



NET LEASE INVESTMENT OFFERING



7-Eleven

7803 Augusta Road
Piedmont, SC 29673 (Greenville MSA)



Table of Contents

Offering 1

Executive Summary
Investment Highlights
Property Overview

Location 4

Photographs
Aerial
Site Plan
Map

Market 8

Location Overview
Demographics
MSA Overview

Tenant 10

Tenant Overview





Executive Summary

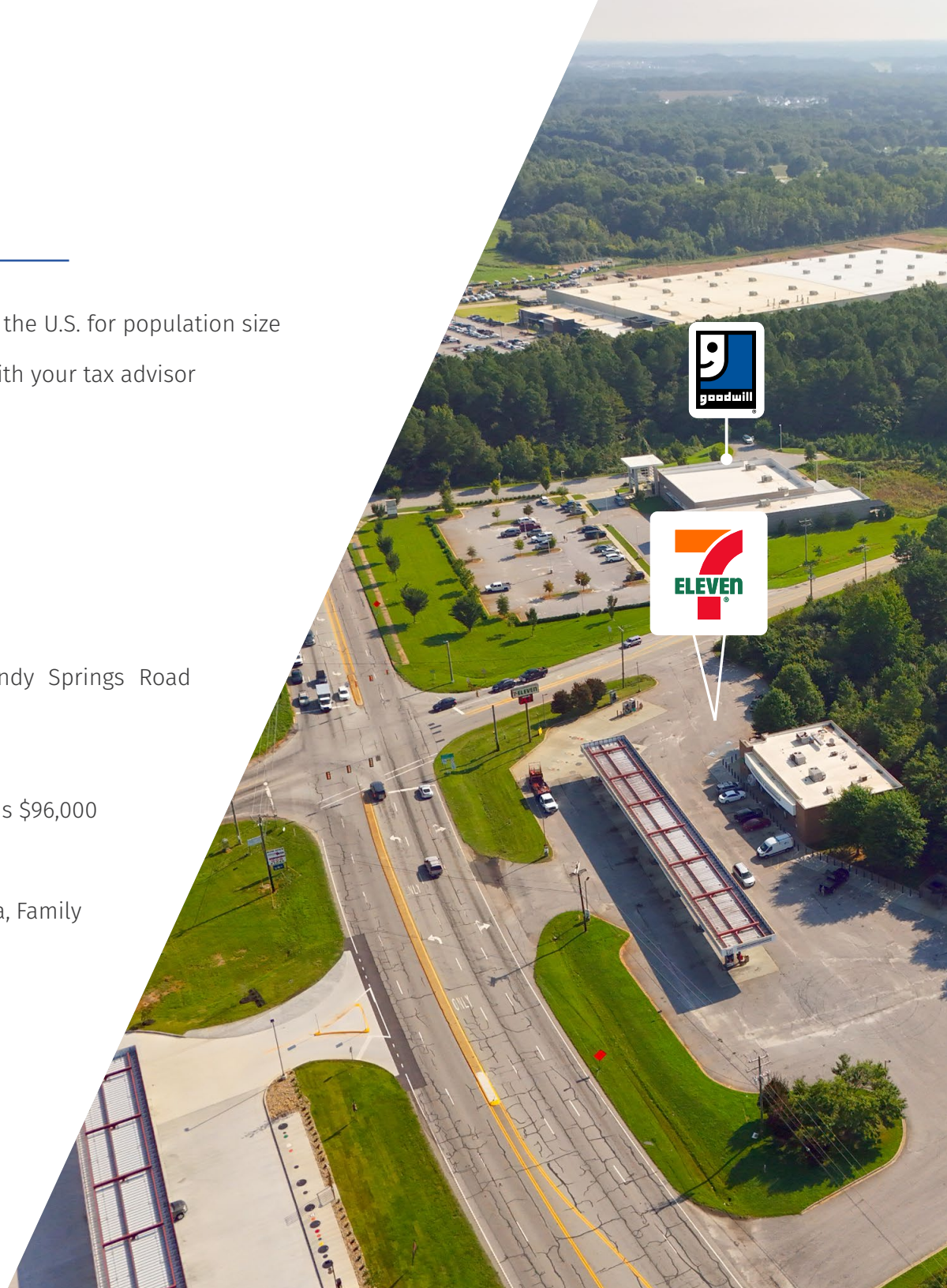
The Boulder Group is pleased to exclusively market for sale a single tenant net leased 7-Eleven property located in Piedmont, South Carolina within the Charleston MSA. The store operates 24/7 and is corporately leased through January 2036. The subject lease is absolute triple net presenting no landlord 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.

