



7-Eleven

15-YEAR 7-ELEVEN GROUND LEASE – 45-YEAR OPERATING HISTORY

TOP 13% MOST VISITED 7-ELEVEN'S IN THE U.S. PER PLACER.AI

FALLSTON, MD (BALTIMORE MSA)



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

2400 PLEASANTVILLE RD, FALLSTON, MD 21047 [↗](#)

\$2,340,000

PRICE

5.00%

CAP RATE

NOI	\$117,000
LEASE TYPE	Ground
LEASE TERM	15 Years
LOT SIZE (SF)	49,223 SF
LOT SIZE (AC)	1.13 AC

Area Retail



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. **Extremely affluent Maryland submarket – \$181,788 average household incomes** within a 3-mile radius of the subject property. **Top 13%** most visited 7-Eleven in America per Placer.ai.

The Offering

- An absolute NNN ground lease single-tenant 7-Eleven in affluent Baltimore MSA
- 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
- 45+ year operating history at this site
- Top 13% most visited 7-Eleven in America per Placer.ai
- Large 1.13 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

- Extremely affluent residential demographics – average household incomes of \$181,788 within a 3-mile radius of the subject property
- Infrastructure efforts to maintain/improve Routes 1 & 152 (Fallston Road) have led to growth in establishments and local businesses along those corridors
- Fallston Elementary, Middle, and High School (3,000+ total students) are all also located along Route 152 and have too benefitted from recent improvements/expansion



		CURRENT
Price		\$2,340,000
Capitalization Rate		5.00%
Lot Size (SF)		49,223
Lot Size (AC)		1.13
Stabilized Income		
Scheduled Rent		\$117,000
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Capital Expenditure Reserve	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$117,000

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).

LEASE ABSTRACT	
Premise & Term	
Tenant	7-Eleven
Lease Signatory	7-Eleven, Inc.
Lease Type	Ground
Lease Term	15 Years
Rent Increases	10% Every 5 Years
Rent Commencement	9/1/1979
Options	Three, 5-Year
Clean Phase I	Yes
Expenses	
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
7-Eleven	49,223	9/1/1979	8/31/2029	\$117,000	\$9,750	\$117,000
	<i>10% Increase</i>	9/1/2029	8/31/2034		\$10,725	\$128,700
	<i>10% Increase</i>	9/1/2034	8/31/2039		\$11,798	\$141,570
	Option 1	9/1/2039	8/31/2044		\$12,977	\$155,727
	Option 2	9/1/2044	8/31/2049		\$14,275	\$171,300
	Option 3	9/1/2049	8/31/2054		\$15,702	\$188,430
TOTALS:	49,223			\$117,000	\$9,750	\$117,000

LEGEND



Property Boundary

49,223

Lot Size (SF)

1.13

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](#) 

DOWNTOWN BALTIMORE
27.8 MILES



ROSS
DRESS FOR LESS

TARGET

ALDI

LA Z BOY

Pep Boys

RotoZone

macy's

AMERICAN EAGLE

SHOE DEPT. ENCORE

BEST BUY

DOLLAR TREE

Office DEPOT

LANE BRYANT

Bath & Body Works

PINK

FALLSTON HIGH SCHOOL

BEL AIR

YOUTHS BENEFIT ELEMENTARY SCHOOL

TJ-maxx

SPROUTS FARMERS MARKET

JOANN

Michael's

Staples

Party City

PET SUPPLIES PLUS

BARNES & NOBLE

DICK'S SPORTING GOODS

THE HOME DEPOT

HOME SENSE

ULTA BEAUTY

FALLSTON MIDDLE SCHOOL

FRANK THOMAS SAWMILL
All Species of Lumber Cut to Order

SUBJECT PROPERTY

7 ELEVEN

Walgreens

FALLSTON COUNTRY PRE-K

152

PLEASANTVILLE ROAD

17,195 VPD

FALLSTON ROAD

Wise's CRABHOUSE

Acappella
Italian Restaurant

BLACK FOREST TAPHOUSE

WASHDAY
FLORAL

Located in a thriving Baltimore submarket

17,195
VEHICLES PER DAY ALONG FALLSTON ROAD

27.8 miles
TO DOWNTOWN BALTIMORE

Ring Radius Population Data

	3-MILES	5-MILES	10-MILES
2023	14,502	48,566	250,422

Ring Radius Income Data

	3-MILES	5-MILES	10-MILES
Average	\$181,788	\$149,818	\$138,744
Median	\$154,022	\$127,565	\$115,142

