

7-Eleven, Inc. | Interstate Location - 64,712 VPD | 24-Hour Store | Columbus, OH MSA

10085 Outville Rd, Kirksville, OH 43033, I-70 And OH-158



Marcus & Millichap

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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OFFERING SUMMARY

		
Listing Price \$11,595,479	Cap Rate 5.35%	Lease Term 15-Years

FINANCIAL

Listing Price	\$11,595,479
Term	15-Years
NOI	\$620,358
Cap Rate	5.35%
Rent Commencement	9/20/2025
Lease Expiration	9/30/2040

OPERATIONAL

Lease Type	Absolute Net
Guarantor	Corporate Guarantee
Year Built	2025
Gross SF	5,372 SF
Credit	S&P A-/Stable
Lot Size	9.13 Acres+/-



7FLEET Diesel Network



7-ELEVEN, INC. | 24-HOUR STORE | INTERSTATE LOCATION 10085 Outville Rd, Kirksville, OH 43033

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present 7-Eleven, Inc. dba Speedway, located on I-70 within the Columbus, OH MSA. There is a brand new 15-year lease in place with 10% rental escalations every 5-years in the base term, and each of the four, 5-year options. The subject property is a large format Speedway situated on a large, 9.126 +/- acre parcel featuring a Raise the Roost Chicken & Biscuits restaurant. Rent commenced on 9/19/2025.

The store opening was the last week of September. For the full month of October 2025, Placer.ai ranks the subject property in the 74th percentile of all convenience stores nationwide for number of visits.

The subject Speedway is situated just off Exit 122 on I-70 with 64,712 VPD. I-70 is a major east-west highway that spans the U.S. The intersection of I-70 and I-71, approximately 20 minutes from the site, close proximity to I-75, and access to rail via Norfolk Southern and CSX makes Columbus a major logistics hub that is a day's drive from 60% of the U.S. population, 50% of the Canadian population, and 36% of U.S. manufacturing capacity. The Central Ohio Region is home to approximately 300 million square feet of manufacturing, warehouse, logistics, and distribution space including nearby massive fulfillment centers for Amazon, Walmart, Kroger, Target, Gap, Kohl's, L Brands, and more. (See map on page 6)

Located approximately 25 minutes from the site, Rickenbacker International Airport and Foreign Trade Zone (FTZ) is one of the few dedicated cargo airports in the U.S. serving global carriers like FedEx, Emirates SkyCargo, Etihad Airways, Korean Airlines, Phillipines Airlines, Cathay Pacific Cargo, and many others.

INVESTMENT HIGHLIGHTS

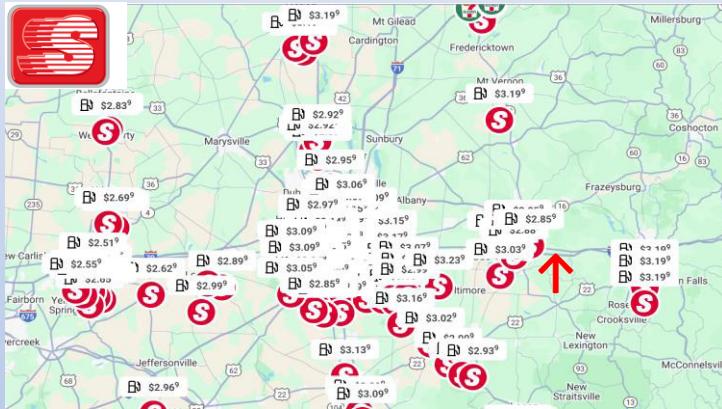
- Brand New Construction, Open for Business, 15-Year Base Term, Absolute Net Lease with 10% Rental Escalations Every 5-Years Including All Options
- High Demand Area - In the First Full Month of Operations, Placer.ai Ranks This Location in the 74th Percentile of all Gas/C-Stores Nationwide
- Large Format Store - High Speed 7FLEET Diesel Lanes with Blue Def in Each Lane, 16 Retail Pumps, and Raise the Roost Chicken & Biscuits
- Surrounded by Warehouses, Logistics Companies, and Fulfilment Centers - See Map on Page 6
- Columbus is a Major, Global Logistics Hub Within a One Day's Drive of 60% of the U.S. Population, 50% of the Canadian Population, and 36% of U.S. manufacturing capacity, Columbus has One of the Few Dedicated Cargo Airports in the U.S., Rickenbacker International Airport, Interstate location with 64,712 VPD
- Fee Simple Ownership; Contact Your Tax Advisor for Details Regarding Accelerated Depreciation and Bonus Depreciation



Speedy Rewards

Speedway Gas / C-store

Locations - Columbus, OH Area,
80+/- Locations (General Public)



7FLEET

Speedway 7Fleet Network

Locations - Columbus, OH MSA,
22 Locations



**The Subject Property Serves The General Public, the 7FLEET Network, and the 7FLEET Diesel Network
Contact Agent for More Information**

Columbus is a global logistics hub and is home to over 80 million square feet of warehouse and distribution space. Columbus has a rare, dedicated cargo airport that is also an inland port, Rickenbacker International Airport.

