

# 7-ELEVEN®

702 S 50TH ST  
Tampa, FL

**OFFERED FOR SALE**  
**\$6,380,000 | 5.00% CAP**

**Bonus Depreciation Available**



CONFIDENTIAL  
OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS

## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a 7-Eleven in Tampa, FL which offers investors to take bonus depreciation. 7-Eleven has recently signed a new 15 year lease and is well located at a lighted intersection on S 50th St with over 30,000 VPD.



**15-YR  
LEASE**



**BONUS  
DEPRECIATION  
ELIGIBLE**



**HIGH  
GROWTH MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term*	2-10	\$319,018
Rent Escalation	11-15	\$350,920
1st Option Term	16-20	\$386,012
2nd Option Term	21-25	\$424,613
3rd Option Term	26-30	\$467,075
4th Option Term	31-35	\$513,782
5th Option Term	36-40	\$565,160

<b>NOI</b>	<b>\$319,018</b>
<b>CAP</b>	<b>5.00%</b>
<b>PRICE</b>	<b>\$6,380,000</b>

\*7-Eleven is paying \$312,763 for year 1, seller will gap rent difference

## ASSET SNAPSHOT

<b>Tenant Name</b>	7-Eleven
<b>Address</b>	702 S 50th St, Tampa, FL 33619
<b>Building Size (GLA)</b>	3,121 SF
<b>Land Size</b>	0.89 Acres
<b>Year Built</b>	1987
<b>Signator/Guarantor</b>	7-Eleven Inc (Corporate)
<b>Rent Type</b>	Abs. NNN
<b>Landlord Responsibilities</b>	None
<b>Rent Commencement Date</b>	12/12/2025
<b>Lease Expiration Date</b>	12/31/2040
<b>Rental Increases</b>	10% in Year 11 and in Option Periods
<b>Remaining Term</b>	15 Years
<b>Current Annual Rent</b>	\$319,018



**192,070** PEOPLE  
IN 5 MILE RADIUS

**\$98,878** AHHI  
IN 5 MILE RADIUS

**33,000** VPD  
ON US HWY 74



### BONUS DEPRECIATION ELIGIBLE

The sale offers land and improvements, allowing for buyer to take 100% Bonus Depreciation



### GREAT LEASE FUNDAMENTALS

15 Year Lease with 10% bumps every 5 years and in extension periods | Abs. NNN lease providing zero landlord responsibilities | Passive investment



### CORPORATE BACKED 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



### RECENT 15-YEAR SALE-LEASEBACK AT LOCATION

7-Eleven recently executed a new 15-year NNN sale-leaseback at this location, demonstrating their commitment and long-term viability at the site



### HIGH VISIBILITY OFF BUSY US HWY 41

In the Top 30% of Convenience Stores Nationwide (Placer.ai) | Excellent exposure along a major retail and commuter corridor | Located on a hard corner, the site provides unmatched visibility and access along US Hwy 41 with 33,000 VPD



