

7-Eleven®

1805 JACKSON PIKE
Columbus, OH

OFFERED FOR SALE
\$14,373,000 | 5.50% CAP



REPRESENTATIVE PHOTO

CONFIDENTIAL
OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



EXECUTIVE SUMMARY

Situated at 1805 Jackson Pike, Columbus, OH, this 4.90 Acres and 4,650 SF building is leased to 7-Eleven for fifteen years with 7.5% rental increases every 5 years and in options periods. The Asset is well located directly off of high trafficked I-71 in ultra high growth Columbus, OH



**15-YR
LEASE**



**TRUCK STOP IN
INDUSTRIAL AREA**



**HIGH
GROWTH MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$790,494
Rent Escalation	6-10	\$849,781
Rent Escalation	11-15	\$913,515
1st Option Term	16-20	\$982,028
2nd Option Term	21-25	\$1,055,680
3rd Option Term	26-30	\$1,134,856
4th Option Term	31-35	\$1,219,970

NOI	\$790,494
CAP	5.50%
PRICE	\$14,373,000



ASSET SNAPSHOT

Tenant Name	7-Eleven
Address	1805 Jackson Pike, Columbus, OH 43137
Building Size (GLA)	4,732 SF
Land Size	4.90 Acres
Year Built	2025
Signator/Guarantor	Corporate
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	9/1/2025
Lease Expiration Date	8/31/2040
Remaining Term	15 Years
Current Annual Rent	\$790,494

CONSTRUCTION STATUS AS OF JUNE 2025



250,300 PEOPLE
IN 5 MILE RADIUS



\$93,080 AHHI
IN 5 MILE RADIUS



112,919 VPD
ON I-71



ATTRACTIVE LEASE FUNDAMENTALS & BONUS DEPRECIATION

15 year lease with 7.5% bumps every 5 years and in option periods | Abs. NNN lease providing zero landlord responsibilities | Opportunity for Bonus Depreciation



INVESTMENT GRADE TENANT

7-Eleven's parent company, Seven-Eleven Japan Co, LTD has a market cap of \$37.18B (Ticker: SVNDY) | There are over 83,000 locations across the world



HIGH VISIBILITY OFF BUSY I-71

Easy access off of exit 104 on highway I-71 | More than 112K cars travel along this stretch of highway daily providing a built in customer base | Multiple points of ingress and egress from Jackson Pike Rd and I-71



POSITIONED NEAR LOCAL EMPLOYERS & DIESEL FUEL CUSTOMERS

7-Eleven is surrounded by over 825K SF of Industrial Space within a 1-mile radius, providing immediate consumer demand through its diesel station | Nearby employers and potential customer bases include: Jackson Pike Waste Water Treatment Plant, Silvan Trucking Company of Ohio, XPO Logistics, Crown Logistics, and much more