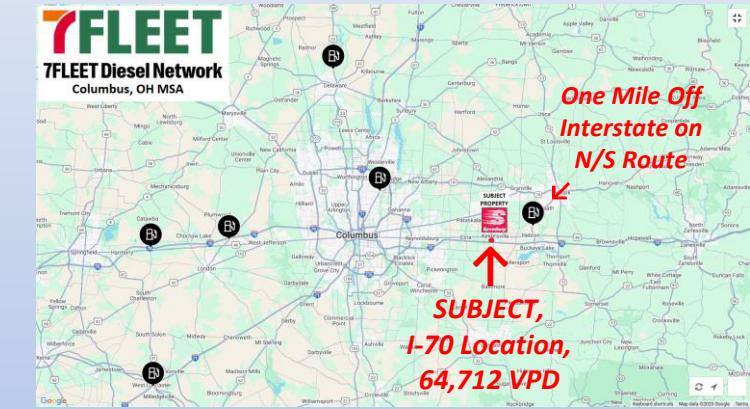
Rickenbacker International Airport is part of Foreign-Trade Zone (FTZ) 138. As a designated FTZ, Rickenbacker offers businesses the opportunity to defer, reduce, or eliminate U.S. Customs duties on imported goods. This can lead to significant cost savings and increased operational efficiency for companies engaged in international trade.



7FLEET Diesel Network

Speedway 7FLEET Diesel

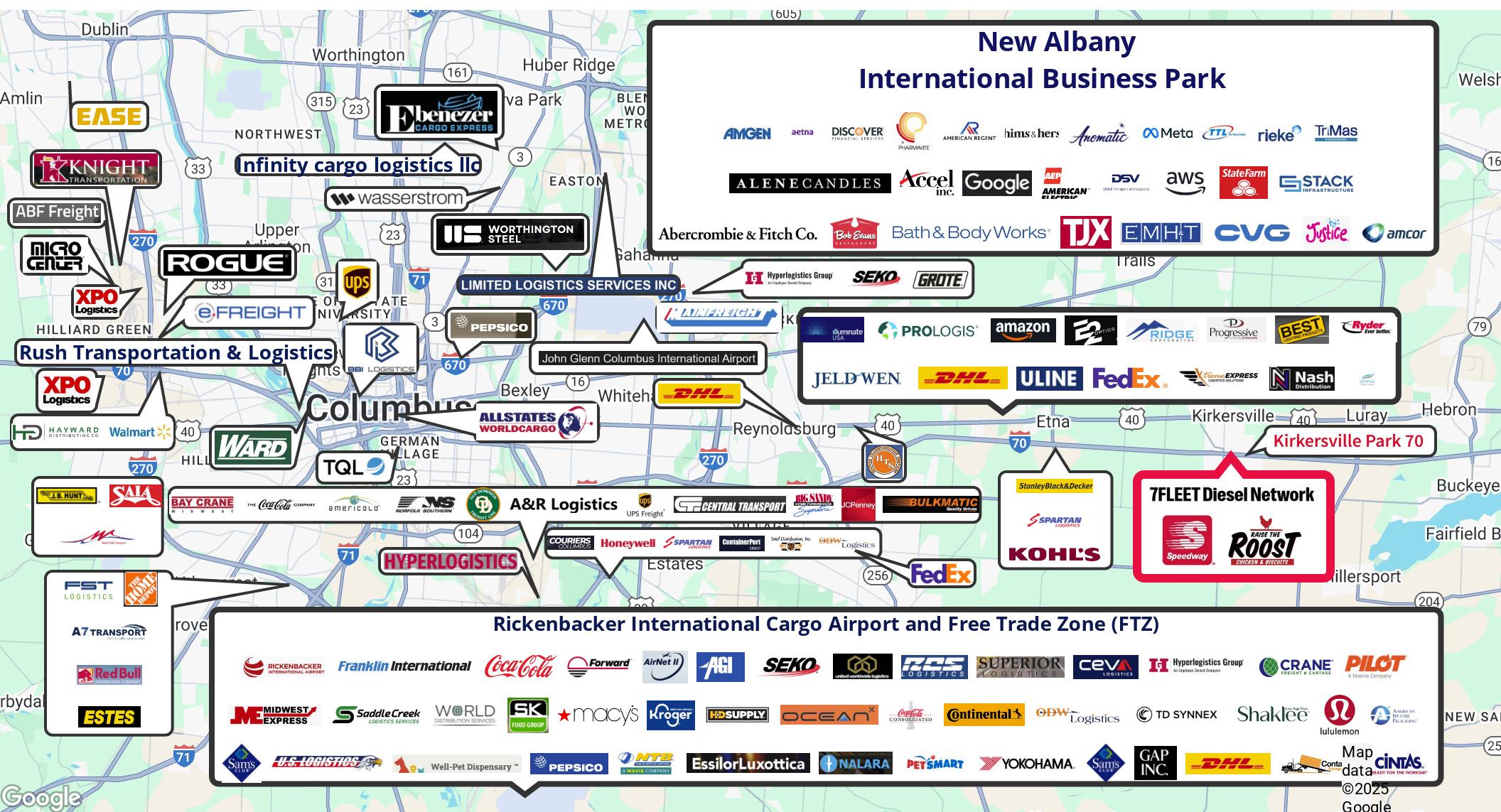
Network Locations - Columbus,
OH MSA, 8 Locations



One Mile Off
Interstate on
N/S Route

SUBJECT
PROPERTY
I-70 Location,
64,712 VPD

MAJOR COMPANY LOGISTICS MAP // 7-Eleven, Inc. I 24 Hour Store I 10% Rent Increases



7-ELEVEN, INC., 24-HOUR STORE, INTERSTATE LOCATION // FINANCIAL DETAILS

THE OFFERING

Price	\$11,595,479
Capitalization Rate	5.35%
Price/SF	\$2,158.50

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	CAP RATE
Years 1-5	\$620,358	\$51,697	5.35%
Years 6-10	\$682,394	\$56,866	5.88%
Years 11-15	\$750,633	\$62,553	6.47%
Option 1	\$825,697	\$68,808	7.12%
Option 2	\$908,266	\$75,689	7.83%
Option 3	\$999,093	\$83,258	8.62%
Option 4	\$1,099,002	\$91,584	9.48%

