

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



2020 CONSTRUCTION | HIGH TRAFFIC COUNTS (111,200 VPD) | WALMART SHADOW ANCHOR | 306,640 5-MI POP



3750 East Independence Boulevard

CHARLOTTE NORTH CAROLINA

ACTUAL SITE



CAPITAL
MARKETS

EXCLUSIVELY MARKETED BY



TEDDY LEONARD

Managing Director
SRS Capital Markets

teddy.leonard@srsre.com

D: 512.375.4999 | M: 512.573.0101

901 S MoPac Expy, Building 2, Suite 500

Austin, TX 78746

TX License No. 631339



NATIONAL NET LEASE

Broker of Record: Patrick Nutt, SRS Real Estate Partners-SoFlo LLC | NC License No. 281618



Fairfield
BY HARRIS O'LEARY
HOME 2
UNITED BY MILLER
EMBASSY SUITES
By Hilton
Hilton Garden Inn
HYATT PLACE

DOWNTOWN
CHARLOTTE

Exxon

Hertz

Bojangles
ENTERTAINMENT COMPLEX

UP TOWN
AUTO SALES

USPS.COM

PUB CRAWL

EAST
FAST
MOTOR

EchoPark
AUTOMOTIVE

FRANK BAILEY DR.

TAKE 5
RESTAURANT



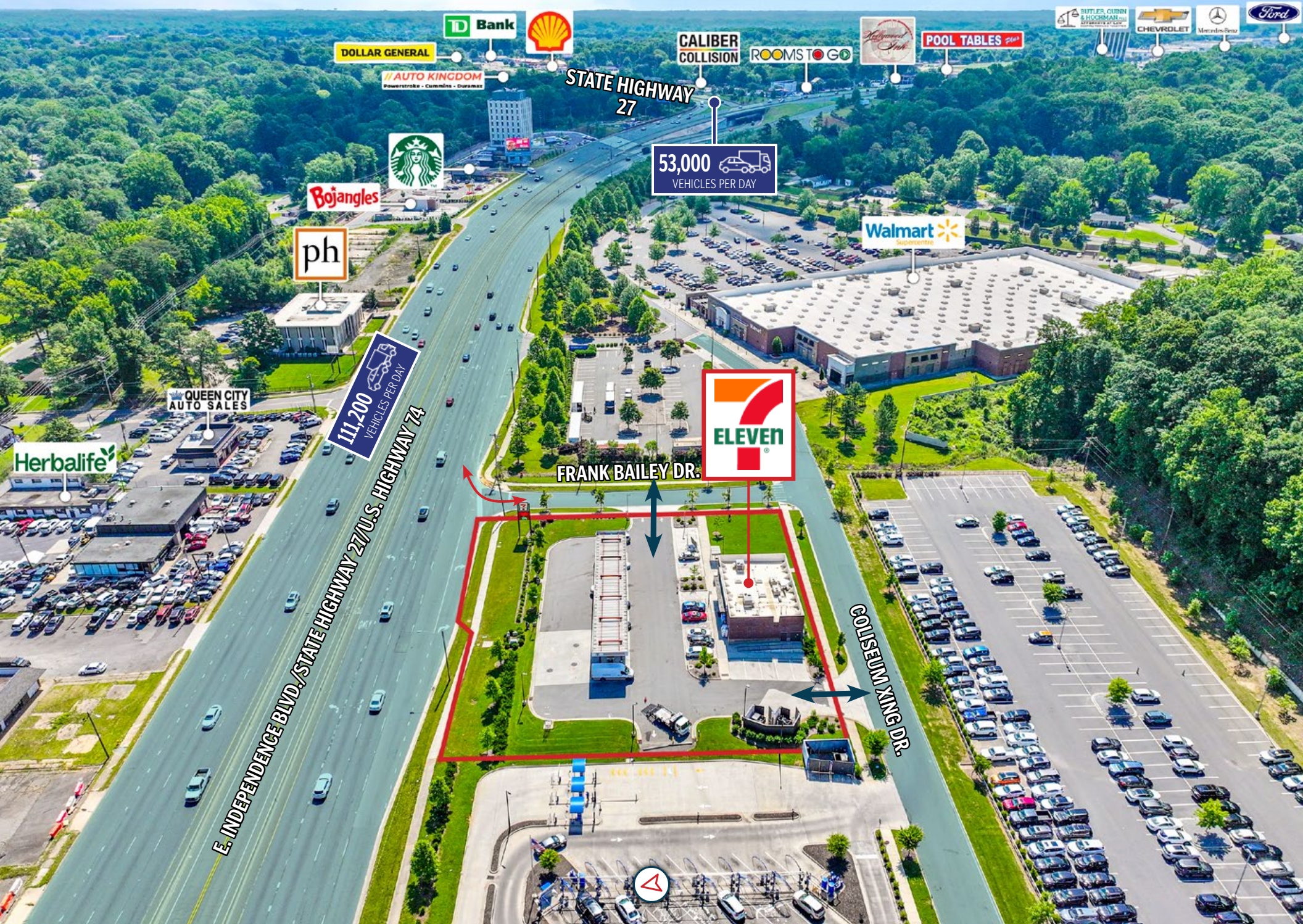
E. INDEPENDENCE BLVD./STATE HIGHWAY 27/U.S. HIGHWAY 74

