

# 4920 Moccasin Wallow Rd, Palmetto FL



- 2018 Construction. 3,109+/- SF Building on 1.32+/- Acre Site
- Located along Moccasin Wallow, just W of I-75 (61K VPD)
- Across Imagine Charter School at N Manatee (521 Students)
- Caddy-corner to Gateway North (1,065-Acres Mix-use Dev)
- Near Robinson Gateway (228-Acres Mix-Use Development)
- Palmetto is experiencing Resid, Comm, & Economic Boom
- 20% Population Increase within a 1-Mile Radius (2000-2018)
- Economy: Healthcare | Defense | Finance | Retail | Tourism
- 3-Miles: Est Pop 13,393 | 1-Miles Avg HH Income: \$93,009
- Tampa – St. Petersburg – Clearwater (MSA) | Pop: 4 Million

7-Eleven | Absolute NNN Investment



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# Deal Overview

HMX Realty Advisors is pleased to offer for sale a **corporate-guaranteed, absolute NNN 7-Eleven** located at the signalized northeast corner of **Moccasin Wallow Road and Gateway Boulevard** in Palmetto, Florida. The property benefits from excellent visibility and accessibility, positioned less than half a mile from the primary entrance to **Interstate 75**, which carries an average daily traffic count of **61,000 vehicles (VPD)**.

## Market & Demographics

The surrounding trade area has undergone significant growth in recent years. Within a one-mile radius, the population has increased by **21.3%**, driven by robust residential and commercial development. Palmetto itself is strategically located **14 miles north of Sarasota** and **30 miles south of Tampa**, providing direct connectivity to two major Florida markets.

## Gateway North Development

The subject property is part of **Phase I of Gateway North**, a 1,065-acre mixed-use master-planned project that will transform the immediate area. Upon completion, Gateway North will feature:

- **1,685 single-family homes**
- **722 multifamily units**
- **393 townhomes**
- **445,200 square feet of retail**
- **965,500 square feet of office**
- **397,500 square feet of warehouse/industrial**

This large-scale development is expected to serve as a long-term growth catalyst, supporting both population expansion and increased consumer spending in the trade area.

## Retail Synergy

The property benefits from strong retail adjacencies, with notable national tenants within three miles including **Walmart, Walgreens, CVS, AutoZone, O’Reilly Auto Parts, ACE Hardware, McDonald’s, Burger King, Whataburger, Sonic, Panda Express, Wingstop, Pizza Hut**, and others. This concentration of established retailers enhances the long-term viability of the location.

## Investment Highlights

- Corporate absolute NNN lease with no landlord responsibilities
- Located at a high-visibility corner with immediate access to I-75 (61,000 VPD)
- Rapid population growth in the immediate trade area (+21.3% within 1 mile)
- Part of the 1,065-acre Gateway North mixed-use development
- Surrounded by strong national retailers supporting long-term demand

# Property Summary

Asking Price:	\$3,300,000
Address	4920 Moccasin Wallow Rd, Palmetto, FL
Investment Type	Net Lease
Lease Type	Absolute NNN
Tenant Credit	Corporate Guarantee
Tenancy	Single
Rent Commencement	12/1/18
Lease Expiration	12/1/33
Remaining Term	8.3 years
Square Footage	3,109
Year Built	2018
Lot Size (Acres)	1.32
NOI:	\$158,545
Increases:	\$174,399.60 (Year 11) and 10% at the beginning of each option.
Options:	4 – Five Year Options

