

# SINGLE TENANT ABSOLUTE NNN

C-Store, Gas Station & Car Wash Investment Opportunity



(S&P: A)

**Brand New Construction | Bonus Depreciation**  
**Next to “The Villages” - Highest-Selling Master-Planned Community in US**



16554 U.S. Highway 301 | Summerfield, Florida

**THE VILLAGES** MSA

ACTUAL SITE



**EXCLUSIVELY MARKETED BY**



**PATRICK NUTT**

**Senior Managing Principal &  
Co-Head of National Net Lease**

patrick.nutt@srsre.com

D: 954.302.7365 | M: 703.434.2599

200 SW First Avenue, Suite 970

Fort Lauderdale, FL 33301

FL License No. BK3120739

**WILLIAM WAMBLE**

**EVP & Principal  
National Net Lease**

william.wamble@srsre.com

D: 813.371.1079 | M: 813.434.8278

1501 W. Cleveland Street, Suite 300

Tampa, FL 33606

FL License No. SL3257920



NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739

# SITE OVERVIEW



PROPERTY ACQUIRED  
BY MARION COUNTY

29,500  
VEHICLES PER DAY

U.S. HIGHWAY 301

SE HWY 42



# PROPERTY PHOTOS



# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$9,365,000
<b>Net Operating Income</b>	\$468,251
<b>Cap Rate</b>	5.00%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	16554 U.S. Highway 301 Summerfield, Florida 34491
<b>Rentable Area</b>	4,650 SF
<b>Land Area</b>	1.57 AC
<b>Year Built</b>	2025
<b>Tenant</b>	7-Eleven
<b>Lease Signature</b>	Corporate
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	15 Years
<b>Increases</b>	10% Every 5 Years
<b>Options</b>	4 (5-Year)
<b>Rent Commencement</b>	March 15, 2025
<b>Lease Expiration</b>	March 31, 2040



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
7-Eleven	4,650	3/15/2025	3/31/2040	Year 1	-	\$39,021	\$468,251	4 (5-Year)
				Year 6	10%	\$42,923	\$515,076	
				Year 11	10%	\$47,215	\$566,583	
					10% Increases Beg. of Each Option			

## Brand New 15-Year Lease | Options To Extend | Corporate Signed | Scheduled Rental Increases

- Brand new 15-year lease with 4 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease is signed by 7-Eleven, Inc., an investment grade (S&P: A), a globally recognized and established convenience store/gas operator (14,000+ U.S. sites)
- The lease features 10% rental increases every 5 years and at the beginning of each option period, growing NOI and hedging against inflation
- 2025 construction will feature high-quality materials, high-level finishes, and distinct 7-Eleven design elements

## Absolute NNN Lease | Accelerated Depreciation | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- No landlord responsibilities
- Ideal management-free investment for a passive investor in an income tax free state