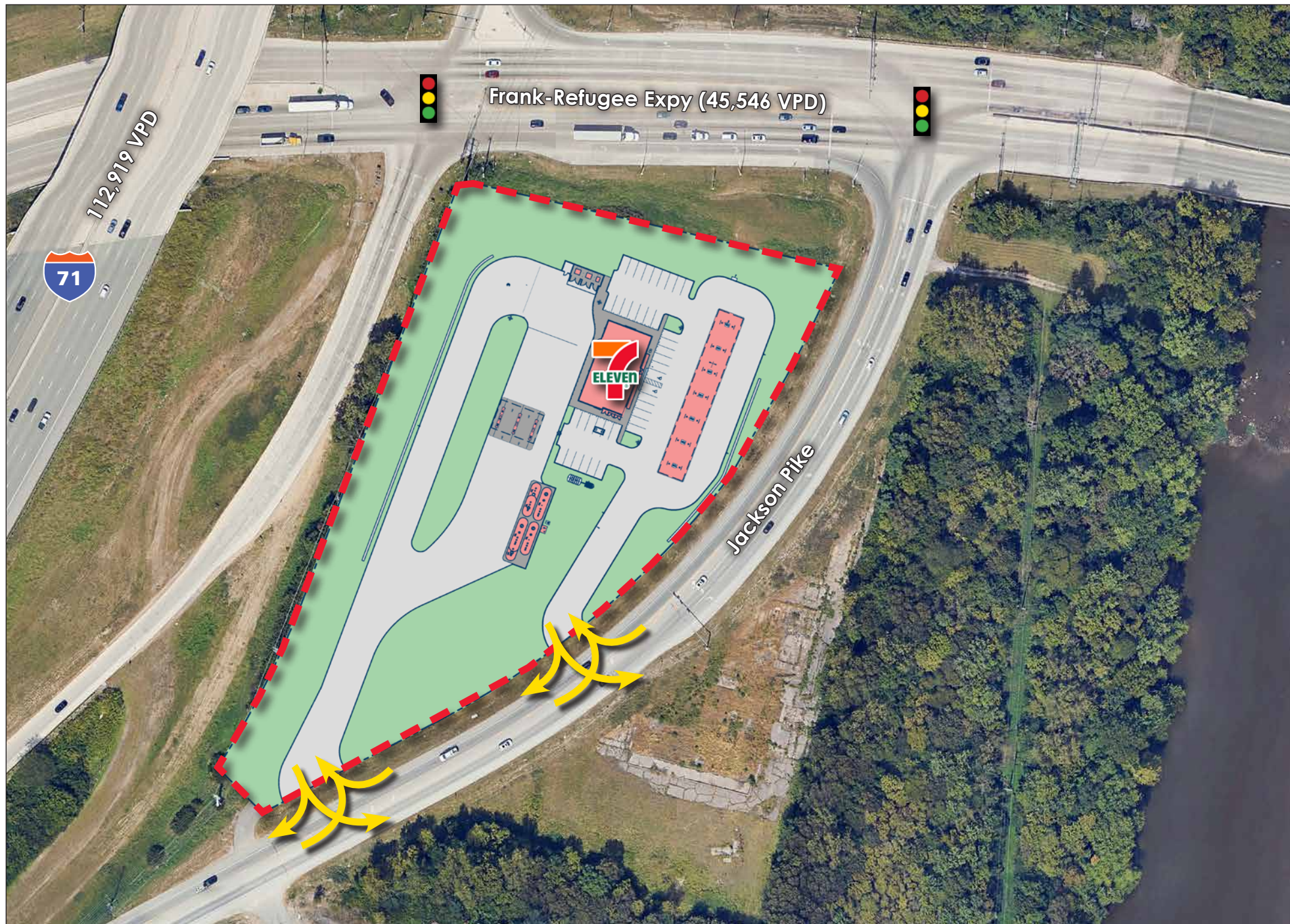
RECENT CONSTRUCTION - DIESEL STATION

Recently constructed building with warranties in place for the roof and mechanical systems | 7-11 Diesel station format adding to their network of 7FLEET stations



HIGH GROWTH COLUMBUS

Site is located 3.2 Miles from center city Columbus, OH which is the second largest MSA in Ohio following Cincinnati | Six of the top 10 fastest growing counties in Ohio are within the Columbus, OH MSA and the overall growth rate for the city exceeds the national average



