

# EXCLUSIVE OFFERING

SELECT  
REAL EQUITY ADVISORS

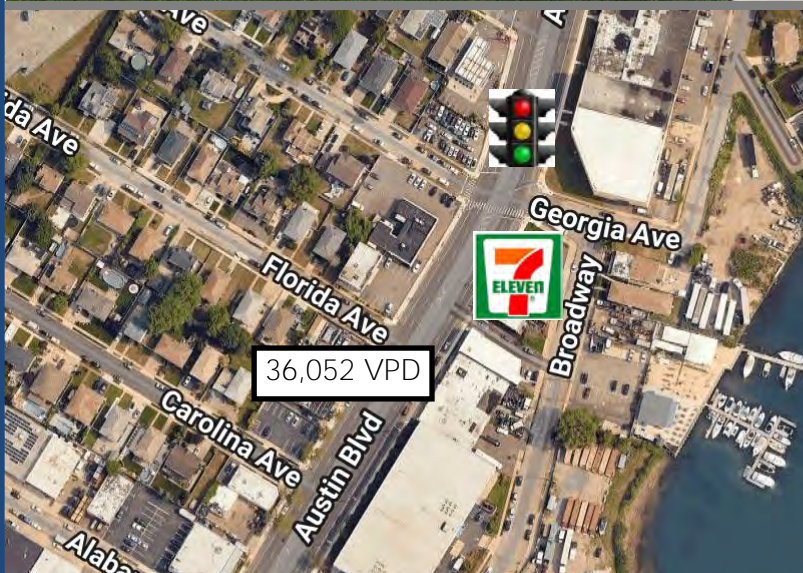
## 7-ELEVEN NNN LEASED CONVENIENCE STORE

## BUSY RETAIL LOCATION LONG ISLAND, NY

### PROPERTY DESCRIPTION

LOCATION:	3993 Austin Blvd, Island Park, Nassau County, NY
IMPROVEMENTS:	± 3,323 SF one story retail structure
LOT SIZE:	± .35 acre
PARKING:	± 20 spaces
BUILT:	2003
TENANT:	7-Eleven, Inc.
LEASE EXP:	10/31/2027
RENT NNN:	\$87,846 p/a (see enclosed)
OPTIONS:	2 Five -Year remaining with 10% escalation in each option
PRICE:	\$2,019,448
CAP RATE:	4.35%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,639	106,355	299,094
AVG HH INCOME	\$137,349	\$178,793	\$186,767



### INVESTMENT HIGHLIGHTS

- 7-Eleven Inc. has an investment grade credit rating (S&P: A).
- High barriers to entry marketplace.
- Significantly below market rent may enable the new investor the opportunity to enhance future NOI.
- Strong north south thoroughfare with traffic counts exceeding 36K VPD.
- Prime Nassau County, Long Island area; densely populated & desirable demographic profile in the supporting towns of Island Park, Long Beach & Oceanside.
- Easy access to major parkways, highways, shopping, public transportation, entertainment, beaches, boating and area attractions.

The information contained herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representations with respect thereto. The above is submitted subject to errors, prior sale, change in status or withdrawal without notice.

Select Real Equity Advisors, LLC has been retained on an Exclusive Basis to facilitate the sale of the 7-Eleven NNN Convenience Store located at 3993 Austin Boulevard, Island Park, Nassau County, Long Island, NY. Located at the S/E/C of the traffic light-controlled intersection of Austin Blvd and Georgia Ave., this very busy +/- .35 acre site benefits from a strong north/south traffic pattern which sees >36,000 VPD passing through from the towns of Island Park, Long Beach and Oceanside.

Since executing their NNN lease in June 2001, 7-Eleven has enjoyed a long operating history at the property and their first 5 year option expires 10/31/2027; the current NNN rent is below market at \$87,846. p/a. In addition, 7-Eleven has 2 five year options remaining with 10% escalations at the beginning of each option period. Operating and maintenance expenses are the obligation of the tenant.

Lease Information:

Tenant: 7-Eleven, Inc.

Lease Execution: June 22, 2001

Original Lease Expiration: 10/31/2022

Current 5 Yr Option Expiration: 10/31/2027

Current NNN Rent: \$87,846. p/a

Options Remaining:

Opt 2 - Five Yr: \$96,631. p/a

Opt 3 - Five Yr: \$106,294. p/a

Option Notice: 60 Days prior to the end of the Lease Extended Term

Tenant Obligations: RE Taxes, Insurance, Utilities, Maintenance, Roof, Parking Lot

Landlord Obligations: None - See Lease and Construction Addendum

Right of First Refusal: Para 20. *"Tenant may exercise the option to purchase at any time within thirty (30) days after receipt of such notice and additional documentation. Landlord shall promptly provide Tenant with any other information reasonably requested by Tenant within such thirty (30) day period and Tenant shall have an additional ten (10) day period after its receipt of such additional information to exercise such option."*

Property Information:

Location: 3993 Austin Boulevard, Island Park, Nassau County, NY - at the S/E/C of the traffic light-controlled intersection with Georgia Ave.

