

OFFERING MEMORANDUM

New Construction 15 Year NNN Lease | Estimated Opening April 2026
Rare Opportunity in The Heart of The Villages



REPRESENTATIVE PHOTO

 11711 NE 62ND TER, LADY LAKE, FL 32162 (THE VILLAGES)

Marcus & Millichap

INVESTMENT OVERVIEW

This offering presents the opportunity to acquire a newly developed, freestanding 7-Eleven convenience store with fuel, strategically positioned at the signalized intersection of County Road 466 and NE 62nd Terrace in Lady Lake, Florida. The property sits on a 2.14-acre parcel with excellent frontage and access along one of the most heavily trafficked east–west corridors serving Lady Lake and The Villages. The 4,853 square foot building is of modern prototype construction and is complemented by seven multi-product fuel dispensers, providing a full-service convenience and fuel offering designed to capture both commuter and destination traffic.

The investment is secured by a 15-year absolute net lease to 7-Eleven, one of the most recognized and creditworthy convenience retailers in the world. The lease generates \$650,158 in annual rent, with 10 percent rental increases every five years, providing predictable and growing cash flow. At the end of the primary term, the tenant holds four additional five-year option periods, extending the potential lease term to 35 years. The combination of long-term tenancy, contractual rent escalations, and minimal landlord responsibilities makes this asset particularly attractive to investors seeking durable income and inflation protection.

County Road 466 is widely regarded as one of the most dynamic retail corridors in Central Florida, serving as a primary commercial spine for The Villages and Lady Lake. The immediate trade area is anchored by national and regional retailers including Publix, Walmart Neighborhood Market, Target, Winn-Dixie, CVS, Walgreens, Aldi, and multiple quick-service and casual dining concepts, creating consistent daily traffic drivers. Significant new retail and residential development continues along CR 466, reinforcing its role as a dominant convenience and necessity-based retail corridor.

Lady Lake benefits directly from its proximity to The Villages, the largest and fastest-growing master-planned retirement community in the United States. The Villages has a population exceeding 120,000 residents, with exceptionally strong household density and daytime populations driven by retail, healthcare, and recreation. The area has experienced sustained population growth, with five-mile population projections exceeding 125,000 residents by 2029, and an average age that aligns perfectly with convenience retail and fuel demand patterns.

Lady Lake itself has seen approximately 15 percent population growth over the past decade, while still maintaining a business-friendly environment and limited infill opportunities along major corridors such as CR 466. This constrained supply dynamic, combined with relentless residential growth from The Villages, creates a compelling backdrop for long-term retail performance.

In summary, this 7-Eleven investment offers a rare combination of prime real estate, best-in-class tenant credit, long-term lease security, and exposure to one of Florida's most resilient and fastest-growing retail markets. The property is ideally suited for investors seeking stable income, strong residual value, and long-term appreciation driven by demographic momentum and irreplaceable corridor positioning.

INVESTMENT HIGHLIGHTS

- Newly Constructed, Freestanding 7-Eleven Located at The Signalized Intersection of County Road 466 and NE 62nd Terrace in Lady Lake, Florida, a Premier Retail Corridor Serving The Villages
- Affluent Demographics: \$107,916 Average Household Income in a 1-Mile Radius
- Absolute Net 15-Year Lease with 7-Eleven Generating \$650,158 in Annual Rent and Featuring 10% Rental Increases Every Five Years
- Four, 5-Year Tenant Option Periods Provide Up to 35 Years of Potential Tenancy and Long-Term Income Security
- Situated on a 2.14-Acre Parcel with a 4,853 SF Modern Prototype Building and Seven Multi-Product Fuel Dispensers
- County Road 466 is One of Central Florida's Most Heavily Traveled Retail Corridors, Anchored by Publix, Walmart Neighborhood Market, Target, CVS, Walgreens, and Other National Retailers
- Immediate Access to The Villages, the Largest Master-Planned Retirement Community in the U.S. with a Population Exceeding 120,000 Residents
- Strong and Growing Demographics Driven by Sustained Residential Development, High Household Density, and Daily Commuter Traffic
- Limited Infill Availability Along CR 466 Enhances Long-Term Real Estate Value and Replacement Cost Protection
- Investment Offers Durable, Inflation-Hedged Cash Flow Backed by a Globally Recognized Convenience and Fuel Operator
- Florida is a Tax-Free State

THE OFFERING

7 ELEVEN
 11711 NE 62nd Terrace
 Lady Lake, Florida 32162



PROPERTY DETAILS

Lot Size 94,089 SF (2.16 Acres)
 Rentable Square Feet 4,853 SF
 Price/SF \$2,679.41
 Year Built 2026