The 2,900-square-foot property is situated at the signalized intersection of Augusta Road and Sandy Springs Road, with a combined daily traffic count exceeding 25,200 vehicles. It is located less than two miles south of Interstate 185. Within a five-mile radius, the population surpasses 39,000, with households within a three-mile radius earning an average annual income of over \$96,000. The property is directly across from Food Lion, the only grocery store in the immediate area. Additional nearby businesses, including Goodwill, DaVita, Family Dollar, Commercial Bank, and Pizza Hut, drive further traffic to the corridor.

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 Greenville MSA – Ranked #57 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 14 pumps
- » 10% rental escalations throughout the primary term
- » NNN – no landlord responsibilities
- » Signalized intersection along Augusta Road & Sandy Springs Road (combined 25,200 VPD)
- » Minutes from Interstate 185
- » Average household income within three miles exceeds \$96,000
- » Across from Food Lion
- » Proximity to several national tenants: Goodwill, DaVita, Family Dollar, Commercial Bank, & Pizza Hut
- » Over 39,000 people live within a five-mile radius



Property Overview



PRICE
\$3,168,611



CAP RATE
5.40%



NOI
\$171,105¹

LEASE COMMENCEMENT DATE:

1/4/2021

LEASE EXPIRATION DATE:

1/31/2036

RENEWAL OPTIONS:

Five 5-year

RENTAL ESCALATION:

Primary (Jan 2031): 10%
Option 1 (Feb 2036): 7.5%
Option 2 (Feb 2041): 7.5%
Option 3 (Feb 2046): 7.5%
Option 4 (Feb 2051): FMV
Option 5 (Feb 2056): FMV

LEASE TYPE:

NNN²

TENANT:

7-Eleven, Inc.

YEAR BUILT:

2013

BUILDING SIZE:

2,900 SF

LAND SIZE:

1.94 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.