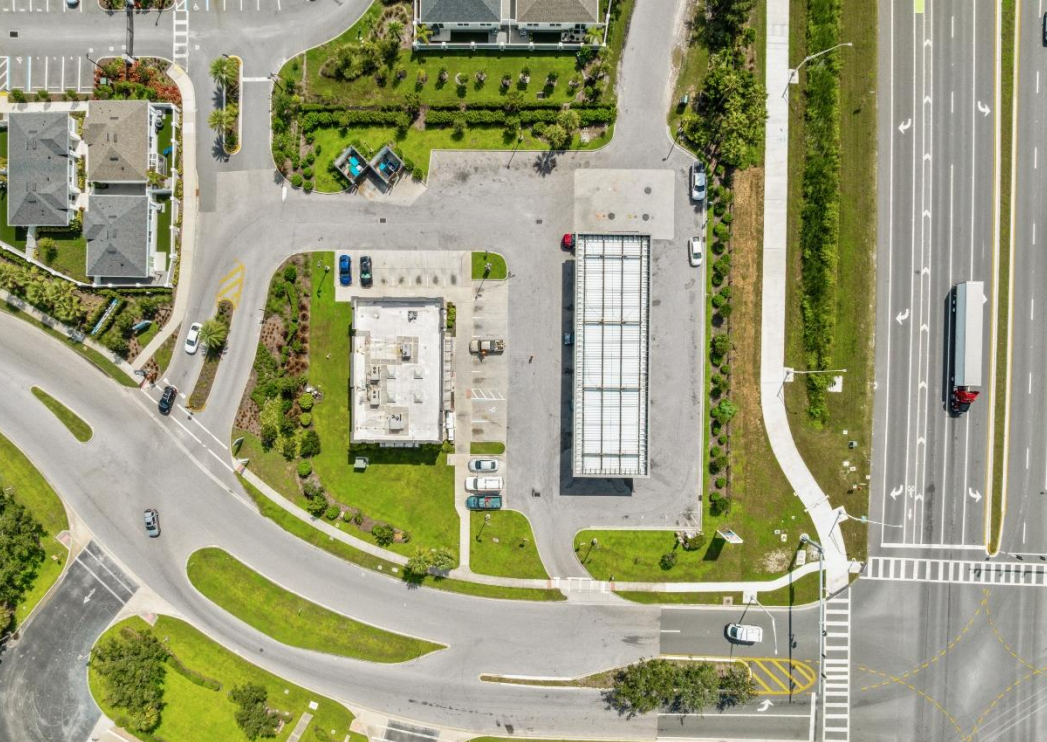




Aerial Photo

4920 Moccasin Wallow Rd, Palmetto FL





Property Photos

4920 Moccasin Wallow Rd, Palmetto FL









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(19,800 ADT)

Moccasin Wallow Rd (5,900 ADT)



INTERSTATE 75

(67,000 ADT)



