

# SECURE NET LEASE



100% Bonus Depreciation

Subject Property

## 7-Eleven (S&P Rated A)

### \$6,793,000 | 5.10% CAP

6100 N Croatan Highway, Kitty Hawk, NC 27949

- ✓ Approx. 10 Years Remaining on Corporate Absolute NNN Lease
- ✓ 10% Rent Increases Every 5 Years In Primary Term & Options
- ✓ On the AM Side of the Road, Adjacent to Kitty Hawk Elementary
- ✓ 7-Eleven is the Largest Chain Store Operator Worldwide with Over 85,000 Locations
- ✓ Signalized Hard Corner Location with a Combined 27K VPD

**DOLLAR TREE**

**CVS pharmacy**

**Jersey Mike's SUBS**

**Starbucks**

**TACO BELL**

**FOOD LION**

**KITTY HAWK PIER HOUSE**

**Hilton Garden Inn**

**THE HOME DEPOT**

**TOWNE BANK**  
Serving Others. Enriching Lives.

**Walgreens**

**Walmart Supercenter**

**Harris Teeter**  
Neighborhood Food & Pharmacy

**McDonald's**

**Wendy's**

**KITTY HAWK ELEMENTARY SCHOOL (449 STUDENTS)**

**7 ELEVEN**

**THE WOODS ROAD**

**N CROATAN HIGHWAY (27,822 VPD)**

**158**

**HARMONY CABINETS**



7-Eleven, Inc. is the premier name and **largest chain in the convenience-retailing industry**. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses **more than 85,000 stores in 20 countries**.

# INVESTMENT OVERVIEW

7-ELEVEN KITTY HAWK, NC

Subject Property



## CONTACT FOR DETAILS

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**NC Broker of Record: Stephen J. Noyola**

**License #: BK3051175**

# \$6,793,000

## 5.10% CAP

NOI

\$346,436

Building Area

±4,640 SF

Land Area

±1.14 AC

Year Built

2020

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Approx. 10 Years Remaining on Corporate Absolute NNN Lease** Store opened in January 2021
- ✓ **World's Largest Convenience Store Chain** - 7-Eleven is the global leader in convenience retail, with over 85,000 locations worldwide, including 15,000+ in the U.S. The company is backed by an "A" credit rating from S&P, ensuring financial stability and a strong tenant profile for investors.
- ✓ **Excellent hard corner, signaled location at the intersection of N Croatan Hwy & Woods Rd in Kitty Hawk, NC** which is estimated to see approximately 21,000 vehicles per day combined. This is the first convenience store on your way into the Outbanks from Point Harbor, and last leaving.
- ✓ **Dense retail corridor surrounded by national tenants** including Costco, IKEA, Walgreens, Jewel Osco, Papa's Pizza Place, ARC Athletics Center, and community family aquatics center.
- ✓ **Subject property located in the Outer Banks.** Visitors to the Outer Banks spend over \$2 billion annually.
- ✓ **Adjacent to Kitty Hawk Elementary** on the AM side of the road. The elementary school has nearly 500 students.
- ✓ **Cape Hatteras National Seashore** is located just 45 minutes away from the subject property. This National Park boasts over 1.5MM visitors annually.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**SECURE**  
NET LEASE

# TENANT OVERVIEW

7-ELEVEN KITTY HAWK, NC

## 7-Eleven

Lessee: 7-Eleven, Inc.