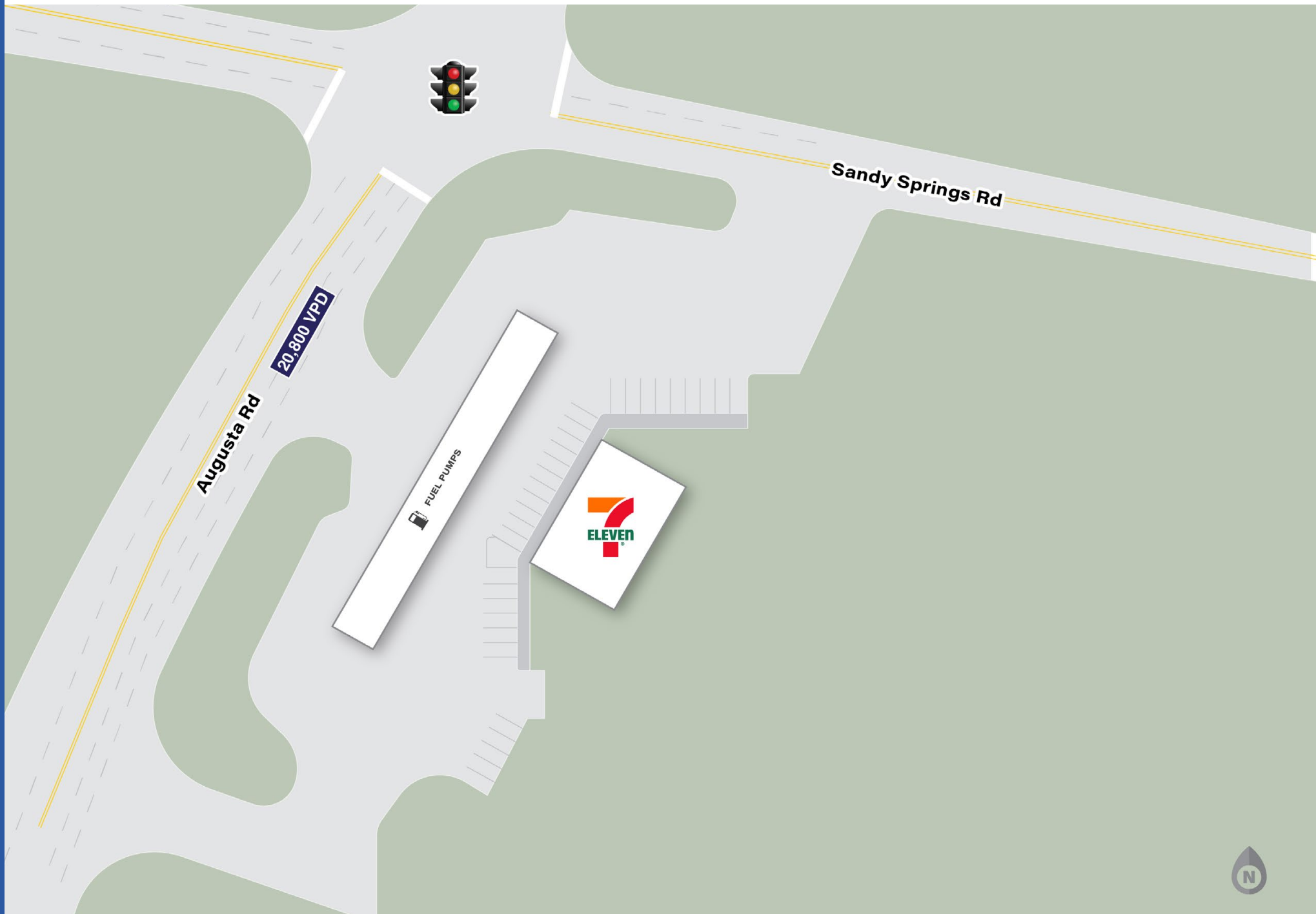
Photographs



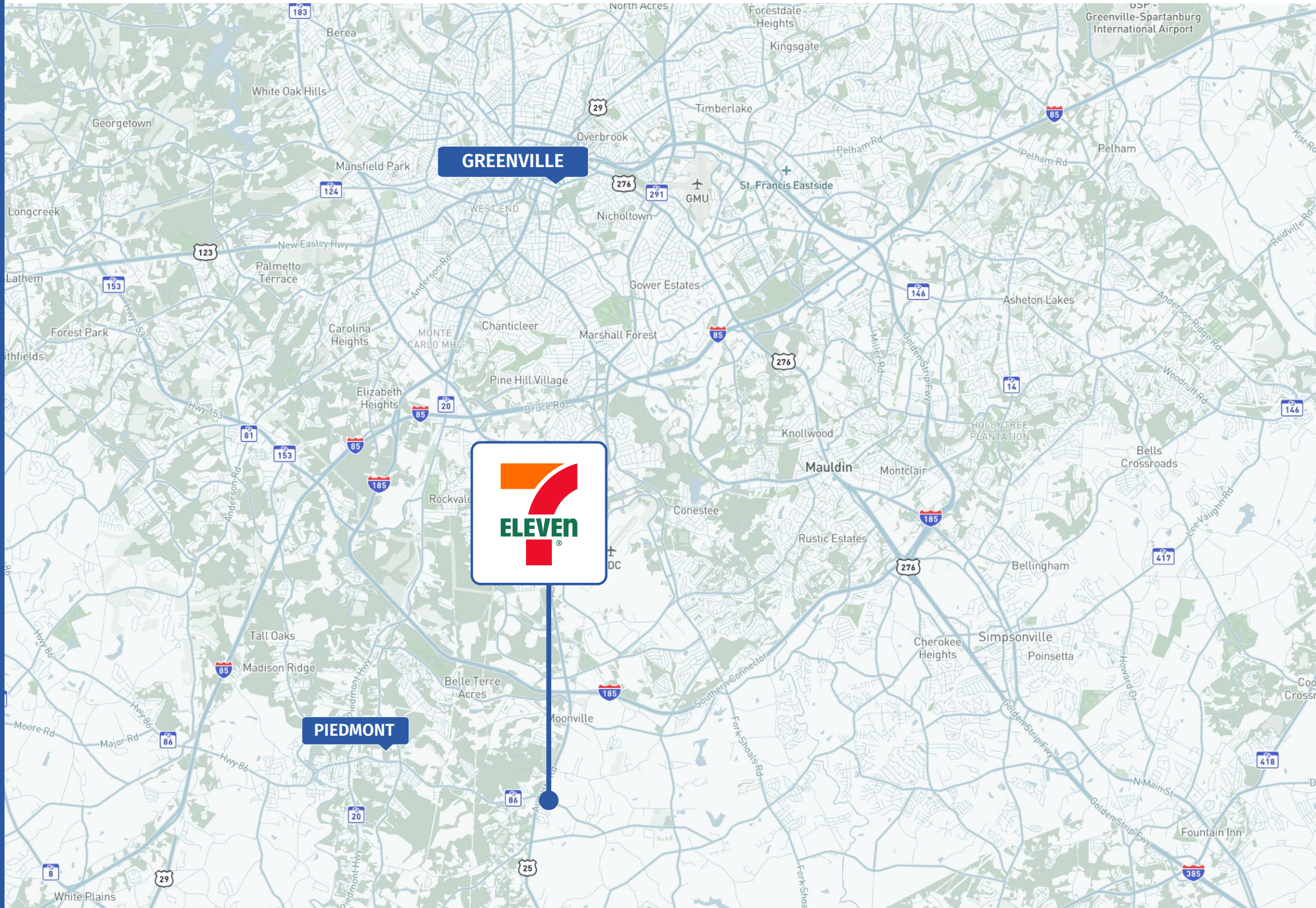
Aerial



Site Plan



Map






Location Overview

PIEDMONT, SOUTH CAROLINA

Piedmont, South Carolina, is a census-designated place (CDP) situated along the Saluda River, spanning Anderson and Greenville counties. With a population of 5,411 as of the 2020 census, it forms part of the Greenville-Anderson metropolitan area, located approximately 12 miles south of downtown Greenville. The area, originally known as “Big Shoals of the Saluda” by Native Americans who used the river’s rocky shoals as a crossing point, was later renamed Garrison Shoals after David Garrison established a grist mill around 1850. By the late 19th century, Henry Pinckney Hammett purchased the land to build a cotton mill, leveraging the river’s water power, and the area was renamed Piedmont, meaning “foot of the mountains,” reflecting its position at the base of the Blue Ridge Mountains. The Piedmont Manufacturing Company, operational by 1876, became central to the community’s identity as a mill town, though the industry declined after the mill buildings burned down in 1983.

Geographically, Piedmont covers 8.8 square miles, with 8.6 square miles of land and 0.15 square miles of water, primarily due to the Saluda River flowing south through the town over a dam. The region is characterized by its rolling hills, part of the broader Piedmont Plateau, which stretches across the southeastern United States. Accessible via Interstate 85 at Exit 35 and South Carolina State Road 86, Piedmont is well-connected to nearby urban centers. Historically, the textile industry dominated the area, with mill towns flourishing in the early 20th century, supported by railroads and hydroelectric power. While the textile industry has since declined due to overseas competition, Piedmont remains a blend of rural and developing areas, with modern industries along the I-85 corridor contributing to its growth. The community’s historical significance is further highlighted by its association with the 1915 film *The Birth of a Nation*, set predominantly in Piedmont.

Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	1,522	581	\$67,705	\$93,108
3-MILE	11,076	4,226	\$68,623	\$96,571
5-MILE	39,186	14,767	\$69,049	\$94,307



MSA Overview

GREENVILLE MSA