FINANCIAL OVERVIEW

List Price **\$13,003,168**
 Down Payment 100% / \$13,003,168
 Cap Rate 5.00%
 Type of Ownership Fee Simple

PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
Years 1 - 5	\$54,180	\$650,158
Years 6 - 10	\$59,598	\$715,174
Years 11 - 15	\$65,558	\$786,692
Years 16 - 20 (Option 1)	\$72,113	\$865,361
Years 21 - 25 (Option 2)	\$79,325	\$951,897
Years 26 - 30 (Option 3)	\$87,257	\$1,047,087
Years 31 - 35 (Option 4)	\$95,983	\$1,151,795

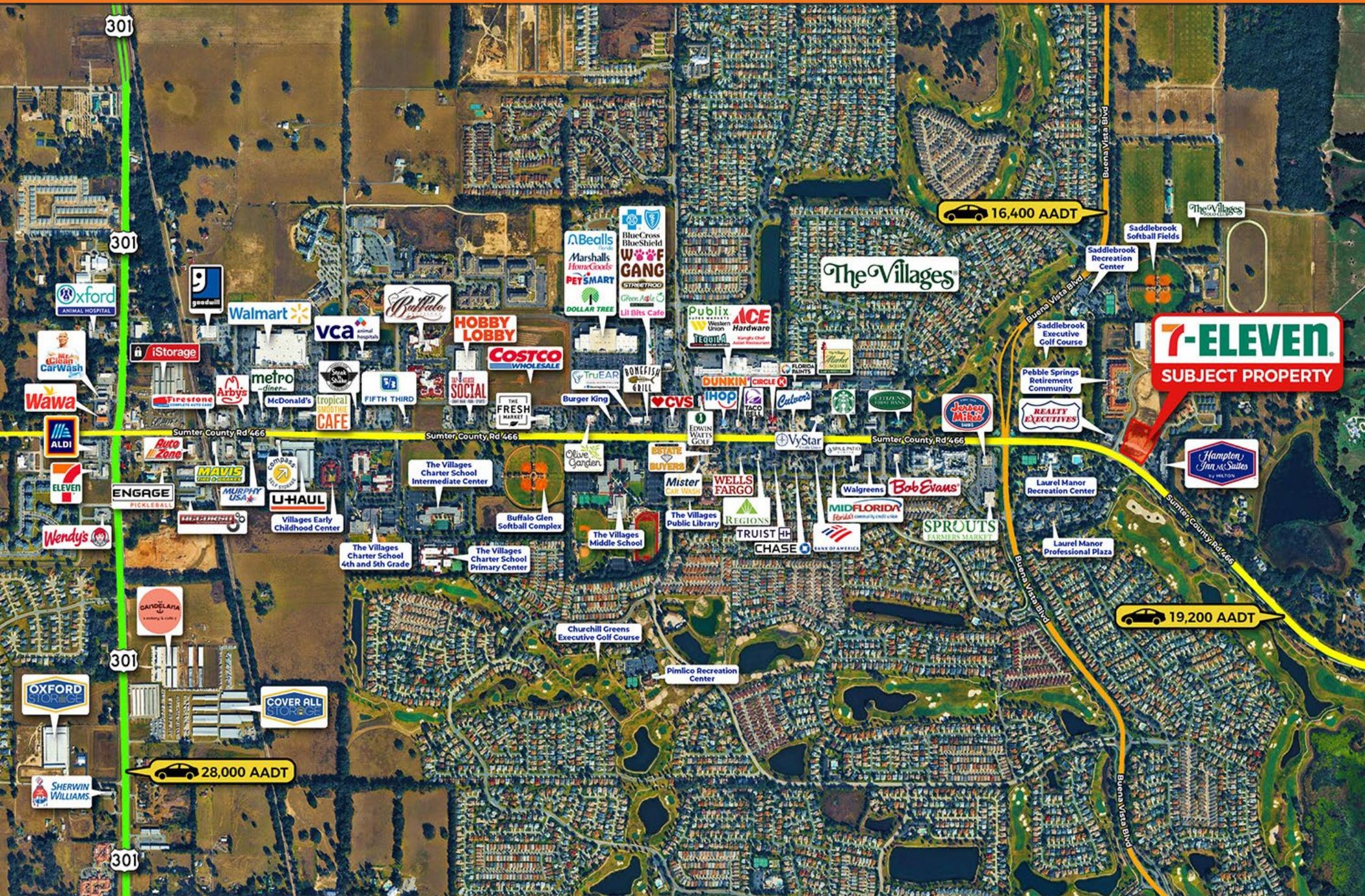
Base Rent (\$133.97 / SF) **\$650,158**

Net Operating Income **\$650,158.00**

TOTAL ANNUAL RETURN CAP 5.00% \$650,158

LEASE ABSTRACT

Tenant Trade Name	7 Eleven
Tenant	Corporate Store
Ownership	Public
Guarantor	Corporate Guarantee
Lease Type	NNN
Lease Term	15 Years
Lease Commencement Date	COE
Rent Commencement Date - Estimated	April 2026
Expiration Date of Base Term	15 Years after COE
Increases	10% Every 5 Years
Options	Four 5-Year Options
Term Remaining on Lease	15 Years
Landlord Responsibility	None
Tenant Responsibility	All
Property Type	Net Leased Auto Service - Gas/Conv
Right of First Refusal	Yes





The Villages has consistently ranked as one of the fastest growing MSAs in the USA

7-ELEVEN
SUBJECT PROPERTY

Purpose-built active-adult market with a highly concentrated 55+ demographic that drives consistent, needs-based retail demand.

Nationally recognized for its scale, lifestyle amenities, and long-term, land-controlled expansion strategy.

Consistently ranks among the top-selling master-planned communities in the U.S. on an annual basis.

Daytime population materially exceeds surrounding markets due to a non-working resident base, supporting strong sales volumes for convenience, grocery, medical, and service-oriented retail.

Proven performance for net-lease, necessity-based retail including convenience stores, pharmacies, QSR, and medical uses.

Strong vehicular exposure along primary arterials including CR 466, CR 466A, U.S. 27, and connecting regional roadways.

High-barrier-to-entry demographic concentration that is difficult to replicate in other U.S. markets.

Recession-resistant consumer base supports durable cash flow and long-term tenant performance.

Favorable risk-adjusted returns driven by predictable growth, strong tenant demand, and sustained in-migration of retirees.