111,200
VEHICLES PER DAY

COLISEUM KING DR.

FRANK BAILEY DR.





DOLLAR GENERAL

TD Bank



CALIBER COLLISION

ROOMS TO GO



POOL TABLES



AUTO KINGDOM
Powerstroke - Cummins - Duramax

STATE HIGHWAY 27

53,000
VEHICLES PER DAY



Bojangles

ph

Walmart
SUPERCENTERS

QUEEN CITY
AUTO SALES

111,200
VEHICLES PER DAY



FRANK BAILEY DR.

E. INDEPENDENCE BLVD./STATE HIGHWAY 27/U.S. HIGHWAY 74

COLISEUM KING DR.



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS





OFFERING

Pricing	\$5,518,000
Net Operating Income	*\$275,898 (Rent Bump 2/28/2025)
Cap Rate	5.00%

***SELLER TO CREDIT RENT AT CLOSE**

PROPERTY SPECIFICATIONS

Property Address	3750 East Independence Boulevard Charlotte, North Carolina 28205
Rentable Area	3,010 SF
Land Area	1.20 AC
Year Built	2020
Tenant	7-Eleven
Guaranty	Corporate Guaranty
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Every 5 Years
Options	4 (5-Year)
Rent Commencement	3/1/2020
Lease Expiration	2/28/2035

RENT ROLL & INVESTMENT HIGHLIGHTS

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				Options
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	
7-Eleven	3,010 SF	3/1/2020	2/28/2035	Current	-	\$20,901	\$250,817	4 (5 Year)
(Corporate Guaranty)				3/1/2025	10%	\$22,991	*\$275,898	
				3/1/2030	10%	\$25,290	\$303,488	

***SELLER TO CREDIT RENT AT CLOSE**

2020 Construction | Scheduled Rental Increases | 4 (5-Year) Options Corporate Signed

- The tenant, 7-Eleven, executed a new 15-year lease (10+ years remaining) with 4 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 10% rental increases throughout the initial term and at the beginning of each option to extend, increasing the NOI and providing a hedge against inflation
- 7-Eleven, Inc. is the premier name in the convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 13,000 stores in the U.S. and Canada

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

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

Highway Location with Great Traffic Counts | 5 Miles From Downtown Charlotte | Walmart Shadow Anchored Location

- Subject property is located off E Independence Fwy (111,200 VPD)
- Rare in-fill location located 5 miles outside of Downtown Charlotte (15 minute drive)
- The location is shadow anchored by a Walmart which shares the same access road
- The corridor includes tenants Starbucks, Bojangles & Take 5 Car Wash
- Subject property is a mile away from the Bojangles Coliseum, one of the largest concert venues in the Charlotte area

Outstanding Demographics | Charlotte is Ranked the 5th Best City to Live in the U.S | Near Novant Health Hospital

- Outstanding demographics with a 5-mile population exceeding 306,649 and an average household income of \$111,276
- U.S News' recently ranked Charlotte the 5th best city to live (2024-2025)
- Subject property is near Novant Health Forsyth Medical Center, the 4th largest hospital in the state of North Carolina with over 921 beds

LOCATION



Charlotte, North Carolina
Mecklenburg County
Charlotte MSA

ACCESS



Frank Bailey Drive: 1 Access Point
Coliseum Xing Drive: 1 Access Point

TRAFFIC COUNTS



E. Independence Boulevard/Andrew Jackson Highway/U.S.
Highway 74/State Highway 27: 111,200 VPD

IMPROVEMENTS



There is approximately 3,010 SF of
existing building area

PARKING



There are approximately 19 parking spaces on the owned
parcel.
The parking ratio is approximately 6.31 stalls per 1,000 SF
of leasable area.

