

Single Tenant Absolute NNN

5282 International Drive • Orlando, Florida 32819

7-Eleven Gas Station & Convenience Store — Absolute NNN Ground Lease Investment

ORANGE COUNTY | ORLANDO MSA | INTERNATIONAL DRIVE

7+ Years
REMAINING ON
INITIAL TERM

22,000 ADT
INTERNATIONAL DRIVE
FRONTAGE

6 (5-Yr)
TENANT RENEWAL
OPTIONS

5%
ASKING CAP
RATE

Offering Summary

OFFERING

Pricing	\$3,146,000
Net Operating Income (Current)	\$157,300
Cap Rate	5%

PROPERTY SPECIFICATIONS

Property Address	5282 International Drive Orlando, FL 32819
Parcel ID	19-23-29-2676-00-020
Property Use Code	1110 — Retail Conv Sto I
Zoning	ORL-AC-3 (Activity Center)
Building Area (GSF)	6,883 SF
Convenience Store (NSF)	3,124 SF
Land Area	1.33 AC
Year Built	2018

1,800+

7-ELEVEN
LOCATIONS
NATIONALLY (FL)

22,000

ADT ON
INTERNATIONAL
DRIVE

7+ / 37+

YEARS
REMAINING /
FULLY EXTENDED

LEASE SUMMARY

Tenant	7-Eleven, Inc.
Guaranty	Corporate
Lease Type	Absolute NNN Ground Lease
Ownership Interest Conveyed	Fee Simple
Landlord Responsibilities	Absolutely None
Primary Lease Term	15 Years
Initial Term Commencement	July 7, 2018
Initial Term Expiration	July 31, 2033
Current Lease Year (as of June 2026)	Lease Year 8 of 15 (Initial Term)
Lease Term Remaining (as of June 2026)	7 Years, 1 Month
Rental Increases	10% Every 5 Years
Renewal Options	6 (5-Year) Options
Fully-Extended Lease Expiration	July 31, 2063 (if all options exercised)

Rent Roll

Current Annual Rent (as of June 19, 2026): The property is in Lease Year 8 of the 15-year Initial Term (Lease Years 6–10 bracket). Current rent is \$143,000.04 annually (\$11,916.67/month). Rent steps up 10% to \$157,299.96/year (\$13,108.33/month) on July 7, 2028, the start of Lease Year 11.

LEASE YEAR	TERM	ANNUAL	MONTHLY
1 – 5	Initial Term	\$129,999.96	\$10,833.33
6 – 10	Initial Term (Current)	\$143,000.04	\$11,916.67
11 – 15	Initial Term	\$157,299.96	\$13,108.33
16 – 20	Option 1 (First Extended Term)	\$173,030.04	\$14,419.17
21 – 25	Option 2 (Second Extended Term)	\$190,332.96	\$15,861.08
26 – 30	Option 3 (Third Extended Term)	\$209,366.04	\$17,447.17
31 – 35	Option 4 (Fourth Extended Term)	\$230,303.04	\$19,191.92
36 – 40	Option 5 (Fifth Extended Term)	\$253,332.96	\$21,111.08
41 – 45	Option 6 (Sixth Extended Term)	\$278,667.00	\$23,222.25

Pricing is based on the current contractual rent for Lease Years 6–10 of the Initial Term (\$143,000.04 annually). Pursuant to the lease, rent increases by 10% to \$157,299.96 annually effective July 7, 2028, the commencement of Lease Year 11.

Seller shall provide Buyer a one-time credit at closing in the amount of \$28,600 representing approximately 2 years of the scheduled rent increase commencing in July 2028. The credit is intended to enhance Buyer yield during the remaining Initial Term and shall not modify the lease, rental obligations, or any other contractual obligations of Tenant.

All NOI, pricing, cap rate, and investment return figures are based upon available information and are subject to verification by Buyer. Prospective purchasers should independently confirm all lease terms, rental income, expenses, and investment assumptions prior to acquisition.



