

SHEETZ



POPEYES

GRACE MILLER
ELEMENTARY SCHOOL



ANYTIME
FITNESS

FAMILY DOLLAR
my family, my family dollar.

Marsh Rd

20,000 VPD

Catlett Rd

12,000 VPD

NET LEASE INVESTMENT OFFERING



7-Eleven

11021 Marsh Rd
Beaeton, VA 22712 (Washington D.C. MSA)

THE
Boulder
GROUP

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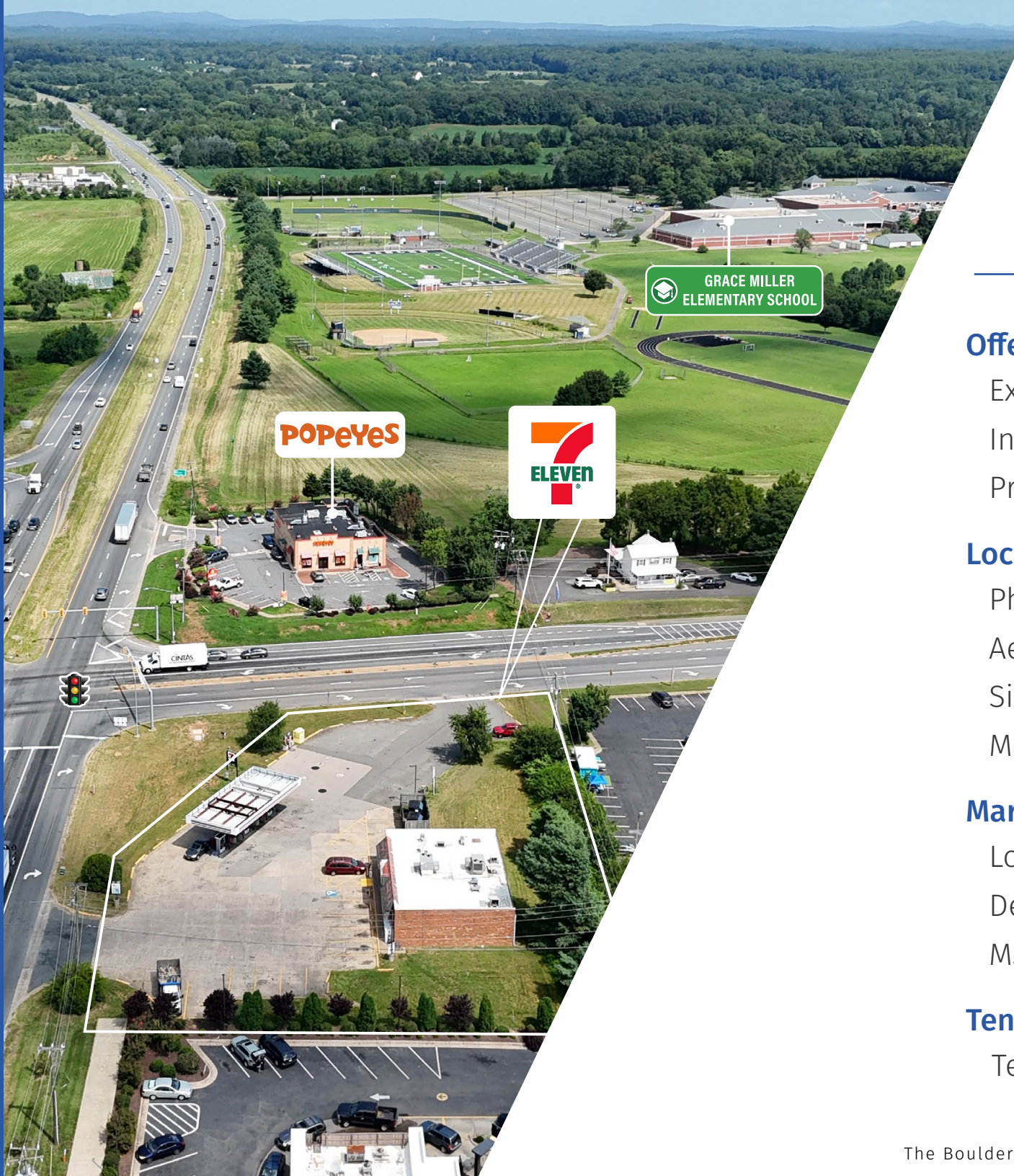
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Tenant Overview





Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased 7-Eleven property located in Bealeton, Virginia, within the Washington D.C. MSA. The store operates 24/7 and is corporately leased through January 2036. The subject lease is absolute triple net presenting no landlord responsibilities. The lease includes 10% rent increases every five years during the initial term and 7.5% increases during the first three renewal options. As a fuel station asset, the property is eligible for 100% bonus depreciation.

This 2,640 square-foot property is strategically located at a signalized intersection along Marsh Road (20,000 VPD) and Catlett Road (12,000 VPD). The subject property is positioned on an outparcel to a Food Lion-anchored shopping center that draws continual traffic through the corridor. Neighboring retailers include Anytime Fitness, Walgreens, Popeyes, Advance Auto Parts, Truist Bank, Family Dollar, and Subway. Additionally, the property is within walking distance of Liberty High School (1,300 students). This is an affluent area that earns an average household income exceeding \$127,000 within one mile of the property.

7-Eleven, Inc. is a global leader in convenience retailing, operating as one of the world's largest and most recognizable convenience store chains. Founded in 1927 in Dallas, Texas, as an ice company that began selling milk, eggs, and bread, the company evolved into the iconic 7-Eleven brand, named for its extended hours of operation from 7 a.m. to 11 p.m. Today, 7-Eleven operates, franchises, and licenses over 84,000 stores across 19 countries, with a strong presence in the United States, Japan, Thailand, and beyond. Headquartered in Irving, Texas, and owned by Seven & i Holdings Co., Ltd., based in Tokyo, the company is renowned for its innovative approach to convenience, introducing the first self-serve soda fountains, to-go coffee, and the globally famous Slurpee drink.

Investment Highlights

- » Positioned within the Washington MSA – Ranked #7 in the U.S. for population size
- » May qualify for 100% bonus depreciation – Consult with your tax advisor
- » Investment grade tenant – S&P: A
- » Long term lease – over 10 years remaining
- » 24-hour location with 6 pumps
- » 10% rental escalations throughout the primary term
- » NNN – no landlord responsibilities
- » Signalized intersection along Marsh Road (20,000 VPD) & Catlett Road (12,000 VPD)
- » Affluent area - \$127,000+ average household income within one mile
- » Food Lion outparcel and positioned near Anytime Fitness, Walgreens, Popeyes, Advance Auto Parts, Truist Bank, Family Dollar, & Subway
- » Within walking distance from Liberty High School (1,300 students)



Property Overview



PRICE
\$3,895,833



CAP RATE
5.40%



NOI
\$210,375¹

LEASE COMMENCEMENT DATE:

1/4/2021

LEASE EXPIRATION DATE:

1/31/2036

RENEWAL OPTIONS:

Five 5-year

RENTAL ESCALATION:

10% every 5 years (primary)
7.5% in each option (1-3)
FMV in each option (4-5)

LEASE TYPE:

NNN²

TENANT:

7-Eleven, Inc.

BUILDING SIZE:

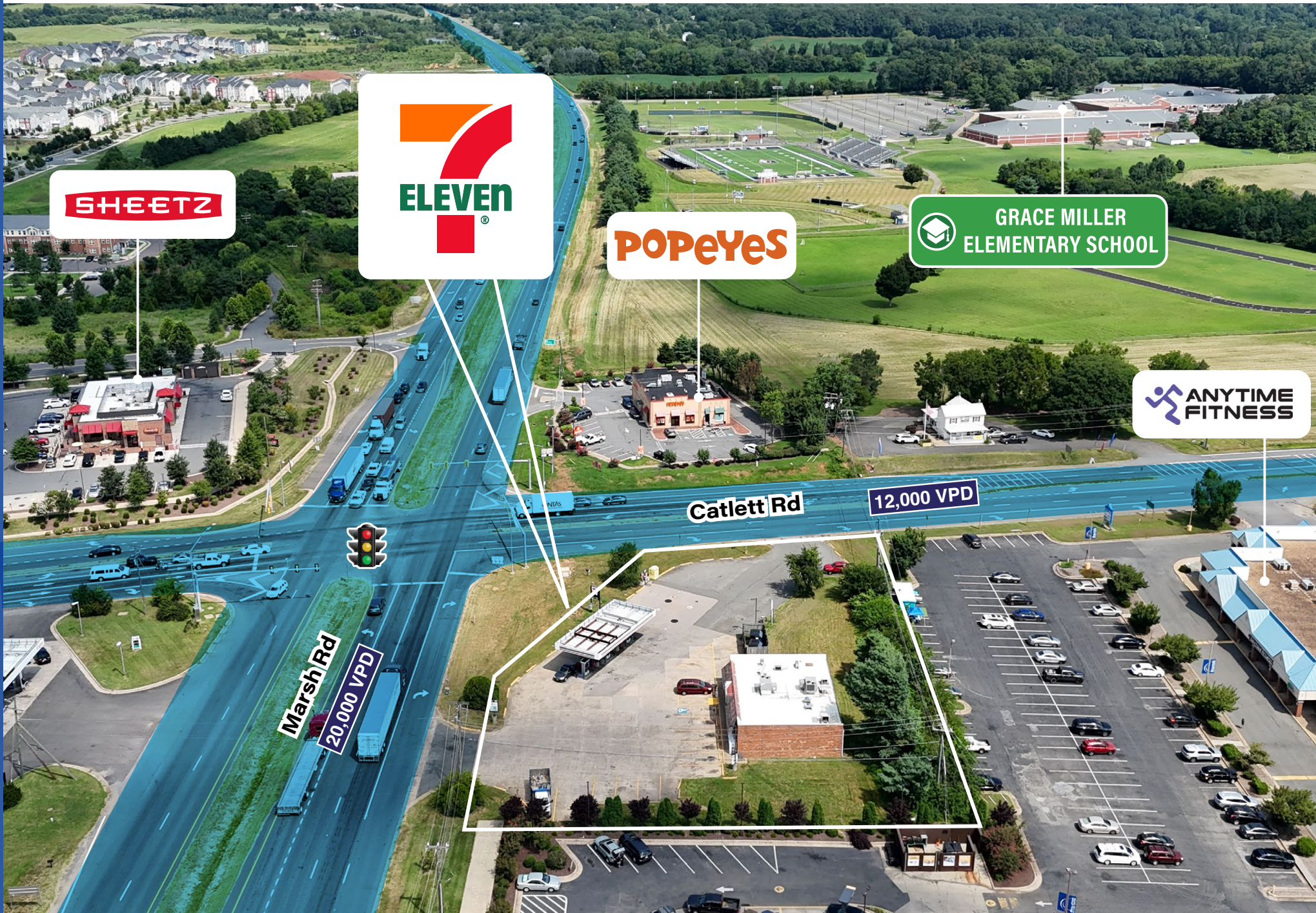
2,640 SF

LAND SIZE:

1.00 AC

- 1) NOI as of the January 2026 rental escalation.
- 2) During the final two years of the lease, if the tenant proposes capital expenditures more than \$20,000 and the landlord approves, the tenant will be reimbursed at lease expiration for the unamortized portion of the expenditure's useful life. The capital expenditure will be amortized on a straight-line basis over its estimated useful life.

