



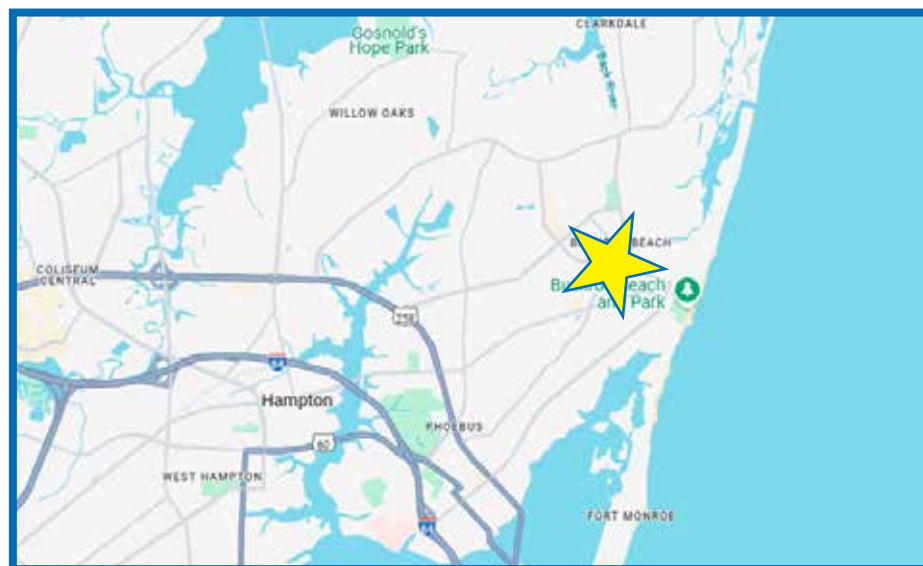
1574 Old Buckroe Rd | Hampton, VA 23664
\$1,585,000 | 5.50% CAP



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com

Financial Info

Lease Expiration:	April 30, 2040
Term Remaining:	14 Years
Annual Rent:	\$87,160
Options:	Three (3) @ Five (5) Years
Increases:	10% Every 5 Years
Building Size:	2,520 SF
Lot Size:	.38 Acre
Landlord Responsibilities:	None - Absolute NNN
Guarantee:	7 Eleven Corp
Recent Sales:	2019 - \$1,505,063 2020 - \$1,756,749 2021 - \$1,916,539 2022 - \$2,069,091 2023 - \$2,123,455 2024 - \$2,185,404 2025 - \$2,230,943
Price:	\$1,585,000 5.50% CAP



Highlights

- 7-Eleven recently extended the lease, showing their continued commitment to this location
- Beach store - well located less than 1 mile from Buckroe Beach - perfect pit stop for snacks, drinks, and beach essentials
- Very strong store sales trending upward, year over year
- Strong demographics with 14,000 residents within a 1 mile radius
- Located at a traffic light regulated intersection
- Nearby retailers include Food Lion, Dollar General, Advance Auto Parts, O'Reilly Auto Parts and more.