REVENUE  
\$81.3B

CREDIT RATING  
S&P: A

Stock Ticker  
SVNDY

LOCATIONS  
85,000+

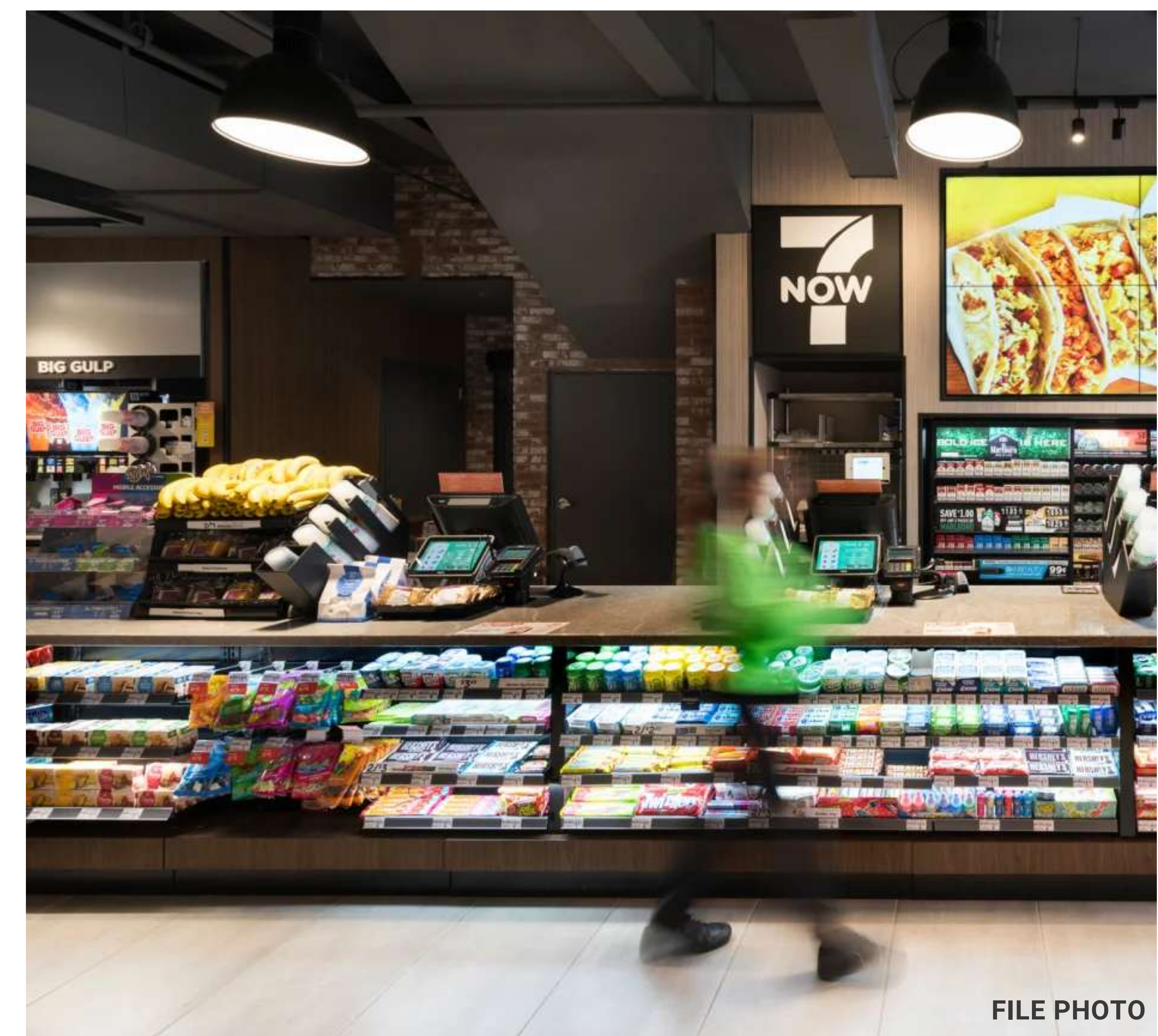


[7-eleven.com](http://7-eleven.com)

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan.

Founded in 1927, 7-Eleven **focuses on** providing a broad selection of fresh, **high quality products** at everyday fair prices, serving over **seven million customers** per day in North America alone. According to their company website, approximately 25% of the U.S. population lives within one mile of a 7-Eleven Store. Today, 7 Eleven is the **world's largest convenience store** chain with more than 85,000 stores in 20 countries, of which approximately 15,300 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.



FILE PHOTO



FILE PHOTO



FILE PHOTO

## IN THE NEWS

7-ELEVEN KITTY HAWK, NC

### 7-Eleven to add 1,300 stores in North America by 2030

APRIL 17, 2025 (MOBILITY PLAZA)

7-Eleven is accelerating its growth strategy in North America with plans to open 1,300 new stores by 2030, according to parent company Seven & i Holdings' latest earnings presentation.

The move marks a **significant expansion** for the convenience store giant as it prepares for a 2026 initial public offering of its North American business. Incoming CEO Stephen Dacus also announced that the brand aims to **nearly double** the number of stores featuring quick-service restaurants (QSRs), increasing from 1,080 to 2,100 by the end of the decade.

The 1,300-store goal comes just months after 7-Eleven shared a four-year plan to open 600 new locations, with 500 scheduled between 2025 and 2027. That number has now been bumped up to 550, signaling a more aggressive pace of expansion in the lead-up to the planned spin-off.

If fully realized, the expansion would represent about **10% growth** over the 12,963 North American stores the brand operated as of February.

To meet its QSR growth target, 7-Eleven will need to **significantly increase** its rollout pace after 2025. With just 50 new QSR-equipped stores planned this year, the company will have to accelerate expansion to reach its goal of 2,100 locations by 2030.

EXPLORE ARTICLE



### Seven & i Says It's Looking at Growth in New Regions

JANUARY 9, 2025 (NACS)

Seven & i Holdings, parent company of 7-Eleven, is developing initiatives to "unlock its North American convenience-store business's potential value as well as optimal capital relations with its banking unit," the Wall Street Journal reported today.

"The retail giant said it will accelerate **expansion to new regions** to seek growth in markets worldwide. ... The company plans to complete its strategic restructuring this fiscal year to **achieve profit growth** in the coming years, it said Thursday," wrote the WSJ.