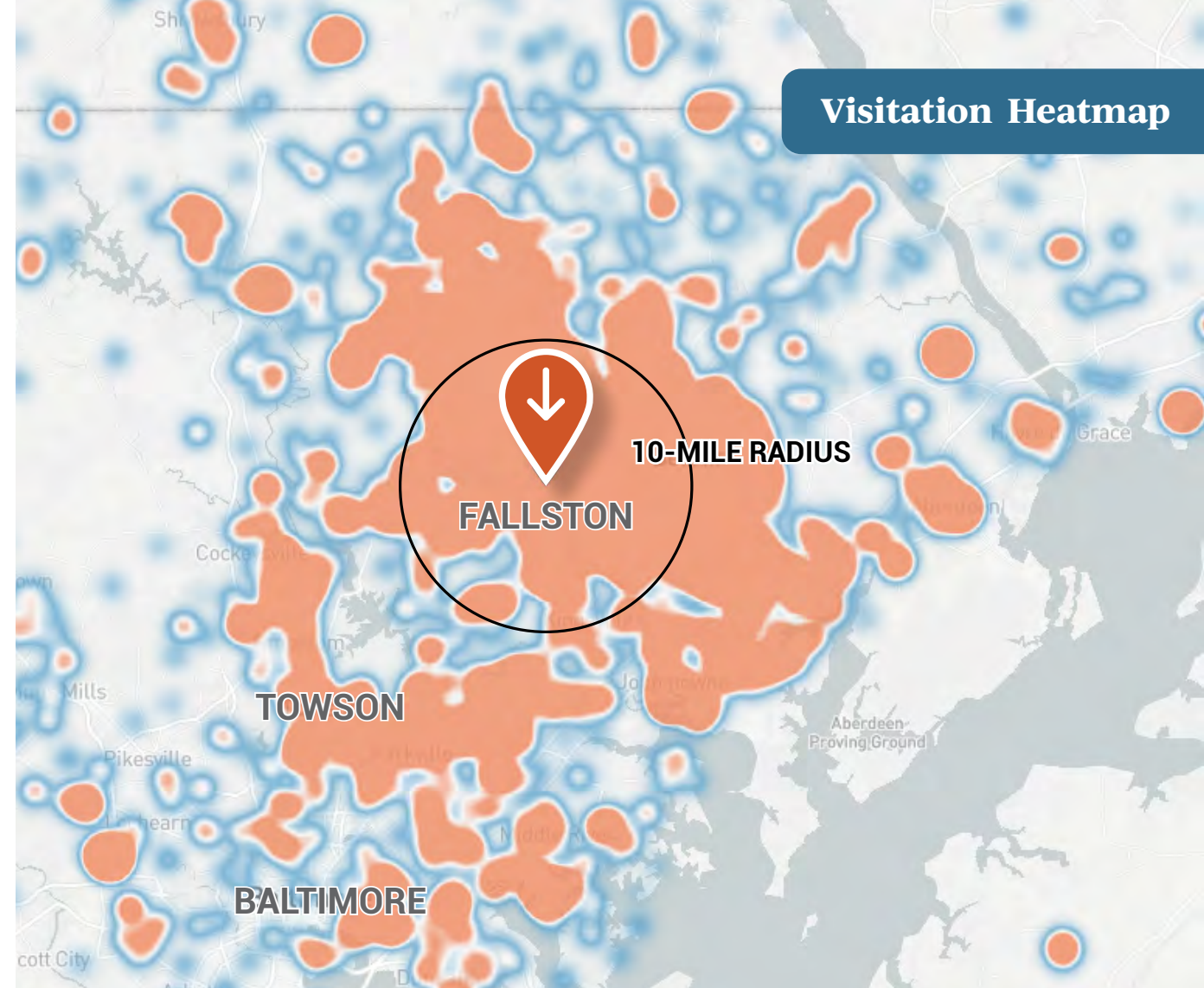
The subject property is **ranked in the 83rd percentile in terms of annual visits** to 7-Eleven locations nationwide

325.2K Visits

OVER PAST 12 MONTHS AT THE SUBJECT PROPERTY

7 Minutes

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY



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.

