



7-Eleven

Truck Stop Featuring Diesel Fuel

\$10,370,000 | 5.25% CAP

2730 Columbia Hwy N, Aiken, SC 29805 (Augusta, GA MSA)

- ✓ **Projected Rent Commencement & Store Opening:** September 2024
- ✓ **Rare Brand New 18-Year NNN Lease** with 10% Rent Bumps
- ✓ **Located on the Corner of I-20 and Columbia Highway/U.S. Highway 1** (49,508+ Combined VPD); Major Trucking & Transportation Route in SC
- ✓ **Near Several Nationally Recognized Tenants:** McDonald's, Waffle House, Bojangles, Quality Inn, Days Inn, Dollar General, and More.
- ✓ **Near Aiken Regional Airport & Shaw Industries**

7-Eleven, Inc. is the premier name and **largest chain in the convenience-retailing industry**. Based in Irving, Texas, 7-eleven operates, franchises and/or licenses **approximately 85,000 stores in 20 countries**.



INVESTMENT OVERVIEW

7-ELEVEN AIKEN, SC



Subject Property

CONTACT FOR DETAILS

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SC Broker of Record: William Batson

License #: 2528

\$10,370,000

5.25% CAP

NOI

\$544,500

Building Area

±4,650 SF

Land Area

±5.70 AC

Year Built

2024

Lease Type

NNN

Occupancy

100%

- ✓ **Projected Rent Commencement & Store Opening:** September 2024
- ✓ **Under Construction, Brand New 18-Year NNN Corporate Lease** with 10% Rental Increases
- ✓ **Subject Property is Located on the Corner of Interstate 20 (34,772+ VPD)** and Columbia Highway/U.S. Highway 1 (14,736+ VPD).
- ✓ **Near Several Nationally Recognized Tenants:** McDonald's, Waffle House, Bojangles, Quality Inn, Days Inn, Dollar General, and more.
- ✓ **Shaw Industries**, a 489,000 SF advanced fiber manufacturing facility that brought hundreds of jobs to the area in 2023 with their \$493M expansion.
- ✓ **Aiken Regional Airport** (over 43,000 annual aircraft operations), a city-owned, public-use airport located five miles (15 minute drive) north of the central business and historical district of Aiken, South Carolina. The airport serves the general aviation community in Aiken, SC; Augusta, GA; and the 11 other counties comprising the Central Savannah River Area. It is also easily accessible to Interstate 20, US 1 and 378, and South Carolina Route 19.
- ✓ **25 Miles from World Famous Augusta National Golf Club.** The club hosts the annual Masters tournament, one of the four men's major championships in professional golf, and the only major played each year at the same course. During Masters week, it is estimated around 200,000 people travel to Augusta and provide around \$120 million to the local economy.
- ✓ **Aiken, South Carolina is 13 Miles from the South Carolina-Georgia State Line.** It is 17 miles from Augusta, GA and 45 miles from Columbia, SC. Aiken is the most populous city in Aiken County and has been voted one of the best places to live in the state.
- ✓ **7-Eleven is the World's Largest Convenience Store Chain.** The company recently opened their 85,000th store and continues to develop new stores year-round. They operate in 20 countries and employ over 167,000 people.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

7-ELEVEN AIKEN, SC

7-Eleven

Lessee: 7-Eleven, Inc., a Texas Corporation

REVENUE
\$81.3 B

CREDIT RATING
S&P: A

STOCK TICKER
SVNDY

LOCATIONS
85,000+



7-eleven.com

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan. Founded in 1927, 7-Eleven focuses on providing a broad selection of fresh, high quality products at everyday fair prices, serving over seven million customers per day in North America alone.

According to their company website, approximately 25% of the U.S. population lives within one mile of a 7-Eleven Store. Today, 7 Eleven is the world's largest convenience store chain with more than **85,000 stores** in **20 countries**, of which approximately **15,000** 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.



IN THE NEWS

7-ELEVEN AIKEN, SC

7-Eleven Innovates to Redefine the Shopper Experience

MELISSA KRESS, JANUARY 22, 2024 (CONVENIENCE STORE NEWS)

Nearly 100 years after giving rise to the convenience store industry, 7-Eleven Inc. continues to be on the forefront of the channel, driven by its ability to tap into the wants and needs of the ever-changing consumer.

The Irving, Texas-based retail chain has a network of **13,000-plus convenience stores** across multiple banners in North America and serves more than **12 million customers daily**, according to Marissa Jarratt, executive vice president, chief marketing and sustainability officer at 7-Eleven. Speaking at NRF 2024: Retail's Big Show on Jan. 14, Jarratt sat down with Lauren Wiener, managing director and partner at Boston Consulting Group, to talk about the **retailer's ability** to leverage customer data to create a better shopper experience and transform the company. Key to this is ICE: Immediate Consumption Ecosystem.

EVP Marissa Jarratt details how the convenience retailer leverages consumer data at NRF 2024: Retail's Big Show.