PARCEL



Parcel Number: 16101274
Acres: 1.20
Square Feet: 52,272 SF

CONSTRUCTION



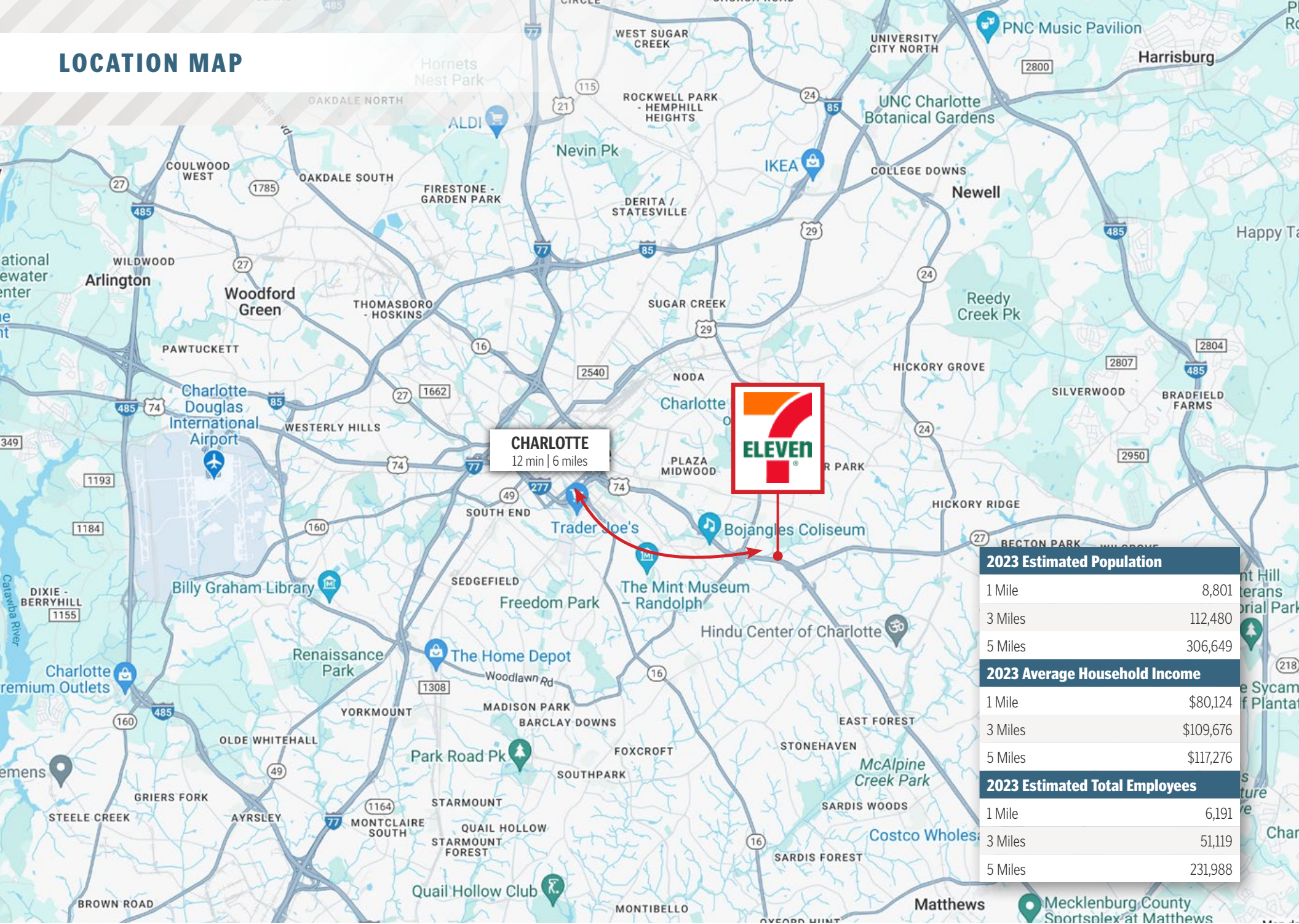
Year Built: 2020

MPDS/PUMPS



6 MPDS
12 Pumps

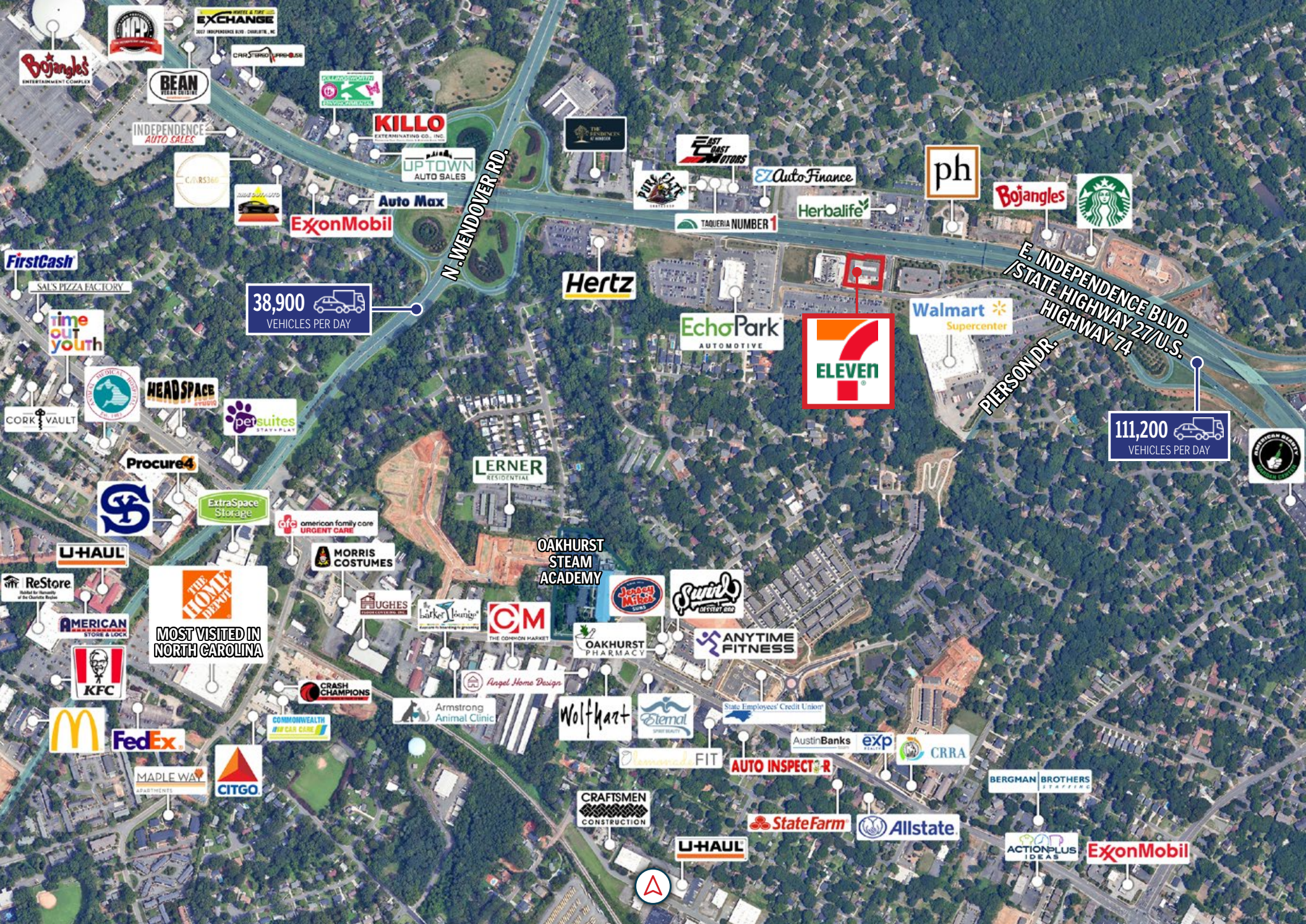
LOCATION MAP



CHARLOTTE
12 min | 6 miles



2023 Estimated Population	
1 Mile	8,801
3 Miles	112,480
5 Miles	306,649
2023 Average Household Income	
1 Mile	\$80,124
3 Miles	\$109,676
5 Miles	\$117,276
2023 Estimated Total Employees	
1 Mile	6,191
3 Miles	51,119
5 Miles	231,988



MOST VISITED IN NORTH CAROLINA

38,900
VEHICLES PER DAY

111,200
VEHICLES PER DAY





E. INDEPENDENCE BLVD.

111,200



VEHICLES PER DAY

PYLON SIGN



FRANK BAILEY DR.