DOLLAR GENERAL

Imagine Charter School At North Manatee

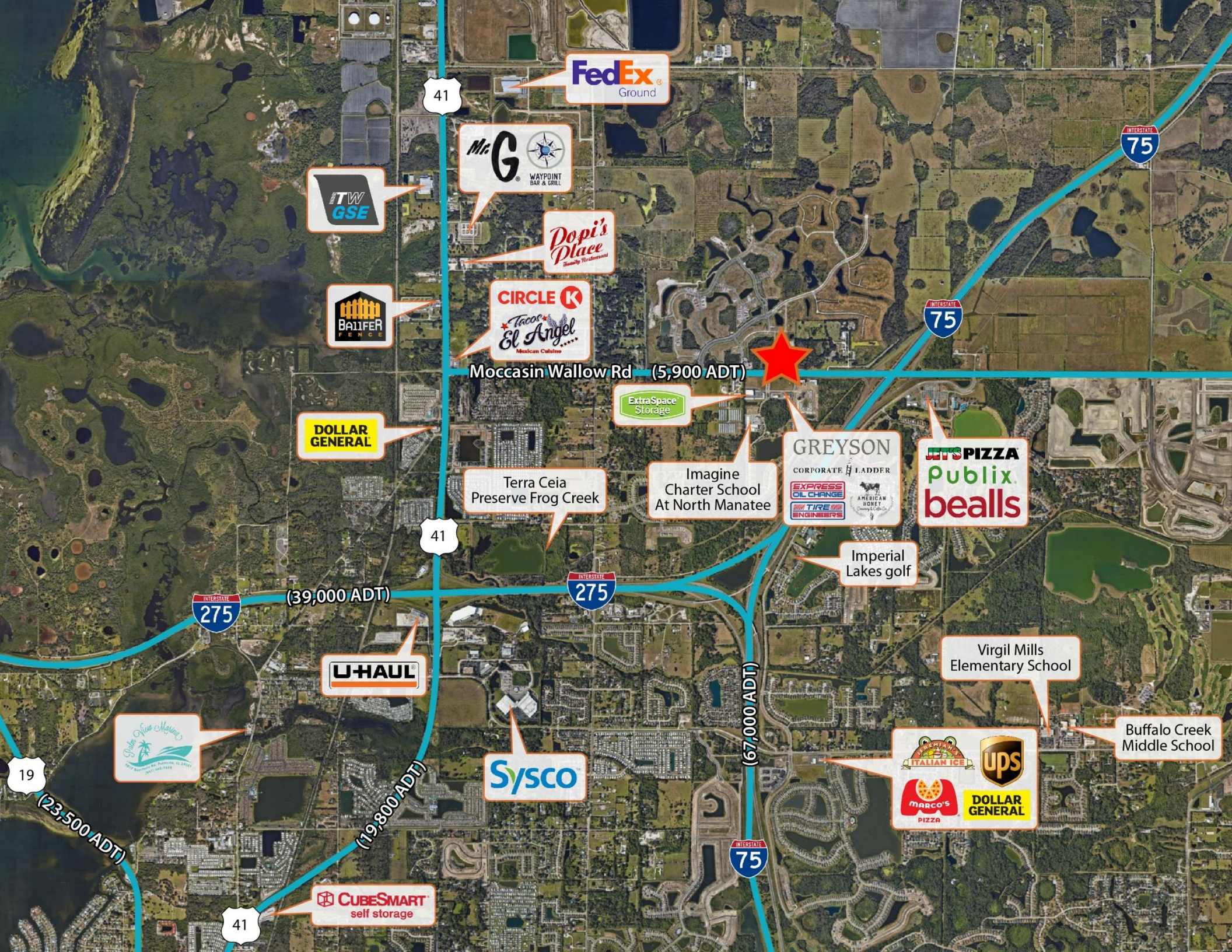


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Terra Ceia Preserve Frog Creek

INTERSTATE 75





41

**FedEx**  
Ground

INTERSTATE  
75

**ITW**  
GSE

**Mr. G**  
WAYPOINT  
BAR & GRILL

**Dopi's**  
Place  
Family Restaurant

**BALIFER**  
FENCE

**CIRCLE K**  
Tacos  
**El Angel**  
Mexican Cuisine

INTERSTATE  
75

Moccasin Wallow Rd (5,900 ADT)

**DOLLAR**  
GENERAL

ExtraSpace  
Storage

Terra Ceia  
Preserve Frog Creek

Imagine  
Charter School  
At North Manatee

**GREYSON**  
CORPORATE LADDER  
EXPRESS OIL CHANGE  
TIRE ENGINEERS

**PIZZA**  
Publix  
bealls

INTERSTATE  
275

(39,000 ADT)

41

INTERSTATE  
275

Imperial  
Lakes golf

**U-HAUL**

**John's**  
Office Moving  
SERVING BUSINESSES AND INDIVIDUALS SINCE 1987  
941-748-0438

Virgil Mills  
Elementary School

Buffalo Creek  
Middle School

**Sysco**

(67,000 ADT)