PROPERTY DESCRIPTION

Year Built / Renovated	2025
Gross Leasable Area	5,372 SF
Type of Ownership	Fee Simple
Lot Size	9.12 Acres

LEASE SUMMARY

Tenant	7-Eleven, Inc.
Rent Increases	10% Every 5-Yrs.
Lease Type	Absolute Net
Rent Commencement	09/20/2025
Lease Expiration	09/30/2040
Renewal Options	Four, 5-Year Options
Term Remaining on Lease (Yrs)	15-Years
Tenant Doing Business As	Speedway and Raise the Roost

LOCATION HIGHLIGHTS // 7-ELEVEN, INC., 24-HOUR STORE, INTERSTATE LOCATION



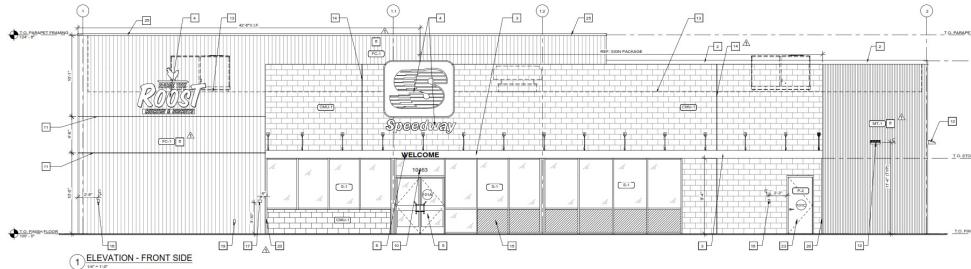
7FLEET Diesel Network



LOCATION HIGHLIGHTS

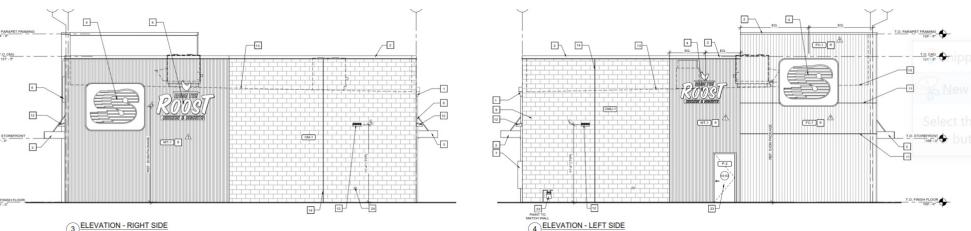
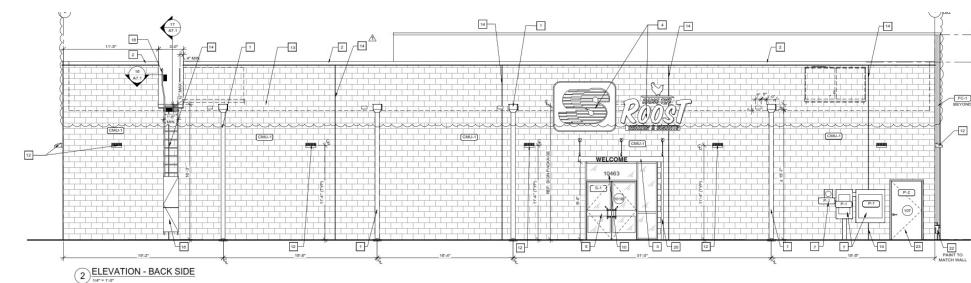
- Strategic I-70 location as part of 7-Eleven's 7Fleet Diesel Network that serves professional truck drivers operating commercial vehicles, such as box trucks, moving trucks, reefer trucks, and 18-wheelers with dedicated high-flow diesel lanes and diesel exhaust fluid (DEF), 7FLEET Diesel Network locations provide amenities like spacious parking lots, popular restaurants, and essential truck merchandise to enhance convenience and dependability for professional drivers
- To access the benefits of 7-Eleven's 7FLEET Diesel Network, a company must obtain the 7FLEET Diesel Network Mastercard®, this fleet card offers significant discounts on diesel fuel at over 385 locations in 26 states within the network at 7-Eleven, Speedway, and Stripes stores, as well as select AMBEST locations, members of the 7FLEET program may access performance reports and can monitor all transactions in real time
- Of approximately 80 Speedway locations in the Columbus area, there are only 6 other strategically located 7FLEET Diesel Network locations (see map on page 5); in total there are 385 7FLEET Diesel Network Locations in 26 states
- Situated just off the Exit 122 ramp at I-70 and OH State Route 158, twenty minutes due east of the City of Columbus in Licking County, Ohio
- Traffic Counts on I-70 at Ohio State Route 158 are 64,172 vehicles per day (CoStar)
- I-70 is a major east-west highway that spans the U.S. from Utah to Maryland
- Directly across from Kirkersville Park 70, a new, 281-acre industrial park with parcels offered for sale or build-to-suit
- Fifty of the Fortune 500 companies have a facility in Licking County
- Also located in Licking County is the expanding New Albany International Business Park featuring major facilities for tenants with multi-billion dollar local investments including Meta (Facebook), Amgen (manufacturing) Amazon Web Services, Discover Financial Services, Aetna, AEP Energy, Bath & Body Works, and many more
- Ranked the 14th largest city in the U.S., Columbus is the fastest growing city in Ohio