The Villages®

REPRESENTATIVE PROPERTY PHOTOS

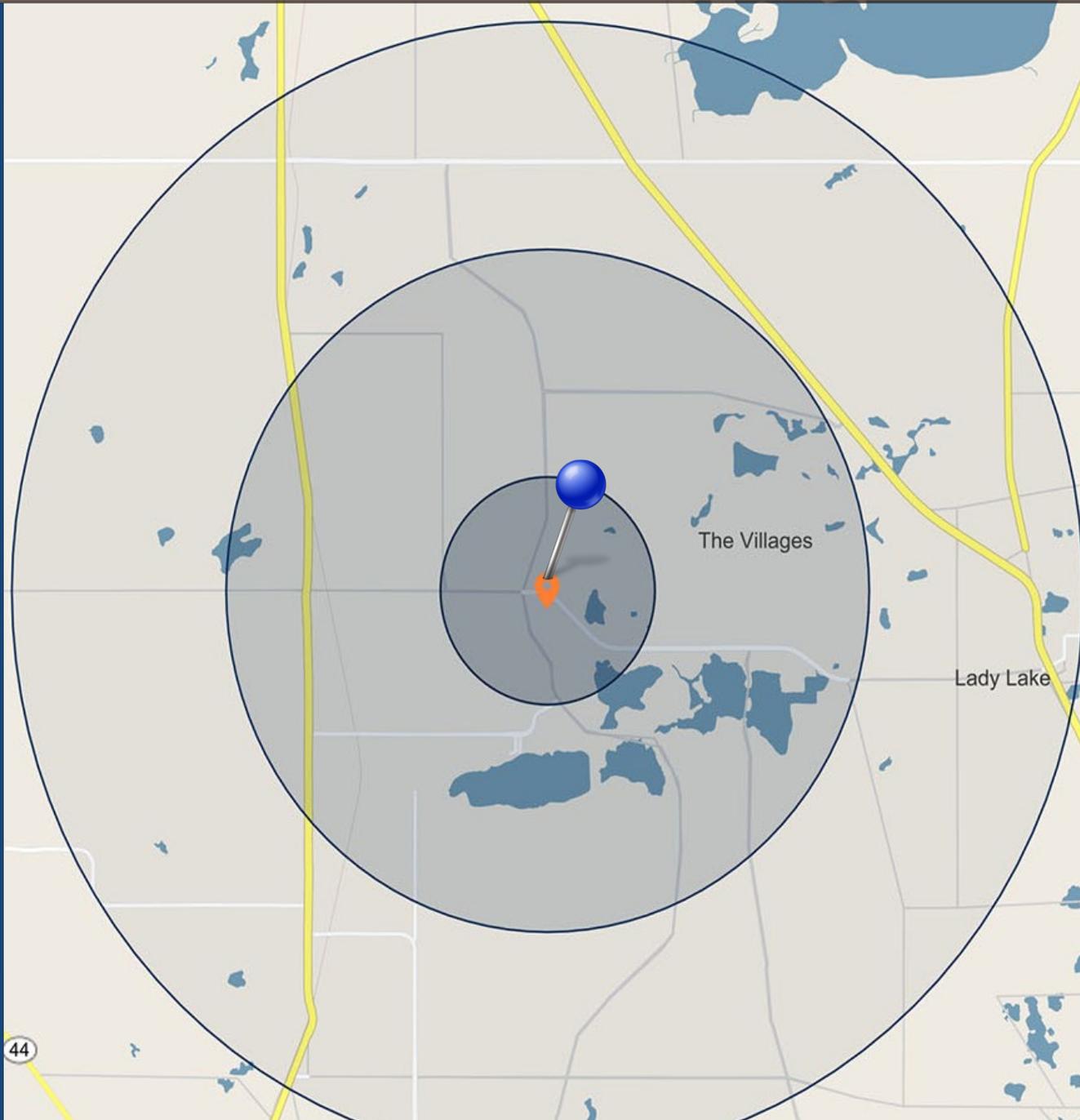


ABOUT 7-ELEVEN®

7-Eleven, Incorporated is the world's largest convenience store chain operating, franchising and licensing more than 56,600 stores in 18 countries, of which nearly 10,500 are in North America. The company has more outlets than any other retailer or food service provider. 7-Eleven was founded in 1927 in Dallas, Texas. The company 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 customers. The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering customers 24-hour convenience, seven days a week.



Name	7-Eleven
Tenant	7-Eleven Incorporated
Number of Locations	60,000+
Rating Agency	Standard & Poor's
Credit Rating	AA-
Rank	#1 CSP Daily News, #7 Franchise 500
HQ	Irving, Texas



POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	7,588	53,396	117,574
2024 Estimate			
Total Population	7,023	50,382	111,503
2020 Census			
Total Population	5,899	44,650	100,484
2010 Census			
Total Population	4,396	38,261	82,024
Daytime Population			
2024 Estimate	9,204	66,154	132,189
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	4,441	30,545	65,058
2024 Estimate			
Total Households	4,025	28,337	60,923
Average (Mean) Household Size	1.7	1.8	1.9
2020 Census			
Total Households	3,455	25,311	55,259
2010 Census			
Total Households	2,343	20,953	43,790
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	10.6%	6.5%	5.8%
\$150,000-\$199,999	9.5%	7.1%	7.1%
\$100,000-\$149,999	16.6%	22.2%	19.5%
\$75,000-\$99,999	20.0%	17.8%	18.7%
\$50,000-\$74,999	17.4%	17.1%	17.8%
\$35,000-\$49,999	8.1%	10.8%	11.7%
\$25,000-\$34,999	8.1%	8.2%	8.3%
\$15,000-\$24,999	7.8%	5.7%	5.9%
Under \$15,000	2.0%	4.7%	5.2%
Average Household Income	\$107,916	\$95,704	\$91,713
Median Household Income	\$55,655	\$59,581	\$59,777
Per Capita Income	\$62,616	\$53,700	\$50,083

GEOGRAPHY: 5 MILE



POPULATION

