

SINGLE TENANT ABSOLUTE NNN

C-Store & Gas Station Investment Opportunity

7-ELEVEN®

(S&P: A)

8+ Years of Term | Annual Rental Increases | Corporate Guaranty

QUALIFIES FOR
100% BONUS
DEPRECIATION

840 Bellefonte Avenue

LOCK HAVEN PENNSYLVANIA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



ANDREW FALLON

**EVP & Managing Principal
National Net Lease**

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PA License No. RSR006585

CONSULTANTS

PATRICK NUTT

**Senior Managing Principal &
Co-Head of National Net Lease**

JARRETT SLEAR

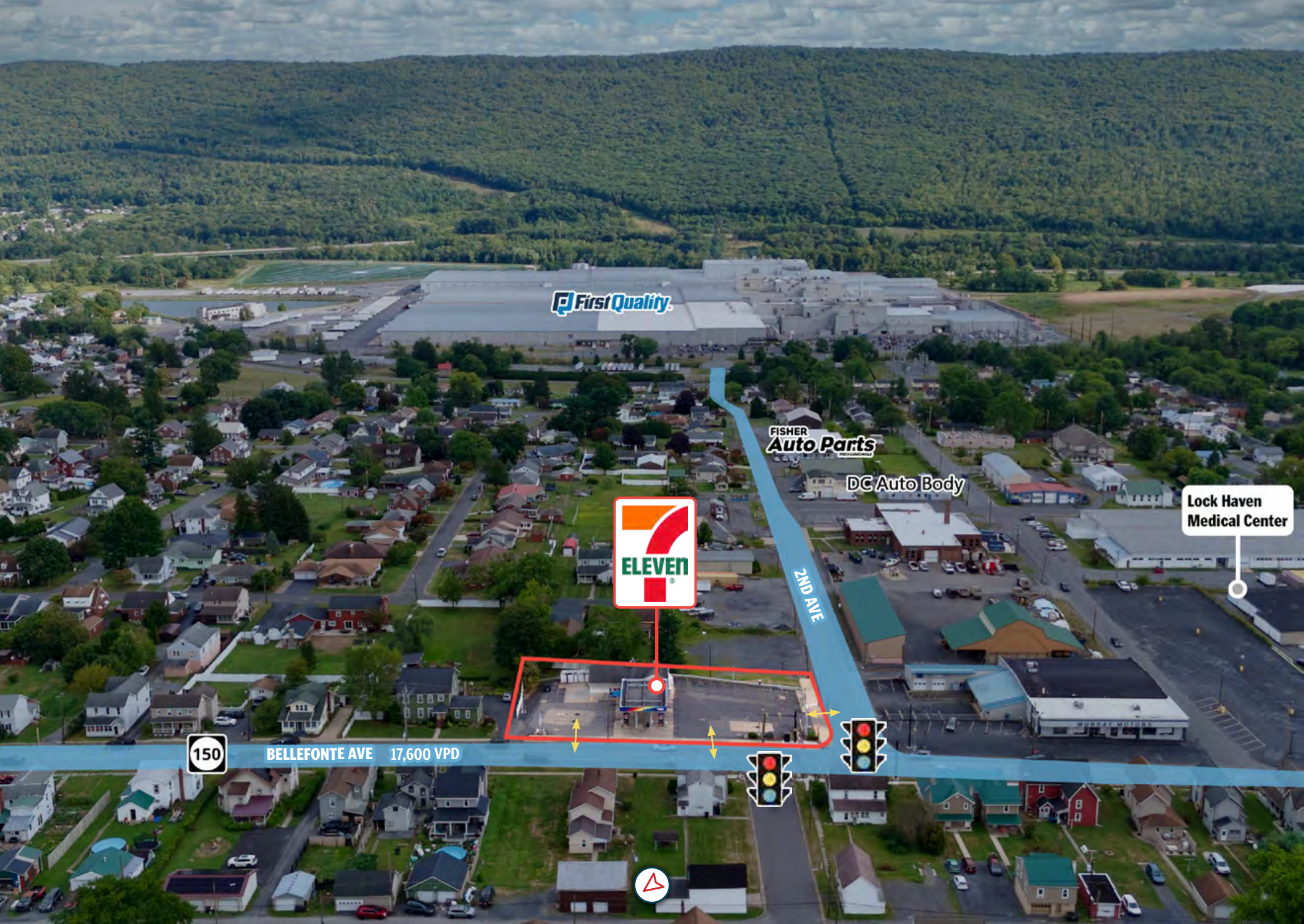
**Associate
National Net Lease**

WILLIAM WAMBLE

**EVP & Principal
National Net Lease**



Broker of Record: David Wirth, SRS Real Estate Partners-Northeast, LLC | PA License No. RM421531