7-ELEVEN, INC., RARE 7FLEET DIESEL NETWORK LOCATION, 24-HOUR STORE // LOCATION HIGHLIGHTS

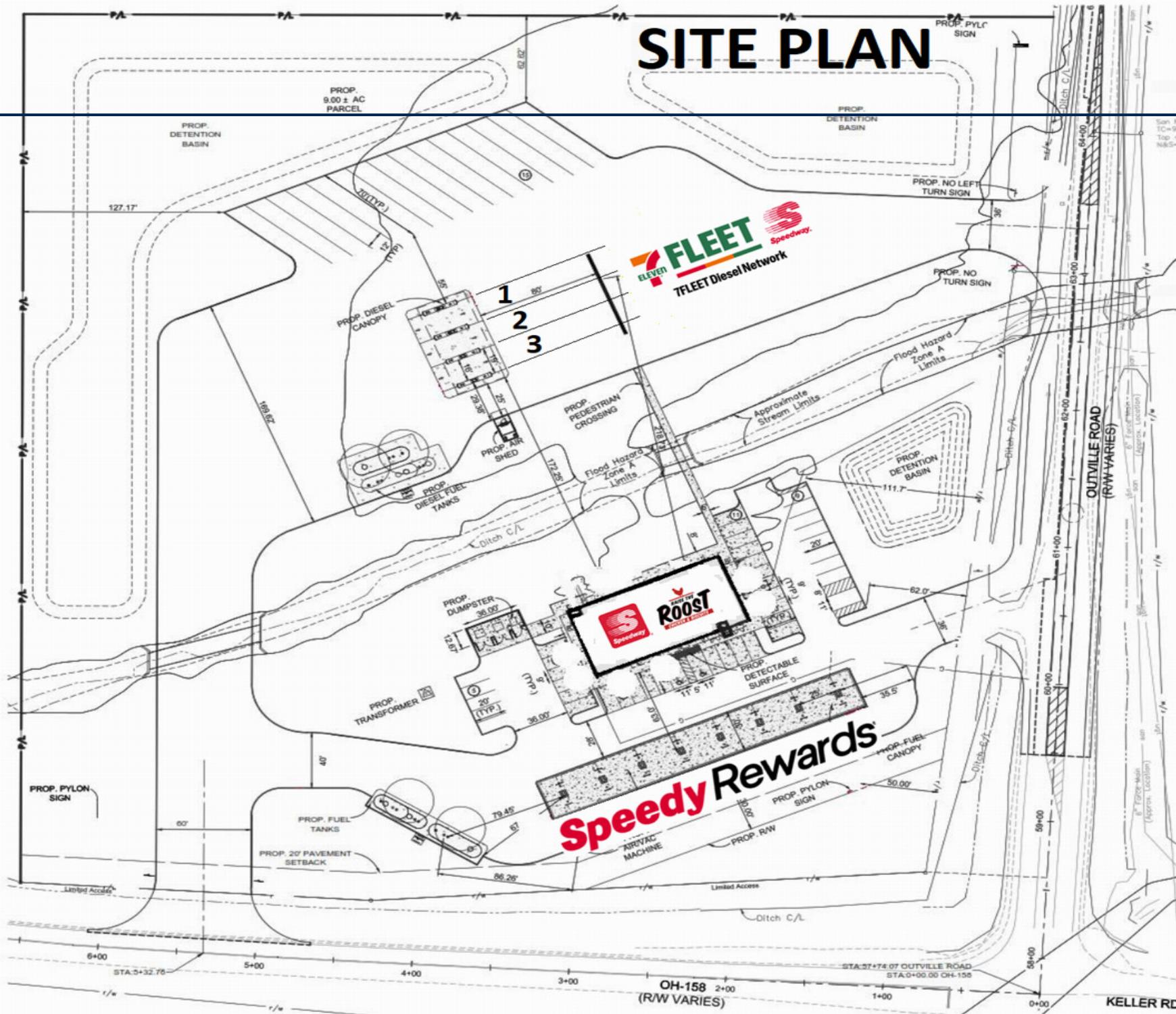


LOCATION HIGHLIGHTS (CONT.)

- The intersection of I-71 and I-70, just 20 minutes from the site, makes Columbus a major Midwest and nationwide logistics hub that is a day's drive from 60% of the US population and 50% of the Canadian population, and has a rare, dedicated cargo airport, Rickenbacker International Airport
- Columbus is known as the "Silicon Heartland" based on the expansion of existing tech companies and companies new to the area including Intel's brand new \$28B chip facility (under construction), and Anduril Industries \$1B hyperscale manufacturing facility, Arsenal-1, that will employ 4,000 and is expected to be operational in 2026
- Home to The Ohio State University, Columbus has a young, highly educated workforce and consistently sees job growth above the national average
- In 2024, Columbus saw record-breaking tourism with 51.2M visitors spending approximately \$8.2 billion at local businesses and generating around \$1.6 billion in local, state, and federal tax revenue
- Between 2021-2025 YTD the Columbus MSA has attracted over \$53B in commitments for business starts and expansions
- In 2024 Ohio achieved the number one spot in *Site Selection's* Global Groundwork Index for the second straight year; the index evaluates states based on job creation, capital expenditures, and strategic infrastructure development
- Ohio's 2024 GDP was \$706B ranking it the 7th largest of all 50 States
- Ohio boasts a cash surplus of \$3.94B in its Budget Stabilization Fund (Rainy Day Fund), the fund is safeguarded by a three-fifths majority vote requirement in both the Ohio house and senate to tap into the fund
- Ohio has a balanced budget and ended fiscal year 2024 with a tax surplus of \$1.3B