Investment Highlights

LEASE YEBELOW-MARKET RENT

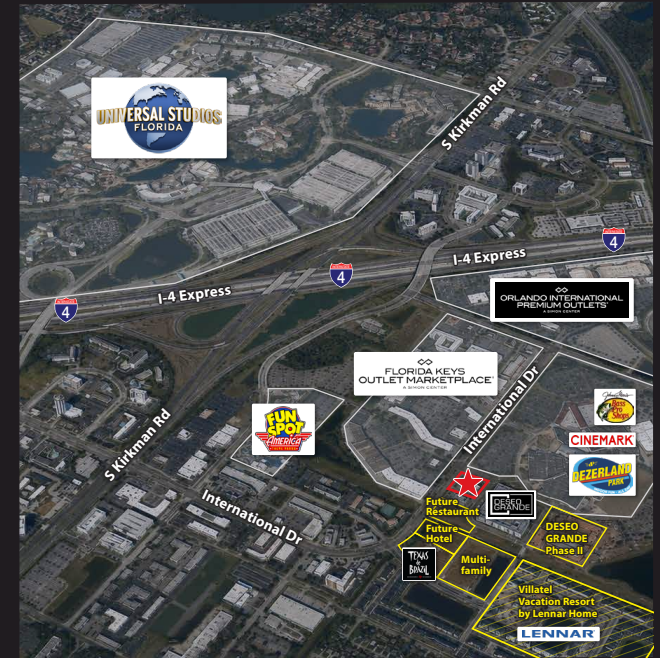
EMBEDDED MARK-TO-MARKET UPSIDE

- Current ground rent of \$143,000.04 per year reflects a **below-market rate for International Drive frontage** of this caliber, where comparable ground leases along the corridor command meaningfully higher per-square-foot land rents.
- The contractual 10% increases every 5 years, layered on top of rent that is already discounted to market, provide investors embedded upside through both scheduled escalations and potential mark-to-market repricing at renewal or re-tenanting.

DIRECT I-4 ACCESS

MINUTES TO UNIVERSAL ORLANDO

- The property benefits from convenient access to Interstate 4 via Grand National Drive and the I-4 Express interchange immediately north of the site, linking the trade area directly to the broader I-4 tourism corridor.
- This interchange provides quick access to Universal Orlando Resort, positioning the site as a natural fuel and convenience stop for both local commuters and the millions of annual visitors traveling between Universal Orlando, International Drive, and Orlando's broader tourism corridor.



2018 CONSTRUCTION | CORPORATE GUARANTEED | SCHEDULED INCREASES | RENEWAL OPTIONS

- The ground lease is corporate guaranteed by 7-Eleven, Inc., a Texas corporation and one of the largest convenience store operators in the world.
- 7+ years remaining on the initial term with 6 (5-year) options to extend, demonstrating the tenant's long-term commitment to this International Drive location.
- The lease features scheduled 10% rental increases every 5 years and at the start of each option period, providing a strong hedge against inflation.
- Built in 2018, the asset includes a 3,124 SF convenience store and fuel-servicing facility on a 1.33-acre parcel.

Investment Highlights

ABSOLUTE NNN GROUND LEASE

LAND OWNERSHIP | NO LANDLORD RESPONSIBILITIES

- This is an **absolute NNN ground lease** — Tenant is responsible for CAM, taxes, insurance, and all maintenance and repair of the premises.
- Landlord has **absolutely no responsibilities** of any kind under the lease.
- Investor benefits from a leased-fee (land ownership) interest with no day-to-day management obligations.
- Ideal passive, management-free investment in a state with no state income tax.

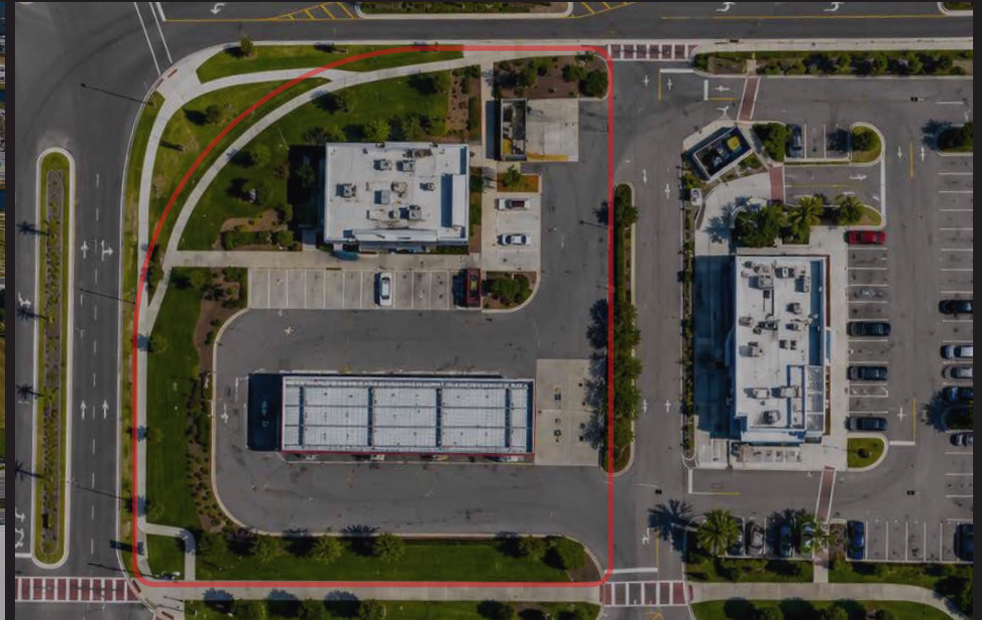
LOCATED ON INTERNATIONAL DRIVE

PREMIER ORLANDO TOURIST CORRIDOR

- The property fronts International Drive, which carries approximately 22,000 vehicles per day (ADT) through one of the busiest tourism corridors in the country.
- Zoned ORL-AC-3 (Activity Center), consistent with the high-intensity, mixed-use retail and hospitality character of the I-Drive corridor.
- Located minutes from Universal Orlando Resort, ICON Park, the Orlando Eye, and the Orange County Convention Center.



