

**OFFERED  
FOR SALE**

**\$7,646,000 | 5.15% CAP**

**7-ELEVEN®**

3901 Ramsey St, Fayetteville, NC



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™

Actual Property Photo

## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of 7-Eleven| Fayetteville, NC. This new construction, 4,650 SF asset has been leased to 7-Eleven for fifteen years. The asset is located on Fayetteville's most commercialized corridor, and enjoys phenomenal accessibility on a signalized intersection.

Situated at 3901 Ramsey St, Fayetteville, NC, the 4,650 square foot building is leased to 7-Eleven for fifteen years. The lease includes five, five (5) year options with 10% rental increase for each option. 7-Eleven is currently paying \$393,769 which increases to \$433,146 in year 6 of the initial term (08/01/2028) and \$476,460 in year 11 of the initial term (08/01/2033).

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	10/01/2023 - 09/30/2028	\$393,769
Rental Increase (Current Term)	10/01/2028 - 09/30/2033	\$433,146
Rental Increase (Current Term)	10/01/2033 - 09/30/2038	\$476,460
1st Extension Term	10/01/2038 - 09/30/2043	\$524,106
2nd Extension Term	10/01/2043 - 09/30/2048	\$576,517
3rd Extension Term	10/01/2048 - 09/30/2053	\$634,169
4rd Extension Term	10/01/2053 - 09/30/2058	\$697,586

NOI	\$393,769
CAP	5.15%
Price	\$7,646,000

## ASSET SNAPSHOT

Tenant Name	7-Eleven
Address	3901 Ramsey Street, Fayetteville, NC 28311
Building Size (GLA)	4,650 SF
Land Size	2.09 Acres
Year Built	2023
Signator/Guarantor	7-Eleven (Corporate Guarantee)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Rent Commencement Date	10/1/2023
Remaining Term	15 Years
Current Annual Rent	\$393,769



74,882  
 PEOPLE IN  
 5 MILE RADIUS



\$73,292  
 AHHI  
 1 MILE RADIUS



38,500  
 VPD ON  
 RAMSEY ST



## INVESTMENT HIGHLIGHTS



### ATTRACTIVE RENTAL INCREASES

10% rent increase every 5 years, including option periods



### ABSOLUTE NET LEASE

Absolute net-lease provides next owner with zero landlord responsibility | Passive investment



### CORPORATE GUARANTY FROM 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



### POSITIONED IN PROMINENT RETAIL TRADE AREA

Out parcel to Lowes Home Improvements | Over 1.1MSF of retail space within a 1 mile radius, boasting a 0.5% vacancy rate | National Tenants include: Lowe's HI, Walmart, Chick-Fil-A, Starbucks



### HIGHLY VISIBLE AND ACCESSIBLE ON A MAJOR THOROUGHFARE

Located at a signalized intersection fronting Ramsey St (27.5K VPD)



### NEW CONSTRUCTION

Newly constructed building to 7-Eleven's latest prototype with warranties in place for the roof and mechanical systems



RAMSEY ST (38,500 VPD)





Walmart

planet fitness  
Panera BREAD  
Freddy's STEAKBURGERS

ALDI  
BUGLES DONUTS  
Applebee's GRILL & BAR

Methodist University  
1,916 Students

FAIRFIELD INN & SUITES  
Marriott

PETSMART  
AutoZone  
Chick-fil-A  
CHIPOTLE MEXICAN GRILL  
ZAXBY'S  
TACO BELL

LOWE'S

BIG LOTS!

Jersey Mikes  
SUBS

Starbucks  
SMOOTHIE KING

7-ELEVEN®

Waffle House

Bargain  
OLLIE'S OUTLET  
GOOD STUFF CHEAP

Firestone

Advance Auto Parts

RAMSEY ST (38-500 W100)





Badcock HOME FURNITURE & MORE DOLLAR TREE

CVS pharmacy

Walgreens

DOLLAR GENERAL

MMC MILLER-MOTTE COLLEGE

JB INCISE DI AMC

SUNOCO

COOK-OUT

McDonald's

ROSS DRESS FOR LESS®

Wendy's

Advance Auto Parts

OLLIE'S BARGAIN OUTLET GOOD STUFF CHEAP

LOWE'S

Firestone

7-ELEVEN®

WAFFLE HOUSE

RAMSEY ST (38,500 VPD)



