



# 3085 SC-160

## Fort Mill, South Carolina



*Subject Property*





## Contacts

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SECTION 01

# EXECUTIVE SUMMARY



# THE OFFERING

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**Stonecliff is pleased to present the fee-simple interest in a single-tenant 7-Eleven located at the hard-corner, signalized intersection of SC-160 and Zoar Road in Fort Mill, South Carolina.** This premier convenience retail investment offers long-term stability backed by a corporate guaranty from a globally recognized brand, featuring an absolute NNN lease with zero landlord responsibilities and scheduled 10% rent increases every five years, providing reliable income growth.

Strategically positioned along SC-160 (31,795 VPD), one of the primary highways connecting West Charlotte to South Carolina, the property benefits from exceptional visibility and accessibility. The site is located just half a mile from Stockbridge Commons Shopping Center, home to Harris Teeter, Planet Fitness, McDonald's, Bojangles, Ace Hardware and more, driving strong consumer traffic and cross-shopping synergy. The trade area boasts outstanding demographics, including a 5-mile population exceeding 124,000 and an average household income of \$148,329, reflecting strong local spending power. Fort Mill is a high-growth suburb of Charlotte, ranked among the most desirable residential communities in the region due to its expanding employment base, excellent retail amenities, and quality of life.

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# INVESTMENT OVERVIEW



<b>Tenant</b>	7-Eleven
<b>Address</b>	3085 SC-160, Fort Mill, SC 29708
<b>County</b>	York County
<b>Guaranty</b>	Corporate (7-Eleven, Inc.)
<b>NOI</b>	\$324,025
<b>Rent Increases</b>	10% Every 5 Years
<b>Rent Commencement</b>	June 2020
<b>Rent Expiration</b>	June 2035
<b>Lease Type</b>	Absolute NNN
<b>Original Lease Term</b>	15 Years
<b>Lease Term Remaining</b>	9+ Years
<b>Options</b>	Four (4), Five (5) Year Options
<b>Right of First Refusal</b>	Yes



**\$6,821,578**  
ASKING PRICE



**4.75%**  
CAP RATE

Lease Years	Monthly Installment	Annual Rent	% Increase
6 - 10	\$27,002	\$324,025	10.00%
11 -15	\$29,702	\$356,427	10.00%
Extension Terms			
Option 1	\$32,672	\$392,069	10.00%
Option 2	\$35,939	\$431,276	10.00%
Option 3	\$39,533	\$474,404	10.00%
Option 4	\$43,487	\$521,844	10.00%