As Jarratt explained, ICE is composed of three elements:

1. **Data insights** and measurement tools
2. Awareness, trial and conversion
3. **Inspiration**, amplification and customer engagement

Breaking it down further, she explained that the first element is made up of three tools: C Shopper, a data insights and analytics platform that leverages purchase and shopper behavior; Brain Freeze Collective, 7-Eleven's proprietary consumer research tool comprised of more than **250,000 loyalty members** through which the retailer conducts quantitative and qualitative research at scale and efficiently; and the 7-Eleven Lab Stores, where it tests "**real products** with real customers to assess their real actual behaviors."

EXPLORE ARTICLE



7-Eleven Strikes Nearly \$1B Deal With Sunoco for 204 Stores

ANGELA HANSON, JANUARY 11, 2024 (CONVENIENCE STORE NEWS)

7-Eleven Inc. will become the sole owner and operator of Stripes convenience stores and Laredo Taco Co. restaurants in the United States after acquiring 204 locations from Sunoco LP for \$950 million.

The stores are located across west Texas, New Mexico and Oklahoma, and will join the more than **13,000 7-Eleven**, Speedway and Stripes locations that 7-Eleven operates, franchises and/or licenses across the United States and Canada.

7-Eleven International LLC Inks **\$1.1B** Acquisition Deal "Stripes and Laredo Taco Co. have been a great addition to our family of brands since they initially joined us back in 2018," said 7-Eleven Inc. CEO Joe DePinto. "We're excited to welcome the remaining Stripes stores and Laredo Taco Co. restaurants to the family, and we look forward to **servicing** even **more customers** across west Texas, New Mexico and Oklahoma."

The acquisition is part of a food-centric initiative to increase revenue and accelerate growth.

7-Eleven grew its U.S. store footprint by 12% when it acquired approximately 1,030 Sunoco c-stores for more than **\$3 billion** in early 2018. Under the terms of the deal, Sunoco entered into a 15-year take-or-pay fuel supply agreement with a 7-Eleven subsidiary, under which Sunoco agreed to supply **approximately 2.2 billion gallons** of fuel annually.

At the time, DePinto said the acquisition supported the company's growth strategy in key geographic areas, and that it could learn a **great deal** about how to cater to the Mexican-American customer base in south Texas. 7-Eleven's parent company Seven & i Holdings Co. Ltd. noted that the new Sunoco deal is part of its broad **strategic focus** that centers on foodservice.

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN AIKEN, SC

Initial Lease Term	18-Years, Plus (4) Successive Options
Rent Commencement	September 2024 (Estimated)
Lease Expiration	September 2042 (Estimated)
Lease Type	NNN
Rent Increases	10% Every 6 Years, In Primary Term & Option Periods
Annual Rent YRS 1-6	\$544,500
Annual Rent YRS 7-12	\$598,950
Annual Rent YRS 13-18	\$658,845
Option 1 YRS 19-23	\$724,729.50
Option 2 YRS 24-28	\$797,202.45
Option 3 YRS 29-33	\$876,922.70
Option 4 YRS 34-38	\$964,614.97

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



BONUS DEPRECIATION

7-ELEVEN AIKEN, SC

Cost Segregation

| Tax Saving Benefits Through Cost Segregation

A Cost Segregation Study will in many cases provide you with significant benefits by accelerating depreciation deductions in the early years of ownership. The Tax Cut and Jobs Act of 2017 provided for Bonus Depreciation to be applied to any acquired property for assets that had a tax recovery period of 20 years or less. The rate of Bonus Depreciation was at 100% until the end of 2022 and has been reduced to 80% for 2023 and will

continue to reduce by 20% each year. A convenience store that recognizes more than 50% of its gross receipts from petroleum sales is assigned a tax recovery period of 15-years, making it eligible for bonus depreciation treatment. Due to certain state depreciation rules, a Cost Segregation Study should still be considered to identify 5-year property as well. If the convenience store does not meet the revenue test for petroleum sales, the

starting point for the recovery period is 39-years. The Cost Segregation study will identify 5 and 15-year property that will support taking accelerated depreciation deductions, including Bonus Depreciation. It should be noted that any unused Bonus Depreciation deductions can be carried forward to future tax years. The benefits related to either scenario are illustrated below:



| Benefits

Greater than 50% Petro

Less than 50% Petro

Purchase Price	\$6M	\$7M	\$8M	\$9M	\$10M
Year One Additional Deduction	\$3.9M	\$4.6M	\$5.2M	\$5.9M	\$6.5M
Year One Tax Savings	\$1.5M	\$1.8M	\$2.0M	\$2.3M	\$2.5M
5 Year PV	\$1.5M	\$1.8M	\$2.0M	\$2.3M	\$2.5M
Year One Additional Deduction	\$2.0M	\$2.2M	\$2.6M	\$2.9M	\$3.2M
Year One Tax Savings	\$771K	\$900K	\$1.0M	\$1.2M	\$1.3M
5 Year PV	\$790K	\$922K	\$1.1M	\$1.2M	\$1.3M

Illustration assumes 20% of purchase allocated to land, 40% blended tax rate. Estimates of benefit provided by Source Advisors www.sourceadvisors.com and are for illustrative purposes. Contact your CPA or tax advisor for usability of deductions.

7-ELEVEN **SUBJECT PROPERTY**
2730 COLUMBIA HWY. N.

