



600 E 5th Ave

Eagle Lake, Florida



Representative Photo



Contacts

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EXECUTIVE SUMMARY



INVESTMENT OVERVIEW



Tenant	7-Eleven
Address	600 E 5th Ave Eagle Lake, FL 33839
Rentable Area	4,853 SF
Land Area	1.57 AC
Year Built	2026
Guaranty	Corporate (7-Eleven, Inc.)
NOI	\$516,483
Rent Increases	10% Every 5 Years
Rent Commencement	May 2026 (est.)
Rent Expiration	May 2041 (est.)
Lease Type	Absolute NNN
Original Lease Term	15 Years
Options	Four (4), Five (5) Year Options



\$10,329,000
ASKING PRICE



5.00%
CAP RATE

Lease Years	Monthly Installment	Annual Rent	% Increase
1 - 5	\$43,040	\$516,483	
6 - 10	\$47,344	\$568,131	10.00%
11 -15	\$52,079	\$624,944	10.00%
Extension Terms			
16 - 20	\$57,287	\$687,438	10.00%
21 -25	\$63,016	\$756,182	10.00%
26 - 30	\$69,317	\$831,800	10.00%
31 -35	\$76,249	\$914,981	10.00%

INVESTMENT HIGHLIGHTS

Qualifies for Bonus Depreciation

Qualifies for 100% bonus depreciation

High-Growth Retailer

Continues to expand through acquisitions and new development in high-growth U.S. markets

Experienced & Established Brand

Operates over 80,000 locations worldwide

Strong Financials

Corporate-backed lease with 2024 annual revenue of \$79.76 billion (USD)

Central Florida Location

Strategically located in Central Florida, positioned between Orlando and Tampa

Long-Term Stability

15 years remaining with 4 (Four) 5 (five) year options to extend

Absolute NNN Lease

Zero landlord responsibilities

Attractive Rent Growth

Scheduled 10% increases every 5 years

Brand New Construction

2026 construction

- Ideally positioned in Central Florida, just 48 miles (approximately 1 hour) from Tampa and 50 miles (approximately 1 hour) from Orlando.
- Direct access to two of the fastest-growing metropolitan areas in the state.
- Prominent frontage along U.S. Highway 17 with 41,000 vehicles per day.
- Surrounded by national retailers including Walmart Supercenter, Publix, Lowe's, Dollar General, and RaceTrac, generating consistent consumer traffic.
- Adjacent to Bartow Executive Airport, a key regional aviation hub.
- Airport supports 49,000+ annual operations and nearly 2,000 jobs.
- Strong local demographics with a 5-mile population of 100,920.



SECTION 02

PROPERTY OVERVIEW



SITE PLAN

4,853
Square Feet

1.57
Acres

2026
Year Built



41,000 VPD



GILBERT ST



DRONE AERIAL



New Master Planned Community

Ranches at Lake Mcleod
1,100 Homes

Lake Region High School
1,554 Students

7
ELEVEN
Subject Property

New Townhome Development
62 Homes Scheduled

41,000 VPD



DRONE AERIAL



Downtown
Winter Haven

Industrial
Development

Residential
Development

New Townhome
Development
62 Homes Scheduled

41,000 VPD

17

Subject Property

AERIAL



All Saints Academy
600+ Students



Lake Region High School
1,554 Students



Downtown Winterhaven



36 acres of industrial



Cypress Gardens

Legoland Florida Resort / Peppa Pig Theme Park
1.5M Annual Visitors

Harmony at Lake Eloise
350+ Acre master planned community featuring over 1,000 residential units

Brand New Village at Windsor Reserve
80+ New Single Family Homes

Eagle Hammock
Brand new developed master-planned community featuring over 800+ single family homes

Ranches at Lake Mcleod
1,100 homesite master-planned community

Bartow Executive Airport,
Regional Hub for Business,
Charter and Flight Training Activity