The Greenville-Anderson Metropolitan Statistical Area (MSA), located in Upstate South Carolina, is a vibrant economic and cultural hub encompassing Greenville, Anderson, Pickens, and Laurens counties. As of the 2020 census, the MSA had a population of 928,195, making it the largest metropolitan area in South Carolina and one of the fastest growing in the United States. Centered around the city of Greenville, approximately 100 miles northeast of Columbia, the region benefits from its strategic position along Interstate 85, part of the thriving I-85 corridor connecting Atlanta to Charlotte. Historically, the area was a textile manufacturing powerhouse, with Greenville earning the nickname “Textile Capital of the World” in the early 20th century due to its numerous mills powered by the region’s rivers, such as the Reedy and Saluda. While the textile industry has largely transitioned to advanced manufacturing, the MSA now hosts diverse industries, including automotive, aerospace, and biosciences, with major employers like BMW, Michelin, and Lockheed Martin driving economic growth.

Geographically, the Greenville-Anderson MSA spans a diverse landscape of rolling Piedmont hills, with the Blue Ridge Mountains forming a scenic backdrop to the north. Covering approximately 2,900 square miles, the region blends urban development with rural charm, offering residents and visitors access to cultural attractions like Greenville’s Falls Park on the Reedy, a revitalized downtown with thriving arts and culinary scenes, and outdoor recreational opportunities in nearby state parks. The MSA’s economy is bolstered by its robust infrastructure, including Greenville-Spartanburg International Airport and proximity to the Port of Charleston, facilitating global trade. Educational institutions, such as Clemson University in nearby Pickens County, further enhance the area’s appeal by fostering innovation and workforce development. With a low cost of living relative to its amenities and a growing population drawn to its quality of life, the Greenville-Anderson MSA continues to be a dynamic region poised for sustained growth.

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.



www.bouldergroup.com



EXCLUSIVELY LISTED BY:

RANDY BLANKSTEIN

President
847-562-0003
randy@bouldergroup.com

JIMMY GOODMAN

Partner
847-562-8500
jimmy@bouldergroup.com

BRIAN BROCKMAN

Bang Realty, South Caroliona Inc
License #108250 | 513-898-1551
BOR@bangrealty.com

The Boulder Group | 3520 Lake Avenue, Suite 203 | Wilmette, Illinois 60091