COLUMBIA, SC 48 MILES




AUGUSTA, GA 28 MILES

I-20 MAJOR TRUCKING & TRANSPORTATION ROUTE IN SOUTH CAROLINA

WIRE ROAD
±2,200 VPD

COLUMBIA HIGHWAY N
±14,736 VPD

TRUCKING INDUSTRY FACTS

		
79.8% of SC Communities depend exclusively on trucks to move their goods.	93.8% of total manufactured tonnage transported by trucks in the state (148,900)	21,730 trucking companies located in South Carolina

Logos and landmarks include: **Nici's**, **ebay**, **Checks Auction Company**, **Shaw**, **McDonald's**, **Waffle House**, **Days Inn**, **Quality Inn**, **Circle K**, **Hardee's**, **Bojangles**, **Dollar General**, **True Value**, **bp**, **GSK**, **BAE Systems**, **The Carlstar Group**, **Aiken Regional Airport**, **J.D. Lever Elementary School (484 students)**, **Valmet**, **Energreen**, **Newman Technology, Inc.**, **CTS**, **Batesville Tool & Die**, and **DIW**.

CAMP LONG LAKE

INTERSTATE 20

1

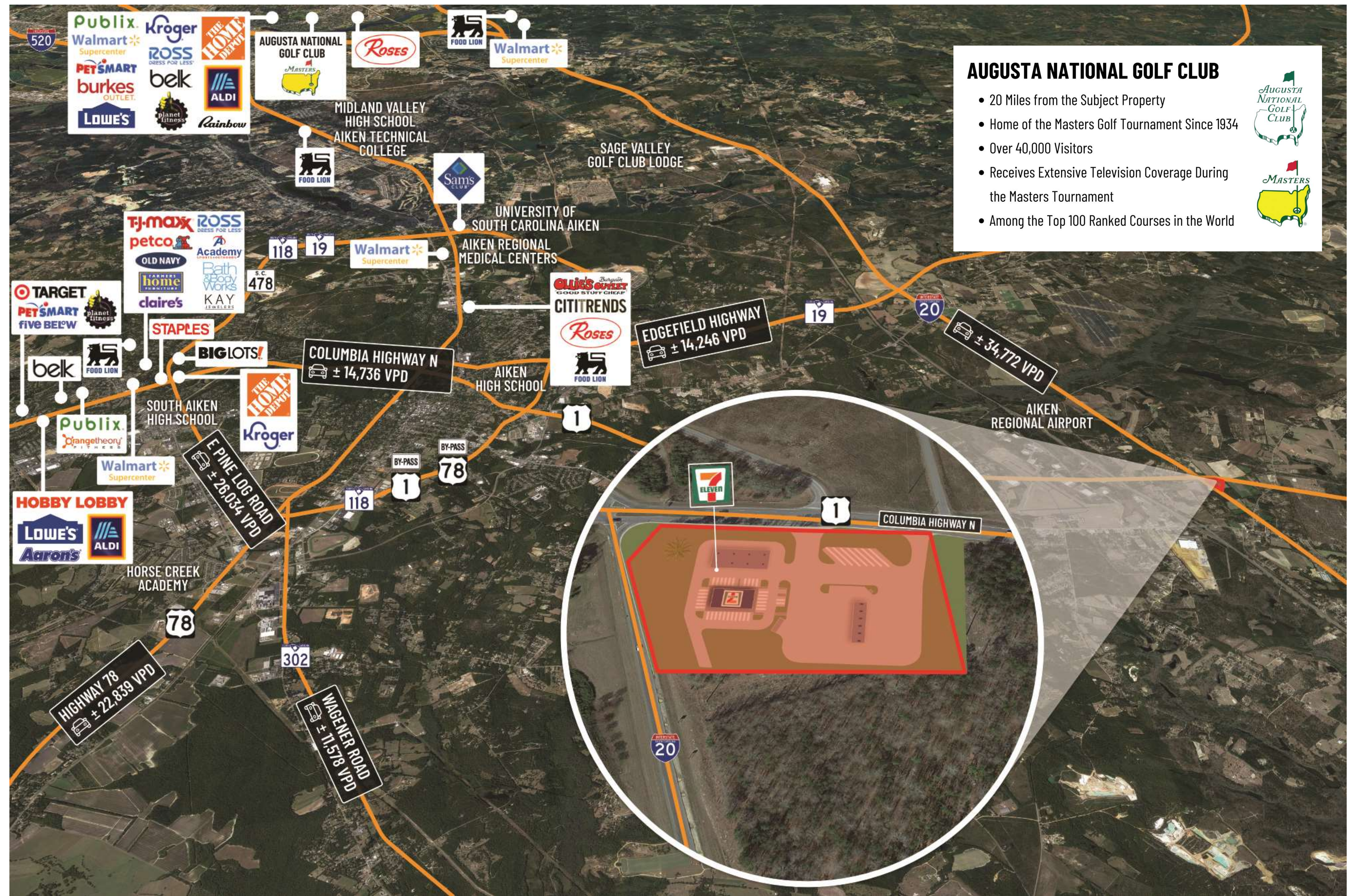
INTERSTATE 20

49

AUGUSTA NATIONAL GOLF CLUB

- 20 Miles from the Subject Property
- Home of the Masters Golf Tournament Since 1934
- Over 40,000 Visitors
- Receives Extensive Television Coverage During the Masters Tournament
- Among the Top 100 Ranked Courses in the World