Fallston, MD



An Affluent Community

- Fallston is an unincorporated community approximately 30 miles northeast of downtown Baltimore
- Located in the north-central region of Maryland in Harford County, Fallston is also part of the Baltimore-Washington MSA
- Fallston is a high-income community with a strong education system, served by the Harford County Public Schools system, making it an attractive place for families
- In addition to its close proximity to Baltimore, Fallston provides convenient access to urban amenities in other major cities including Washington, D.C., and Philadelphia

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

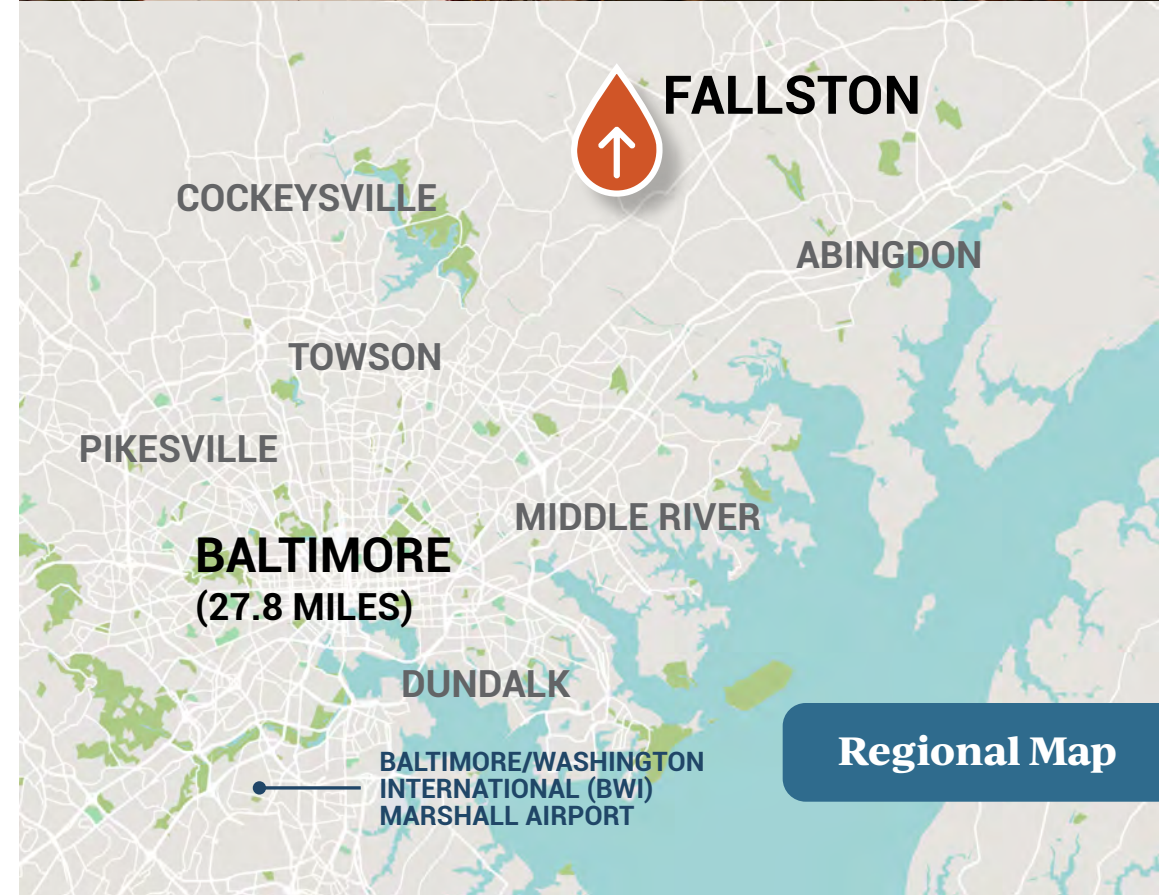
2.8 Million

BALTIMORE MSA
ESTIMATED POPULATION

\$241.3 B

BALTIMORE MSA GDP

Downtown Baltimore



FALLSTON



COCKEYSVILLE

ABINGDON

TOWSON

PIKESVILLE

MIDDLE RIVER

BALTIMORE
(27.8 MILES)

DUNDALK

BALTIMORE/WASHINGTON
INTERNATIONAL (BWI)
MARSHALL AIRPORT

Regional Map



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