**ITALIAN ICE**  
**ups**  
**MARCO'S**  
PIZZA  
**DOLLAR**  
GENERAL

19

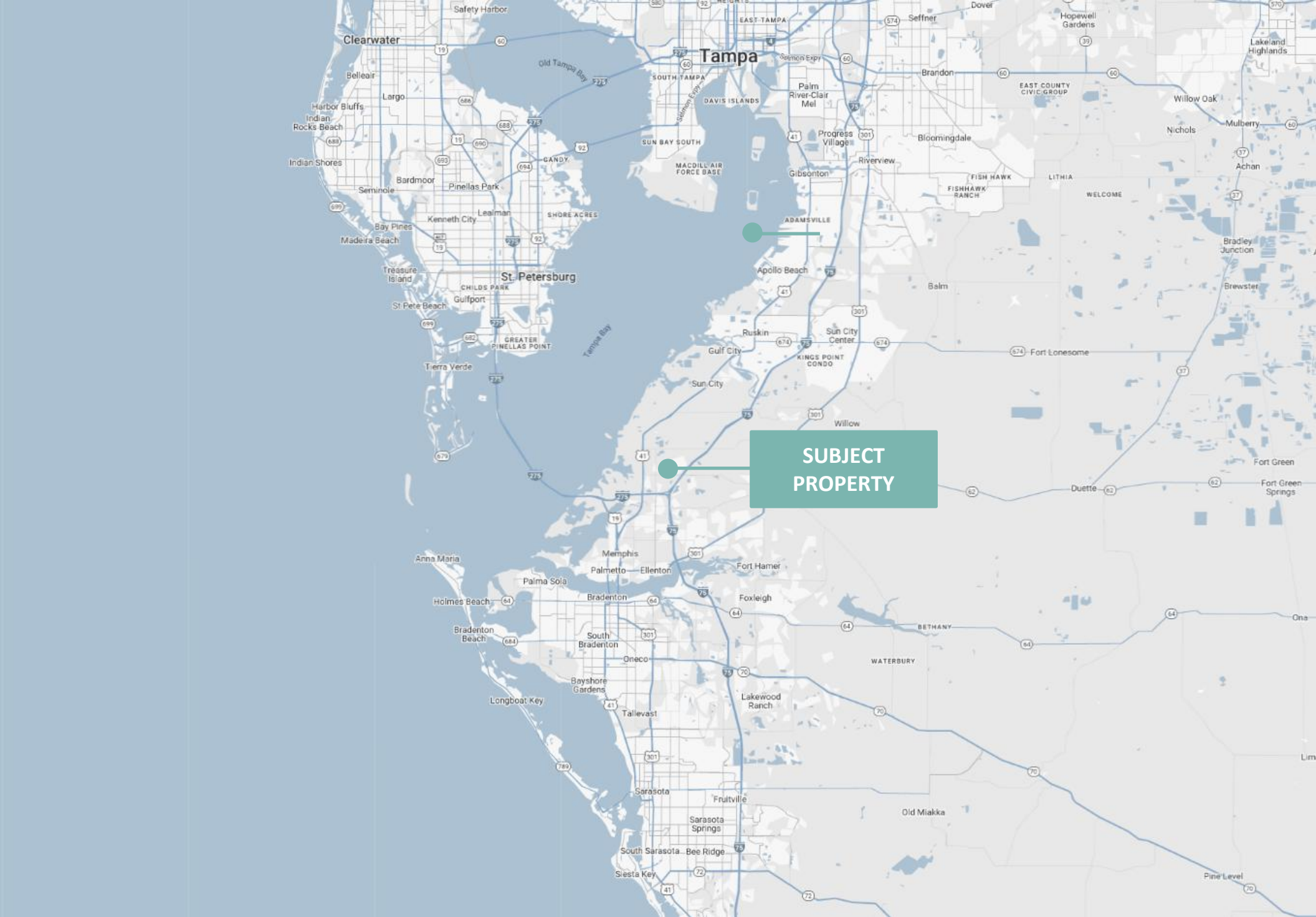
(23,500 ADT)

(19,800 ADT)

**CUBE SMART**  
self storage

41







# PALMETTO

## Market Summary

Palmetto, Florida, is a charming city located in Manatee County along the scenic Manatee River. Known for its small-town atmosphere and rich history, Palmetto offers a blend of waterfront beauty, cultural heritage, and community spirit. The city features attractions such as the Palmetto Historical Park, Manatee County Agricultural Museum, and lush waterfront parks perfect for fishing, boating, and picnicking. Its downtown area hosts local shops, restaurants, and seasonal events that foster a welcoming vibe. With proximity to Tampa Bay and Gulf Coast beaches, Palmetto is an appealing destination for residents and visitors seeking a balance of relaxation and opportunity.