AUGUSTA NATIONAL GOLF CLUB
MASTERS
• 25 MILES
• HOME OF THE MASTERS TOURNAMENT

SHAW INDUSTRIES
• 489,000 SF ADVANCED FIBER MANUFACTURING FACILITY
• BROUGHT HUNDREDS OF JOBS IN 2023 WITH THEIR \$493M EXPANSION

AIKEN REGIONAL AIRPORT
5 MILES

AUGUSTA, GEORGIA
17 MILES



(34,772 VPD)



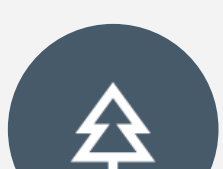





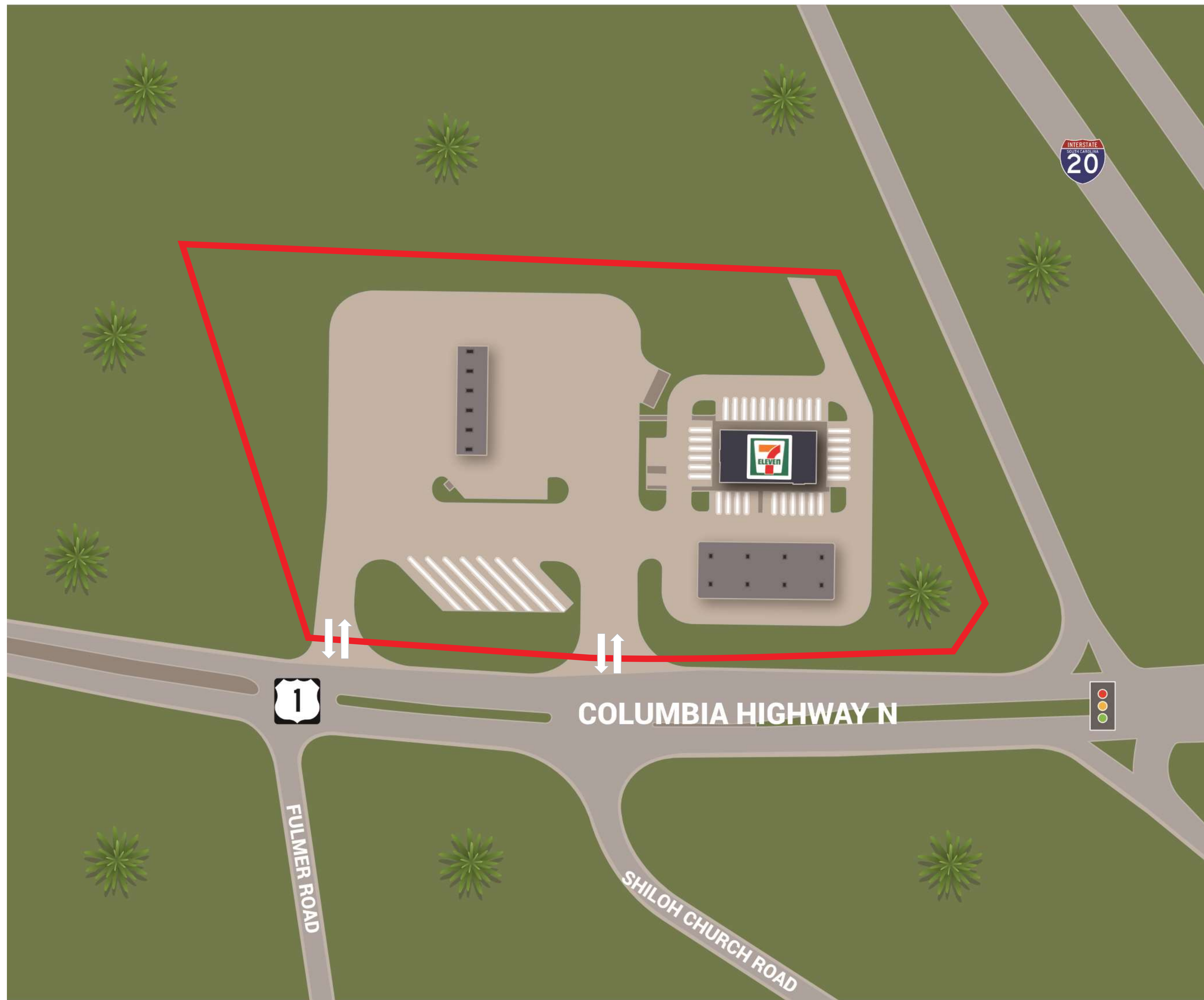
(14,738 VPD)
COLUMBIA HIGHWAY N



SITE OVERVIEW

7-ELEVEN AIKEN, SC

	Year Built		2024
	Building Area		±4,650 SF
	Land Area		±5.70 AC
	Pumps		16
	MPDs		8
	Diesel Lanes		5