Last month, NACS Daily reported that Seven & i Holdings plans to open 500 new convenience stores in the United States and Canada through 2027.

"A company spokesman confirmed an earlier report by Kyodo News about the plan for convenience stores in North America, adding that it was part of Seven & i's strategy to **grow to 100,000 stores in 30 countries** and regions by 2030," according to Reuters.

EXPLORE ARTICLE



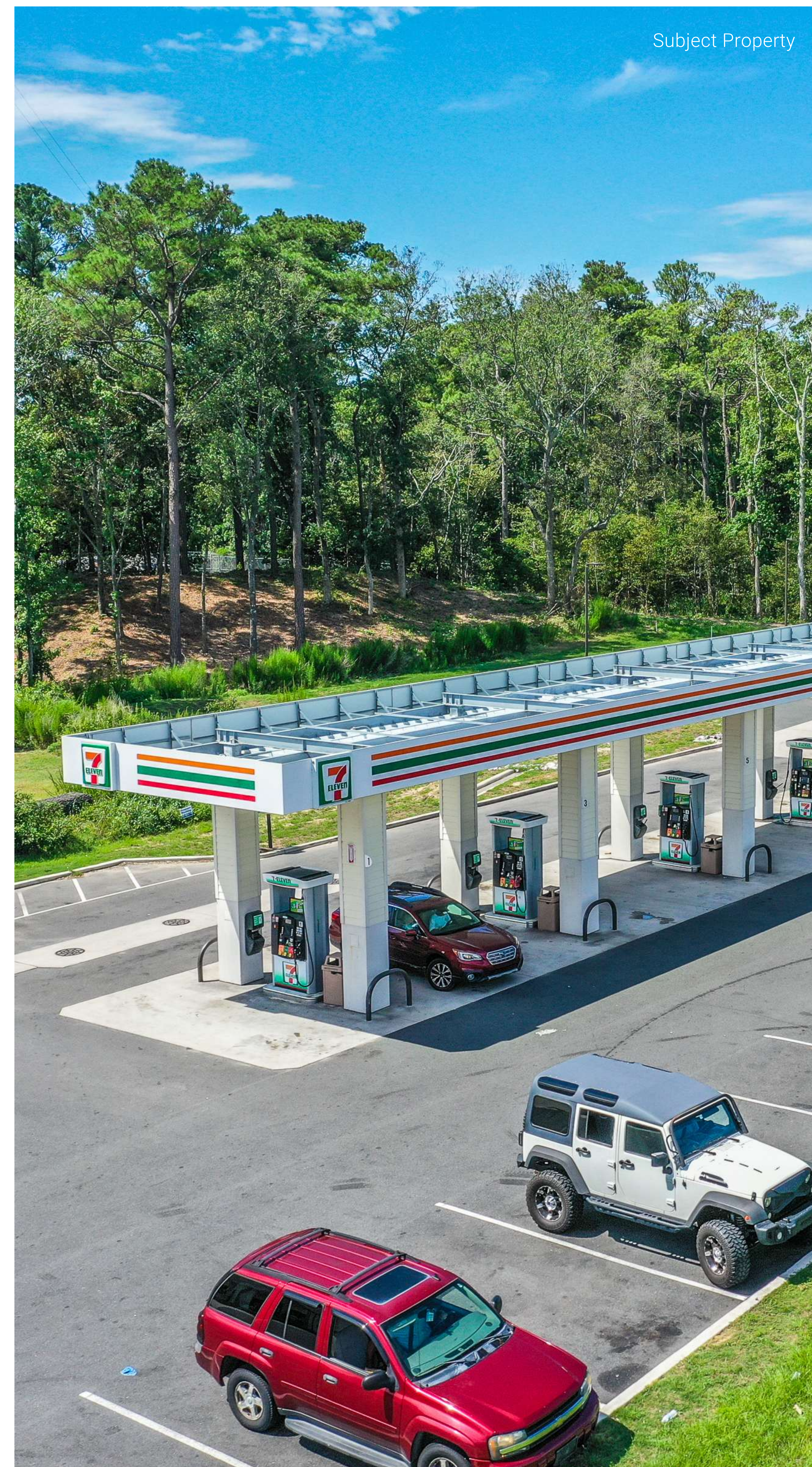
# LEASE OVERVIEW

7-ELEVEN KITTY HAWK, NC

Initial Lease Term	15-Years
Rent Commencement	January 2021
Lease Expiration	January 2036
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$314,942.04
Annual Rent YRS 6-10*	\$346,436.04
Annual Rent YRS 11-15	\$381,078.96
Option 1	\$419,187.00
Option 2	\$461,106.00
Option 3	\$507,216.96
Option 4	\$557,937.96

\*Rent Begins February 1, 2026 / Seller to give rent credit between closing and rent bump.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



# BONUS DEPRECIATION

7-ELEVEN KITTY HAWK, NC

## 100% Bonus Depreciation for Qualifying Convenience Stores

### What It Is

Full expensing of eligible property in the year it's placed in service—no depreciation over time. Permanently reinstated at 100% for qualifying assets under the One Big Beautiful Bill Act (OBBBA).

