED TRUE NORTH
GLUTEN FREE DOOR

Maisie's PIZZA
POWERHOUSE GYM
MY KABAB
PINES PLAZA LANES

Willis's

Three Degree Rd & Perry Hwy
(25,558 VPD)

7-ELEVEN DARK

ROSS PARK MALL

GIANT EAGLE Gabe's at home The Home Décor Superstore CRUNCH
 Dunham's SPORTS CUBES Child CHUCK E. CHEESE Olive Garden

Marshalls NORDSTROM PET SMART
 DSW DAVID'S BRIDAL ULTA BEAUTY BJ's crumbl cookies

THE HOME DEPOT

JCPenney DICK'S SPORTING GOODS macy's NORDSTROM
 H&M Foot Locker AMERICAN EAGLE COACH
 VICTORIA'S SECRET Lids HOLLISTER JORDAN'S VANS

Mr. Magic CAR WASH

BARCOCK Candy Co.

Flynn's Tire & Auto Service

Knuckleheads BAR

Ashley HOMESTORE BOB'S Discount Furniture GOING GOING GONE!
 Denny's Wendy's Panera PANDA EXPRESS ALDI

DG

ELEVEN DARK



Three Degree Rd & Perry Hwy
 (25,538 VPD)

FIVE POINTS OF INGRESS/EGRESS PROVIDING EXCELLENT CIRCULATION AND REDEVELOPMENT FLEXIBILITY



Investment Highlights

CASH FLOWING REDEVELOPMENT OPPORTUNITY

The property is a former 7 Eleven location situated on a 0.74-acre hard corner parcel along Perry Highway in the North Pittsburgh / Route 19 retail corridor. With the tenant vacating, the asset presents a compelling cash flowing opportunity for investors or developers to reposition or redevelop the site for a new retail, restaurant, or service-oriented use.

WELL-LOCATED AND HIGHLY VISIBLE CORNER PARCEL

The 0.74-acre parcel provides a highly functional footprint for a variety of retail or restaurant concepts. The corner positioning, signalized access, and established commercial surroundings make the property well suited for quick-service restaurant, convenience retail, medical, or service-oriented redevelopment.

SIGNALIZED HARD CORNER WITH STRONG TRAFFIC COUNTS

The property is located at a signalized intersection of Perry Highway (Route 19) and Three Degree Rd with combined traffic counts exceeding 25,558 vehicles per day, providing excellent visibility and access. The site benefits from strong commuter traffic and convenient connectivity to surrounding neighborhoods and major retail centers throughout North Pittsburgh.



DENSE PITTSBURGH RETAIL TRADE AREA

The property is located within a well-established retail corridor in the North Pittsburgh / Route 19 submarket, serving a population of over 143,000 residents within a 5-mile radius and more than 61,000 households. The surrounding area is characterized by a stable and educated consumer base, with approximately 46% of residents holding a bachelor's degree or higher within 5 miles, supporting strong long-term retail demand.

ESTABLISHED NORTH PITTSBURGH RETAIL CORRIDOR

The property is positioned within a dense suburban retail corridor surrounded by major shopping destinations including Ross Park Mall, Ross Towne Center, McIntyre Square, and The Block Northway, all within a short drive of the property. The location serves a large and established consumer base and benefits from proximity to Downtown Pittsburgh approximately 10 miles south.



Location

Pittsburgh, PA

Pittsburgh is one of the largest metropolitan economies in the northeastern United States and serves as the economic center of Western Pennsylvania. Historically known as the “Steel City,” Pittsburgh has transformed into a diversified economy anchored by healthcare, technology, finance, education, and advanced manufacturing.

The metropolitan area is home to more than 2.3 million residents, with major institutions including the University of Pittsburgh, Carnegie Mellon University, and healthcare leader UPMC. The region has become a national hub for robotics, artificial intelligence, and medical research while maintaining strong traditional industries. Pittsburgh’s affordability, highly educated workforce, and strong infrastructure have made it an increasingly attractive destination for employers and residents. The city consistently ranks among the most livable metropolitan areas in the United States, supported by a strong cultural scene, diverse neighborhoods, and proximity to major interstate transportation networks.

2.3M+
MSA Population

\$160B
Gross Metropolitan Product



**Healthcare, Tech,
Finance, Education**
Key Economic Anchors



Why Invest in Pittsburgh, PA



STRONG & DIVERSE REGIONAL ECONOMY

The Pittsburgh Metropolitan Statistical Area (MSA) is home to approximately 2.3 million residents, making it one of the largest and most stable economic regions in the Northeast. Originally rooted in manufacturing, Pittsburgh has evolved into a diversified economy driven by healthcare, education, technology, finance, and energy, with GDP exceeding \$160 billion and supported by steady long-term growth.



