

**OFFERED  
FOR SALE**

**\$10,029,000 | 5.15% CAP**

**7-ELEVEN®**

Market St & Birchwood Dr, Wilmington, NC



**CONFIDENTIAL OFFERING MEMORANDUM**

 **Atlantic**  
CAPITAL PARTNERS™



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of 7-Eleven | Wilmington, NC. This new construction, 4,650 SF asset has been leased to 7-Eleven for fifteen years. The asset is located in Wilmington's most commercialized corridor, and enjoys phenomenal accessibility on a signalized intersection.

RENT SCHEDULE	TERM	ANNUAL RENT
Initial Term	5/1/2024 - 4/30/2029	\$516,475
Rental Increase	5/1/2029 - 4/31/2034	\$568,123
Rental Increase	5/1/2034 - 4/31/2039	\$624,935
1st Extension	5/1/2039 - 4/31/2044	\$687,428
2nd Extension	5/1/2044 - 4/31/2049	\$756,171
3rd Extension	5/1/2049 - 4/31/2054	\$831,788
4th Extension	5/1/2054 - 4/31/2059	\$914,967

NOI	\$516,475
CAP	5.15%
Price	\$10,029,000

### ASSET SNAPSHOT

Tenant Name	7-Eleven
Address	Market St & Birchwood Dr, Wilmington, NC 28405
Building Size (GLA)	4,650 SF
Land Size	2.50 Acres
Year Built/Renovated	2024
Signator/Guarantor	7-Eleven (Corporate)
Rent Type	Absolute NNN
Landlord Responsibilities	None
Rent Commencement Date	5/1/2024
Remaining Term	15 Years
Current Annual Rent	\$516,475



**141,544**  
 PEOPLE IN  
 5 MILE RADIUS



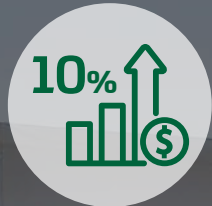
**\$96,560**  
 AHHI  
 5 MILE RADIUS



**37,500**  
 VPD ON  
 MARKET ST



# INVESTMENT HIGHLIGHTS



## ATTRACTIVE RENTAL INCREASES

10% rent increase every 5 years, including option periods



## ABSOLUTE NET LEASE

Absolute net-lease provides next owner with zero landlord responsibility and bonus depreciation | Passive investment



## CORPORATE GUARANTY FROM INVESTMENT GRADE TENANT

7-Eleven's parent company, Seven-Eleven Japan Co, LTD has a market cap of \$37.18B (Ticker: SVNDY) | There are over 83,000 locations across the world



## POSITIONED IN PROMINENT RETAIL TRADE AREA

Located in Wilmington's primary retail area | Over 2.7M SF located in a 1-mile radius Nearby tenants include Walmart, Target, Lowe's, Costco, Sam's Club, PetSmart, Ross, Petco, Old Navy, etc.