Property Overview



LOCATION

5282 International Drive
Orlando, FL 32819
Orange County
Orlando MSA

LEASE STRUCTURE

Absolute NNN Ground Lease
Ownership Interest: Fee Simple
Landlord Responsibilities: Absolutely None
Tenant pays CAM, taxes & insurance

CONSTRUCTION

Year Built: 2018
Building Area: 6,883 GSF
Convenience Store: 3,124 NSF

PARCEL

Parcel ID: 19-23-29-2676-00-020
Land Area: 1.33 AC
Property Use: 1110 — Retail Conv Sto I

ZONING

ORL-AC-3 — Activity Center,
City of Orlando

TRAFFIC COUNTS

International Drive: 22,000 ADT

Brand Profile



7-ELEVEN, INC.

7-Eleven, Inc. is the world's largest convenience store chain, operating, franchising, and licensing more than 13,000 stores in the United States and Canada, and over 80,000 stores worldwide. Founded in 1927 in Dallas, Texas, 7-Eleven pioneered the modern convenience store concept and is recognized for its fresh food, beverages, and fuel offerings, as well as its proprietary Slurpee and Big Bite brands. The company operates 24 hours a day in most locations and continues to expand its footprint across hightraffic corridors nationwide, including dense tourism markets such as Orlando's International Drive.

Company figures are general brand statistics commonly cited in net-lease marketing materials; confirm current figures before final distribution.

13,000+

US & CANADA LOCATIONS

80,000+

LOCATIONS WORLDWIDE

1927

YEAR FOUNDED

Area Overview

Discover the vibrant energy of the International Drive area in Orlando, Florida — a prime location for retail and street-retail investment. The surrounding area is a hub for tourism, boasting world-renowned attractions such as Universal Orlando Resort, ICON Park, and the Orlando Eye. The corridor also offers a diverse mix of shopping, dining, and entertainment options, including the upscale Mall at Millenia and the Orlando International Premium Outlets. With its strategic position in this bustling tourist destination, the International Drive area presents an excellent opportunity for retail businesses and net-lease investors seeking a high-traffic, lucrative location in Orlando's dynamic market.

NEARBY DEMAND DRIVERS

- Universal Orlando Resort (Universal Studios Florida & Islands of Adventure)
- ICON Park & The Wheel at ICON Park
- The Orlando Eye / I-Drive entertainment district
- Orange County Convention Center
- The Mall at Millenia
- Orlando International Premium Outlets
- SeaWorld Orlando
- Numerous hotels, resorts, and short-term rental concentrations along I-Drive

IMMEDIATE TRADE AREA ANCHORS

- **Orlando International Premium Outlets** — major outlet shopping destination directly along the I-4/Oak Ridge Road node, anchored by Old Navy, Victoria's Secret, and dozens of national outlet retailers.
- **Dezerland Park** — large-scale family entertainment complex immediately adjacent to the property.
- **Cinemark Orlando and XD** — multiplex theater within the same retail node as Dezerland Park.
- **Bass Pro Shops** — anchor outdoorrecreation retailer within walking distance of the site.

The immediate trade area has also seen significant **new multifamily and vacation-home development to the south and east of the property** (in the vicinity of Hero Way, Epilogue Lane, and Orlando Crossings), adding both permanent rooftops and transient short-term-rental demand to the site's daytime, overnight, and weekend traffic base.

TRADE AREA SNAPSHOT (ESTIMATED — TO BE VERIFIED)

	1 MILE	3 MILES	5 MILES
2025 Estimated Population	9,200	62,500	168,400
2025 Average Household Income	\$78,500	\$88,200	\$95,600
2025 Estimated Daytime/Visitor Population	High (Tourist Corridor)	High	High

Demographic figures are estimated placeholders for template purposes; replace with verified Esri/Placer.ai or comparable trade-area data prior to use.



W Sand Lake Rd

W Sand Lake Rd

W Sand Lake Rd

W Sand Lake Rd



Florida State Road 528

Florida State Road 528

Florida State Road 528



I-4 Express

I-4 Express

I-4 Express

I-4 Express

Florida's Turnpike

S John Young Pkwy

Florida's Turnpike

S John Young Pkwy

Florida State Road 528

S John Young Pkwy



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Exclusively Marketed By

BRIAN GRANDSTAFF

Managing Partner

Millenia Partners, LLC

7598 W Sand Lake Road, Orlando, FL 32819

(407) 370-3211

briang@millenia-partners.com

ALEX POOLE

Associate

Millenia Partners, LLC

7598 W Sand Lake Road, Orlando, FL 32819

(407) 370-3211

apoole@millenia-partners.com

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