In 2024, the population in your selected geography is 111,503. The population has changed by 35.94 percent since 2010. It is estimated that the population in your area will be 117,574 five years from now, which represents a change of 5.4 percent from the current year. The current population is 53.9 percent male and 46.1 percent female. The median age of the population in your area is 68.0, compared with the U.S. average, which is 39.0. The population density in your area is 1,421 people per square mile.



HOUSEHOLDS

There are currently 60,923 households in your selected geography. The number of households has changed by 39.13 percent since 2010. It is estimated that the number of households in your area will be 65,058 five years from now, which represents a change of 6.8 percent from the current year. The average household size in your area is 1.8 people.



INCOME

In 2024, the median household income for your selected geography is \$76,833, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 58.04 percent since 2010. It is estimated that the median household income in your area will be \$88,497 five years from now, which represents a change of 15.2 percent from the current year.

The current year per capita income in your area is \$50,083, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$91,713, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 23,930 people in your selected area were employed. The 2010 Census revealed that 61.2 percent of employees are in white-collar occupations in this geography, and 16.9 percent are in blue-collar occupations. In 2024, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 24.00 minutes.



HOUSING

The median housing value in your area was \$344,981 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 40,505.00 owner-occupied housing units and 3,289.00 renteroccupied housing units in your area.



EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 34.5 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 10.5 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 12.6 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.0 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 36.2 percent in the selected area compared with the 19.7 percent in the U.S.

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Marcus & Millichap

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