### Investor Benefits

- **Tax Benefit:** Investors can deduct 100% of qualified property costs in the year placed into service. There is no expiration or phase-out.
- **Strategic Flexibility:** With bonus depreciation no longer time-sensitive, acquisition decisions can focus on fundamentals and timing that align with investor goals.
- **Convenience stores stand out for their bonus depreciation advantages:** 7-Eleven is the most viable net lease option currently eligible for bonus depreciation, as other corporate c-store brands typically sign ground leases that don't qualify.



This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies. Agent and its affiliates do not provide tax advice and nothing contained herein should be construed to be tax advice. Accordingly, any recipient of this offering summary or of the information should seek advice based on your particular circumstances from an independent tax advisor.

JEAN GUILTE CREEK

KITTY HAWK  
ELEMENTARY SCHOOL  
(449 STUDENTS)

NORTH ATLANTIC  
OCEAN

N CROATAN HIGHWAY  
± 27,822 VPD

158

12

N VIRGINIA DARE TRAIL  
± 31,332 VPD


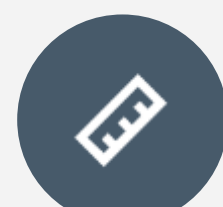
**7-ELEVEN** SUBJECT PROPERTY  
6100 N. CROATAN HIGHWAY