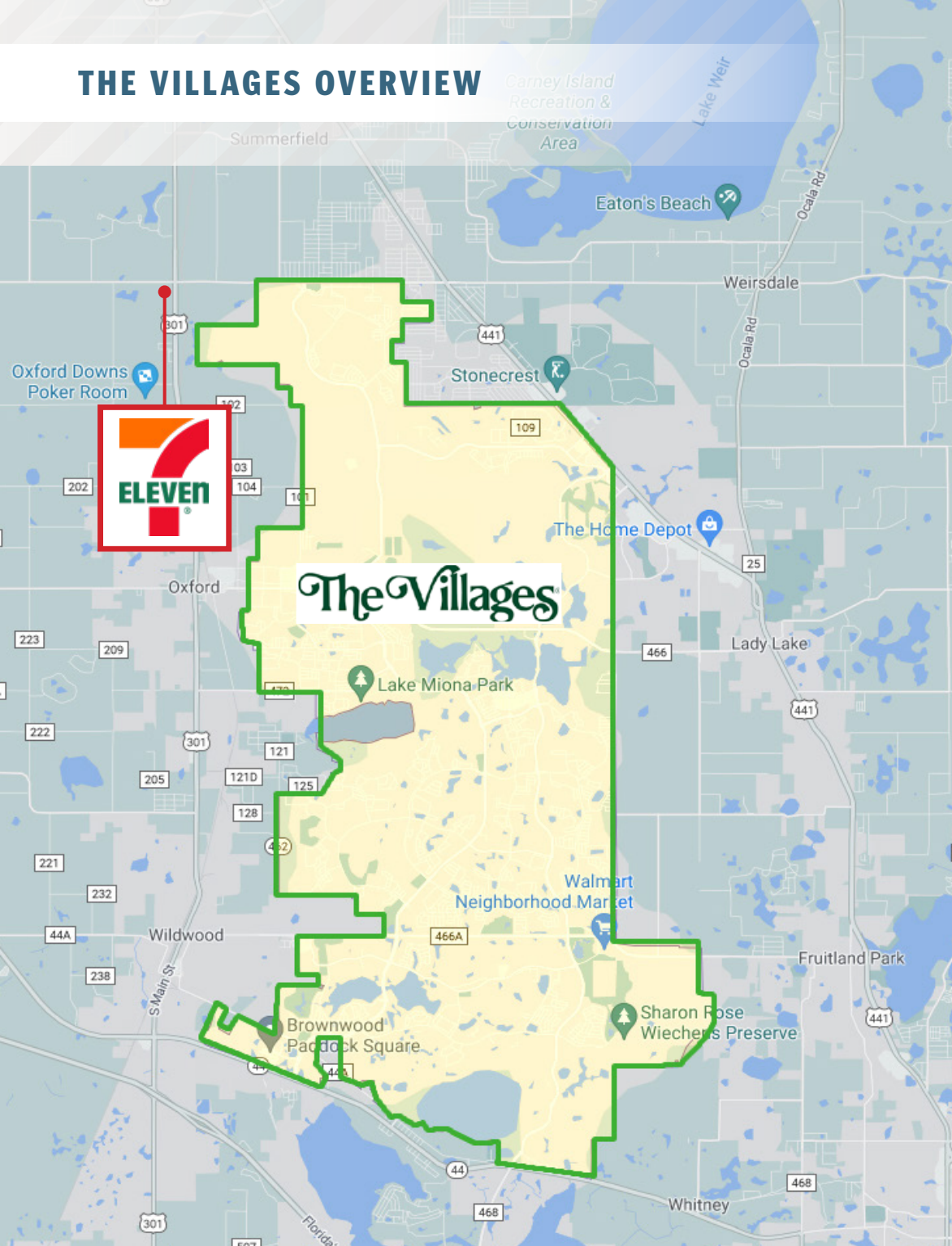
## Signalized, Hard Corner Intersection | 2025 Construction | Next to The Villages | Long-Term Viability in Underlying Real Estate

- 7-Eleven is strategically located at the signalized, hard corner intersection of US Hwy 301 and SE Hwy 42 averaging a combined 44,600 VPD
- Next to The Villages, the nation's highest selling master-planned community
- The Villages spans 57 square miles, bigger than Ocala and roughly equivalent to West Palm Beach
- As the country's highest-selling master-planned community, The Villages already stretches from southern Marion County deep into Sumter County and the western end of Lake County
- The surrounding area is undergoing massive changes and new development, providing a future investor with long-term viability in the underlying real estate
  - Less than a mile East of the subject site, Stark Enterprises will construct [Summer Pointe Village](#), a 454-unit build-to-rent community in Summerfield, Fla. The property will be developed in two phases—of 252 and 202 units—with the first one expected to break ground later this spring, and completion anticipated in the summer of 2026

## Demographics 5-Mile Trade Area

- More than 65,000 residents and 12,000 employees support the trade area
- \$95,807 average household income within a 1-mile radius

# THE VILLAGES OVERVIEW



## The Villages, Florida, was fastest-growing metro area this decade: Census Bureau

The majority of U.S. metro areas have grown in population over the past decade, but one Florida community beat them all.

The Villages, a 55-plus master-planned community about an hour northwest of Orlando, was the fastest-growing U.S. metro area between 2010 and 2020, according to new data released by the U.S. Census Bureau Thursday. Marc Perry, a senior demographer with the bureau's population division, said The Villages' population grew by 39% over the decade.

There are about 60,000 households in The Villages, and more homes are in development.

The community is well-known as a popular retirement enclave with many activities for its residents, as well as more than 90 miles of golf cart paths for them to get around. There are 54 golf courses in the area, more than 100 pickleball courts, plus tennis, bocce, shuffleboard and numerous clubs.

The Villages also has three distinct "town squares" with restaurants, shops, movie theaters and other businesses so locals don't have to venture far for the essentials, or for fun.

Read Full Article [HERE](#)



# BRAND PROFILE



## 7-ELEVEN

**7-eleven.com**

**Company Type:** Subsidiary

**Locations:** 14,000+

**Parent:** Seven & I Holdings Co., Ltd.

**2024 Employees:** 77,902

**2024 Revenue:** \$71.35 Billion

**2024 Net Income:** \$1.40 Billion

**2024 Assets:** \$65.88 Billion

**2024 Equity:** \$23.12 Billion

**Credit Rating:** S&P: A

7-Eleven, Inc. is the premier name in the U.S. convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 14,000 stores in the U.S. and Canada. In addition to 7-Eleven® stores, 7-Eleven, Inc. operates and franchises Speedway®, Stripes®, Laredo Taco Company® and Raise the Roost® Chicken and Biscuits locations. Known for its iconic brands such as Slurpee®, Big Bite® and Big Gulp®, 7-Eleven has expanded into high-quality sandwiches, salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings and mini beef tacos. 7-Eleven offers customers industry-leading private brand products at outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards® and Speedy Rewards® loyalty programs with more than 80 million members, place an order in the 7NOW® delivery app in over 95% of the convenience retailer's footprint, or rely on 7-Eleven for other convenient services.