Improvements: +/-3,323 SF one-story, free-standing retail structure

Lot Size: +/- .35 acre

Parking: 20 spaces

Age: 2003

Traffic Count: 36,052 VPD

RE Taxes (23/24): \$42,779.

Tenant Profile:     [www.7-eleven.com](http://www.7-eleven.com)

S&P Investment Grade Credit Rating: A

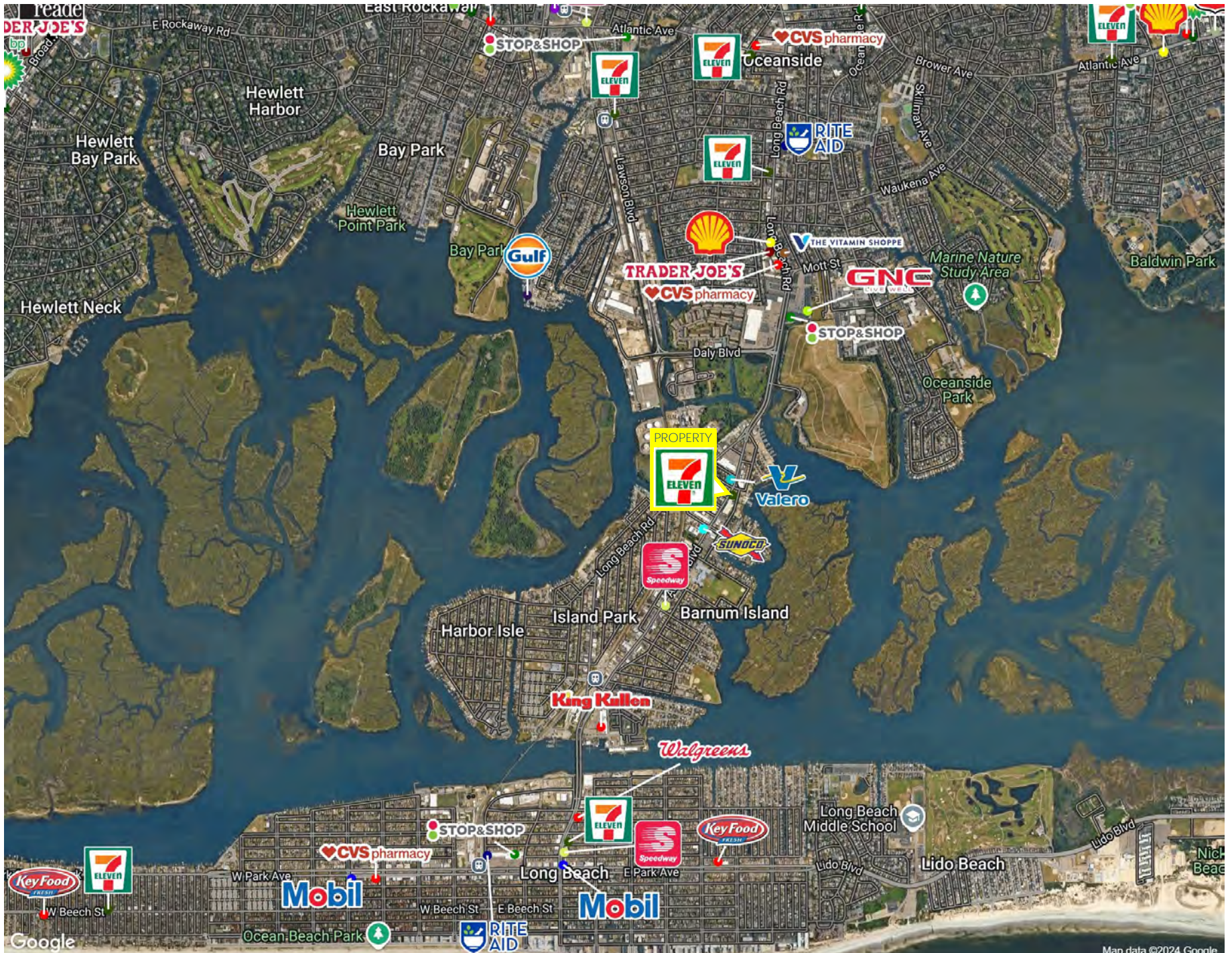
7-Eleven is the world's largest operator, franchisor, and licensor of convenience stores. Founded in 1927, it has grown and evolved into an international chain of convenience stores, operating over 78,000 stores in 17 countries. 7-Eleven, Inc is a wholly owned subsidiary of Seven-Eleven Japan Co., Ltd. in Tokyo, Japan. As the world's first convenience store, their top priority has always been to give customers the most convenient experience possible to consistently meet their needs. 7-Eleven aims to be a one-stop shop for consumers – a place people can always rely on to deliver what they want, when, where, and how they want it. This goal continues to shape 7-Eleven's ethos, driving 7-Eleven's expansion into operating Speedway®, Stripes®, Laredo Taco Company®, and Raise the Roost® Chicken and Biscuits, with locations, as well as proprietary products and services including 7NOW®, 7Rewards®, Speedy Rewards®, and 7-Eleven Fleet. Throughout the U.S. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards loyalty program with more than 50 million members, place an order in the 7NOW® delivery app in over 2,000 cities, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.