# INVESTMENT HIGHLIGHTS

## Qualifies for Bonus Depreciation

• 100% bonus depreciation  
• 5-year recovery period

## High-Growth Retailer

• 10% CAGR  
• 100% new store volume

## Experienced & Established Brand

• 100+ years in business

## Strong Financials

• 100% EBITDA  
• 100% NOI

## Top Performing Store

• 100% NOI  
• the 70th percentile

## Long-Term Stability

• 100% NOI  
• 100% NOI

## Absolute NNN Lease

• 100% NOI

## Attractive Rent Growth

• 100% NOI

## Hard Corner Location

• 100% NOI  
• 100% NOI





# DEMOGRAPHICS / LOCATION MAP

## POPULATION (RADIUS)



**9,185**

1-Mile



**67,644**

3-Mile



**124,784**

5-Mile

## AVERAGE HOUSEHOLD INCOME



**\$147,291**

1-Mile



**\$157,604**

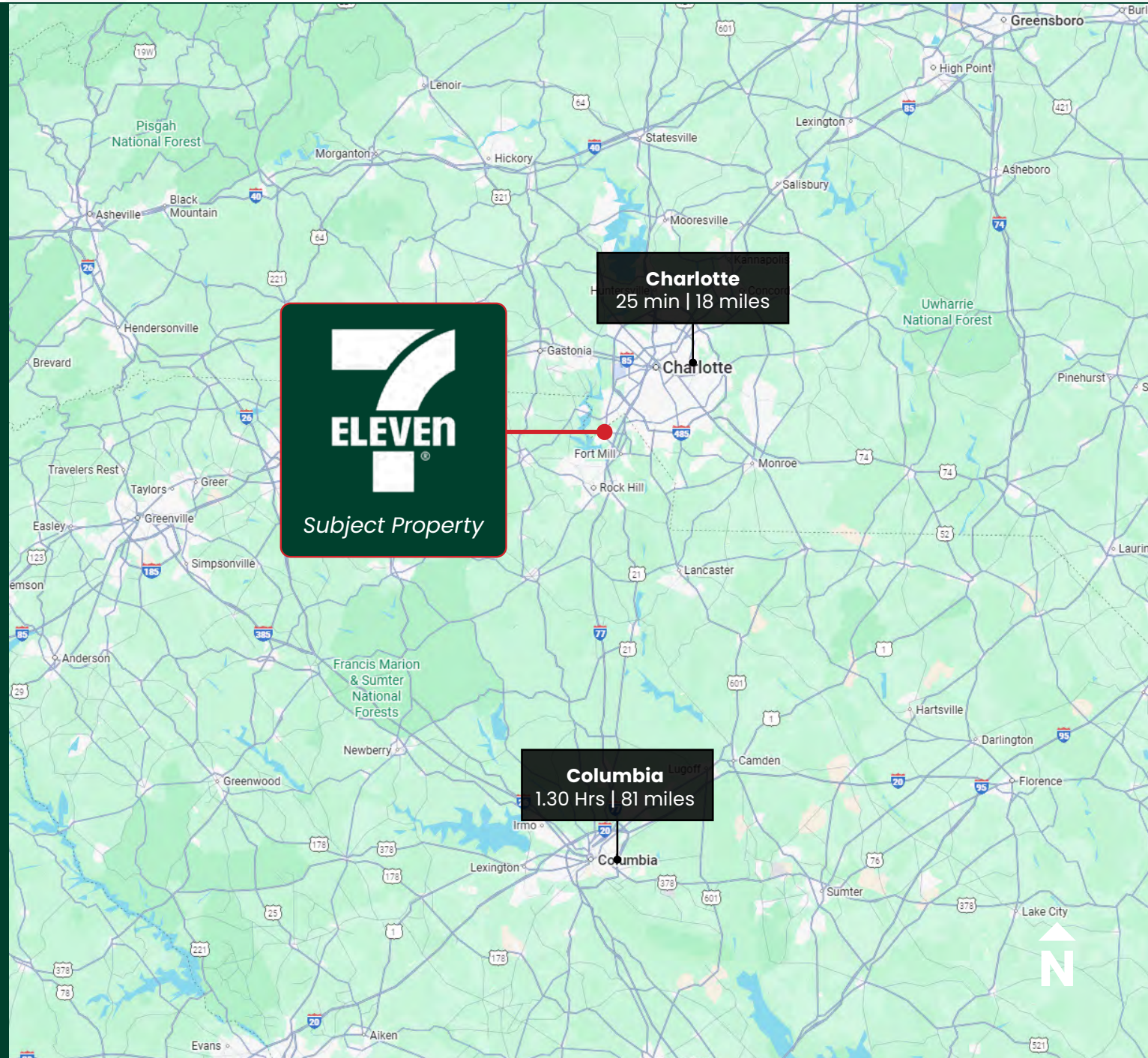
3-Mile



**\$148,329**

5-Mile

\*2025 Estimates - Crexi





## SECTION 02

# PROPERTY OVERVIEW





## SITE PLAN / PROPERTY DETAILS

**3,479**  
Square Feet

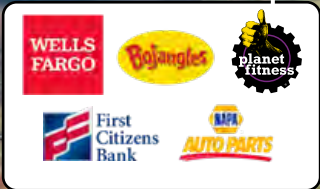
**1.64**  
Acres

**2020**  
Year Built





DRONE AERIAL



Hwy-160  
15,595 VPD

ZOAR RD  
16,200 VPD



AERIAL



**7 ELEVEN**  
Subject Property

Walgreens  
Harris Teeter  
Jersey Mike's Subs  
Domino's  
First National Bank  
O'Reilly

