



16000 South Military Trail

Delray Beach, FL (Miami MSA)

85th
Percentile Store
Across All
Convenience
Stores
Nationwide
(Placer.ai)



Contacts

BOBBY JAROSZ

Senior Associate

P: 224.776.0861

E: bobby@stonecliffre.com

TX#: 9004259-SA

TEDDY LEONARD

Managing Principal

P: 512.573.0101

E: teddy@stonecliffre.com

TX#: 631339-B



BOR: Erik Ray, Independence Commercial Real Estate LLC | FL License No.: BK3444070

SECTION 01

EXECUTIVE SUMMARY



INVESTMENT OVERVIEW



Tenant	7-Eleven
Address	16000 S Military Trl Delray Beach, FL 33484
Rentable Area	2,531 SF
Land Area	0.88 AC
Year Built	2021
Guaranty	Corporate (7-Eleven, Inc.)
NOI	\$349,800
Rent Increases	10% Every 5 Years
Rent Commencement	August 2021
Rent Expiration	August 2036
Lease Type	Absolute NNN
Original Lease Term	15 Years
Lease Term Remaining	10 Years
Options	Four (4), Five (5) Year Options

\$7,364,210

ASKING PRICE

4.75%

CAP RATE

Lease Years	Monthly Installment	Annual Rent	% Increase
1 - 5	\$26,500	\$318,000	
6 - 10	\$29,150	\$349,800	10.00%
11 - 15	\$32,065	\$384,780	10.00%
Extension Terms			
16 - 20	\$35,271	\$423,258	10.00%
21 - 25	\$38,798	\$465,577	10.00%
26 - 30	\$42,677	\$512,134	10.00%
31 - 35	\$46,945	\$563,348	10.00%

INVESTMENT HIGHLIGHTS

100% Bonus Depreciation Eligible

Qualifies under recent federal tax legislation

High-Growth Retailer

Continues to expand through acquisitions and new development in high-growth U.S. markets

Experienced & Established Brand

Operates over 80,000 locations worldwide

Strong Financials

Corporate-backed lease with 2024 annual revenue of \$79.76 billion (USD)

Strategic Location

Located near key demand drivers like hospitals, residential, and retail centers

Long-Term Stability

10 years remaining with Four, Five year options to extend

Absolute NNN Lease

Zero landlord responsibilities

Attractive Rent Growth

Scheduled 10% increases every 5 years

Strong Demographics

High growth submarket with more than 217,000 residents in a 5-mile radius

- **Strong Traffic Counts:** Hard-corner, signalized location at the intersection of Linton Blvd and Military Trail with combined traffic counts exceeding 87,500 VPD.
- **Near Delray Medical Center:** The subject property is located near Delray Beach Medical Center with 536 licenses beds, over 1,700 employees and approximately 700 Physicians.
- **Walmart & Aldi Shadow Anchored:** The 7-Eleven is shadow-anchored by both by a Walmart Supercenter and an Aldi.
- **Outstanding Demographics:** There are over 13,000 residents within a 1-mile radius of the property with an average household income exceeding \$102,519.
- **High Barriers to Entry:** This is the only gas station servicing the major intersection with nearby gas stations approximately 1.5 Miles away.



DEMOGRAPHICS

POPULATION (RADIUS)