## HIGHLY VISIBLE AND ACCESSIBLE ON A MAJOR THOROUGHFARE

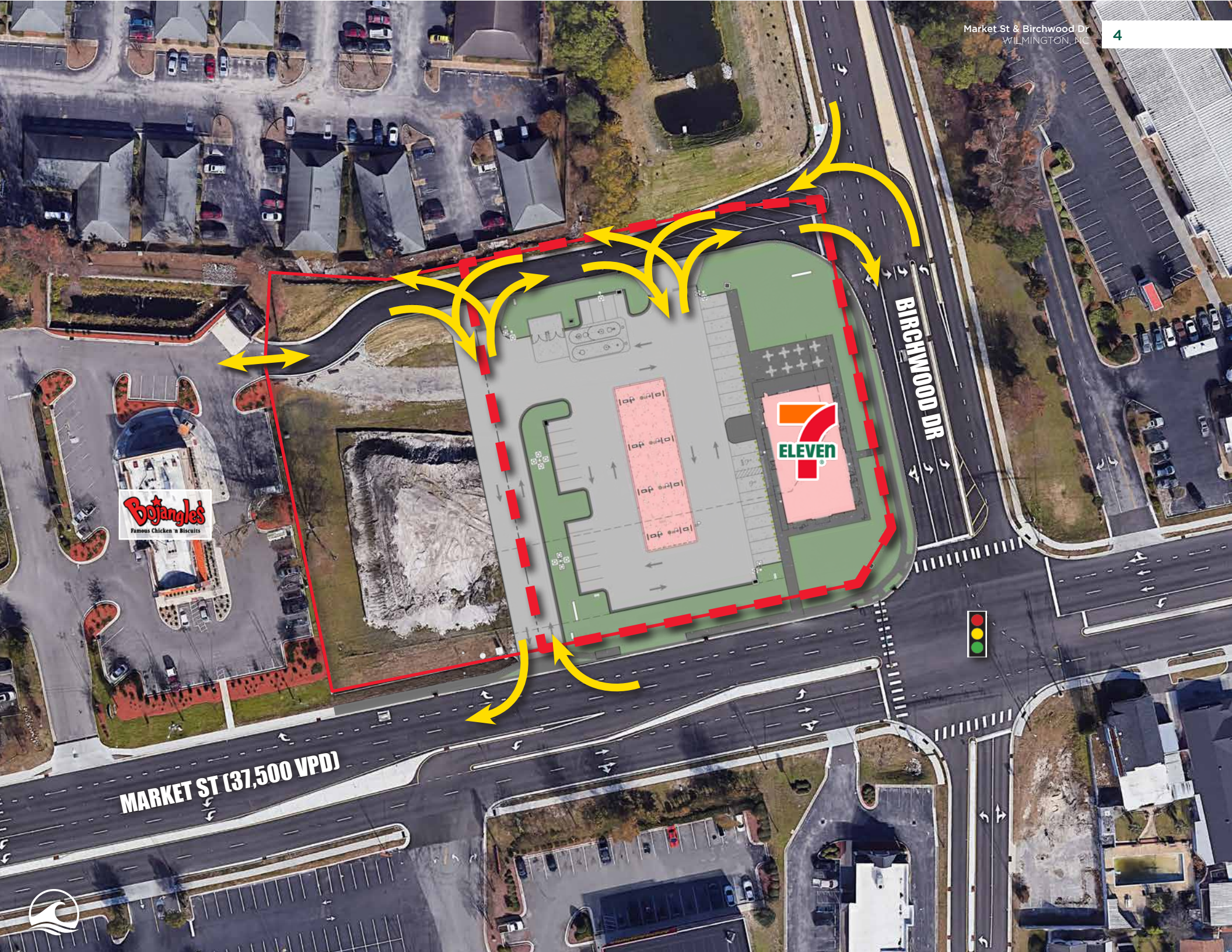
Located at a signalized intersection fronting Market St (37.5K VPD)



## NEW CONSTRUCTION

Newly constructed building to 7-Eleven's latest prototype with warranties in place for the roof and mechanical systems