High Edge
Apartments

Nickerson Blvd - 4,634 VPD

Old Buckroe Rd - 5,531 VPD

Buckroe
Bait & Tackle

7-ELEVEN

NEIGHBORHOOD AERIAL



John B. Cary
Elementary
School

Andrews Blvd - 4,586 VPD

Jone Magnet
Middle School

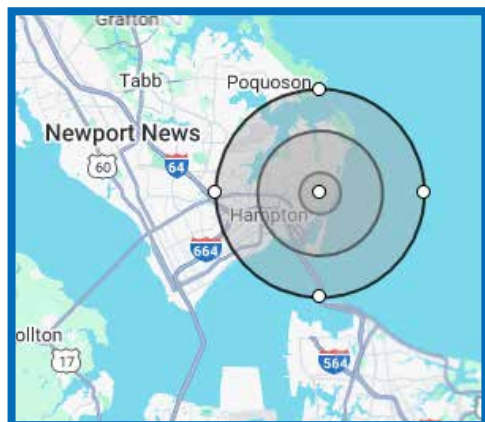


DOLLAR GENERAL

Old Buckroe Rd - 5,531 VPD

E. Pembroke Ave - 12,561 VPD





POPULATION:	1 MILE	3 MILE	5 MILE
2029 POPULATION PROJECTION	14,150	54,674	86,348
2024 POPULATION	13,838	53,666	84,636
2020 POPULATION	13,484	53,382	83,547
ANNUAL GROWTH 2020-2024	0.70%	0.10%	0.30%
ANNUAL GROWTH 2024-2029	0.50%	0.40%	0.40%

2024 POPULATION BY RACE:

WHITE	6,045	24,513	34,277
BLACK	5,623	21,658	38,316
AMERICAN INDIAN/ALASKAN NATIVE	16	57	105
ASIAN	297	1,104	1,983
HAWAIIAN & PACIFIC ISLANDER	59	155	294
TWO OR MORE RACES	1,798	6,180	9,660
HISPANIC ORIGIN	1,028	3,547	5,879

HOUSEHOLDS:

2020 HOUSEHOLDS	5,559	21,368	34,224
2024 HOUSEHOLDS	5,726	21,547	34,777
2029 HOUSEHOLD PROJECTION	5,860	21,967	35,506
ANNUAL GROWTH 2020-2024	0.30%	0%	0.20%
ANNUAL GROWTH 2024-2029	0.50%	0.40%	0.40%
OWNER OCCUPIED HOUSEHOLDS	3,297	12,879	19,084
RENTER OCCUPIED HOUSEHOLDS	2,563	9,088	16,422
AVG HOUSEHOLD INCOME	\$79,317	\$86,792	\$84,343
MEDIAN HOUSEHOLD INCOME	\$54,107	\$60,427	\$59,073

Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice





7-Eleven, Inc. (often abbreviated as SEI) is an American convenience store chain, headquartered in Irving, Texas and owned by Japanese Seven & I Holdings through Seven-Eleven Japan Co., Ltd. The chain was founded in 1927 as an ice house storefront in Dallas. It was named Tote'm Stores between 1928 and 1946. After Ito-Yokado, a Japanese supermarket chain and the parent company of Seven-Eleven Japan, acquired a 70% stake in the company in 1991, the company became a wholly-owned subsidiary of Seven-Eleven Japan in November, 2005.

7-Eleven operates, franchises, and licenses 78,029 stores in 19 countries and territories as of November 2021. While operating under its namesake brand globally, within the United States it operates as 7-Eleven nationally, as Speedway nationally but mostly in the Midwest & East Coast, and as Stripes Convenience Stores within the South Central United States; both Speedway and Stripes operate alongside 7-Eleven's namesake stores in several markets. 7-Eleven also operates A-Plus locations with the name licensed from owner and fellow Metroplex-based Energy Transfer Partners, though most of these stores have since been rebranded as standard 7-Eleven stores.



TENANT INFORMATION



Credit Rating
A A-1 (S&P)

Locations
78,029+

Revenue
\$86.83 Billion

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Hampton, Virginia

Hampton, officially the City of Hampton, is an independent city in the Commonwealth of Virginia in the United States. The population was 137,148 as of the 2020 census, making it the seventh-most populous city in Virginia.

Hampton is included in the Hampton Roads metropolitan area, the 37th-largest in the United States, with a total population of 1,799,674 in 2020. This area, known as "America's First Region", also includes the independent cities of Chesapeake, Virginia Beach, Newport News, Norfolk, Portsmouth, and Suffolk, as well as other smaller cities, counties, and towns of Hampton Roads. The city features a wide array of business and industrial enterprises, retail and residential areas, historical sites, and other points of interest.

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FOR MORE INFORMATION

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