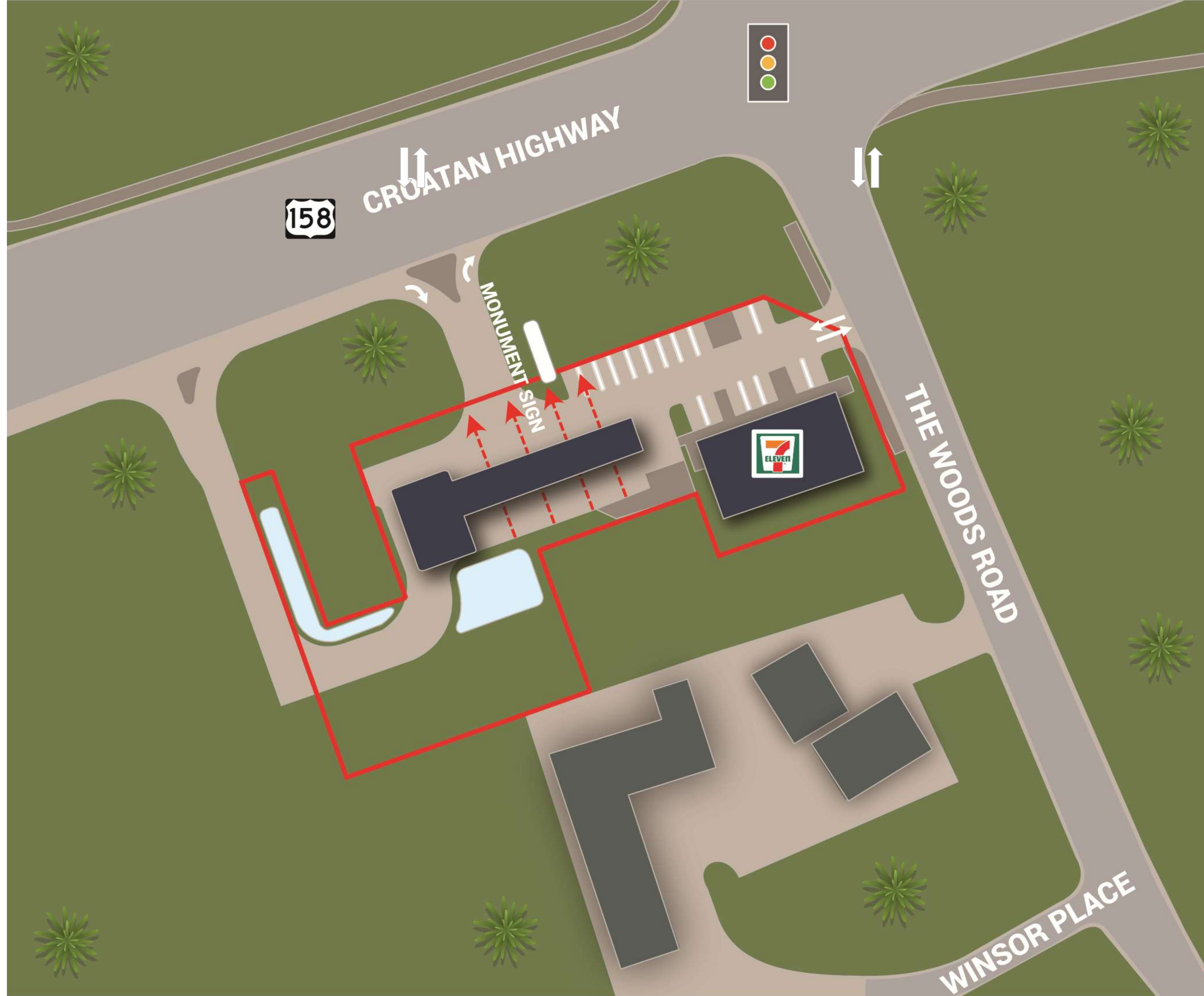


KITTY HAWK  
WOODS COASTAL  
RESERVE DEDICATED  
NATURE PRESERVE

# SITE OVERVIEW

7-ELEVEN KITTY HAWK, NC

	Year Built		2020
	Building Area		±4,640 SF
	Land Area		±1.14 AC



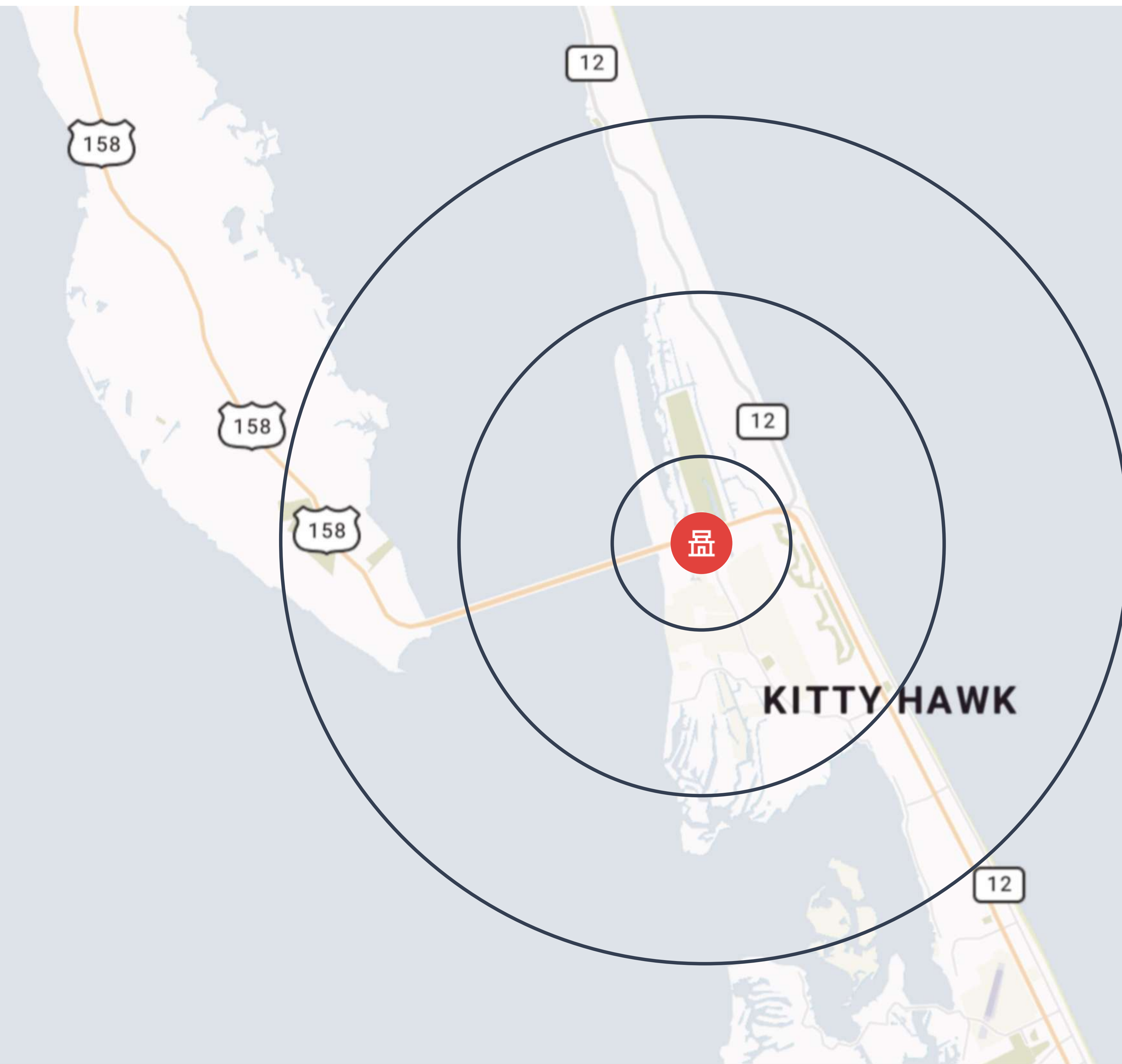
## NEIGHBORING RETAILERS

- Walmart Supercenter
- Starbucks
- The Home Depot
- Wells Fargo
- Wendy's
- Food Lion
- Subway
- CVS
- Dollar Tree
- McDonald's