**Bojangles**  
Famous Chicken & Biscuits

**7-ELEVEN**

**MARKET ST (37,500 VPD)**

**BIRCHWOOD DR**







NEW CENTRE MARKET

**PETSMART** **SPORTSMAN'S WAREHOUSE**

SHOE CARNIVAL **PartyCity**

**7-ELEVEN**

**Walgreens**

**FAMILY DOLLAR**

planet fitness **Carmike Cinemas**

**FOOD LION**

**Walmart**

**CARRABBA'S**  
ITALIAN GRILL

**Jason's deli** Olive Garden

**THE HOME DEPOT**

**KOHL'S**

UNIVERSITY CENTRE

**LOWE'S** **SAM'S CLUB** **ROSS**  
DRESS FOR LESS

**petco** **BED BATH & BEYOND**

**Gabe's** **Staples**

**OLD NAVY** **JOANN**

**OLLIE'S**  
SHIRT SHOP

**BEST BUY**

UNIVERSITY COMMONS

**Lowes** **TJ-MAXX**

**DOLLAR TREE**

**HomeGoods** **CATO**

23,500 ADT

37,500 ADT

25,000 ADT

16,500 ADT

55,000 ADT

39,000 ADT

27,000 ADT

74

BUS 17

117

Randall Pkwy

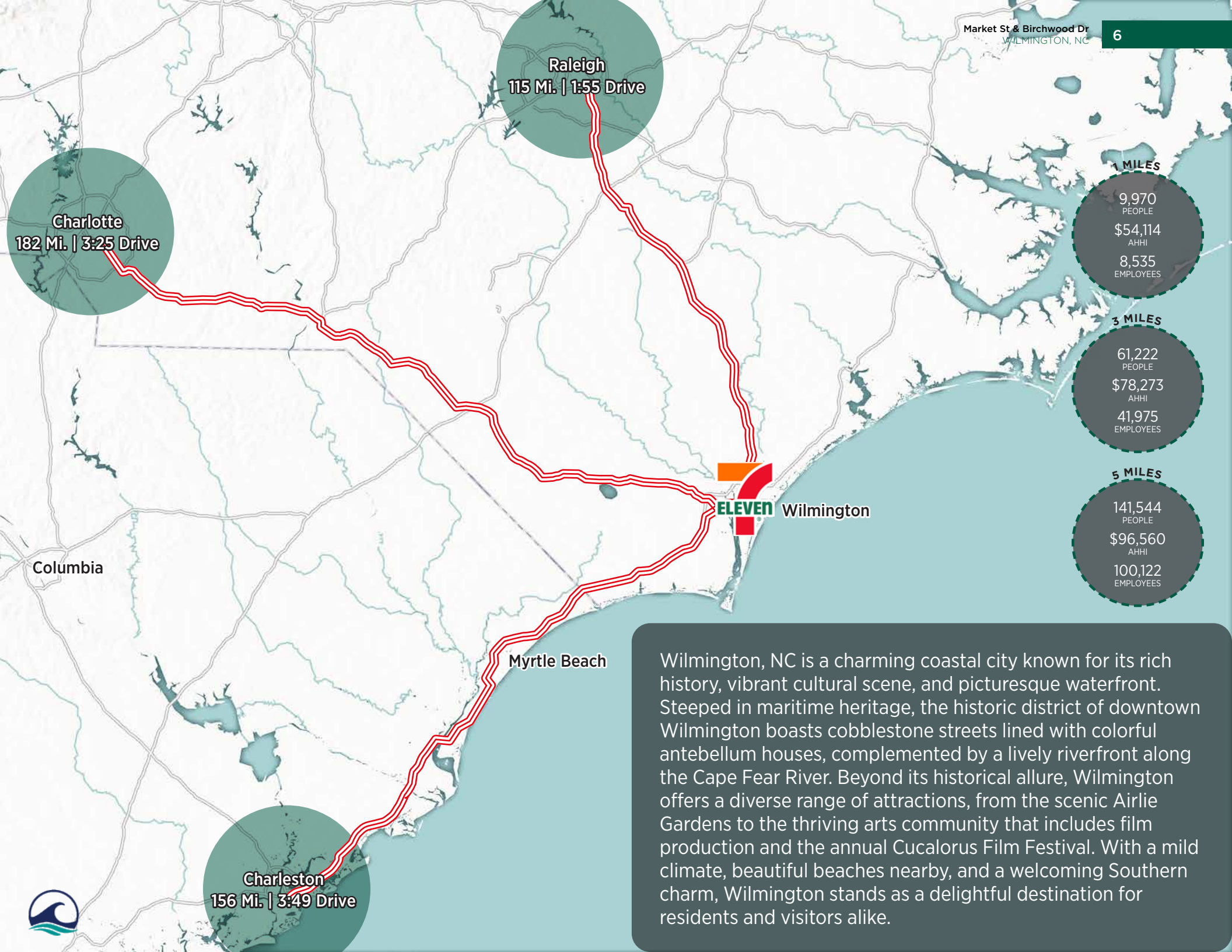
N Kerr Ave

S Kerr St

College Rd

N College Rd





Charlotte  
182 Mi. | 3:25 Drive

Raleigh  
115 Mi. | 1:55 Drive

**ELEVEN** Wilmington

Columbia

Myrtle Beach

Charleston  
156 Mi. | 3:49 Drive

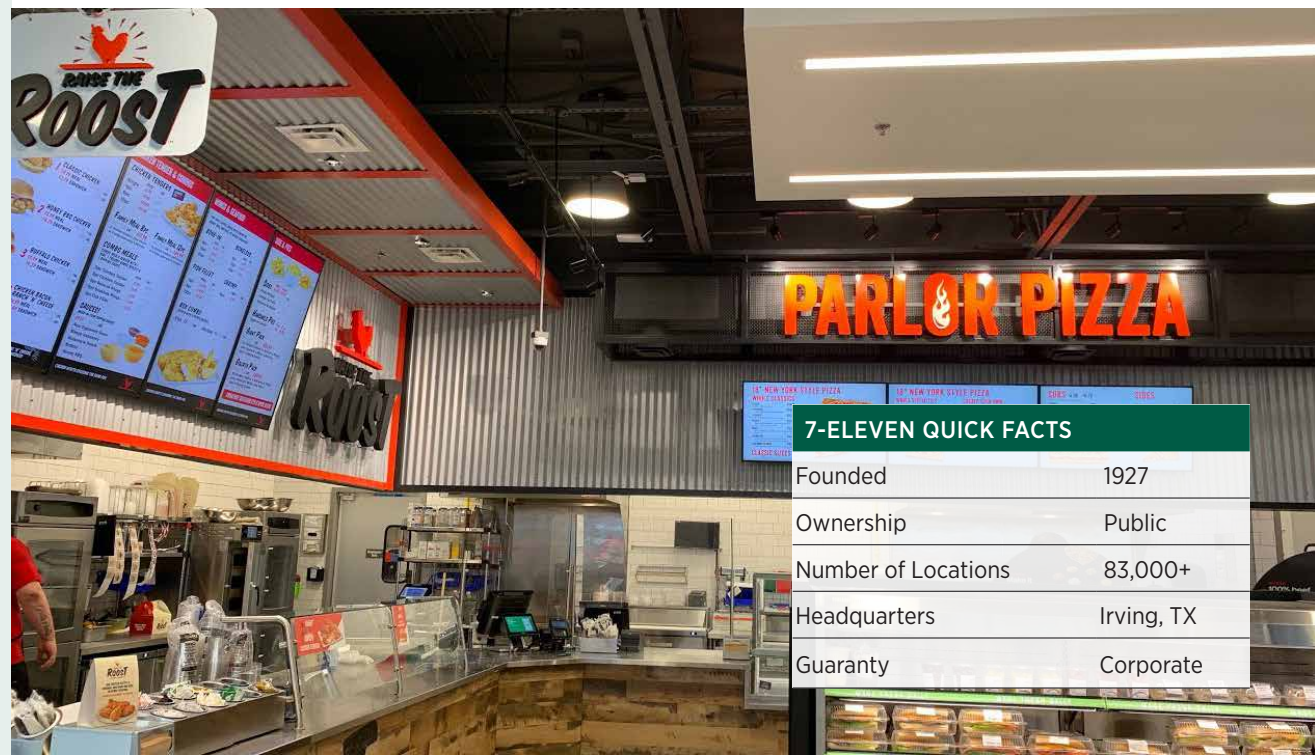
Wilmington, NC is a charming coastal city known for its rich history, vibrant cultural scene, and picturesque waterfront. Steeped in maritime heritage, the historic district of downtown Wilmington boasts cobblestone streets lined with colorful antebellum houses, complemented by a lively riverfront along the Cape Fear River. Beyond its historical allure, Wilmington offers a diverse range of attractions, from the scenic Airlie Gardens to the thriving arts community that includes film production and the annual Cucasorus Film Festival. With a mild climate, beautiful beaches nearby, and a welcoming Southern charm, Wilmington stands as a delightful destination for residents and visitors alike.





## TENANT SUMMARY

7 Eleven is the world's largest convenience store chain with more than 77,000 stores in 19 countries, of which approximately 14,000 are in the U.S. and Canada. These stores see approximately 64 million customers per day. The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers 24-hour convenience seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about 2,500 different products and services is tailored to meet the needs and preferences of local guests. 7-Eleven offers customers industry leading private brand products under the 7-Select™ brand including healthy options, decadent treats and everyday favorites at an outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards® loyalty program with more than 40 million members, place an order in the 7NOW® delivery app in over 1,300 cities, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.



### 7-ELEVEN QUICK FACTS

Founded	1927
Ownership	Public
Number of Locations	83,000+
Headquarters	Irving, TX
Guaranty	Corporate





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# 7-ELEVEN®

Market St & Birchwood Dr, Wilmington, NC

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Exclusively Offered By

 **Atlantic**  
CAPITAL PARTNERS™

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