Clinton Plaza

save a lot



Piper Memorial Airport
(LHV) Department

BLW Best Western
Hotels & Resorts



Champions at
Robb Elementary
School

Lock Haven University
of Pennsylvania

Geisinger

CVS pharmacy



USPS.COM

DOLLAR GENERAL

FAMILY DOLLAR



Jo's Equipment
& SUPPLY

weis
DUNKIN'



2ND AVE



PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$2,650,000
Net Operating Income	\$132,528
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	840 Bellefonte Avenue Lock Haven, Pennsylvania 17745
Rentable Area	1,748 SF
Land Area	1.04 AC
Year Built	1970
Tenant	7-Eleven
Guaranty	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	8+ Years
Increases	1.04% Annually
Options	5 (5-Year)
Rent Commencement	7/17/2018
Lease Expiration	7/31/2035
ROFO/ROFR	No

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
7-Eleven	1,748	7/17/2018	7/31/2035	Current	-	\$11,039	\$132,528	5 (5-Year)
(Corporate Guaranty)				7/17/2027	1.04%	\$11,159	\$133,906	
				7/17/2028	1.04%	\$11,275	\$135,299	
				7/17/2029	1.04%	\$11,392	\$136,706	

1.04% Annual Increases Throughout Initial Term & Options Thereafter

8+ Years Remaining | Annual Rental Increases | Established Brand

- The tenant currently has 8+ years remaining on their initial lease with 5 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 1.04% annual rental increases throughout the initial term and options thereafter, growing NOI and hedging against inflation
- 7-Eleven, Inc. is the premier name in the U.S. convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 14,000 stores in the U.S. and Canada

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Strong Demographics in 5-mile Trade Area

- More than 19,000 residents and 8,000 employees support the trade area
- \$72,734 average household income

Dense Retail Corridor | Strong National/Credit Tenant Presence | Lock Haven University of Pennsylvania

- The site is ideally situated in a dense retail corridor, with numerous nearby national/credit tenants including McDonald's, Dunkin', KFC, Family Dollar, CVS, Dollar General, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- The asset is in close proximity to Lock Haven University of Pennsylvania (3,163 students), further increasing consumer traffic to the site

Signalized, Hard Corner Intersection | Excellent Visibility & Access

- The asset is located at the signalized, hard corner intersection of Bellefonte Ave and 2nd Ave which combined average 17,600 VPD
- The asset has excellent visibility via significant street frontage and a large monument sign
- Multiple points of ingress/egress

BRAND PROFILE



7-ELEVEN

7-eleven.com

Company Type: Subsidiary

Locations: 14,000+

Parent: Seven & I Holdings Co., Ltd.

2024 Employees: 77,902

2024 Revenue: \$71.35 Billion

2024 Net Income: \$1.40 Billion

2024 Assets: \$65.88 Billion

2024 Equity: \$23.12 Billion

Credit Rating: S&P: A

7-Eleven, Inc. is the premier name in the U.S. convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 14,000 stores in the U.S. and Canada. In addition to 7-Eleven stores, 7-Eleven, Inc. operates and franchises Speedway, Stripes, Laredo Taco Company and Raise the Roost Chicken and Biscuits locations. Known for its iconic brands such as Slurpee, Big Bite and Big Gulp, 7-Eleven has expanded into high-quality sandwiches, salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings and mini beef tacos. 7-Eleven offers customers industry-leading private brand products at outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards and Speedy Rewards loyalty programs with more than 80 million members, place an order in the 7NOW delivery app in over 95% of the convenience retailer's footprint, or rely on 7-Eleven for other convenient services.