Source: franchise.7-eleven.com, finance.yahoo.com



# PROPERTY OVERVIEW



## LOCATION



Summerfield, Florida  
Marion County  
The Villages MSA

## ACCESS



U.S. Highway 301: 2 Access Points  
SE Hwy 42: 1 Access Point

## TRAFFIC COUNTS



U.S. Highway 301: 29,500 VPD  
SE Hwy 42: 15,100 VPD  
U.S. Highway 27 & 441: 40,500 VPD

## IMPROVEMENTS



There is approximately 4,650 SF of existing building area with a car wash and 6 MPDs

## PARKING



There are approximately 40 parking spaces on the owned parcel.

## PARCEL



Parcel Number: 48399-004-00  
Acres: 1.57  
Square Feet: 68,389

## CONSTRUCTION



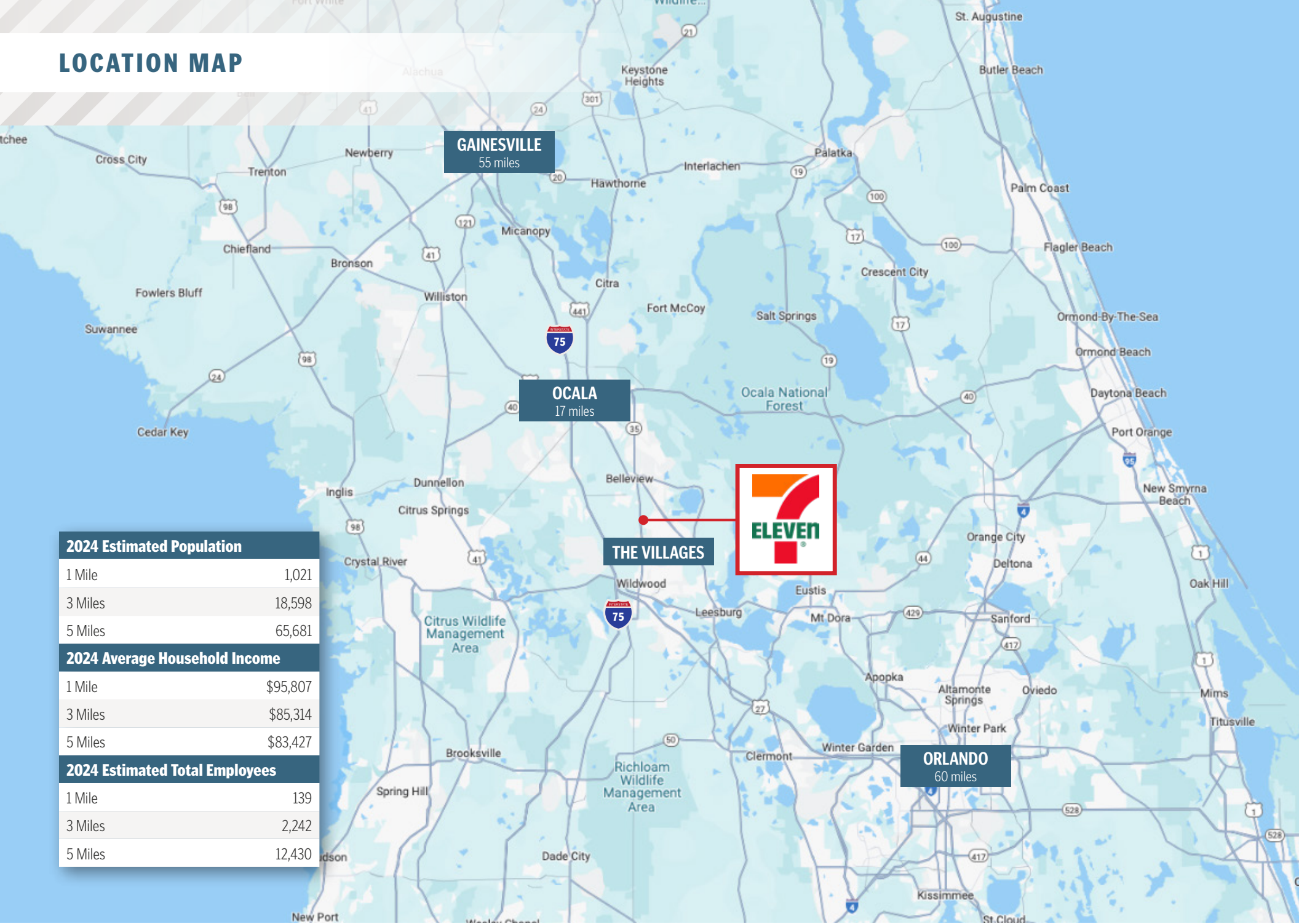
Year Built: 2025

## ZONING



Commercial

# LOCATION MAP



## 2024 Estimated Population

1 Mile	1,021
3 Miles	18,598
5 Miles	65,681

## 2024 Average Household Income

1 Mile	\$95,807
3 Miles	\$85,314
5 Miles	\$83,427

## 2024 Estimated Total Employees

1 Mile	139
3 Miles	2,242
5 Miles	12,430



ExtraSpace  
Storage

29,500  
VEHICLES PER DAY

15,100  
VEHICLES PER DAY

FUTURE DEVELOPMENT

DOLLAR GENERAL



PROPERTY ACQUIRED  
BY MARION COUNTY

U.S. HIGHWAY 301

SE HWY 42





15,100  
VEHICLES PER DAY



FUTURE DEVELOPMENT



SE HWY 42



U.S. HIGHWAY 301

DOLLAR GENERAL

29,500  
VEHICLES PER DAY

PROPERTY ACQUIRED  
BY MARION COUNTY





15,100  
VEHICLES PER DAY



29,500  
VEHICLES PER DAY

35  
301



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2024 Estimated Population	1,021	18,598	65,681
2029 Projected Population	971	18,774	68,900
2024 Median Age	65.4	67.1	67.3
<b>Households &amp; Growth</b>			
2024 Estimated Households	515	9,195	32,129
2029 Projected Households	497	9,340	34,023
<b>Income</b>			
2024 Estimated Average Household Income	\$95,807	\$85,314	\$83,427
2024 Estimated Median Household Income	\$80,016	\$71,596	\$67,320
<b>Businesses &amp; Employees</b>			
2024 Estimated Total Businesses	20	279	1,396
2024 Estimated Total Employees	139	2,242	12,430



## SUMMERFIELD, FLORIDA

Summerfield is an unincorporated community in Marion County, Florida, situated near the intersection of US 301 and County Road 475A. It forms part of the Ocala - The Villages Metropolitan Statistical Area. The population of Summerfield, Florida is 33,558 as of 2024.

The economy of Summerfield, Florida, is characterized by its strong agricultural roots, thriving real estate development, growing tourism, and strategic positioning for manufacturing and distribution. The area's natural beauty and proximity to recreational attractions contribute to a budding tourism sector, further supporting local businesses. Combined with efficient infrastructure and access to major transportation routes, Summerfield offers a balanced economic environment poised for sustainable growth.