COLISEUM XING DR.



AREA OVERVIEW

	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	8,801	112,480	306,649
2028 Projected Population	8,675	112,284	326,470
2023 Median Age	37.0	35.7	35.5
Households & Growth			
2023 Estimated Households	3,917	47,445	136,943
2028 Projected Households	3,865	47,420	148,094
Income			
2023 Estimated Average Household Income	\$80,124	\$109,676	\$117,276
2023 Estimated Median Household Income	\$60,523	\$64,146	\$71,185
Businesses & Employees			
2023 Estimated Total Businesses	897	4,958	17,741
2023 Estimated Total Employees	6,191	51,119	231,988



CHARLOTTE, NORTH CAROLINA

Charlotte is the largest city in the state of North Carolina. It is the county seat of Mecklenburg County and the second largest city in the southeastern United States, just behind Jacksonville, Florida. Charlotte is the third fastest growing major city in the United States. The City of Charlotte is the largest city in North Carolina with a population of 913,568 as of July 1, 2023. Charlotte is listed as a “gamma-plus” global city by the Globalization and World Cities Research Network. Located in the heart of the Southeast, Charlotte lies within the southern Piedmont of North Carolina, along the state’s border with South Carolina. Charlotte is the largest and most accessible city between Washington, D.C., and Dallas, Texas. Due to its mid-Atlantic location, getting to Charlotte is easy from anywhere in the country or the world, hence its nickname “the International Gateway to the South.”

Charlotte has become a major U.S. financial center with the third most banking assets after New York City and San Francisco. The nation’s second largest financial institution by total assets, Bank of America, calls the city home. Charlotte has become the regional headquarters for East Coast operations of Wells Fargo, which is headquartered in San Francisco, California. Charlotte also serves as the headquarters for Wells Fargo’s capital markets activities including sales and trading, equity research, and investment banking. Bank of America’s headquarters, along with other regional banking and financial services companies, are located primarily in the Uptown central business district. Microsoft’s East Coast headquarters are located in Charlotte.

Charlotte is the major center in the U.S. motorsports industry, housing multiple offices of NASCAR, the NASCAR Hall of Fame, and Charlotte Motor Speedway in Concord. Approximately 75% of the NASCAR industry’s race teams, employees and drivers are based nearby. The large presence of the racing technology industry and the newly built NHRA dragstrip, zMAX Dragway at Concord, are influencing other top professional drag racers to move their shops to Charlotte as well. Located in the western part of Mecklenburg County is the U.S. National Whitewater Center, which consists of man-made rapids of varying degrees, is open to the public year-round.

C-STORE DEPRECIATION

ACCELERATED DEPRECIATION FOR CONVENIENCE STORE PROPERTIES

The Tax Cuts and Jobs Act signed into law in 2017 provided real estate investors with new tax benefits associated with owning gas station properties. The primary benefit is the allowance of accelerated depreciation. The construction and equipment associated with these properties can now be reclassified and depreciated over shorter time periods than the traditional 39 year life for commercial property. Due to the fee simple ownership of this property, an investor can receive greater deductions in the earlier years of the asset, thus minimizing taxable income. This enables anyone investing in these properties to lower their taxes and reduce their exposure in the earlier years of ownership while enjoying the benefits of a passive income stream that comes with owning a single tenant property.

SRS NNL recommends that the prospective purchaser(s) consult with their tax professional for advice related to your specific situation and how you can take advantage of accelerated bonus depreciation.



TWO METHODS FOR C-STORE DEPRECIATION

COST SEGREGATION ANALYSIS

Cost segregation studies take into account each individual component of a property and place each piece on its own appropriate depreciation schedule (ex. gas pumps, HVACs, roof, etc). This process generally front-loads the depreciation of the property into the first few years of ownership, which can result in notable tax savings and may be ideal depending on the tax payer's yearly tax liability outside of this investment.

15-YEAR STRAIGHT LINE SCHEDULE

For some investors, it may make more sense to have the entire asset's depreciation spread out evenly using the 15-year straight line method. Qualified c-store equipment and property placed in service after Dec. 31, 2017 generally is depreciable using the straight line method over 15 years (shorter recovery period than the traditional 39 year life for commercial buildings).



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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.