Photographs



SHEETZ



POPEYES



GRACE MILLER
ELEMENTARY SCHOOL



Catlett Rd

12,000 VPD

Marsh Rd

20,000 VPD

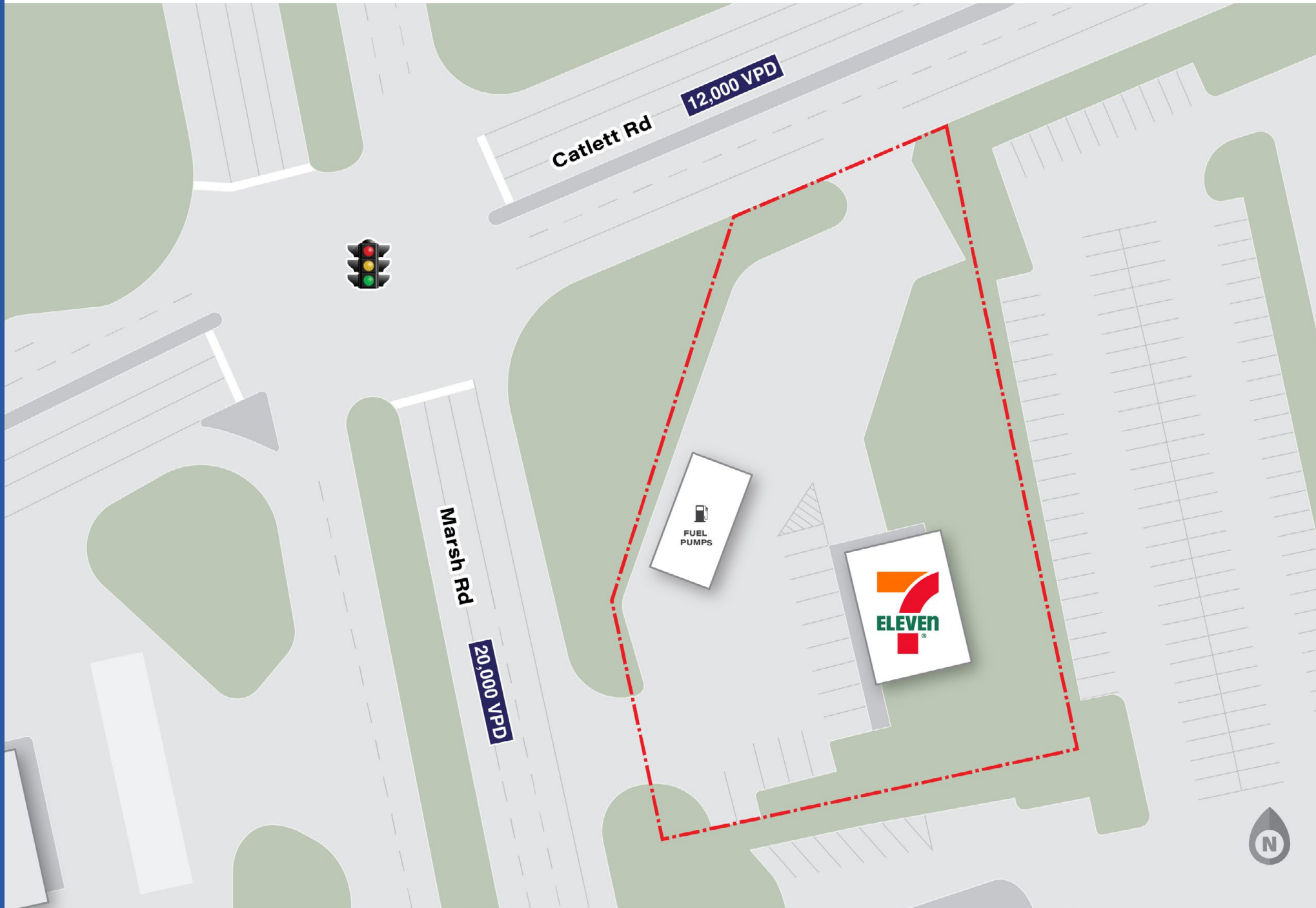
Photographs



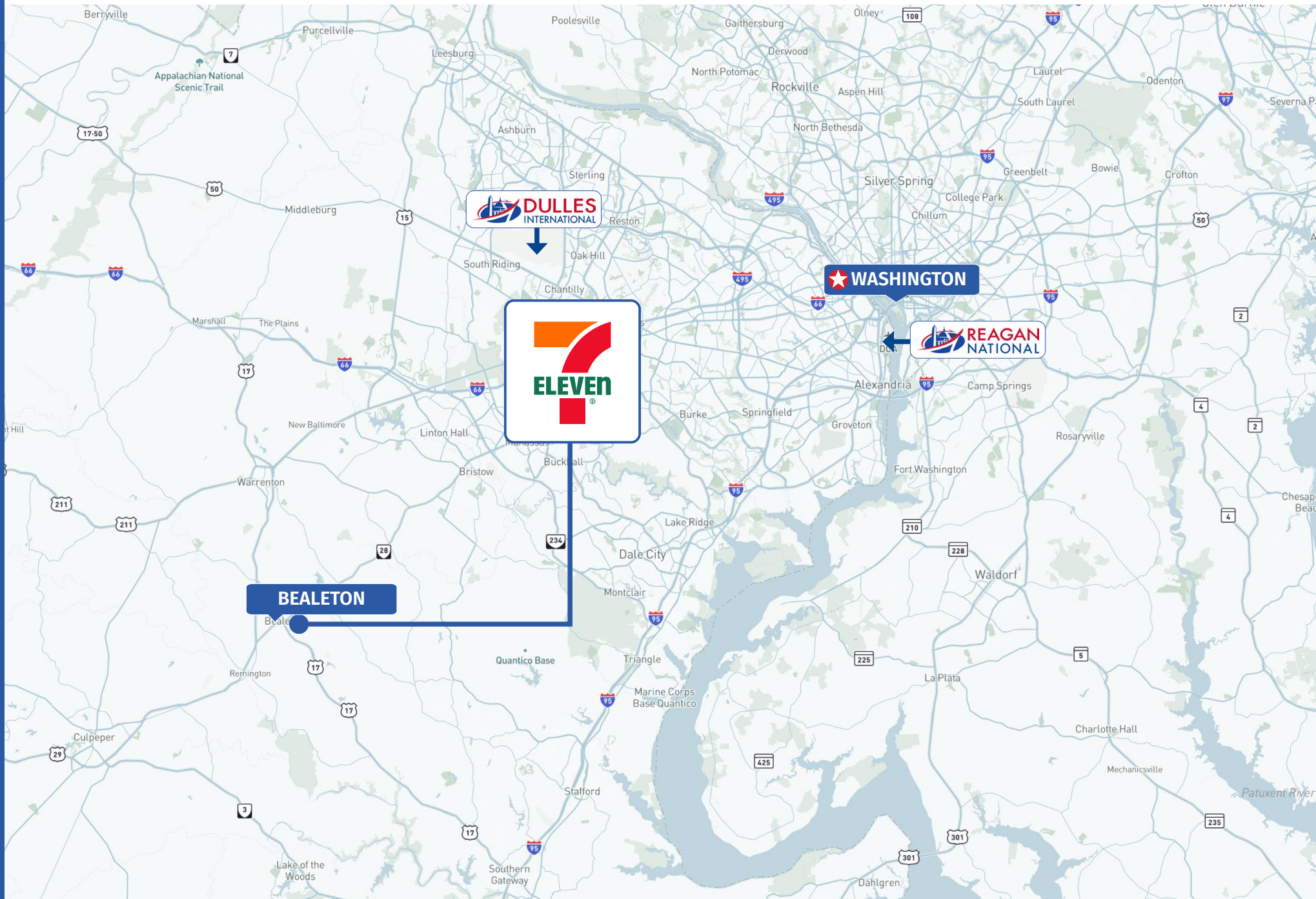
Aerial



Site Plan



Map






Location Overview

BEALETON, VIRGINIA

Bealeton, Virginia, is a census-designated place (CDP) in Fauquier County, located at the intersection of U.S. Route 17 and State Route 28, approximately 10 miles south of Warrenton and 27 miles northwest of Fredericksburg. With a population of 5,882 as of the 2020 census, Bealeton is a growing community known for its rural charm and historical significance. Originally a stop on the Orange and Alexandria Railroad, it played a notable role during the Civil War as a major traveling point and site of skirmishes, with Union forces eventually securing the railroad to transport supplies. The decline of railroad travel in the 20th century transformed Bealeton into a bedroom community for Warrenton and Northern Virginia, while it retains its agricultural roots with large farms and attractions like Morais Vineyards & Winery, a Portuguese-style winery established in 2011.