Downtown Columbus
3.2 Miles | 9 Min Drive

Franklin Medical Center

Pro Tow Towing
& Recovery



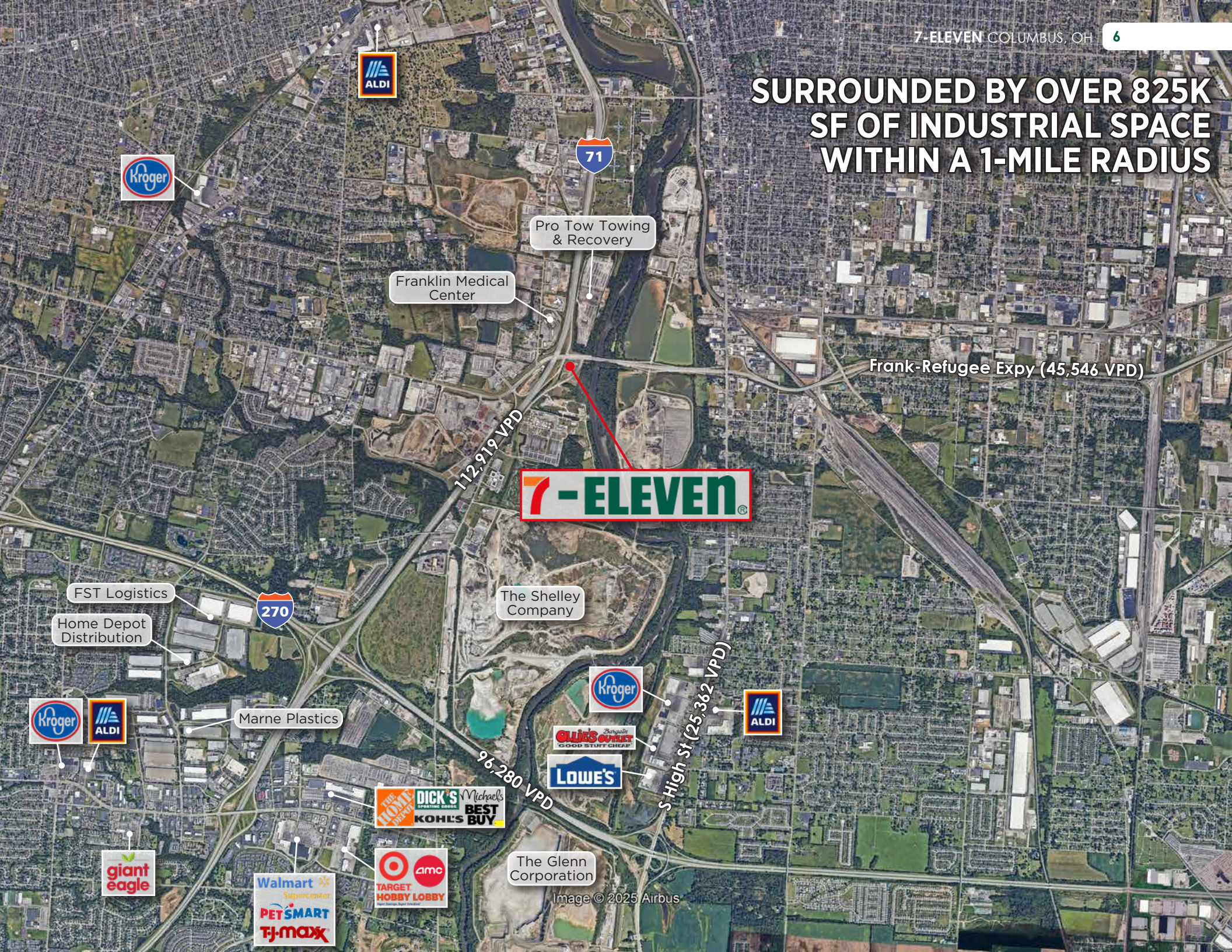
112,919 VPD

Frank-Refugee Expy (45,546 VPD)



Jackson Pike

**SURROUNDED BY OVER 825K
SF OF INDUSTRIAL SPACE
WITHIN A 1-MILE RADIUS**



Pro Tow Towing
& Recovery

Franklin Medical
Center

Frank-Refugee Expy (45,546 VPD)

7-ELEVEN

112,919 VPD

FST Logistics

The Shelley
Company

Home Depot
Distribution

270

Marne Plastics

Kroger

ALDI

LOWE'S

DICK'S Sporting Goods
Michael's
BEST BUY
KOH'S

S High St (25,362 VPD)