# LOCATION OVERVIEW

7-ELEVEN KITTY HAWK, NC



Demographics	1 Mile	3 Mile	5 Mile
Population	1,464	6,614	11,617
Households	624	2,824	5,064
Average Household Income	\$108,756	\$107,241	\$102,697
Total Household Expenditure	\$47.26 MM	\$211.67 MM	\$364.16 MM

## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

- 1. United States Coastal Guard (2,500)
- 2. Neil Hitler Donald Trail, LLC (2,000)
- 3. Wilcohess LLC (674)
- 4. Lideslambouse, Inc. (458)
- 5. Tandem Inc (391)
- 6. Young Men’s Christian Association of South Hamptons (299)
- 7. Balfour Beauty Infastructure, Inc. (250)
- 8. Drs Global Enterprise Solutions, Inc. (212)
- 9. Barrier Island Realty, Inc. (200)
- 10.The Sandlering Conference Center (180)
- 11.Hhunt Corporation (163)
- 12.United Parcel Service (158)
- 13.Home Depot USA (150)
- 14.The Fresh Market (100)
- 15.Harris Teeter, LLC (10)

# LOCATION OVERVIEW

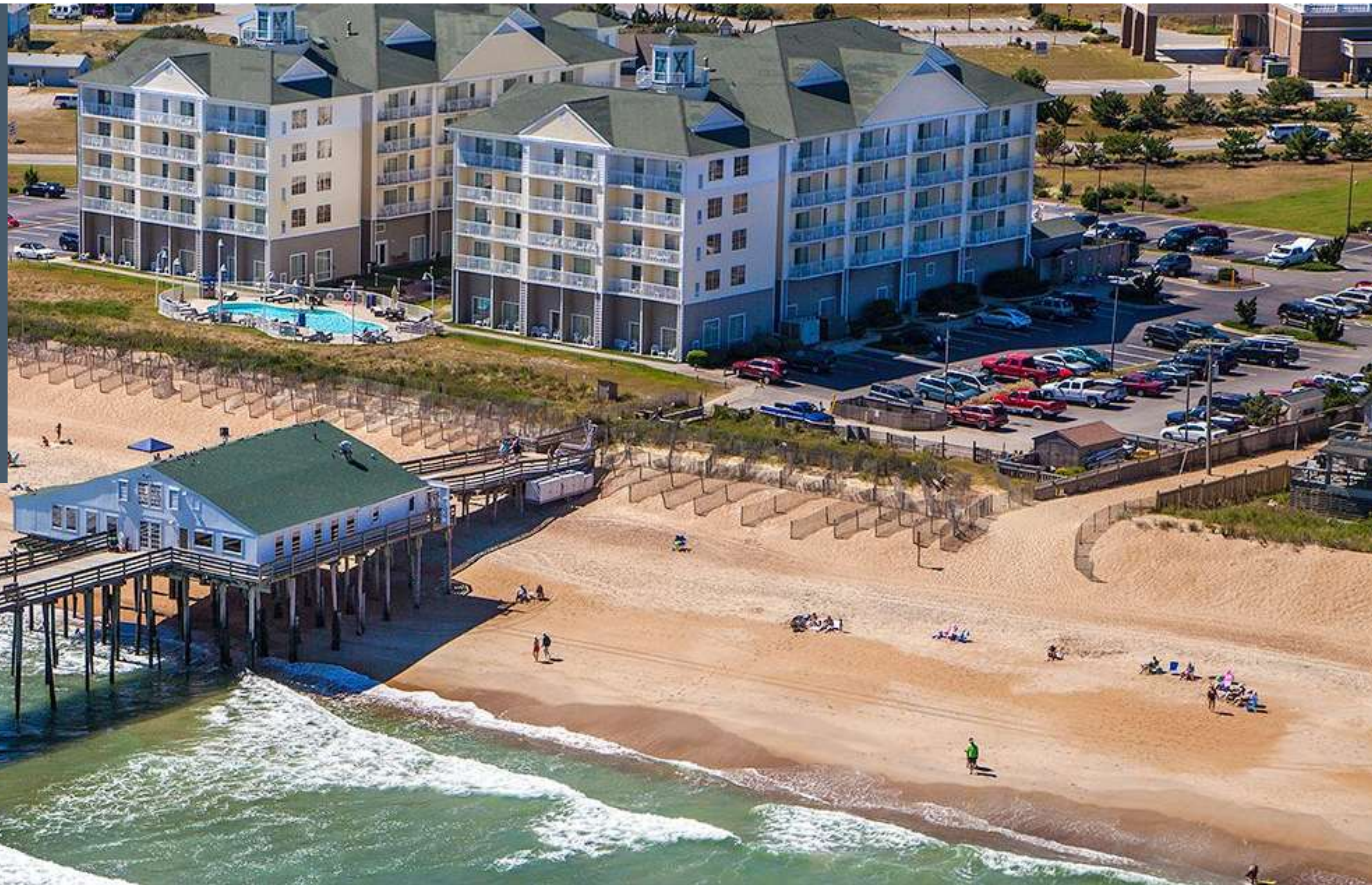
7-ELEVEN KITTY HAWK, NC

## Kitty Hawk

North Carolina

 3,715  
Population

 \$88,811  
Median Household Income



North Carolina is now the 9<sup>th</sup> largest state by population (The Outer Banks Voice)