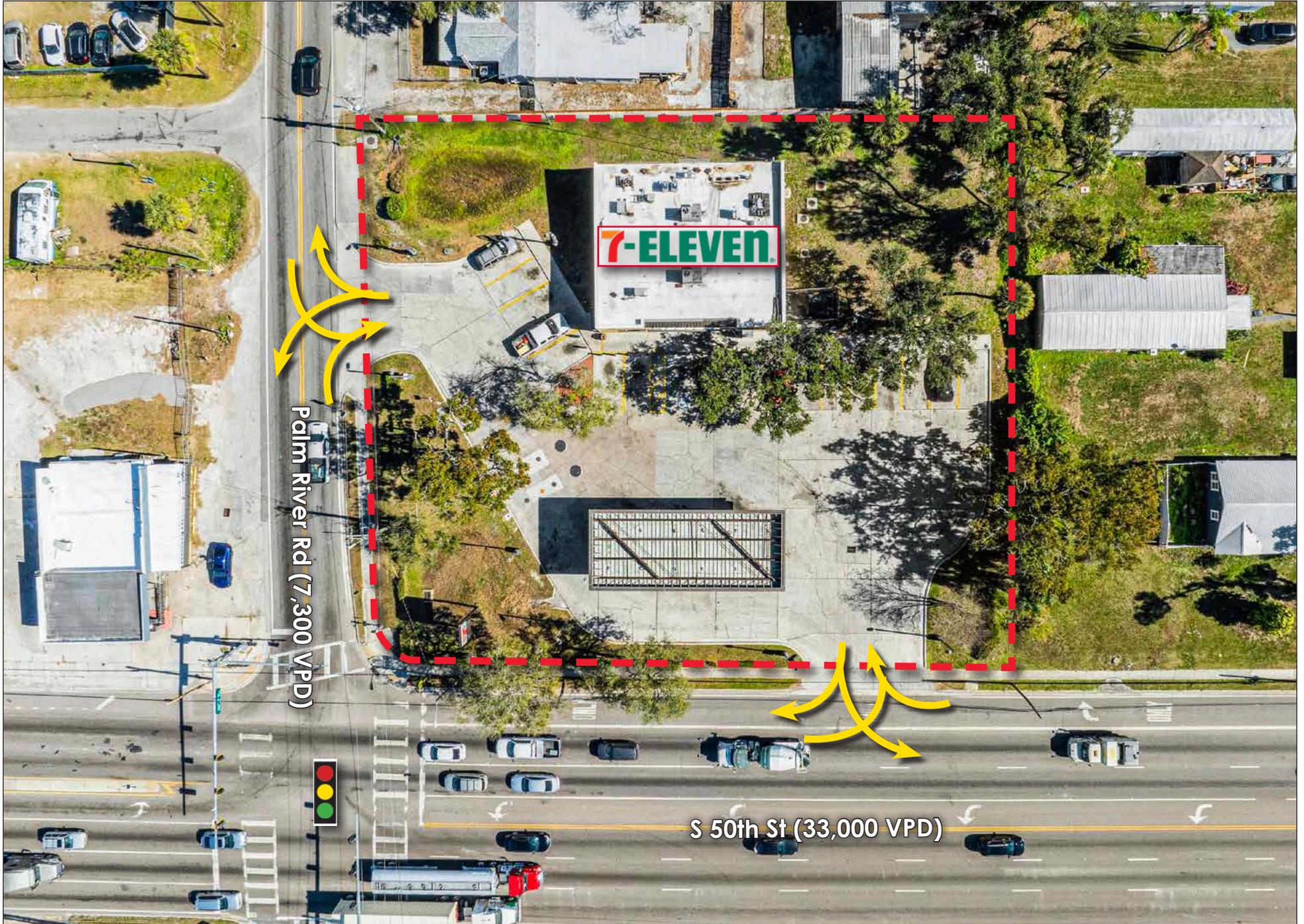
### INFILL LOCATION

5 miles from downtown Tampa | Within a 1-mile radius the retail vacancy rate sits at 0% while multifamily rent growth YoY is up 8.8% | Site benefits from a limited retail supply pipeline and the dense residential neighborhoods of East Tampa



### RETAIL SYNERGY & YOUNG DEMOGRAPHICS

The immediate trade area serves a younger population with Tampa seeing outsized growth in residents age 25-44 a demographic that over indexes on convenience retail, prepared food and grab-and-go purchases | Proximity to University of South Florida and surrounding campuses stable young professional presence & reinforce long term consumer demand



Palm River Rd (7,300 VPD)

S 50th St (33,000 VPD)

Tampa, FL

One of the fastest-growing large MSA's in the Southeast | Tampa-St. Petersburg-Clearwater MSA has grown ~15%+ since 2010, outpacing the US average significantly | Consistently ranks among the top net domestic migration markets in the country fueled by the Midwest and Northeast

Port of Tampa

Trucks & Parts of Tampa

Palm River Townhomes ±250 Homes

Hutcherson Auto Electric

S 50th St (33,000 VPD)

Palm River Rd (7,300 VPD)



Refresco

JJ Taylor  
Distributing



Port of Tampa

Trucks & Parts  
of Tampa



Hutcherson  
Auto Electric

S 50th St (33,000 VPD)

Palm River Rd (7,300 VPD)



**TALLAHASSEE**

 205 MILES  
4:05 DRIVE

**JACKSONVILLE**

 170 MILES  
3:15 DRIVE

## Tampa, FL

Tampa, FL is a major city on the west coast of Florida, located along Tampa Bay. Known for its warm climate, diverse culture, and thriving economy, Tampa is part of the larger Tampa Bay metropolitan area, which includes St. Petersburg and Clearwater.

The city has a rich history influenced by Cuban, Spanish, and Italian heritage, which is especially visible in historic neighborhoods like Ybor City. Tampa is also a hub for business and finance in Florida, with growing sectors in healthcare, technology, and tourism.

Popular attractions include Busch Gardens Tampa Bay, the Florida Aquarium, ZooTampa at Lowry Park, and a revitalized Riverwalk that runs along the Hillsborough River. Sports fans can catch games from the Tampa Bay Buccaneers (NFL), Tampa Bay Lightning (NHL), and Tampa Bay Rays (MLB, based in nearby St. Petersburg).

With its blend of urban life, cultural experiences, and access to Gulf Coast beaches, Tampa continues to attract residents, tourists, and businesses alike.