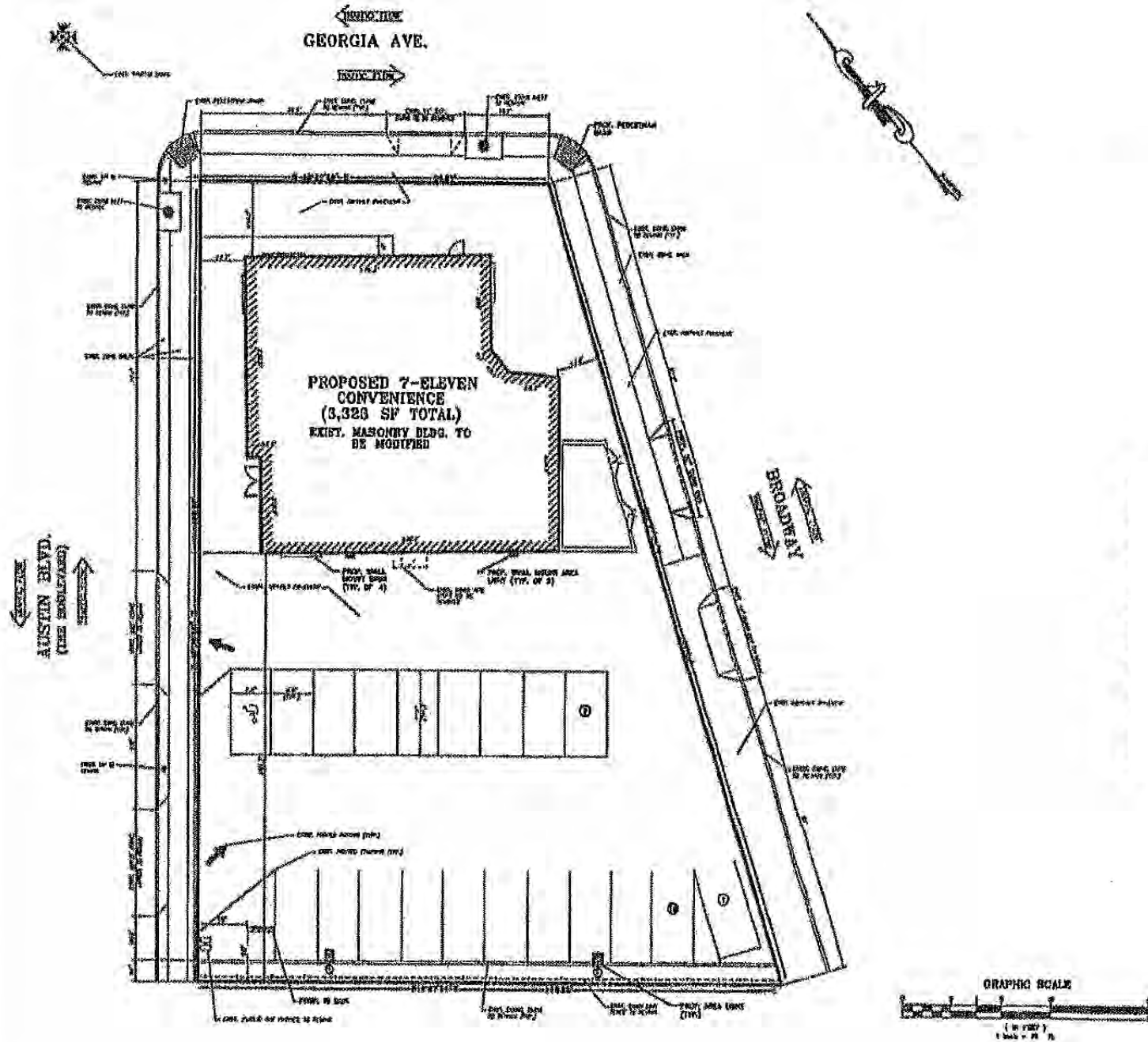
Investment Highlights:

- ◆ 7-Eleven Inc. has an investment grade credit rating (S&P: A)
- ◆ High barriers to entry marketplace.
- ◆ Significantly below market rent may enable the new investor the opportunity to enhance future NOI. Two 5-year options remain with 10% escalations at the beginning of each option.
- ◆ Very well located at the TLC intersection of Austin Blvd & Georgia Ave.
- ◆ Strong north south thoroughfare with traffic counts exceeding 36k VPD.
- ◆ Strong Nassau County, Long Island area; densely populated and desirable demographic profile in the supporting towns of Island Park, Long Beach and Oceanside.
- ◆ Affluent neighborhood with a population of 106,355 residents with an average household income of \$178,793 within a 3-mile radius
- ◆ Easy access to major parkways, highways, shopping, public transportation, entertainment beaches, boating and area attractions.

Traffic Counts







## Area Information:

Island Park, New York, is a charming and vibrant village located in Nassau County, situated on the south shore of Long Island. With a unique combination of scenic beauty, a close-knit community, and a rich maritime history, Island Park offers an appealing quality of life for its residents and visitors alike. Here are some key highlights that make Island Park a positive and attractive destination:

Waterfront Beauty and Recreation - Island Park is surrounded by beautiful waterways, offering residents and visitors stunning views and abundant opportunities for recreational activities. Its proximity to Reynolds Channel, Barnum Island, and the famous Long Beach area makes it a paradise for boating, fishing, kayaking, and other water-related activities. The village's waterfront location is a constant reminder of the natural beauty and serenity that define this area.

Tight-Knit Community - Island Park has a warm and welcoming community atmosphere. The residents take pride in their village, actively engaging in local events, festivals, and volunteer efforts. Community-focused organizations, such as the Island Park Chamber of Commerce, work hard to maintain a vibrant, friendly environment, supporting local businesses and fostering a sense of belonging for all.

Proximity to Major Attractions - While Island Park offers the peacefulness of a suburban setting, it is also conveniently located near bustling areas such as Long Beach and Rockville Centre. Long Beach, with its famous boardwalk and oceanfront, is just a short drive away, while Rockville Centre provides a hub of restaurants, shopping, and nightlife. Residents benefit from the balance of tranquility and easy access to more active social scenes.

Excellent Schools and Services - Island Park is part of the highly-regarded Island Park Union Free School District, which places a strong emphasis on quality education. With smaller class sizes and a close-knit educational environment, the district offers personalized attention and a strong sense of community support for students. Additionally, the village provides essential services that prioritize safety and well-being, making it a comfortable and secure place to live.

Rich Maritime History - Historically, Island Park has strong ties to the maritime industry. The village's waterfront played a significant role in its early development, attracting sailors, fishermen, and boaters. Today, this legacy lives on, with the area maintaining its charm as a hub for water-related activities. Many local businesses, restaurants, and cultural events reflect this maritime heritage, giving the village a distinctive character.

Dining and Entertainment - Island Park boasts a variety of restaurants and entertainment options, including popular local establishments that serve up fresh seafood and international cuisines. Whether enjoying a casual meal at one of the waterfront restaurants or attending one of the community's seasonal festivals, there is always something exciting to experience.

Nassau County, NY, located on Long Island, boasts a diverse and dynamic economy. With a population of approximately 1.4 million, it features a mix of suburban communities and urban centers. The county's economy is driven by key sectors such as healthcare, education, technology, and retail, providing a wide range of employment opportunities.

Real estate is a significant contributor, with rising property values reflecting demand for housing. The county has invested in infrastructure improvements and business incentives, enhancing its appeal for new enterprises. Additionally, Nassau County benefits from its proximity to New York City, offering residents access to metropolitan amenities while maintaining a suburban lifestyle.

The local government is actively promoting economic development initiatives, focusing on sustainability and innovation. With a strong workforce and educational institutions, Nassau County is well-positioned for future growth and resilience.