### At a Glance

15K

Residents

3.2%

Unemployment Rate

3.8 M

Day Visitors per Year

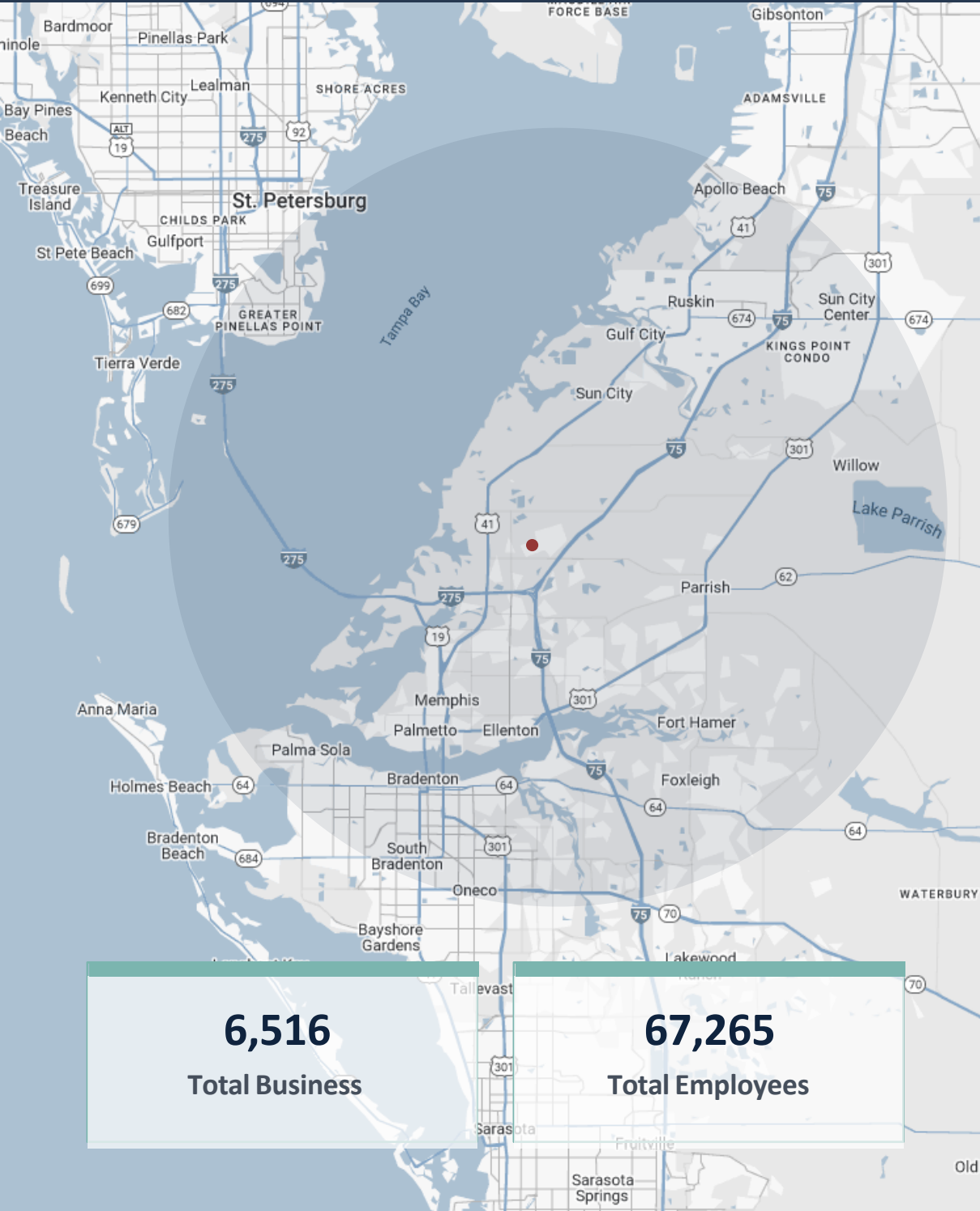
### Nearby Metropolitan Areas

Palmetto lies near two major metropolitan areas. To the north, the Tampa–St. Petersburg–Clearwater Metro (population ~3.3 million) offers Tampa International Airport, Busch Gardens, pro sports, and cultural districts. Palmetto itself belongs to the Bradenton–Sarasota–Venice Metro (population ~860,000), known for Sarasota’s arts, The Ringling Museum, St. Armands Circle, and beaches like Siesta Key and Anna Maria Island.



# Demographics

Population	3 Mile	5 Mile	10 Mile
2020 Population	16,069	48,176	206,481
2025 Population	25,690	67,174	246,357
2030 Population Projection	31,163	82,596	276,181
Annual Growth 2020-2025	9.35%	6.54%	3.42%
Annual Growth 2025-2030	3.94%	4.22%	2.31%
Average HH Income	\$133,817	\$122,522	\$114,023
Median HH Income	\$103,600	\$95,383	\$85,041
Households	3 Mile	5 Mile	10 Mile
2020 Households	6,054	18,937	79,900
2025 Households	10,135	26,661	96,926
2030 Household Projection	12,412	32,806	109,518
Annual Growth 2020-2025	10.31%	6.73%	3.75%
Annual Growth 2025-2030	4.14%	4.24%	2.47%
Avg Household Size	2.41	2.45	2.5
Wealth Index	135	119	112





# Tenant Overview



7-Eleven is the world’s largest convenience store operator, with a global footprint of approximately 85,000 locations across 20 countries. The company’s strongest presence is in Japan, where it operates more than 21,700 stores, followed by North America with roughly 12,500 locations, including about 9,457 standalone U.S. stores.

A key milestone in its U.S. growth strategy was the \$21 billion acquisition of Speedway from Marathon Petroleum in May 2021. This transaction added approximately 3,800 convenience and fuel locations across 36 states, extending 7-Eleven’s reach to 47 of the 50 largest U.S. metropolitan markets. The acquisition positioned 7-Eleven as the dominant player in the U.S. convenience store sector, both in scale and market penetration.