SITE PLAN

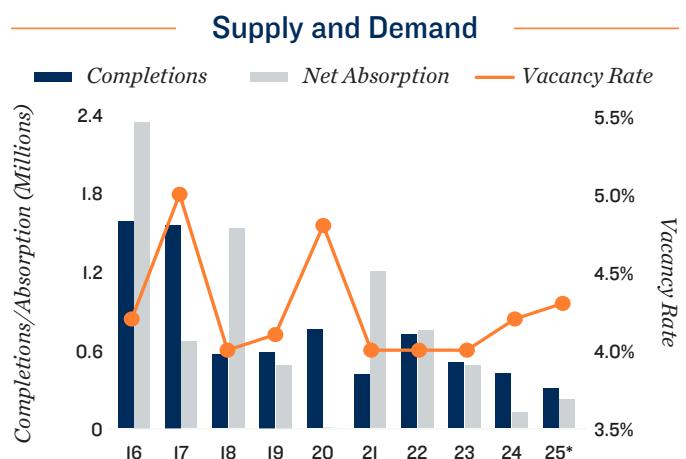
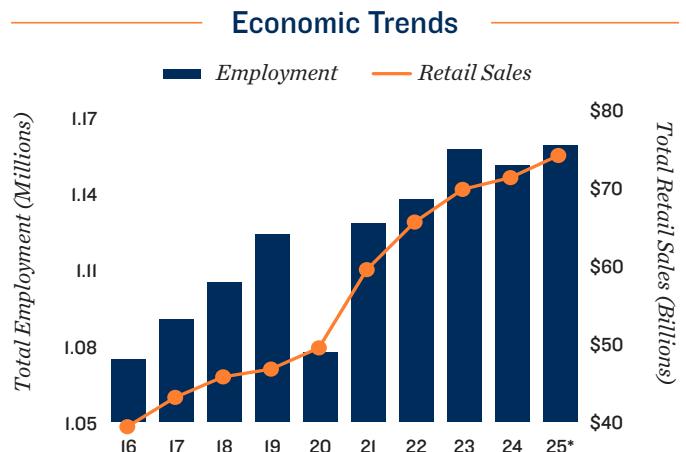


COLUMBUS

Columbus Retail Market Stands Out in Key Aspect as Suburban Expansion Accelerates

Decade-high leasing volume highlights retail resilience. Columbus was the only major U.S. market to post its highest leasing volume of the past decade in 2024, driven by expanding tenant demand and major corporate investments. Beyond ongoing developments from Intel and Honda, Anduril recently announced plans for a new facility, which should be the largest single hiring event in Ohio's history. The project is set to add 4,000 new jobs over the next 10 years, reinforcing employment and long-term population growth. These initiatives are expected to draw retailers to the north, northeast and east suburbs of Franklin County. Outer areas like Delaware and Fairfield counties should also see sustained demand following last year's vacancy declines. While some closer-in suburbs experienced elevated store closures in 2024, vacancy stayed below historical norms. Backfilling from discount retailers, gyms and experiential concepts is anticipated to support leasing momentum in these areas. With new supply forecast to reach record lows this year, vacancy risks across the metro should further diminish.

Rising rents draw investors beyond the Outerbelt. Columbus' average single-tenant asking rent was up nearly 25 percent from 2019 to year-end 2024 — the second-fastest pace in the Midwest — which should support investment activity. Stronger rent gains outside Interstate 270 are poised to sustain buyer interest in the broader metro area, particularly for inline shops and net-leased quick-service retailers. The metro's low entry costs are also expected to attract out-of-state investors. Modern, convenience-oriented assets, such as fast-food restaurants, should remain popular targets for possible portfolio sales. Growing consumer demand for experience-driven retail may also boost investor interest in lifestyle and power centers with strong entertainment anchors.



* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics

MARKET OVERVIEW - RETAIL // 7-ELEVEN, INC., 24-HOUR STORE, INTERSTATE LOCATION

2025 MARKET FORECAST

- +0.7%**  **EMPLOYMENT:** Columbus' workforce will expand by 8,000 positions this year, leading all major Ohio markets, though job gains will reach only about half of the 2014-2019 annual average.
- 300,000 sq.ft.**  **CONSTRUCTION:** Completions this year will hit their lowest annual total since at least 2007. Deliveries are evenly distributed across the metro and primarily consist of build-to-suit projects.
- +10 bps**  **VACANCY:** Minimal new supply and improved job growth will help contain vacancy expansion this year. At 4.3 percent, vacancy will remain below the metro's long-term average of 5.7 percent.
- +1.5%**  **RENT:** Historically tight vacancy will support modest rent growth, with stronger gains expected in growing outer suburbs. The metro's mean asking rate reaches \$16.75 per square foot by year-end.
- INVESTMENT:** *The area around Ohio State University and Dublin ranks among the 10 least vacant single-tenant submarkets nationwide with at least 15 million square feet of inventory, likely drawing investor interest.*



* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics

COLUMBUS

The Columbus metro is Ohio's most populated metropolitan area, composed of 10 counties in the gently rolling hills of central Ohio. Natural landmarks include reservoirs to the north and the Scioto River, which crosses through the city itself. Situated in Franklin County, the city of Columbus is the capital of Ohio and is now the country's 14th-largest city. Multiple geographic attributes also make Columbus a national transportation and distribution hub, with nearly 65 percent of the U.S. population within a one-day driving radius. Interstates 70 and 71 intersect in Columbus, while Interstate 270 forms a beltway around the metro and Interstate 670 bisects the city. John Glenn Columbus International Airport, located east of downtown, is the area's primary air passenger facility. In 2022, Intel Corp. broke ground on the first of two microchip factories in New Albany, set to bring 3,000 permanent positions to the metro by 2025.

METRO HIGHLIGHTS



LOGISTICS HUB

Rickenbacker Inland Port is a multimodal logistics hub that provides air, truck and rail transport to locations throughout the U.S. and Canada, making the metro a key point for distribution activities.