NATIONALLY RECOGNIZED INNOVATION HUB

Pittsburgh has emerged as a leading center for innovation, particularly in robotics, artificial intelligence, and autonomous vehicles. Carnegie Mellon University serves as a global leader in these fields, attracting significant private and public investment. The region has become a hub for advanced manufacturing and technology development, driving long-term population and job growth.



HIGHLY ATTRACTIVE COST OF LIVING

Pittsburgh offers one of the most affordable cost structures among major U.S. metros, with cost of living approximately 8-10% below the national average and significantly lower housing costs than cities such as Boston, New York, and Washington, D.C. Favorable Regional Price Parity (RPP) enhances consumer purchasing power, supporting strong discretionary income and consistent retail performance.



MAJOR EMPLOYERS & INSTITUTIONAL STABILITY

Pittsburgh is anchored by a deep base of nationally recognized employers across multiple sectors, providing durable employment and economic stability. Key employers include:

- » **UPMC (University of Pittsburgh Medical Center)** – one of the largest healthcare systems in the U.S.
- » **Highmark Health** – leading health insurance and hospital network
- » **University of Pittsburgh** – major research university and economic driver
- » **Carnegie Mellon University** – globally recognized for robotics, AI, and engineering
- » **PNC Financial Services** – Fortune 500 financial institution headquartered in Pittsburgh
- » **Amazon, Google, Meta,** and other technology firms with growing regional presence

This diversified employment base reduces economic volatility and supports consistent consumer demand.



STRATEGIC LOCATION & INFRASTRUCTURE

Pittsburgh is strategically located within a day's drive of over 40% of the U.S. population, with access to major interstate highways, rail infrastructure, and an international airport. This central positioning supports logistics, distribution, and regional commerce.