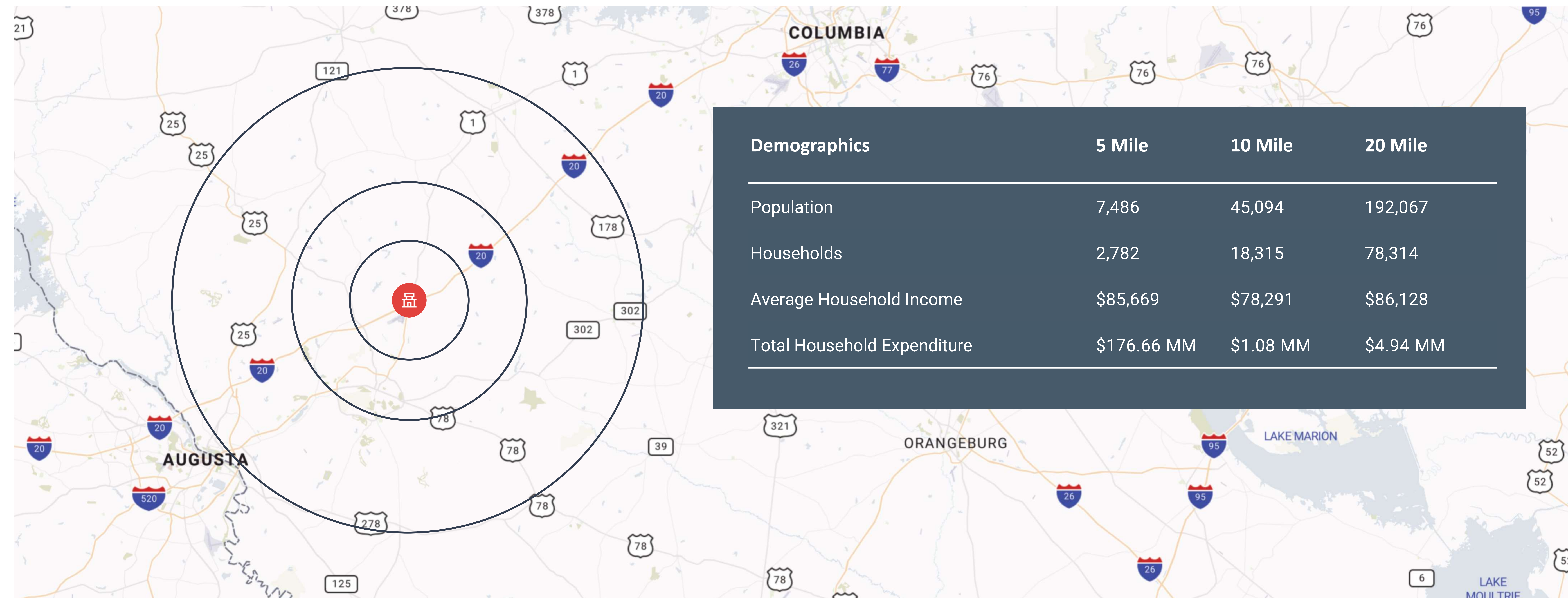
NEIGHBORING RETAILERS

- Dollar General
- True Value
- Circle K
- McDonald's
- Hardees
- Waffle House
- Quality Inn
- Bojangles
- Bae Systems
- GSK



LOCATION OVERVIEW

7-ELEVEN AIKEN, SC



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)


- Savannah River Site (1) (12,720)
- Aiken County Public Schools (3,394)
- Bridgestone Americas Tire Operations LLC Kimberly-Clark Corp. (1,700)
- Aiken Regional Medical Center (1,250)
- Aiken County Government (1,237)
- AGY Holding Company (1,071)
- Shaw Industries, Inc. (800)
- UPS Customhouse Brokerage (730)
- Bridgestone American Tire Operations - Off Road City of Aiken (600)
- Rolls-Royce Solutions America, Inc (530)
- Hubble Power Systems (442)
- Emerson Automation Solutions (430)
- Amentum Automation Solutions (418)
- Autoneum North America, Inc. (369)
- PACTIV Corp. (350)
- The Carlstar, LLC (330)
- BAE Systems, Inc. (330)
- Owens Corning (215)