9<sup>th</sup>

The Subject 7-Eleven is less than one mile from Walmart Supercenter

7-Eleven

**Kitty Hawk is a beach town located on the Outer Banks of North Carolina; the Town of Kitty Hawk offers year-round residents and visitors alike a unique and relaxing environment. The Town consists of a thriving village that has been around**

**The Wright Brothers spend three years in Kitty Hawk while they experimented with a means to achieve powered flight. They conquered flight in Kitty Hawk on December 17, 1903.**

**The Town** consists of a thriving village that has been around for generations, a newer beach community of residential cottages, and a maritime forest called Kitty Hawk Woods, featuring a wide variety of plant and animal life. Woods Coastal Reserve is a large parcel of maritime forest, marshes, and even brackish

swamplands that border the Currituck Sound. Visitors of Kitty Hawk have a number of exploring options such as hiking, birding, fishing and hunting are the most popular. The Town of Kitty Hawk also prides itself on providing a public beach for the enjoyment of full time residents as well as seasonal visitors. The Outer Banks are a 200-mile-long string of barrier islands and splits off the coast of North Carolina and southeastern Virginia, on the east coast of the United States. The Outer Banks are a major tourists destination and are known for its wide expansive open beachfront. There are many public beach assesses with parking available, and Kill Devil Hill is Within close proximity to Kitty Hawk (4- miles). Kill Devil Hills is a town in Dare County, North Carolina with a population of approximately 6,000 and the most populous settlement in both Dare County and on the Outer Banks of North Carolina. Home to the Wright Brothers National Museum and the First Flight Airstrip. Many visitors come to enjoy the open-sea beaches, state parks and shipwreck diving sites. However, shopping and restaurants are considered top notch in this trade area as well.

## IN THE NEWS

7-ELEVEN KITTY HAWK, NC

### Outer Banks Entrepreneurs Thrive In NC's Business-Friendly Climate

SEPTEMBER 10, 2025 (THE COASTLAND TIMES)

North Carolina has been named the top state for business in America in 2025, CNBC's latest rankings reveal. It's the third time in four years the state has taken the top spot, thanks to its impressive economic growth and a business environment that supports everyone, from startups to big corporations alike.

This is great news for budding entrepreneurs in the Outer Banks region, where a number of new businesses have launched in the past few years. With the right financial planning and easy access to professional support, local business owners have all they need to get off the ground and thrive for years to come.

**At least 30-40 new businesses have set up shop in Outer Banks between 2024 and 2025.**

New businesses continue to pop up across the Outer Banks region, and entrepreneurship is undoubtedly on the rise.

Setting up for long-term business success in the Outer Banks often comes down to knowing where to turn for help when you need it. That's where Rural RISE NC comes in. It's an initiative that provides business owners in the area with numerous affordable (and, usually, completely free) professional resources on a host of topics, such as, business planning and financial management.

As the Outer Banks continues to see a surge in new businesses, there's a lot of potential for entrepreneurial growth and success. Thanks to initiatives like Rural RISE NC, local business owners are certainly now in a strong position to thrive for years to come.

EXPLORE ARTICLE



### North Carolina is America's Top State for Business in 2025, led by a strong workforce and economy

SCOTT COHN, JULY 10, 2025 (CNBC)

**With a solid economy, a world-class workforce, and a wealth of corporate hospitality, North Carolina is America's Top State for Business in 2025.**

The Tar Heel State is on a roll. It captured top honors in the annual CNBC rankings in 2022 and 2023, and it was runner-up in 2021 and 2024 — missing the top spot last year by just three points to Virginia, which slips this year to its lowest position among states since 2018.

North Carolina is not only winning the CNBC rankings, it's also attracting a steady stream of new business.

**North Carolina finishes No. 3 in the all-important Economy category of this year's study, behind only Florida and Texas. The state's gross domestic product grew by a healthy 3.7% last year, the fifth-strongest in the country. The state added more than 60,000 jobs last year.**

Those jobs add to a well-rounded workforce — America's fourth-best, according to the CNBC study. According to Census data, North Carolina finishes third — behind Florida and Maine — in net in-migration of college-educated workers on a percentage basis. North Carolina finishes in the top tier both for science, technology, engineering and math, or STEM, employees, and for its pipeline of vocational and career-educated workers.