MIDWESTERN COMMERCIAL CENTER

Greater Columbus is home to five Fortune 500 companies and many regional operations, drawing a variety of other employers and residents.



AFFORDABLE HOUSING COSTS

The median home price in Columbus is well below the national level, channeling more discretionary income to retailers and entertainment.



MARKET OVERVIEW - COLUMBUS // 7-ELEVEN, INC., 24-HOUR STORE, INTERSTATE LOCATION

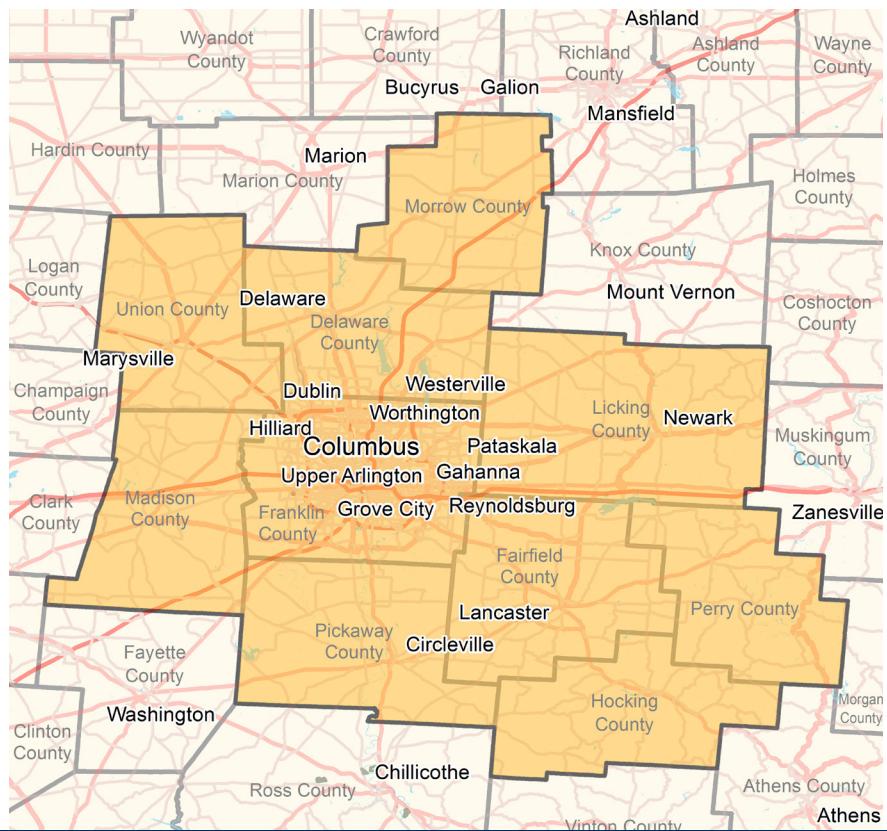
ECONOMY

- State agencies and the Ohio State University provide a diverse array of employment opportunities. A lower cost of doing business, a strong education system and a strategic location draw major corporations to the metro.
- Columbus has emerged as a logistics and tech hub, as Intel moves in and Meta, Google, Microsoft and Amazon maintain massive data facilities in the metro.



MAJOR AREA EMPLOYERS

- Osu Harding Hospital
- City of Columbus
- Bath & Body Works Inc.
- The Ohio State University
- Vertiv JV Holdings LLC
- Safelite Solutions LLC
- Jubilee Limited Partnership
- Nationwide Children's Hospital
- Victoria's Secret Direct LLC
- Alpine Insulation LLC



SHARE OF 2023 TOTAL EMPLOYMENT

 6%
MANUFACTURING

 16%
PROFESSIONAL AND
BUSINESS SERVICES

 16%
GOVERNMENT

 9%
LEISURE AND
HOSPITALITY

 8%
FINANCIAL ACTIVITIES

 21%
TRADE, TRANSPORTATION,
AND UTILITIES

 4%
CONSTRUCTION

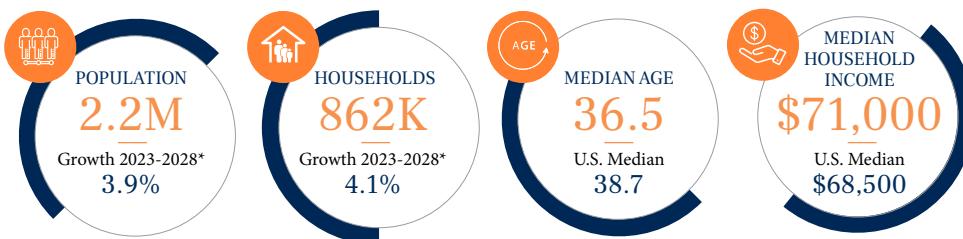
 14%
EDUCATION AND
HEALTH SERVICES

 1%
INFORMATION

 4%
OTHER SERVICES

DEMOGRAPHICS

- The metro should add nearly 103,600 people in the next five years. A Bank of America study found Columbus to be the fastest-growing city in the second half of 2023.
- A median home price of roughly \$312,000 has afforded nearly 62 percent of households the opportunity to own a home.
- Approximately 33 percent of residents hold a bachelor's degree or higher, and 13 percent have also obtained a graduate or professional degree.



