



## Single-Tenant Net Lease Offering | 7-Eleven + C-Store (S&P: A-)

10.4 Years of Firm Term Remaining | Fixed Rental Increases every 5 Years | 5 (5-Year) Options | Maryland



35 DALRYMPLE RD, SUNDERLAND, MD 20689

# Single-Tenant Net Leased 7-Eleven + C-Store

## The Offering

Newmark, as an exclusive advisor, is pleased to present the opportunity to acquire a single-tenant, net leased 7-Eleven in Sunderland, MD.

**\$5,076,000**

ASKING PRICE

**5.25%**

CAP RATE

**NNN**

LEASE STRUCTURE

**10.4 Years**

LEASE TERM REMAINING

**Fee Simple**

OWNERSHIP INTEREST



## Net Lease Capital Markets

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# Investment Highlights

**CORPORATELY GUARANTEED LEASE WITH 7-ELEVEN, INC. | INVESTMENT GRADE CREDIT (S&P: A-) | 7-ELEVEN IS THE LARGEST C-STORE RETAIL CHAIN IN THE WORLD | 77,000+ STORES WORLDWIDE / 13,000+ LOCATIONS IN NORTH AMERICA**

- **7-Eleven, Inc. (S&P: A- / Moody's: Baa2)**
- Headquartered in Irving, TX (US operations), 7-Eleven operates a chain of **13,000+ convenience store locations in North America**
- The global 7-Eleven chain operates **77,000 stores worldwide**
- **2024 Revenue \$11.97 Trillion (JPY) / Net Income \$173.07 Billion (JPY)**

**LONG-TERM COMMITMENT | 10.4 YEARS OF PRIMARY TERM REMAINING | 10.00% RENTAL INCREASES EVERY 5 YEARS DURING THE BASE TERM | 7.50% RENTAL INCREASES DURING EACH OF THE FIRST 4 (5-YEAR) OPTIONS | FMV IN OPTION 5 | EXTREMELY PASSIVE ABSOLUTE NNN LEASE | FEE SIMPLE LEASE, ALLOWING FOR ACCELERATED DEPRECIATION**

- 15-year original lease, **10.4 years of firm lease term remaining**
- **10.00% rental increases every 5 years** during the base term
- **7.50% rental increases** during each of the first 4 (5-Year) options, and **FMV in Option 5**
- **Absolute NNN lease** with zero landlord responsibilities. This NNN investment is ideal for both in-state and out-of-state investors.
- Fee simple (Land & Building) asset sale, allowing for accelerated depreciation

**LOCATED ON SOLOMONS ISLAND RD (14,140 VPD) | 0.57 MILES FROM SOUTHERN MARYLAND BLVD/ROUTE 4 (29,758 VPD) | LOCATED 25 MILES SOUTHEAST OF WASHINGTON D.C.**

- Located on **Solomons Island Rd (14,140 VPD)**, and near the junction of Solomons Island Rd & Route 4 (43,898 VPD)
- **0.57 miles from Southern Maryland Blvd/Route 4 (29,758 VPD)**, the main road splitting the peninsula
- **25 miles southeast of Washington D.C.**

**SUNDERLAND, MD LOCATION | STABLE & AFFLUENT DEMOGRAPHICS | CLOSE PROXIMITY TO THE WASHINGTON D.C. & BALTIMORE, MD DOWNTOWNS**

- Sunderland, Maryland, is a small community located in Calvert County along the western shore of the Chesapeake Bay
- Affluent and stable demographics, **35,333 people with an average household income of \$156,951 within 5 miles**
- 25 miles southeast of Washington D.C. & 43 miles south of Baltimore, MD
- Major **attractions, dining, and shopping** can be found **nearby in Washington D.C. & Baltimore, MD**

# Property Photos





# Investment Overview

## Price/Cap Rate

Price (PSF)	\$5,076,000 (\$2,115)
Cap Rate	5.25%
Annual Base Rent (PSF)*	\$266,475 (\$111.03 PSF)
* Seller will provide a credit to buyer at closing for gap rent between closing and the February 2026 rent increase.	

## Executive Summary

Address	35 Dalrymple Road Sunderland, MD 20689
Tenant	7-Eleven
Use	Retail
Rentable Building Area (SF)	2,400
Acreage	1.78 Acres
Expense Structure	NNN
Rent Increases	Fixed rental increases every 5 years
Rent Commencement Date	January 4, 2021
Lease Expiration Date	January 31, 2036
Initial Term	Fifteen (15) Years
Lease Term Remaining	10.4 Years Remaining
Renewal Options	5 (5-Year)
Ownership Interest	Fee Simple (Land & Building Ownership)







CHESAPEAKE BAY

PSG ARMORY, LUXOR NAILS & SPA,  
BUBBA LOU'S, SUNDERLAND WINE  
AND SPIRITS

**CALIBER**  
COLLISION



MT HOPE  
METHODIST CHURCH

ART'S AUTOMOTIVE  
SERVICE CENTER

JPOZZ MUSIC, CALVERT MMA  
ACADEMY, TOT SPOT LEARNING,  
PET PARADISE SALON & SPA

THE CHURCH OF  
JESUS CHRIST OF  
LATTER-DAY SAINTS

SUNDERLAND  
ELEMENTARY  
SCHOOL

SOUTHERN MARYLAND  
BLVD (29,758 VPD)

*SOLOMONS ISLAND RD N (14,140 VPD)*





CHESAPEAKE BAY

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AND SPIRITS

CALIBER  
COLLISION

SOLONOMONS ISLAND RD N (14,240 VPD)