13,707

1-Mile



105,455

3-Mile



217,170

5-Mile

AVERAGE HOUSEHOLD INCOME



\$102,217

1-Mile



\$105,519

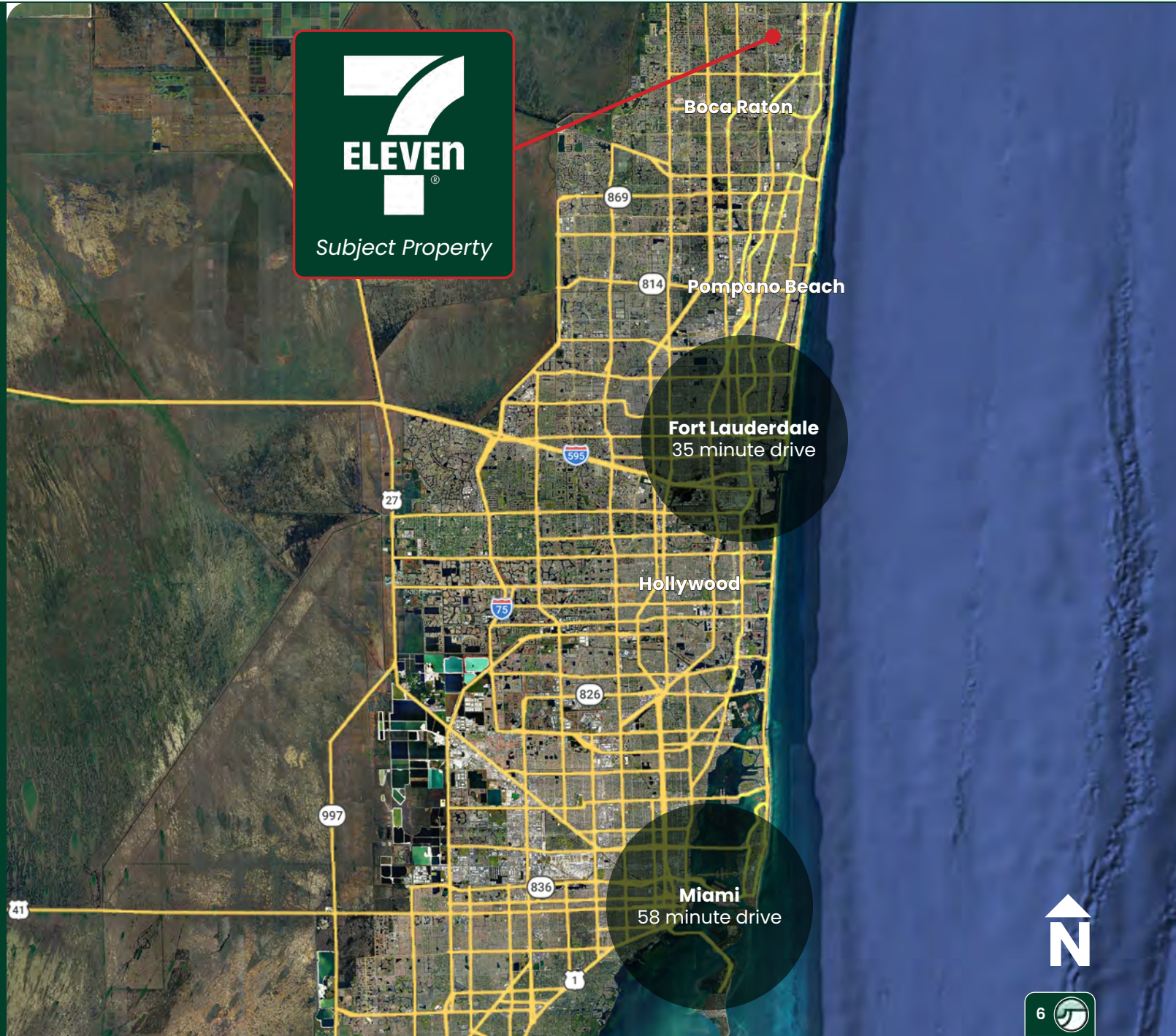
3-Mile



\$125,589

5-Mile

*2025 Estimates - Costar



SECTION 02

PROPERTY OVERVIEW

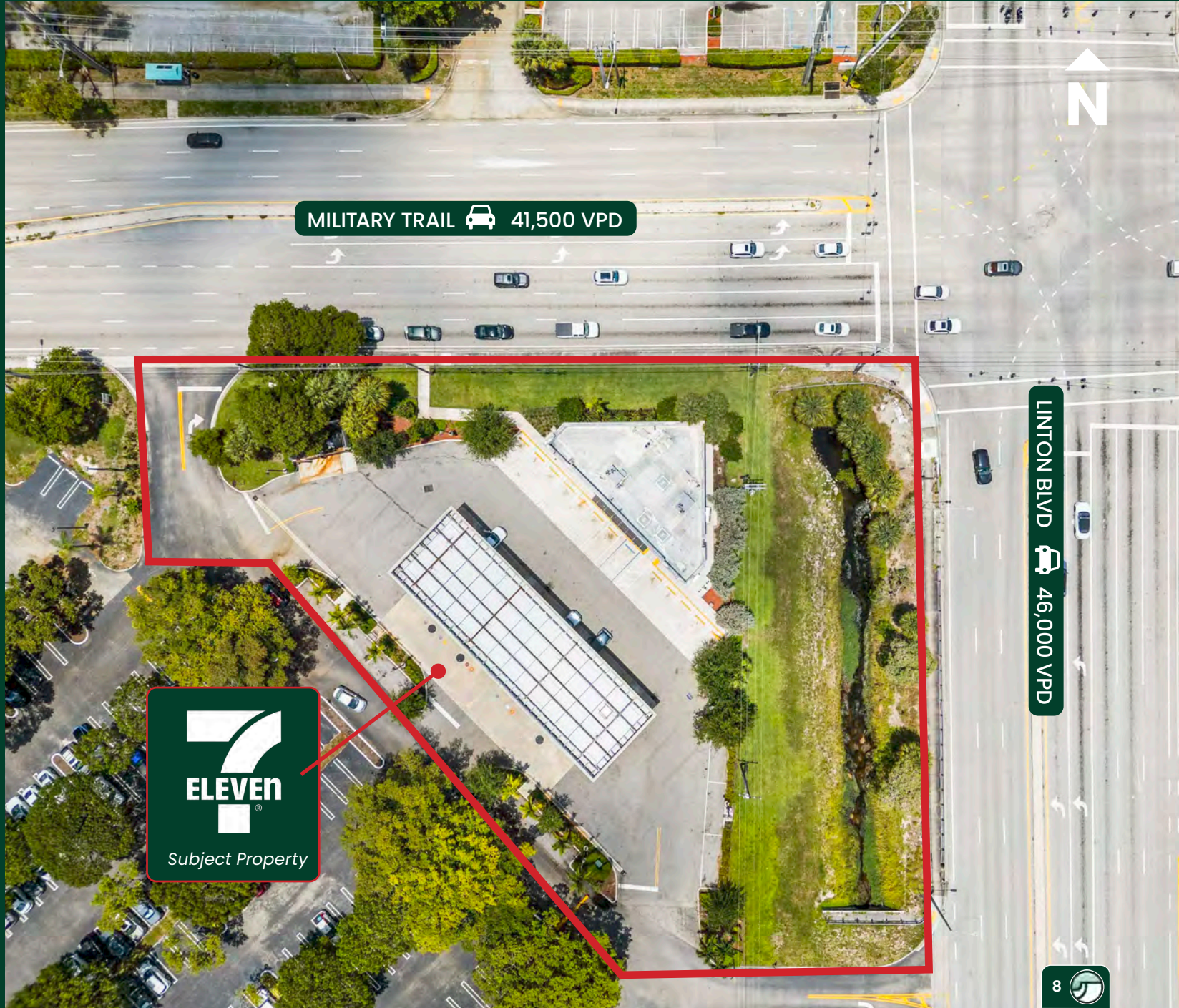


PROPERTY DETAILS

2,531
Square Feet

0.88
Acres

2021
Year Built



MILITARY TRAIL  41,500 VPD

LINTON BLVD  46,000 VPD



AERIAL



Las Verdes Community
2,100 Residents (Est.)

ALDI
DUNKIN'
CHASE
TD

Military Trail 41,500 VPD

Linton Blvd 46,000 VPD

Delray Medical Center
526 Beds / 1,700 Employees

ELEVEN
Subject Property

Boca Ray Plaza

Walmart

DRONE AERIAL

Delray Medical Center
526 Beds / 1,700 Employees



Las Verdes Community
2,100 Residents (Est.)