96,280 VPD

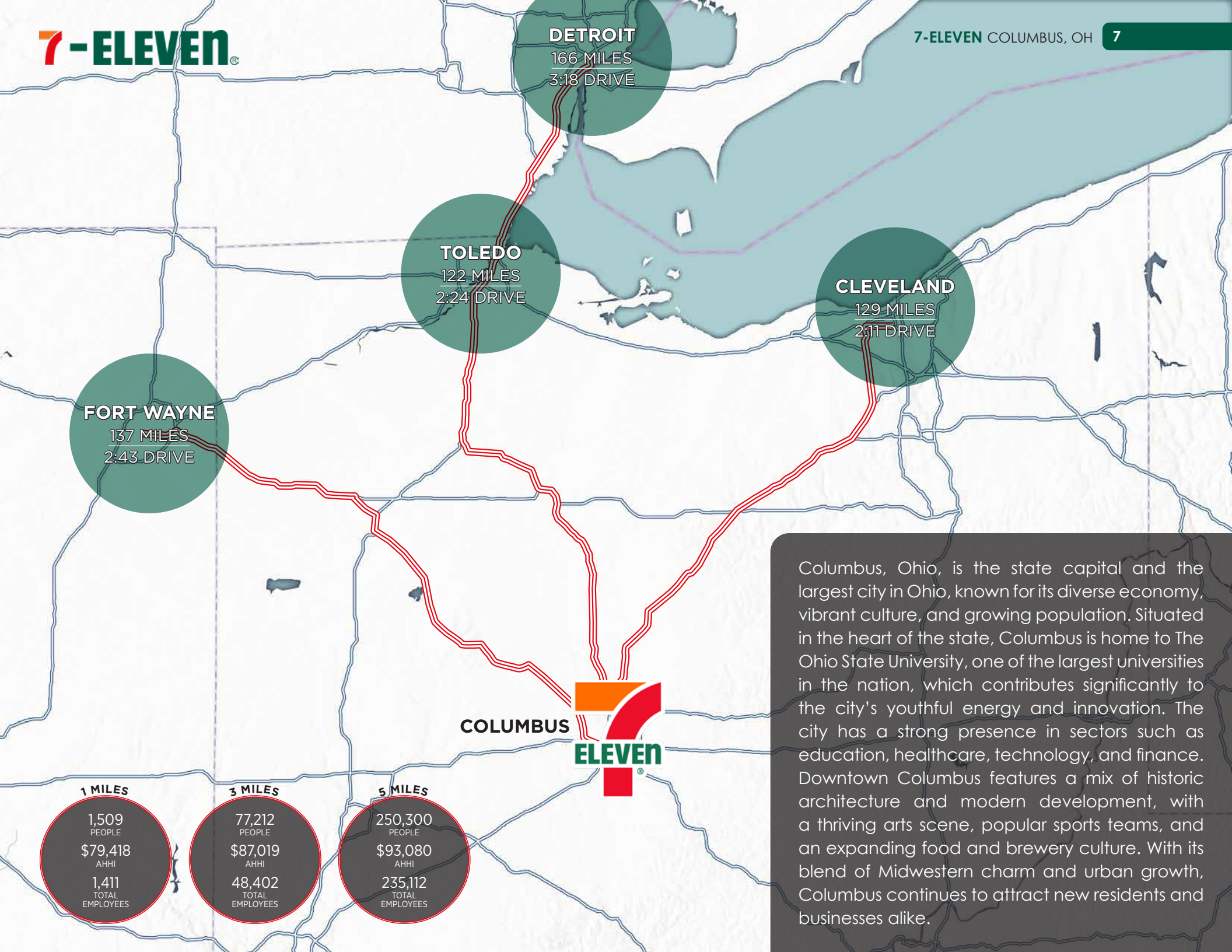
The Glenn
Corporation

Image © 2025 Airbus

Walmart
Supercenter
PETSMART
TJ-MAXX

Target
Hobby Lobby

giant eagle



Columbus, Ohio, is the state capital and the largest city in Ohio, known for its diverse economy, vibrant culture, and growing population. Situated in the heart of the state, Columbus is home to The Ohio State University, one of the largest universities in the nation, which contributes significantly to the city's youthful energy and innovation. The city has a strong presence in sectors such as education, healthcare, technology, and finance. Downtown Columbus features a mix of historic architecture and modern development, with a thriving arts scene, popular sports teams, and an expanding food and brewery culture. With its blend of Midwestern charm and urban growth, Columbus continues to attract new residents and businesses alike.

7 Eleven is the world's largest convenience store chain with more than 77,000 stores in 19 countries, of which approximately 14,000 are in the U.S. and Canada. These stores see approximately 64 million customers per day. The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers 24-hour convenience seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about 2,500 different products and services is tailored to meet the needs and preferences of local guests. 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 can earn and redeem points on various items in stores nationwide through its 7Rewards® loyalty program with more than 40 million members, place an order in the 7NOW® delivery app in over 1,300 cities, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.

7-ELEVEN QUICK FACTS

Founded:	1927
Ownership:	Public
# of Locations:	83,000+
Headquarters:	Irving, TX
Guaranty:	Corporate

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Exclusively Offered By



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