To address regulatory requirements, 7-Eleven divested 293 fuel-selling sites across 20 states under FTC direction. Integration efforts included consolidating Speedway operations into the 7-Eleven platform, retiring the Speedway loyalty and foodservice brands in favor of 7-Eleven’s signature programs such as 7Rewards and Slurpee. The transaction was projected to deliver \$475–\$575 million in annual cost synergies, strengthening the company’s competitive advantage and reinforcing its leadership in the convenience retailing industry

## BEST-IN-CLASS GUARANTOR:

7-Eleven, Inc. is the premier name in the convenience retailing industry coming up on their 100-year anniversary in 2027, carrying an investment grade credit rating of ‘A’ by the S&P.

## ICONIC BRAND:

84,500 locations worldwide, 13,000+ in the United States and Canada. In addition to their 7-Eleven stores, they have also expanded into operating Speedway, Stripes, Laredo Taco Company, and Raise the Roost Chicken and Biscuits, further committing one of the world’s most iconic brands to deliver customers “what they want, when, where, and how they want it.”

## RESILIENCE IN VARIOUS ECONOMIC CONDITIONS:

The convenience store industry has shown resilience during economic fluctuations, providing essential goods and services that maintain steady consumer demand.

OVERVIEW	
TENANT	7-Eleven
LEASE GUARANTOR	7-Eleven, Inc.
GUARANTOR STRENGTH	Corporate
SYSTEMWIDE LOCATION COUNT	12,500+/- Locations
HEADQUARTERS	3200 Hackberry Road, Irving, TX75063
WEBSITE	<a href="https://www.7-eleven.com/">https://www.7-eleven.com/</a>
SALES VOLUME (2024)	\$80.27 billion
CREDIT RATING	A(S&P) and Baa2 (Moody's)





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