2023 POPULATION BY AGE



QUALITY OF LIFE

Columbus is best known as a college-centric city, but for a midsize community, it offers residents big-city amenities. The metro is home to major league sports teams, including the Blue Jackets of the NHL and the Columbus Crew of MLS. The city is host to the Columbus Symphony Orchestra, BalletMet and Opera Columbus, as well as theater companies, art galleries and dealers, and a variety of museums. Many of the galleries and restaurants are located in Short North — a vibrant neighborhood north of downtown. The region's economic vitality and social scene are supported by a strong post-secondary education network, including the nationally-recognized Ohio State University and many other four-year colleges, universities and two-year institutions.

SPORTS

Baseball	MLB COLUMBUS CLIPPERS
Football	NCAA OHIO STATE BUCKEYES
Ice Hockey	NHL COLUMBUS BLUE JACKETS
Soccer	MLS COLUMBUS CREW
Soccer	WPSL COLUMBUS EAGLES
Basketball	NCAA OHIO STATE BUCKEYES

EDUCATION

- THE OHIO STATE UNIVERSITY
- COLUMBUS STATE COMMUNITY COLLEGE
- CAPITAL UNIVERSITY
- FRANKLIN UNIVERSITY

ARTS & ENTERTAINMENT

- COSI, CENTER OF SCIENCE AND INDUSTRY
- COLUMBUS SYMPHONY
- CMOA, COLUMBUS MUSEUM OF ART
- COLUMBUS ZOO AND AQUARIUM

*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

TENANT PROFILE // 7-ELEVEN, INC., RARE 7-FLEET DIESEL NETWORK LOCATION, 24-Hour Store



TENANT HIGHLIGHTS

- 7-Eleven began in Dallas, Texas as Southland Ice Company, selling blocks of ice for food preservation, they started selling milk, eggs, and bread as a convenience — and boom, the modern convenience store was born
- Originally, stores were open 7 a.m. to 11 p.m., which was super late for the time, and that's how 7-Eleven got its name, 7-Eleven was first U.S. store to be open 24 hours a day
- The Slurpee debuted in 1966, based on a frozen beverage called the ICEE
- In the 1960s, 7-Eleven was the first convenience store to sell coffee to go
- 7-Eleven operates under the banners 7-Eleven, Speedway, Stripes, Raise the Roost Chicken & Biscuits and Laredo Taco
- 7-Eleven's Speedy Rewards program with millions of members offers discounts on fuel, exclusive member deals, perks, and free merchandise to the general public

TENANT OVERVIEW FY 2024

Tenant:	- 7-Eleven, Inc. dba Speedway*
Founded:	- 1927
Locations:	- 13,000+/- in North America
Credit Rating:	- S&P A-/Stable
Total Revenue:	- \$69.17B
Net Income:	- \$1.47B
EBITDA:	- \$3.62B
Website:	- 7-eleven.com

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP	YIELD
1-5	\$588,200	N/A	5.35%
6-10	\$647,020	10%	5.88%
11-15	\$711,722	10%	6.47%
16-20 (First Option)	\$782,894	10%	7.12%
21-25 (Second Option)	\$861,183	10%	7.83%
26-30 (Third Option)	\$947,301	10%	8.62%
31-35 (Fourth Option)	\$1,042,032	10%	9.48%

7-ELEVEN, INC.

Headquartered in Dallas, TX, 7-Eleven is the largest convenience store chain in the U.S. with approximately 13,000 locations, or 8.2%, of all convenience stores. 7-Eleven has a presence in 47 of 50 top markets in North America. Approximately 50% of the population of North America lives within 2-miles of a 7-Eleven or Speedway, and 30% live within 1-mile.

*Contact Agent for 7-Eleven, Inc. FY2024 Financials

7FLEET Diesel Network

EXCLUSIVELY LISTED BY

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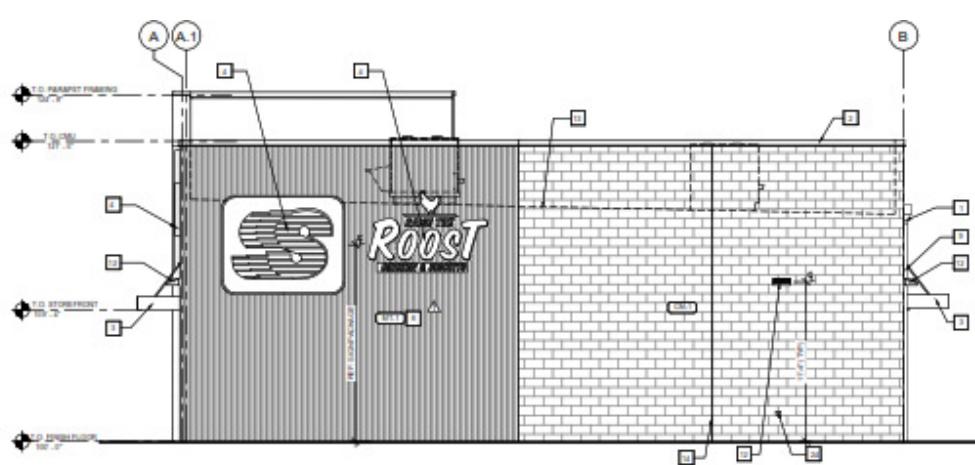
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Speedway