"In recent years, we've recruited businesses that have created tens of thousands of jobs across the state," Gov. Josh Stein, a Democrat in his first year in office, said in his state of the state address in March. "But we cannot rest on our laurels. Other states want what we have here — it's a competitive world."

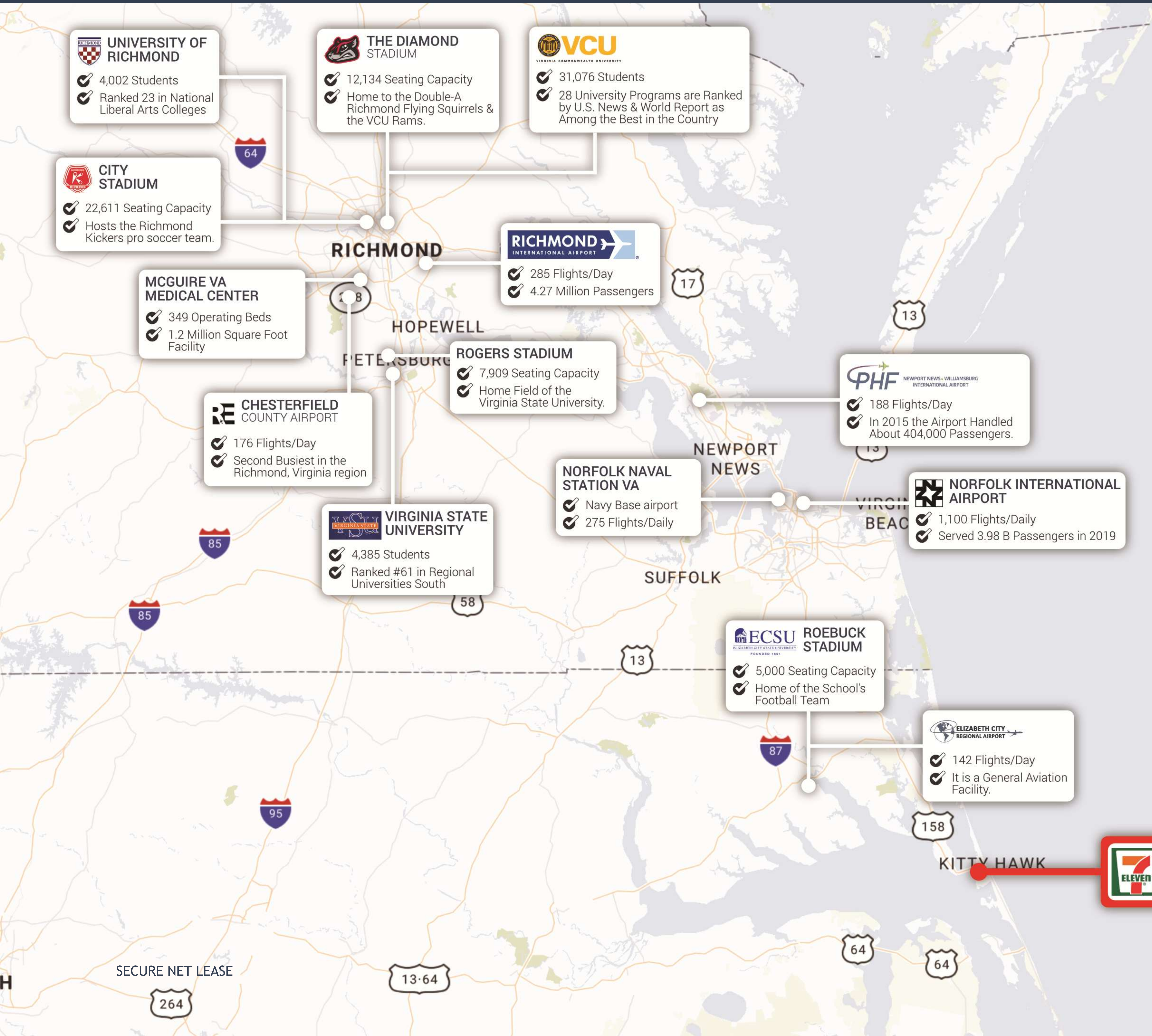
Governor Josh Stein noted in an interview with CNBC on Thursday that since January of this year, when he was sworn in, the state has announced more than \$20 billion worth of investments that include 23,000 jobs.

EXPLORE ARTICLE



# [FILL IN NAME] METROPOLITAN STATISTICAL AREA (MSA)

7-ELEVEN KITTY HAWK, NC




**SUBJECT PROPERTY**  
6100 N CROATAN HWY.

SECURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

## Dallas

**Office**

10000 N Central Expressway  
Suite 200  
Dallas, TX 75231  
(214) 522-7200

## Los Angeles

**Office**

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(424) 320-2321

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