Summerfield's location provides residents with access to major highways, facilitating travel to nearby cities and attractions. Summerfield area is home to a number of top-rated golf resorts, it is also home to some of Florida's best restaurants. Restaurants in Summerfield include La Cuisine Restaurant, which offers southern cuisine, and Harry's Seafood, Bar & Grill, which offers southern cuisine. Another popular local attraction is the Corkscrew Winery, which offers wine tastings. The City of Summerfield is also home to the Infinite Ale Works, which produces local beer. Other local attractions include the Florida National Cemetery and the Country Club of Lady Lake. Summerfield is also home to the Ocala Health Summerfield ER, which offers fast emergency care. Residents can explore the Horse Capital of the World in nearby Ocala, FL, or enjoy the many recreational activities offered in the community. Other places to visit in the area include the historic district, Silver Springs, and the Daytona Beach National Golf Club.



SRS

CAPITAL  
MARKETS

## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$5B+**

TRANSACTION  
VALUE

company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2024

**\$2.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2024

This document has been prepared by SRS Real Estate Partners (SRS) and has been approved for distribution by all necessary parties. Although effort has been made to provide accurate information, SRS and those represented by SRS make no guarantees, warranties, or representations as to the completeness of the materials presented herein or in any other written or oral communications transmitted or made available. Documents may have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither SRS or those represented by SRS represent that this document is all inclusive or contains all of the information you may require. Any financial projections and/or conclusions presented herein are provided strictly for reference and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in economic performance, local market conditions, economic and demographic statistics, or further business activities since the date of preparation of this document. Recipients of this document are urged to undertake their own independent evaluation of the subject and/or asset(s) being shared in this document.

[SRSRE.COM/CapitalMarkets](https://SRSRE.COM/CapitalMarkets)