# 7-ELEVEN



College Lakes Elementary  
490 Students

MCARTHUR RD (12,000 VPD)



Methodist University  
1,916 Students

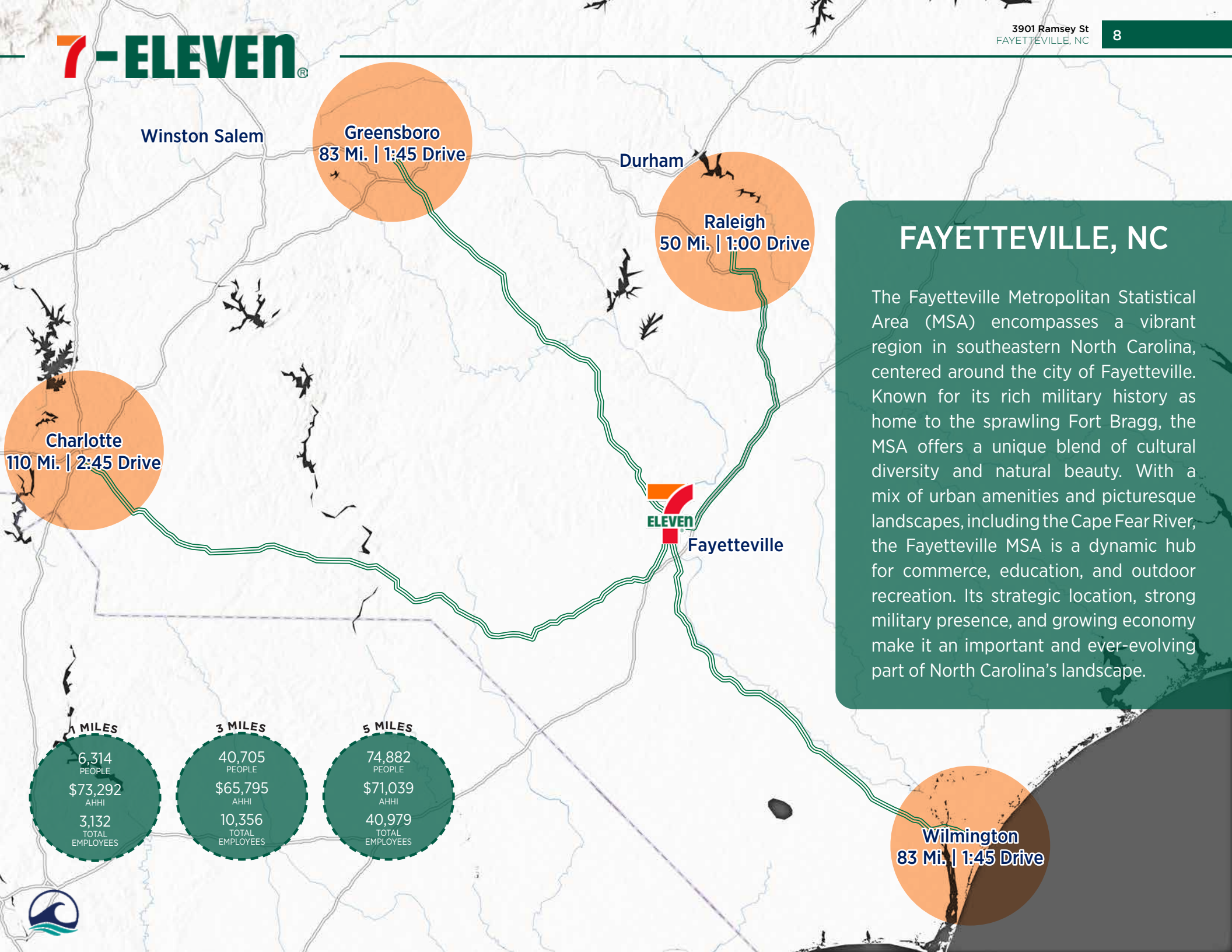


Trinity Christian School  
388 Students



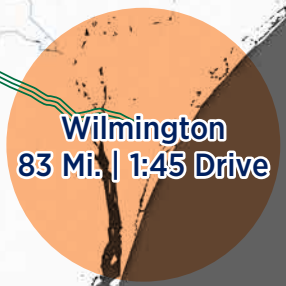
COUNTRY CLUB DR (21,000 VPD)