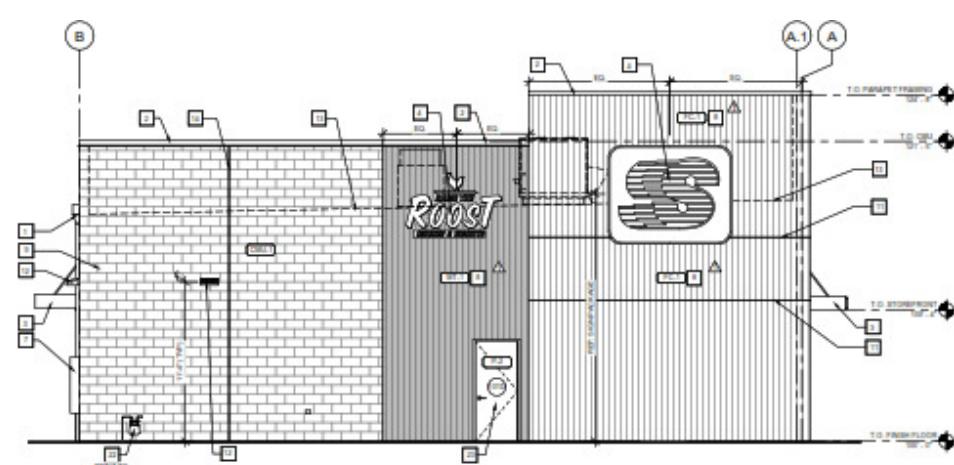


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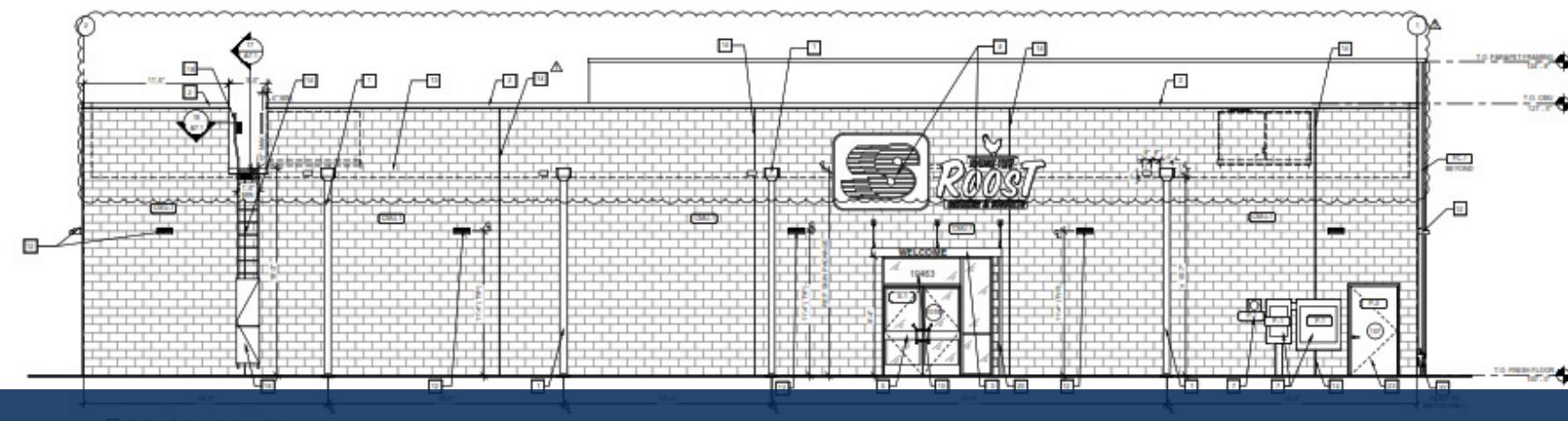
3 ELEVATION - RIGHT SIDE

14'-0" - 10"
REFERENCE EXTERIOR MATERIALS
SCHEDULE ON ATT.



4 ELEVATION - LEFT SIDE

14'-0" - 10"
REFERENCE EXTERIOR MATERIALS
SCHEDULE ON ATT.



2 ELEVATION - BACK SIDE

REFERENCE EXTERIOR MATERIALS
SCHEDULE ON ATT.

BROKER OF RECORD

Michael Glass

Broker Of Record
(614) 360-9800

License: OH #BRK:2007005898

Marcus & Millichap

KEYNOTES
PRE-FINISHED METAL SCUPPER AND GUTTER, REF. TO EXTERIOR FINISH SCHEDULE
20'x14' PRE-FINISHED METAL COPING, REF. TO EXTERIOR FINISH SCHEDULE
PRE-FIN METAL CANOPY, REF. TO EXTERIOR FINISH SCHEDULE
INTERNALY ILLUMINATED SIGNAGE BY SIGNAGE VENDOR. PROVIDE ENGINEERING REQUIREMENTS FOR THICKNESS OF CONCRETE, REF. SHEET ATT.
ALL CMU CONCRETE REINFORCED EXTERIOR WALL FRESH TO BE GRAY/NEUTRAL ARCHITECTURAL CMU RUSTIC OR INTERNALLY COLORED
NOT USED
6" WHITE VINYL STREET ADDRESS, REF. ATT. 87.3.0
NICHIA HORIZONTAL COMPRESSION JOINT
WALL PACK, SEE ELECTRICAL
ROOF LINE REYCO, TYP.
MAINTENANCE CONTROL JOINTS MUST BE ALIGNED WITH CMU BLOCKS (TYP)
3M WINDOW FILM AT LEAN BARR, REF. EG SHEETS
EMERGENCY SHUT-OFF FOR FUEL DISPENSERS MOUNTED AT AT APP.
KNOT BOX
ROOF ACCESS LADDER
EXTERIOR ELECTRICAL OUTLET MOUNTED AT 36" A.P.P., REF. ELECTRICAL
CANOPY DOWNSPOUT, PAINT TO MATCH CANOPY FRESH (MATT BLACK), TYP.
DAY VISION
EXTERIOR HEDGING AND FENCE, TYP. REF. SHEET ATT.
NOT USED
PRE-FINISHED METAL COMPRESSION JOIST, REF. SHEET ATT.

ELEVATION - FRONT SIDE

REFERENCE EXTERIOR MATERIALS
SCHEDULE ON ATT.