## DEMOGRAPHICS

2010-2020 Census, 2024 Estimates with 2029 Projections

Lat/Lon: 40.6118/-73.6441

3993 Austin Blvd Island Park, NY 11558	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	8,639	106,355	299,094
2029 Projected Population	8,445	104,862	294,723
2020 Census Population	8,694	107,197	301,206
2010 Census Population	8,235	102,866	285,062
Projected Annual Growth 2024 to 2029	-0.4%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2024	0.4%	0.2%	0.4%
2024 Median Age	44.9	44.0	41.5
<b>Households</b>			
2024 Estimated Households	3,378	41,123	105,403
2029 Projected Households	3,314	40,692	104,186
2020 Census Households	3,339	40,601	104,287
2010 Census Households	3,090	39,538	102,039
Projected Annual Growth 2024 to 2029	-0.4%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2024	0.7%	0.3%	0.2%
<b>Race and Ethnicity</b>			
2024 Estimated White	69.5%	71.3%	60.8%
2024 Estimated Black or African American	5.6%	9.7%	16.7%
2024 Estimated Asian or Pacific Islander	7.3%	6.1%	6.7%
2024 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.3%
2024 Estimated Other Races	17.1%	12.6%	15.5%
2024 Estimated Hispanic	20.5%	15.8%	18.4%
<b>Income</b>			
2024 Estimated Average Household Income	\$137,349	\$178,793	\$186,767
2024 Estimated Median Household Income	\$114,578	\$139,709	\$144,378
2024 Estimated Per Capita Income	\$53,750	\$69,254	\$65,931
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.7%	3.2%	4.3%
2024 Estimated Some High School (Grade Level 9 to 11)	3.3%	2.6%	3.3%
2024 Estimated High School Graduate	31.8%	21.9%	20.6%
2024 Estimated Some College	17.1%	15.0%	14.6%
2024 Estimated Associates Degree Only	7.4%	7.2%	7.3%
2024 Estimated Bachelors Degree Only	20.7%	25.3%	26.8%
2024 Estimated Graduate Degree	17.0%	24.7%	23.1%
<b>Business</b>			
2024 Estimated Total Businesses	567	4,205	15,208
2024 Estimated Total Employees	3,772	29,706	104,157
2024 Estimated Employee Population per Business	6.7	7.1	6.8
2024 Estimated Residential Population per Business	15.2	25.3	19.7

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

## DISCLAIMER

Select Real Equity Advisors, LLC ("Broker") is offering for sale the NNN Lease 7-Eleven Convenience Store located at 3993 Austin Blvd, Island Park, Nassau County, New York 11558. ("Property").

This confidential memorandum contains information pertaining to the business and affairs of the Property and has been prepared by the Broker based upon information supplied by the Owner and other parties. The information contained in this memorandum is provided for the sole purpose of assisting the recipient in deciding whether to proceed with further investigation for the purpose of purchasing the Property. This confidential memorandum does not purport to be all-inclusive or to contain all of the information, which a prospective purchaser may desire and shall not be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and Broker and their respective partners, officers, employees and agents have not independently verified the information contained herein and disclaim any and all responsibility for any inaccuracies. Further, Broker and Owner expect prospective purchasers to exercise independent due diligence in verifying all such information. No representation or warranty, expressed or implied, is made as to the accuracy or completeness of this confidential memorandum or any of its contents, or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the proposed sale of the Property by either Owner, Owner's representative or Broker. No legal liability is assumed or to be implied by any of the aforementioned with respect thereto. There is no representation made as to the environmental, physical, structural, geological, financial, legal or any other conditions of the Property. The Property is being sold in an "as is" condition without any representation or warranty as to the feasibility, condition or fitness of the Property or any part thereof for any particular uses or purposes.

By acknowledgment of your receipt of this confidential memorandum, you agree that the memorandum and its contents will not be distributed to any other firm or entity without prior written authorization and that you will refrain from using its contents in any manner detrimental to the interest of the Owner. Interested parties are not permitted to contact the tenants or employees of the Property without the written authorization of the Owner. Photocopying or other duplication is strictly prohibited. You will use this confidential memorandum only for the purpose of evaluating the possible acquisition of the Property. All prospective purchasers agree that they will conduct their own independent investigation of those matters, which they deem appropriate in order to evaluate this offering.

Owner expressly reserves the right at its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice.

This confidential memorandum shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this memorandum. The interest in the Property submitted for sale is subject to changes in certain terms without notice. If you do not wish to pursue negotiations leading to a purchase of the Property, kindly return this confidential memorandum to Broker.