LOCATION OVERVIEW

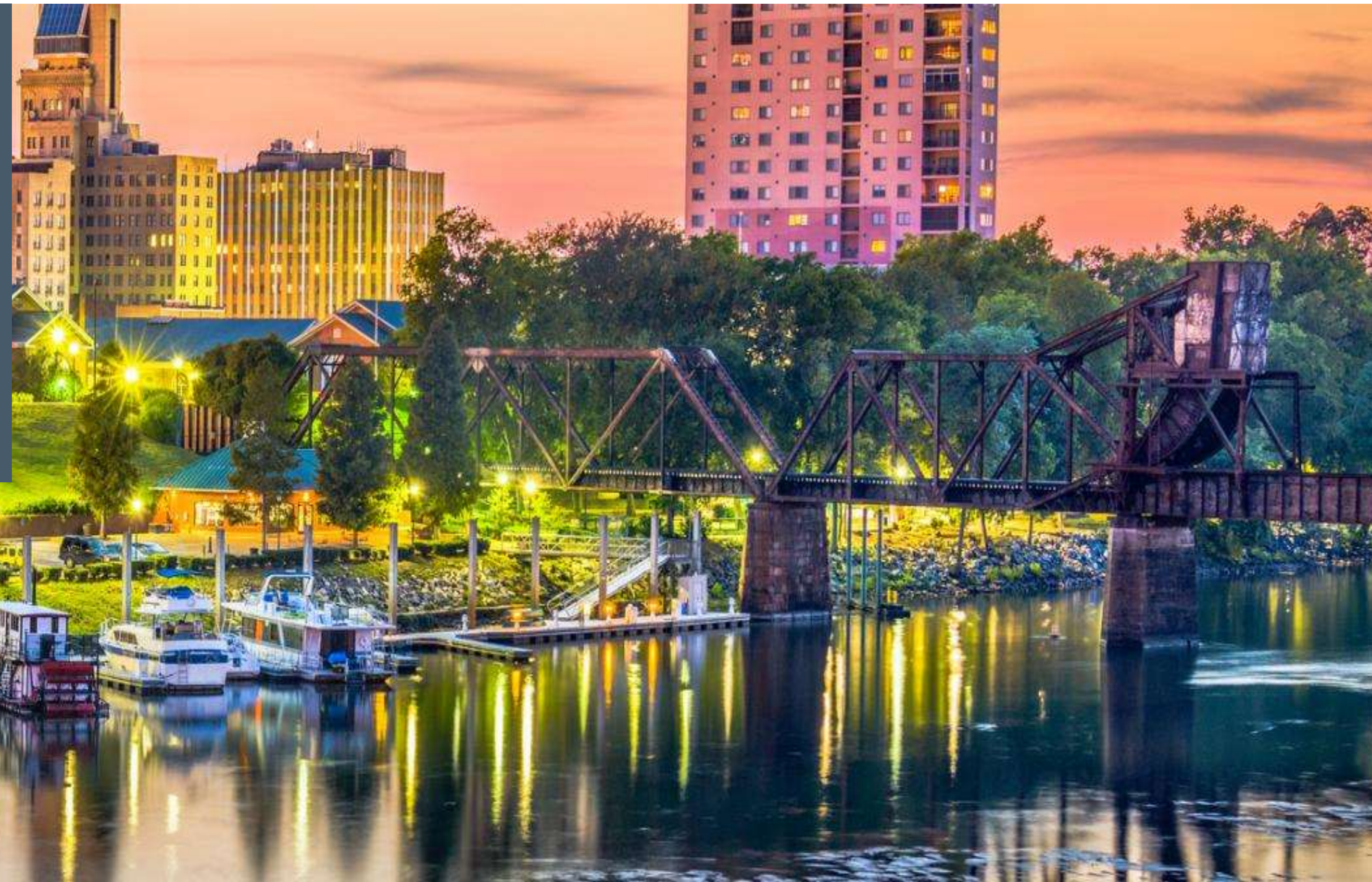
7-ELEVEN AIKEN, SC

Aiken

South Carolina

 **31,516**
Population

 **\$58,125**
Median Household Income



Home to the University of
South Carolina:

AIKEN CAMPUS

Located in Close
Proximity to:

**AUGUSTA &
COLUMBIA**

Aiken, South Carolina is a charming city located in Aiken County.

Known for its rich history, equestrian culture, and beautiful natural surroundings, Aiken offers a unique blend of Southern hospitality and outdoor recreation.

Interstate 20, a major east-west highway, is located to the north of Aiken and provides convenient access to nearby cities like Augusta, Georgia, and Columbia, South Carolina.

Aiken is often referred to as the "Thoroughbred Country" due to its strong equestrian heritage. The city is home to numerous horse farms, training facilities, and polo fields. Aiken's Hitchcock Woods, one of the largest urban forests in the United States, offers miles of trails for horseback riding and outdoor enthusiasts.

The economy of Aiken, SC is diverse and encompasses several sectors. Aiken has a strong manufacturing base, with companies involved in various industries. One significant player is the Savannah River Site, a Department of Energy facility located nearby, which has historically been a major employer in the area. The site focuses on nuclear materials management, environmental cleanup, and research and development. Additionally, Aiken is home to manufacturing facilities for companies in automotive, aerospace, and chemical sectors. The healthcare sector is a significant contributor to Aiken's economy. The city has several hospitals, medical centers, and specialty clinics, providing a range of healthcare services to residents and attracting patients from neighboring areas. These healthcare facilities also create job opportunities for medical professionals and support staff. The combination of these sectors provides stability and opportunities for economic growth in the city. The downtown area of Aiken is a vibrant and walkable district filled with boutique shops, art galleries, restaurants, and cafes. The streets are lined with beautifully preserved buildings, and the community hosts events such as farmers' markets, festivals, and art walks. Aiken is a hub for various sporting events, including polo matches, steeplechase races, and equestrian competitions. The Aiken Training Track, a historic horse racing venue, attracts visitors and horse enthusiasts from around the region. Nature lovers will find plenty of outdoor activities in Aiken. The city is surrounded by picturesque landscapes, including the Hitchcock Woods, the Savannah River, and several parks and nature preserves. These areas offer opportunities for hiking, bird-watching, fishing, and boating. Aiken is well-connected by a network of roads and highways, making it easily accessible by car. The city is located along major routes such as U.S. Route 1 and U.S. Route 78. The Aiken area is served by several airports within a reasonable driving distance. The closest commercial airport is Augusta Regional Airport (AGS) in Augusta, Georgia, located approximately 30 miles east of Aiken. Columbia Metropolitan Airport (CAE) in Columbia, South Carolina, is another option, situated around 55 miles northwest of Aiken. Both airports offer domestic flights and connect to major hubs.