# The Investment





# Lease Abstract & Property Details

## Property Overview

Rentable Building Area (SF)	2,400
Acreage	1.78
Year Built/Renovated	2002

## Lease Abstract

Address	35 Dalrymple Road Sunderland, MD 20689
Tenant Trade Name	7-Eleven
Lease Entity	7-Eleven, INC.
Credit Rating	S&P: A-
Rent Commencement Date	January 4, 2021
Lease Expiration Date	January 31, 2036
Lease Term Remaining	10.4 Years Remaining
Renewal Options	5 (5-Year)
Annual Rent (PSF)	\$266,475 (\$111.03 PSF)
Rent Increases	See Rent Schedule
Lease Structure	NNN
Landlord Responsibilities	None
Utilities	Tenant Responsibility
Taxes	Tenant Responsibility
CAM	Tenant Responsibility
HVAC	Tenant Responsibility
Insurance	Tenant Responsibility
ROFR	Yes, 15 Days

## Rent Schedule

Rent Period	Annual Rent	PSF	Monthly Rent	PSF	% Increase
<b>2/1/2026 - 1/31/2031</b>	<b>\$266,475</b>	<b>\$111.03</b>	<b>\$22,206</b>	<b>\$9.25</b>	<b>10.00%</b>
2/1/2031 - 1/31/2036	\$293,123	\$122.13	\$24,427	\$10.18	10.00%
Option 1: 2/1/2036 - 1/31/2041	\$315,107	\$131.29	\$26,259	\$10.94	7.50%
Option 2: 2/1/2041 - 1/31/2046	\$338,740	\$141.14	\$28,228	\$11.76	7.50%
Option 3: 2/1/2046 - 1/31/2051	\$364,145	\$151.73	\$30,345	\$12.64	7.50%
Option 4: 2/1/2051 - 1/31/2056	\$391,456	\$163.11	\$32,621	\$13.59	7.50%
Option 5: 2/1/2056 - 1/31/2061			FMV		
<b>Bold = Current Rent</b>					



# Market Overview - Sunderland, MD

## Sunderland, MD

Sunderland, Maryland, is a **small unincorporated community located in Calvert County** along the western shore of the Chesapeake Bay. It is primarily residential, offering a quiet, rural atmosphere while maintaining close proximity to larger employment and commercial hubs. Residents of Sunderland enjoy a balance of suburban living and rural charm, with easy access to outdoor recreation, including nearby parks, waterways, and trails. **The community is within commuting distance to Annapolis (22.25 Miles), Washington, D.C.(25 Miles), and Baltimore (43 Miles),** making it attractive for those who work in the metropolitan areas but prefer a more relaxed pace of life at home. Housing options in Sunderland are largely single-family homes on spacious lots, and the area is known for its **strong school system, family-friendly environment, and sense of community.**

## Economic Overview

Calvert County hosts a diverse economic base. **Key employers include Calvert County Public Schools, county government offices, CalvertHealth Medical Center, and energy facilities like the Calvert Cliffs Nuclear Power Plant and Cove Point LNG terminal.** (MD Dept of Commerce)

## Major Employers in the Tampa MSA

- |  |                  |
|--|------------------|
| • Calvert County Public Schools                      | ~2,234 Employees |
| • Calvert County Government                          | ~1,384 Employees |
| • Calvert County Medical Center                      | ~1,232 Employees |
| • Constellation's Calvert Cliffs Nuclear Power Plant | ~660 Employees   |
| • Berkshire Hathaway Energy's Cove Point LNG         | ~210 Employees   |

## Cost of Living Analysis

Sunderland, Maryland, has an overall **cost of living index of 123.2, which means expenses are about 23 percent higher than the U.S. average but roughly 10 percent lower than the Maryland state average.** A single person typically needs about \$56,000 per year to live comfortably in the area, while a family requires close to \$98,000 annually. Housing is the most significant driver of higher costs. **The median home price is around \$513,700, which is well above both state and national averages,** although some estimates place the average home value closer to \$397,200. Renting is somewhat more affordable, with the average two-bedroom unit costing about \$1,600 per month, slightly below the U.S. average and notably below the Maryland state average.

Demographics	1 Mile	3 Mile	5 Mile
2024 Population	951	11,538	35,333
2024 Households	315	3,809	12,307
2024 Avg. Household Income	\$166,849	\$174,639	\$156,951





## 7-Eleven, Inc. - (JPX: SVNDY)

Seven & i Holdings Co., Ltd. (JPX: SVNDY) is a diversified convenience store operator with 13,000+ locations in the US/Canada.

7-Eleven, Inc., a subsidiary company of Seven & i Holdings Co., Ltd., is the premier name and largest chain in the convenience-retailing industry. US operations for 7-Eleven are headquartered in Irving, TX, responsible for overseeing operations, franchise agreements, construction, licensing, and more for the entire US 7-Eleven portfolio. Each 7-Eleven location offers signature products including Slurpee, Big Bite, and Big Gulp. 7-Eleven has expanded their food offering to include salads, side dishes, cut fruit, and protein boxes, pizza, chicken wings, cheeseburgers, and hot chicken sandwiches. 7-Eleven stores offer industry-leading private brand products under the 7-Select brand including health options, decadent treats and everyday favorites, at an outstanding value.



### Tenant Synopsis

<b>Website</b>	7-Eleven.com
<b>Company Type</b>	Subsidiary
<b>Parent</b>	Seven & I Holdings Co., Ltd.
<b>2025 Employees</b>	135,332
<b>Number of Locations</b>	13,000+
<b>2024 Revenue</b>	\$11.97 Trillion
<b>2024 Net Income</b>	\$173.07 Billion
<b>2024 Assets</b>	\$11.39 Trillion
<b>2024 Equity</b>	\$4.03 Trillion
<b>Credit Rating</b>	S&P: A-
* All Dollar Figures in JPY (1 JPY = .0068 USD)	





## Net Lease Capital Markets:

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