First Citizens Bank  
WELLS FARGO

Publix

Gold Hill Rd (22,000)

McDonald's

MOVIE TIRE

ACE Hardware

goodwill

Tega Cay Elementary School

ALDI

Pleasant Knoll Middle School

Walmart  
DISCOUNT TIRE  
CIRCLE K  
TACO BELL

Pleasant Knoll Elementary School



## SECTION 03

# TENANT PROFILE





## TENANT OVERVIEW

# 7-ELEVEN®

**FOUNDED IN 1927**  
*Dallas, Texas*

### QUICK FACTS:

**Irving, TX**  
Headquarters

**135,000+**  
Employees

**80,000+**  
Stores Nationally

7-Eleven, Inc. is the world's largest convenience retailer, operating, franchising, and licensing over 77,700 stores across 18 countries and regions. The company originated in 1927 when Southland Ice Company employee John Jefferson Green, under the guidance of founding executive Joe C. Thompson Sr., began selling basic household staples from an ice dock in Dallas, Texas. This novel concept evolved into the company's first convenience outlets, known as "Tote'm Stores." In 1946, the brand was renamed 7-Eleven® to highlight its then-unprecedented operating hours of 7 AM to 11 PM, seven days a week. The corporate name officially became 7-Eleven, Inc. in 1999. Today, 7-Eleven is wholly owned by Seven & i Holdings Co., Ltd., a Tokyo-based global retail group. The company operates multiple major brands in the United States, including Speedway, Stripes, Laredo Taco Company, and Raise the Roost Chicken & Biscuits.

7-Eleven has continued to grow through strategic acquisitions that significantly expanded its U.S. footprint. In 2021, 7-Eleven completed its largest acquisition to date, purchasing approximately 3,900 Speedway convenience stores for \$21 billion, strengthening its presence in high-growth and high-traffic markets nationwide. Earlier acquisitions include Southern California's Mega Store chain and the Hawaii-based Shell gas and convenience portfolio, along with ongoing bolt-on acquisitions of independent operators. These acquisitions have reinforced the company's dominant national position, broadened its fuel platform, and enhanced foodservice offerings. A recognized pioneer in the convenience retail industry, 7-Eleven introduced several innovations including to-go coffee, 24/7 operating hours, self-serve fountain beverages, and modern franchise retailing, consistently ranking among the top franchisors in the country. Its signature proprietary products—such as Slurpee® and Big Gulp®—remain cultural and category staples.

With unmatched global scale, strong brand recognition, and ongoing strategic consolidation, 7-Eleven continues to execute on its mission: to be the first choice in convenience—anytime, anywhere. Its credit-worthy corporate backing and long-standing market dominance make 7-Eleven one of the most sought-after tenants in the single-tenant net-lease sector.





## SECTION 04

# MARKET OVERVIEW





## MARKET OVERVIEW

# Fort Mill SC

Located just south of Charlotte, Fort Mill, South Carolina has emerged as one of the fastest-growing and most desirable suburban communities in the region. The city benefits from exceptional access to key transportation arteries, including Interstate 77, connecting Fort Mill directly to Uptown Charlotte in under 25 minutes. This strategic positioning has made Fort Mill a preferred destination for employers, residents, and retailers seeking proximity to a major metro while maintaining favorable business costs and quality of life.

Fort Mill features a robust commercial landscape supported by strong national retail anchors such as Walmart Supercenter, Lowe's, Publix, Target, Costco, Chick-fil-A, Starbucks, and Panera, concentrated along the bustling Highway 160 and I-77 corridor. These major retailers draw consistent daily traffic and reinforce Fort Mill's position as a leading commercial hub for northern York County and the greater Charlotte region. The city's retail destinations benefit from strong transportation connectivity, high household incomes, and steady population inflow.

A major driver of Fort Mill's growth is its strong demographic profile. The area is known for high-income households, top-rated public schools, and access to corporate employment centers. Fort Mill has attracted large employers such as LPL Financial, Red Ventures, Domtar, Wells Fargo, and US Foods, as well as numerous regional headquarters and logistics users. This diverse employment base supports daytime traffic and drives ongoing residential expansion.





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