IN THE NEWS

7-ELEVEN AIKEN, SC

South Carolina's population and economy are booming

TAMI LUHBY AND ALICIA WALLACE, FEBRUARY 24, 2024 (CNN)

The pandemic's effect on South Carolina's economy was palpable, but the fallout on employment didn't cut as deep or last as long as it did nationally.

The Palmetto State entered **2024** from a position of strength: Key industries are booming, and the stars are aligning for the Southeastern state to capitalize on **long-term migration** patterns. However, there are some very real obstacles for that growth to continue, namely aging **demographics**, worker shortages and **high interest rates**.

It was the fastest-growing state last year, expanding by 1.7%, according to the Census Bureau. It is home to 5.4 million residents, up more than 255,000 since April 2020, and while it is a big draw for retirees, it's also attracting younger people looking for work opportunities and lower cost of living.

In April 2020, unemployment spiked in South Carolina from **3.1% to 11.7%, the highest** seen in the state since the Great Recession, when the jobless rate topped out at 12.1% in **December 2009**, Bureau of Labor Statistics data shows. The US, on the other hand, saw its unemployment rate soar to 14.8% in April 2020. By the end of 2020, South Carolina's jobless rate was under 5%, while it took until September 2021 for the US to reach that level. As of December, the state's unemployment rate was 3%.

"South Carolina opened up faster than many other states did, so businesses were able to rehire the employees they had to lay off, and more businesses were able to avoid going bankrupt," Joseph Von Nessen, research economist at the **University of South Carolina's** Darla Moore School of Business, told CNN.

Also helping to rev up the economic momentum was South Carolina's positioning as a "drive-to state" and not a **"fly-to state,"** Von Nessen said.

"That meant our tourism economy, which is a significant component of the state, wasn't as adversely affected as the tourism industries in some other states," he said.

EXPLORE ARTICLE



TP Logistics fleet surpasses 200 trucks, opens office in Augusta

JULY 7, 2022 (TRUCKERS NEWS STAFF)

CENTRAL POINT, Ore. — TP Logistics has announced that its privately owned truck fleet recently surpassed 200 trucks.

In a news release, company officials called this "a significant milestone" in their plans to expand to a fleet of 500 trucks.

"Our team couldn't be prouder of surpassing the 200-truck mark and look forward to the continued growth of our fleet," said Chris Goodman, national business manager for TP Logistics.

"Our new office in Augusta, Georgia, will give us the platform and presence necessary to grow our staff in correlation with our aggressive growth plan for our fleet," Goodman said.

Additionally, TP Logistics announced it will open an office in Augusta, Georgia, in August. This office will serve as the Eastern hub for TP Logistics with the sales and dispatch teams relocating from the Thomson, Georgia, and the reload facility to the new Augusta office.

"Our new office in Augusta, Georgia, will give us the platform and presence necessary to grow our staff in correlation with our aggressive growth plan for our fleet," Goodman said.

Tom Gennarelli, vice president of TP Logistics, said "dynamic growth in the Southeast is creating ample opportunity for us to expand our 3PL offerings and brokerage diversification."