\$150M Chick-Fil-A Distribution Center Under Development

Coca Cola Distribution Center

41,000 VPD

SECTION 03

TENANT PROFILE



TENANT OVERVIEW

7-ELEVEN®

FOUNDED IN 1927
Dallas, Texas

QUICK FACTS:

Irving, TX
Headquarters

135,000+
Employees

84,000+
Stores Nationally

7-Eleven, Inc. is a leading global convenience retail chain originally founded in 1927 in Dallas, Texas, as Tote'm Stores by Southland Ice Company employee John Jefferson Green. The company rebranded as 7-Eleven in 1946 to reflect its extended operating hours of 7 a.m. to 11 p.m., which were considered groundbreaking at the time. Today, 7-Eleven has become synonymous with convenience retailing, operating, franchising, and licensing stores in 19 countries and regions. Through steady growth and strategic acquisitions—including the 2018 purchase of Stripes convenience stores in Texas and the 2021 acquisition of Speedway for \$21 billion—the company has expanded its U.S. footprint and strengthened its position in the fuel and convenience sector.

As of December 31, 2024, 7-Eleven oversees more than 84,000+ stores worldwide, including over 13,000 locations across the United States, making it the largest convenience store chain globally. The company offers an extensive range of products, from fresh food and beverages to household items, fuel, and financial services. Its iconic products, such as the Slurpee® frozen drink and Big Gulp® fountain beverage, remain central to its brand identity, while newer initiatives focus on fresh, prepared foods and healthier snacking options to meet evolving consumer preferences. In fiscal year 2024, 7-Eleven reported revenues exceeding \$81+ billion, supported by a workforce of more than 50,000 U.S. employees and a broader network of franchisees worldwide.

In recent years, 7-Eleven has been redefining its role in the convenience sector by integrating digital technologies and delivery platforms. The company has expanded its 7NOW® delivery app, offering on-demand delivery of convenience products in over 2,000 U.S. cities, and introduced innovative store formats such as “Evolution Stores,” which feature expanded fresh food, self-serve coffee and beverage stations, and dining spaces. Sustainability has also become a focus, with commitments to renewable energy sourcing, reduced plastic usage, and expanded electric vehicle (EV) charging infrastructure across select locations.



SECTION 04

MARKET OVERVIEW





Eagle Lake FL

Eagle Lake, Florida, is a small yet charming city located in the heart of Central Florida, located just southeast of Lakeland in Polk County. Known for its calm atmosphere and lake that shares its name, Eagle Lake offers a peaceful, tight-knit community ideal for those seeking a quieter lifestyle while remaining within reach of larger urban cities like Tampa and Orlando. The city's identity is deeply rooted in its natural surroundings—picturesque lake views, lush greenery, and warm year-round weather create a scenic backdrop for daily life. Residents enjoy outdoor recreation such as fishing, boating, and walking along the lakeshore, making it a haven for nature lovers and families alike.

Though smaller than many of its regional neighbors, Eagle Lake is seeing steady residential growth as more Floridians seek affordable alternatives to the fast-paced, high-cost environments of nearby metropolitan areas. The city is attracting new homeowners, particularly first-time buyers and retirees, drawn to its low cost of living, family-friendly neighborhoods, and proximity to major highways like US-17 and the Polk Parkway. As part of the rapidly developing Polk County region, Eagle Lake benefits from ongoing investment in infrastructure, schools, and local services.

While the economy remains modest compared to larger cities, Eagle Lake is supported by regional industries such as agriculture, logistics, and tourism overflow from nearby destinations like Legoland Florida in Winter Haven. The city's growth potential is further enhanced by its inclusion in the expanding I-4 corridor, a key development zone linking Central Florida's major economic hubs. With its peaceful environment, small-town appeal, and strategic location, Eagle Lake is quietly emerging as a desirable place to live for those seeking a balance between affordability, accessibility, and the natural beauty of Florida's inland landscape.

CONSTRUCTION PROGRESS (as of 2.16.2026)





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