The town offers a blend of small-town tranquility and modern conveniences, making it appealing for families and young professionals. Bealeton’s public schools, including Grace Miller Elementary, Cedar Lee Middle, and Liberty High, are above average, and the community is served by its own post office with ZIP code 22712. Outdoor enthusiasts enjoy access to parks like C.M. Crockett Park, which features a lakeside setting, fishing, and a one-mile nature trail, as well as the Gold Mining Camp Museum at Monroe Park, dedicated to Virginia’s gold mining history. With a median household income of \$103,365 and a low poverty rate of 1.39%, Bealeton is experiencing growth through developments like Foxhaven by Richmond American Homes, balancing its rural heritage with modern expansion. Its proximity to major routes like I-66 and U.S. Route 15 provides easy access to urban amenities in nearby cities like Manassas and Culpeper, making it an attractive location for those seeking both peace and connectivity.

Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	4,982	1,738	\$107,456	\$127,379
3-MILE	9,602	3,258	\$100,597	\$123,093
5-MILE	16,197	5,515	\$98,849	\$123,700



MSA Overview

WASHINGTON D.C. MSA

The Washington, DC Metropolitan Statistical Area (MSA), often referred to as the National Capital Region, encompasses Washington, DC, and parts of Maryland, Virginia, and West Virginia. As of 2023, it has a population of approximately 6.4 million, making it the sixth-largest metropolitan area in the United States. The region includes major cities like Arlington, Alexandria, and Bethesda, and is known for its significant role as the political and administrative hub of the U.S., housing the federal government's key institutions, including the White House, Congress, and the Supreme Court. Its economy is driven by government-related activities, professional services, technology, and tourism, with major landmarks like the National Mall and Smithsonian museums attracting millions annually.

The Washington, DC MSA is characterized by its diverse and highly educated population, with a median household income significantly above the national average, around \$102,000 in 2022. The region benefits from a robust transportation network, including the Washington Metro, one of the busiest subway systems in the country, and proximity to three major airports: Dulles International, Reagan National, and Baltimore/Washington International. The area is also a hub for international organizations, embassies, and think tanks, contributing to its global influence. However, it faces challenges like high cost of living and traffic congestion, though its cultural vibrancy, historic significance, and economic opportunities continue to draw residents and visitors alike.

Tenant Overview



7-ELEVEN

7-Eleven, Inc. is a global leader in convenience retailing, operating as one of the world's largest and most recognizable convenience store chains. Founded in 1927 in Dallas, Texas, as an ice company that began selling milk, eggs, and bread, the company evolved into the iconic 7-Eleven brand, named for its extended hours of operation from 7 a.m. to 11 p.m. Today, 7-Eleven operates, franchises, and licenses over 84,000 stores across 19 countries, with a strong presence in the United States, Japan, Thailand, and beyond. Headquartered in Irving, Texas, and owned by Seven & i Holdings Co., Ltd., based in Tokyo, the company is renowned for its innovative approach to convenience, introducing the first self-serve soda fountains, to-go coffee, and the globally famous Slurpee drink. 7-Eleven continues to adapt to modern consumer needs, offering 24/7 access to fresh food, snacks, beverages, and everyday essentials, alongside digital innovations like mobile apps and delivery services. Committed to community engagement and sustainability, 7-Eleven remains a trusted, customer-centric brand, delivering convenience and quality to millions daily.

Website:	www.7-eleven.com
Headquarters:	Irving, TX
Number of Locations:	84,000 worldwide
Company Type:	Wholly owned subsidiary



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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