## FAYETTEVILLE, NC

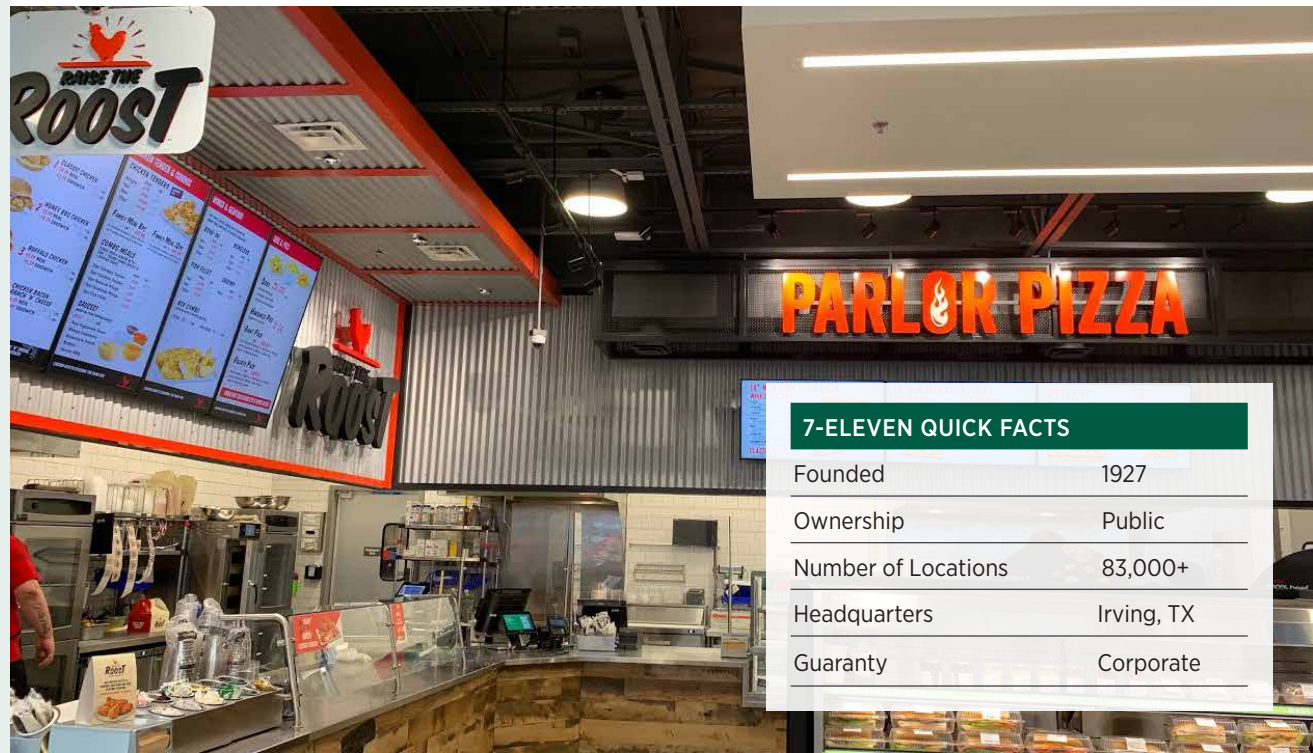
The Fayetteville Metropolitan Statistical Area (MSA) encompasses a vibrant region in southeastern North Carolina, centered around the city of Fayetteville. Known for its rich military history as home to the sprawling Fort Bragg, the MSA offers a unique blend of cultural diversity and natural beauty. With a mix of urban amenities and picturesque landscapes, including the Cape Fear River, the Fayetteville MSA is a dynamic hub for commerce, education, and outdoor recreation. Its strategic location, strong military presence, and growing economy make it an important and ever-evolving part of North Carolina's landscape.





## TENANT SUMMARY

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
Number of Locations	83,000+
Headquarters	Irving, TX
Guaranty	Corporate



# OFFERED FOR SALE

\$7,646,000 | 5.15% CAP



**7-Eleven**

3901 Ramsey St,  
Fayetteville, NC 28311

Exclusively Offered By



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