32,000+ Employees
\$21.5B Annual Revenue

UPMC

LIFE CHANGING MEDICINE
92,000+ Employees
\$33.6B Annual Revenue



ROSS PARK MALL



MANUFACTURERS



NORTH HILLS VILLAGE



Pittsburgh International Airport



37,000+ Employees
\$27.1B Annual Revenue



1,500+ Employees
\$15M Annual Revenue



34,500+ Students
14,000+ Employees
\$3.0B Annual Budget



52,000+ Employees (Global)
\$21.5B Annual Revenue

Carnegie Mellon University

16,000+ Students
6,000+ Employees
\$1.6B Annual Budget



1,500+ Employees
\$15M Annual Revenue



3,600+ Students
1,130+ Employees
\$100M Annual Budget



8,200+ Students
2,500+ Employees
\$351M Annual Budget

SOUTH HILLS VILLAGE



THE WATERFRONT





Wildwood Golf Club

ROSS PARK MALL

NORTH HILLS VILLAGE

GIANT EAGLE **Gabe's** at home **CRUNCH**
The Home Décor Superstore

Dunham's SPORTS **CHUCK E. CHEESE** Olive Garden

JCPenney **DICK'S SPORTING GOODS** ★ macy's NORDSTROM

H&M **Foot Locker** **AMERICAN EAGLE** **COACH**

VICTORIA'S SECRET **Lids** **HOLLISTER CALIFORNIA** **JOHNNY'S** **VANS**

TARGET KOHL'S

STAPLES five BELOW Michaels

BEST BUY **petco** **SALLY BEAUTY** Starbucks

TRADER JOE'S HomeGoods CINEMARK

OLD NAVY **LONGHORN STEAKHOUSE** **BJ's** **Tanera BREAD** **TEXAS**

THE HOME DEPOT

UPMC
LIFE CHANGING MEDICINE

LOWE'S

7-ELEVEN DARK

Ashley HOMESTORE **BOB'S Discount Furniture** **GOING GOING GONE!** **ALDI**

Denny's **Wendy's** **Tanera BREAD** **PIZZA HUT**

Marshalls NORDSTROM PETSMART

DSW DAVID'S BRIDAL ULTA BEAUTY BJ's crumbl cookies

LA FITNESS **TEXAS HOME2**

GIANT EAGLE **DOLLAR TREE** **UNITED STATES POSTAL SERVICE**

WORKOUT ANYTIME **U-HAUL**

TARGET

DG Maisie's PIZZA POWERHOUSE GYM

MY KABAB PINES PLAZA LANES

Willis

sam's club

GIANT EAGLE

INTERSTATE 279

67,000 VPD

Shannopin Country Club

Clover Hill Golf Course

TARGET

DEUFOL **PETROLEUM PACKAGING COUNCIL** **Ferrellgas**

ALTA **NEVILLE** **Calgon Carbon**
Performance Materials A Kuraray Company

Avonworth High School

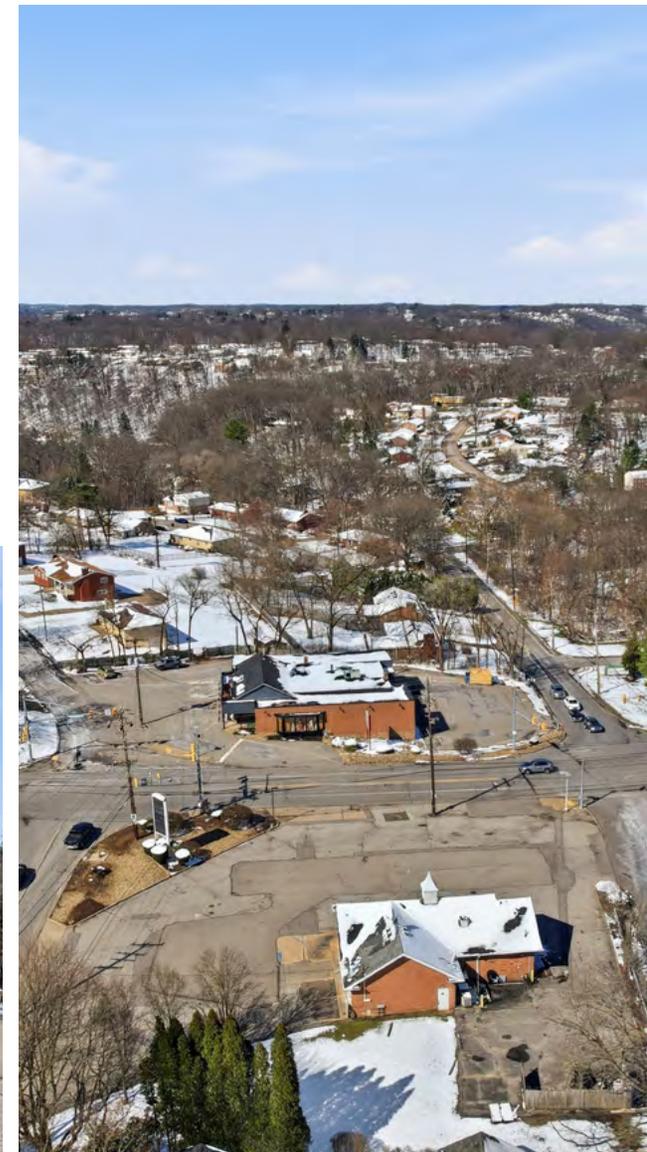
THE HOME DEPOT

INTERSTATE 279

Financial Summary



Lease Period	Annual Rent	Monthly Rent	Rent PSF (Annual)	Cap Rate
Current - 8/31/2026	\$113,566	\$9,464	\$59.52	9.00%
9/1/2026 - 8/31/2027	\$115,837	\$9,653	\$60.71	9.18%
9/1/2027 - 8/31/2028	\$118,154	\$9,846	\$61.93	9.36%
9/1/2028 - 8/31/2029	\$120,517	\$10,043	\$63.16	9.55%
9/1/2029 - 8/31/2030	\$122,927	\$10,244	\$64.43	9.74%





Tenant Overview

7-Eleven is the world's largest convenience store chain, operating, franchising, and licensing a global network of stores that provide convenient food, beverage, and everyday retail items. Founded in 1927, the company has grown into a dominant international retailer known for strong brand recognition and high-traffic neighborhood locations.

Today, 7-Eleven operates approximately 85,000+ stores across more than 20 countries and territories, serving millions of customers daily. The brand's stores typically offer a wide assortment of convenience products including beverages, packaged foods, prepared meals, snacks, tobacco, lottery services, and everyday essentials. Many locations also include fuel stations, ATMs, and proprietary foodservice programs such as Slurpee®, Big Gulp®, and hot food offerings.

7-Eleven continues to evolve its retail platform through expanded fresh food programs, private-label products, and digital delivery services such as 7NOW®, enabling customers to order items directly from nearby stores for rapid delivery. The company is also investing in new store formats and expanded foodservice concepts as part of a long-term growth strategy focused on convenience retail innovation.

**Seven & i
Holdings Co., Ltd.**
PARENT COMPANY

SVNDY
TICKER

IRVING, TX
HEADQUARTERS

85,000+
GLOBAL STORES

12,700+
NORTH AMERICA STORES

135,000+
EMPLOYEES

\$79 BILLION
ANNUAL REVENUE

A
INVESTMENT GRADE (S&P)
CREDIT RATING



Location Highlights

 Demographics	1 Mile	3 Mile	5 Mile
2024 Population	9,230	61,200	143,710
2029 Population Projection	8,938	59,353	139,393
Annual Growth 2020-2024	-2.1%	-1.9%	-1.9%
Annual Growth 2024-2029	-0.6%	-0.6%	-0.6%
Median Age	46.7	43.5	43.2
Bachelor's Degree or Higher	42%	50%	46%

 Households	1 Mile	3 Mile	5 Mile
2024 Households	4,437	25,891	61,484
2029 Household Projection	4,276	25,065	59,559

 Income	1 Mile	3 Mile	5 Mile
Avg Household Income	\$94,035	\$118,669	\$111,572
Median Household Income	\$72,284	\$96,399	\$87,368



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