**1 MILES**
**3,309**  
PEOPLE  
**\$74,796**  
AHHI  
**2,532**  
TOTAL  
EMPLOYEES

**3 MILES**
**46,929**  
PEOPLE  
**\$85,681**  
AHHI  
**39,877**  
TOTAL  
EMPLOYEES

**5 MILES**
**192,070**  
PEOPLE  
**\$98,878**  
AHHI  
**169,776**  
TOTAL  
EMPLOYEES

**ORLANDO**

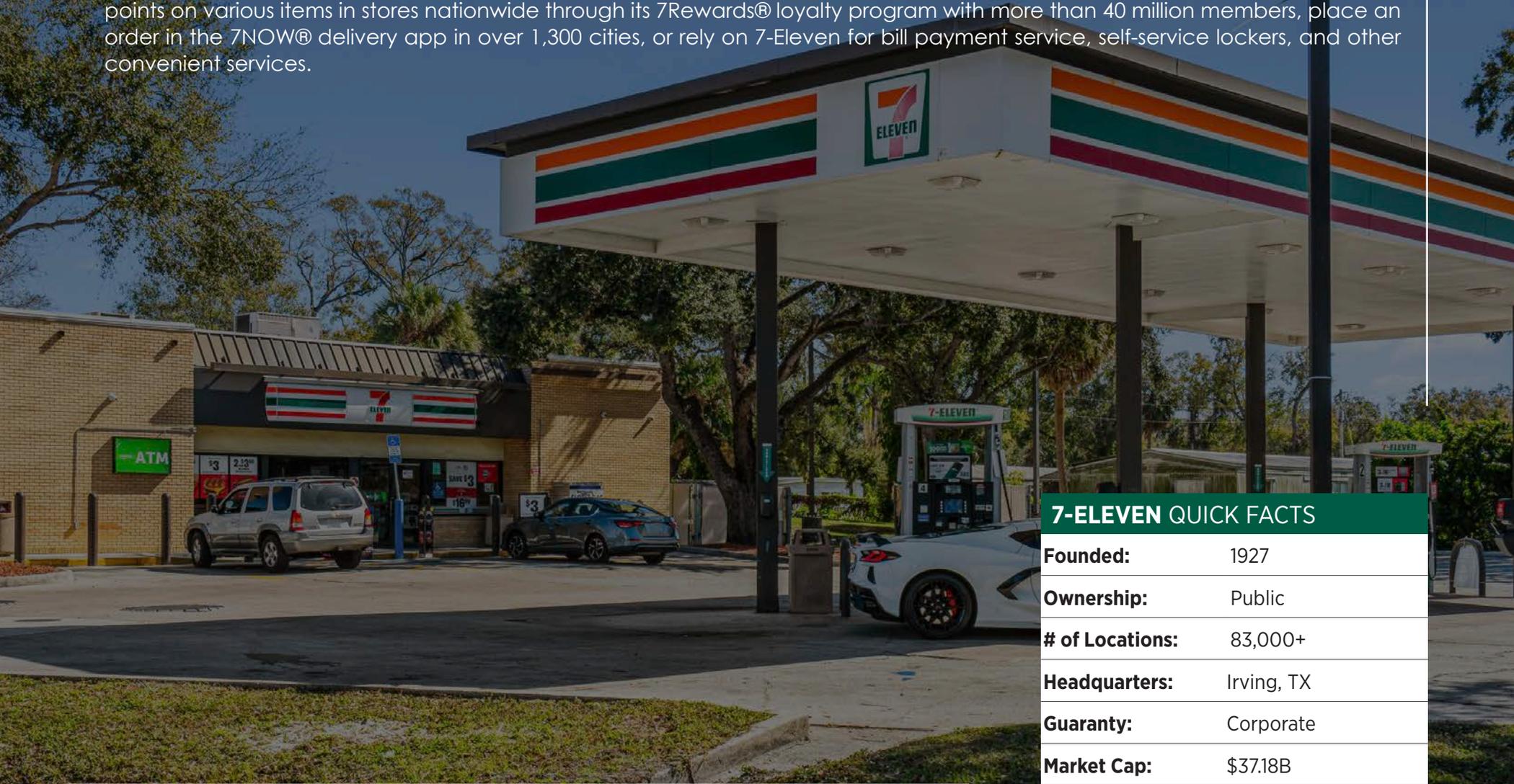
 74 MILES  
1:30 DRIVE

**TAMPA**

**FORT MYERS**

 97 MILES  
2:00 DRIVE

7-Eleven is the world's largest convenience store chain with more than 83,000 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	
<b>Founded:</b>	1927
<b>Ownership:</b>	Public
<b># of Locations:</b>	83,000+
<b>Headquarters:</b>	Irving, TX
<b>Guaranty:</b>	Corporate
<b>Market Cap:</b>	\$37.18B

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**\$6,380,000 | 5.00% CAP**

Exclusively Offered By



## PRIMARY DEAL CONTACTS

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