



1655 W Washington St | Bolivar, WV 25425
\$2,610,000 | 5.75% CAP

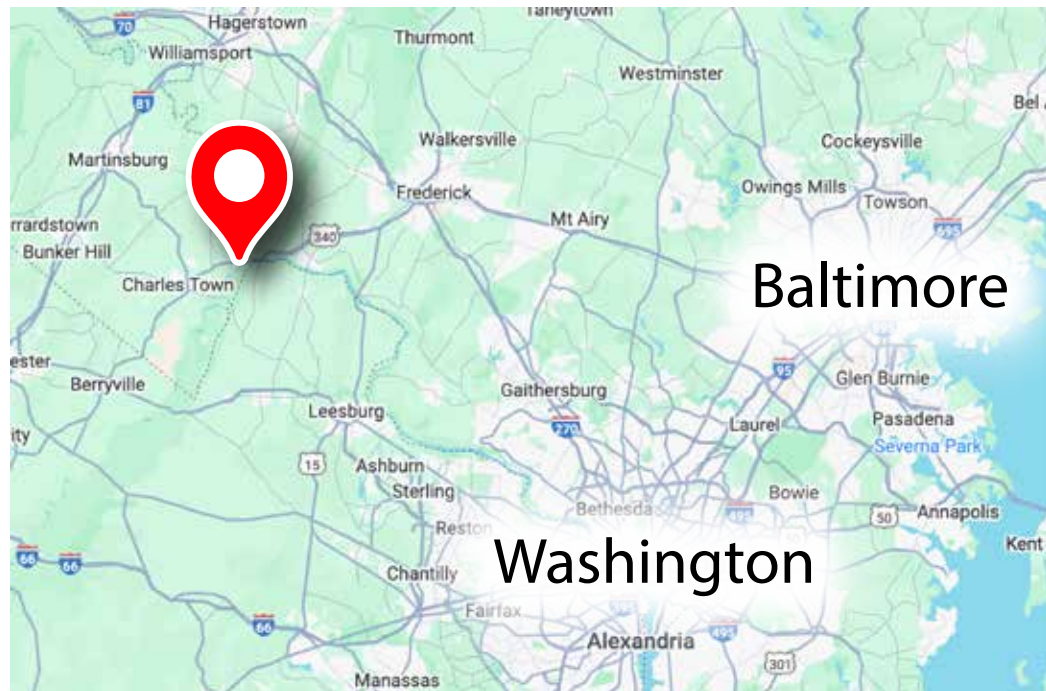


📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com

Representative Photo

Financial Info

Lease Expiration:	Dec 31, 2035
Annual Rent:	\$150,000
Options:	Two (2) @ Five (5) Years
Increases:	10% Every 5 Years (Next Increase Jan 2031)
Building Size:	2,200 SF
Lot Size:	0.66 Acres
Lease Type:	Absolute NNN
Price:	\$2,610,000 5.75% CAP



Highlights

- 7-Eleven just extended the lease for 10 years, showing their commitment to this location
- Well positioned steps away from Harpers Ferry National Historical Park, a major historical attraction
- Property located roughly 60 miles northwest of Washington, D.C. and 40 miles from Dulles International Airport
- Absolute NNN - Zero Landlord Responsibilities

 Harpers Ferry Middle School

HARPERS FERRY
CHIROPRACTIC
P.L.L.C.

ALT
340

 Escape Room Center

W Washington St - 4,624 VPD

Paul Courtney Dr

Rowles Dr

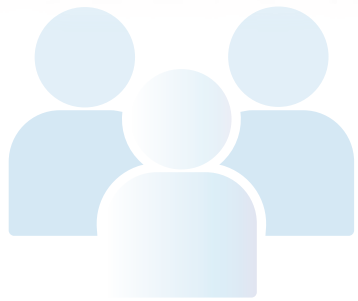
Elm St

ALT
340

COUNTRY CAFE

HARPERS FERRY





POPULATION:	1 MILE	3 MILE	5 MILE
2010 POPULATION	1,582	7,619	18,461
2023 POPULATION	1,392	7,543	18,849
2028 POPULATION PROJECTION	1,420	7,866	19,782
ANNUAL GROWTH 2010-2023	-3.00%	-0.30%	0.50%
ANNUAL GROWTH 2023-2028	0.40%	0.90%	1.00%

2020 POPULATION BY RACE:

WHITE	1,220	6,547	15,670
BLACK	59	207	831
AMERICAN INDIAN/ALASKAN NATIVE	3	14	42
ASIAN	11	93	275
HAWAIIAN & PACIFIC ISLANDER	0	1	3
TWO OR MORE RACES	100	682	2,029
HISPANIC ORIGIN	51	414	1,322

HOUSEHOLDS:

2010 HOUSEHOLDS	733	2,924	7,031
2023 HOUSEHOLDS	640	2,873	7,154
2028 HOUSEHOLD PROJECTION	651	2,991	7,502
ANNUAL GROWTH 2010-2023	-3.80%	-0.80%	0.30%
ANNUAL GROWTH 2023-2028	0.30%	0.80%	1.00%
OWNER OCCUPIED HOUSEHOLDS	437	2,479	6,047
RENTER OCCUPIED HOUSEHOLDS	214	512	1,455
AVG HOUSEHOLD INCOME	\$102,901	\$124,170	\$117,225
MEDIAN HOUSEHOLD INCOME	\$87,049	\$100,680	\$93,725

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



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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	Locations	Revenue
A A-1 (S&P)	84,500+	\$86.83 Billion

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FOR MORE INFORMATION

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