MILITARY TRAIL 🚗 41,500 VPD

LINTON BLVD 🚗 46,000 VPD

Boca Ray Plaza



DRONE AERIAL



Boca Ray Plaza

7 ELEVEN
Subject Property

Walmart

Delray Medical Center
526 Beds / 1,700 Employees

MILITARY TRAIL
41,500 VPD

LINTON BLVD
46,000 VPD

ALDI **DOMINO'S** **TD**
DUNKIN' **CHASE**

SECTION 03

TENANT PROFILE



TENANT OVERVIEW

7-ELEVEN®

FOUNDED IN 1927
Dallas, Texas

QUICK FACTS:

Irving, TX
Headquarters

135,000+
Employees

84,000+
Stores Nationally

7-Eleven, Inc. is a leading global convenience retail chain originally founded in 1927 in Dallas, Texas, as Tote'm Stores by Southland Ice Company employee John Jefferson Green. The company rebranded as 7-Eleven in 1946 to reflect its extended operating hours of 7 a.m. to 11 p.m., which were considered groundbreaking at the time. Today, 7-Eleven has become synonymous with convenience retailing, operating, franchising, and licensing stores in 19 countries and regions. Through steady growth and strategic acquisitions—including the 2018 purchase of Stripes convenience stores in Texas and the 2021 acquisition of Speedway for \$21 billion—the company has expanded its U.S. footprint and strengthened its position in the fuel and convenience sector.

As of December 31, 2024, 7-Eleven oversees more than 84,000+ stores worldwide, including over 13,000 locations across the United States, making it the largest convenience store chain globally. The company offers an extensive range of products, from fresh food and beverages to household items, fuel, and financial services. Its iconic products, such as the Slurpee® frozen drink and Big Gulp® fountain beverage, remain central to its brand identity, while newer initiatives focus on fresh, prepared foods and healthier snacking options to meet evolving consumer preferences. In fiscal year 2024, 7-Eleven reported revenues exceeding \$81+ billion, supported by a workforce of more than 50,000 U.S. employees and a broader network of franchisees worldwide.

In recent years, 7-Eleven has been redefining its role in the convenience sector by integrating digital technologies and delivery platforms. The company has expanded its 7NOW® delivery app, offering on-demand delivery of convenience products in over 2,000 U.S. cities, and introduced innovative store formats such as “Evolution Stores,” which feature expanded fresh food, self-serve coffee and beverage stations, and dining spaces. Sustainability has also become a focus, with commitments to renewable energy sourcing, reduced plastic usage, and expanded electric vehicle (EV) charging infrastructure across select locations.



SECTION 04

MARKET OVERVIEW



MARKET OVERVIEW

Delray Beach Florida

Delray Beach is one of South Florida's most desirable and rapidly growing coastal communities, located in Palm Beach County along the Atlantic Coast between Boca Raton and West Palm Beach. Known for its vibrant downtown district, affluent demographics, and strong tourism industry, Delray Beach has evolved into a premier destination for both residents and businesses seeking a high-quality lifestyle within the South Florida market. Its strategic location along Interstate 95 and proximity to major airports provides convenient access throughout the region, supporting continued residential and commercial growth.

The city has experienced significant population growth and redevelopment over the past decade, driven by continued migration to Florida, strong household incomes, and increasing demand for coastal living communities. Delray Beach features a diverse mix of luxury residential developments, active adult communities, retail centers, healthcare facilities, and hospitality destinations that continue to attract new residents and investment throughout the market. The area's strong demographics, year-round tourism, and dense population base have attracted numerous national retailers, restaurants, medical users, and service-oriented businesses seeking to capitalize on the area's expanding consumer demand.

Delray Beach also benefits from its proximity to major regional attractions and employment centers throughout Palm Beach County, including Boca Raton, West Palm Beach, and Fort Lauderdale. The city is widely recognized for its award-winning downtown district along Atlantic Avenue, beautiful beaches, golf courses, parks, and extensive dining and entertainment options. Additionally, Delray Medical Center, one of the region's largest hospitals and Level I trauma centers, serves as a major employment and healthcare hub for the surrounding Community.





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