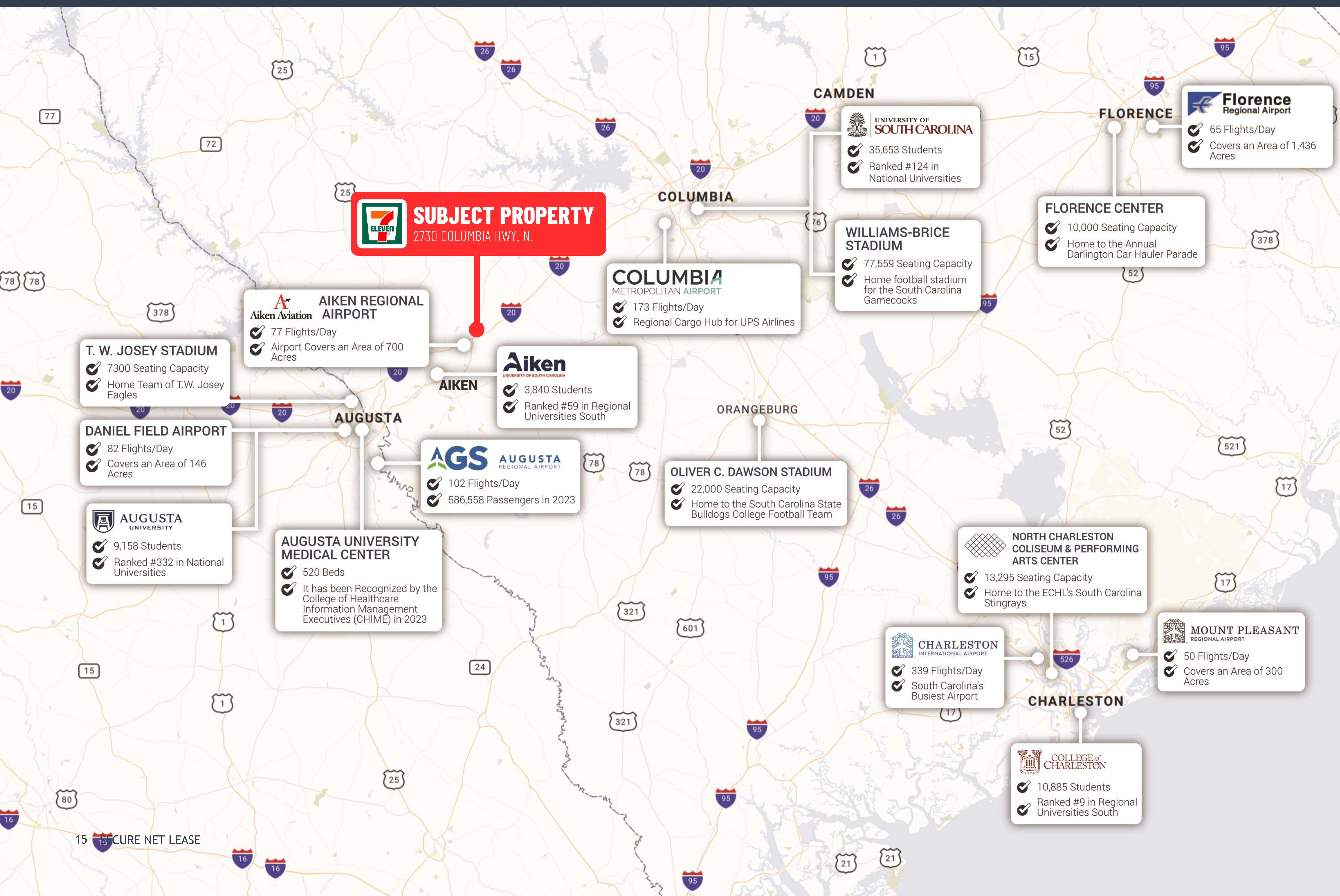
TP Logistics has plans to add hubs in the Midwest and Southwest in the near future.

EXPLORE ARTICLE



AUGUSTA, GA MSA

7-ELEVEN AIKEN, SC



7-ELEVEN **SUBJECT PROPERTY**
2730 COLUMBIA HWY. N.

T. W. JOSEY STADIUM
 ✓ 7300 Seating Capacity
 ✓ Home Team of T.W. Josey Eagles

DANIEL FIELD AIRPORT
 ✓ 82 Flights/Day
 ✓ Covers an Area of 146 Acres

AUGUSTA UNIVERSITY
 ✓ 9,158 Students
 ✓ Ranked #332 in National Universities

AUGUSTA UNIVERSITY MEDICAL CENTER
 ✓ 520 Beds
 ✓ It has been Recognized by the College of Healthcare Information Management Executives (CHIME) in 2023

Aiken Aviation **AIKEN REGIONAL AIRPORT**
 ✓ 77 Flights/Day
 ✓ Airport Covers an Area of 700 Acres

Aiken UNIVERSITY OF SOUTH CAROLINA
 ✓ 3,840 Students
 ✓ Ranked #59 in Regional Universities South

AGS **AUGUSTA REGIONAL AIRPORT**
 ✓ 102 Flights/Day
 ✓ 586,558 Passengers in 2023

COLUMBIA METROPOLITAN AIRPORT
 ✓ 173 Flights/Day
 ✓ Regional Cargo Hub for UPS Airlines

OLIVER C. DAWSON STADIUM
 ✓ 22,000 Seating Capacity
 ✓ Home to the South Carolina State Bulldogs College Football Team

UNIVERSITY OF SOUTH CAROLINA
 ✓ 35,653 Students
 ✓ Ranked #124 in National Universities

WILLIAMS-BRICE STADIUM
 ✓ 77,559 Seating Capacity
 ✓ Home football stadium for the South Carolina Gamecocks

FLORENCE CENTER
 ✓ 10,000 Seating Capacity
 ✓ Home to the Annual Darlington Car Hauler Parade

Florence Regional Airport
 ✓ 65 Flights/Day
 ✓ Covers an Area of 1,436 Acres

NORTH CHARLESTON COLISEUM & PERFORMING ARTS CENTER
 ✓ 13,295 Seating Capacity
 ✓ Home to the ECHL's South Carolina Stingrays

CHARLESTON INTERNATIONAL AIRPORT
 ✓ 339 Flights/Day
 ✓ South Carolina's Busiest Airport

MOUNT PLEASANT REGIONAL AIRPORT
 ✓ 50 Flights/Day
 ✓ Covers an Area of 300 Acres

COLLEGE of CHARLESTON
 ✓ 10,885 Students
 ✓ Ranked #9 in Regional Universities South

15 CURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

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(214) 522-7200

Los Angeles

Office

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El Segundo, CA 90245
(424) 320-2321

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