Source: franchise.7-eleven.com, finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



Lock Haven, Pennsylvania
Clinton County

ACCESS



Bellefonte Avenue/State Highway 150: 2 Access Points
2nd Avenue: 1 Access Point

TRAFFIC COUNTS



Bellefonte Avenue/State Highway 150: 17,600 VPD
Frank D. O'Reilly Junior Highway: 17,300 VPD

IMPROVEMENTS



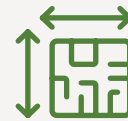
There is approximately 1,748 SF of existing building area

PARKING



There are approximately 15 parking spaces on the owned parcel.
The parking ratio is approximately 8.58 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 23-11836, 23-11836-100, 23-11836-101, 23-11836-99
Acres: 1.04
Square Feet: 45,041

CONSTRUCTION



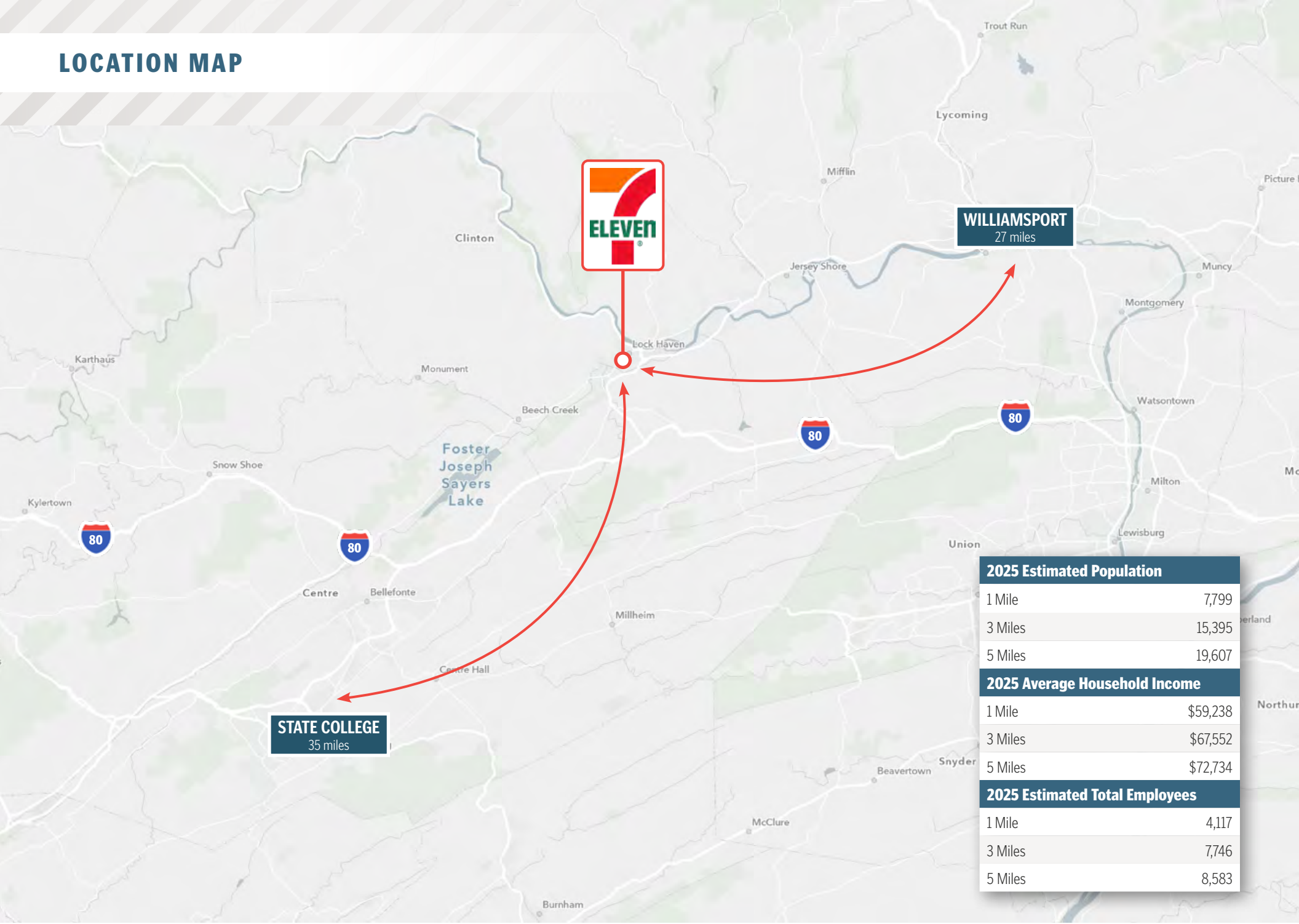
Year Built: 1970

ZONING



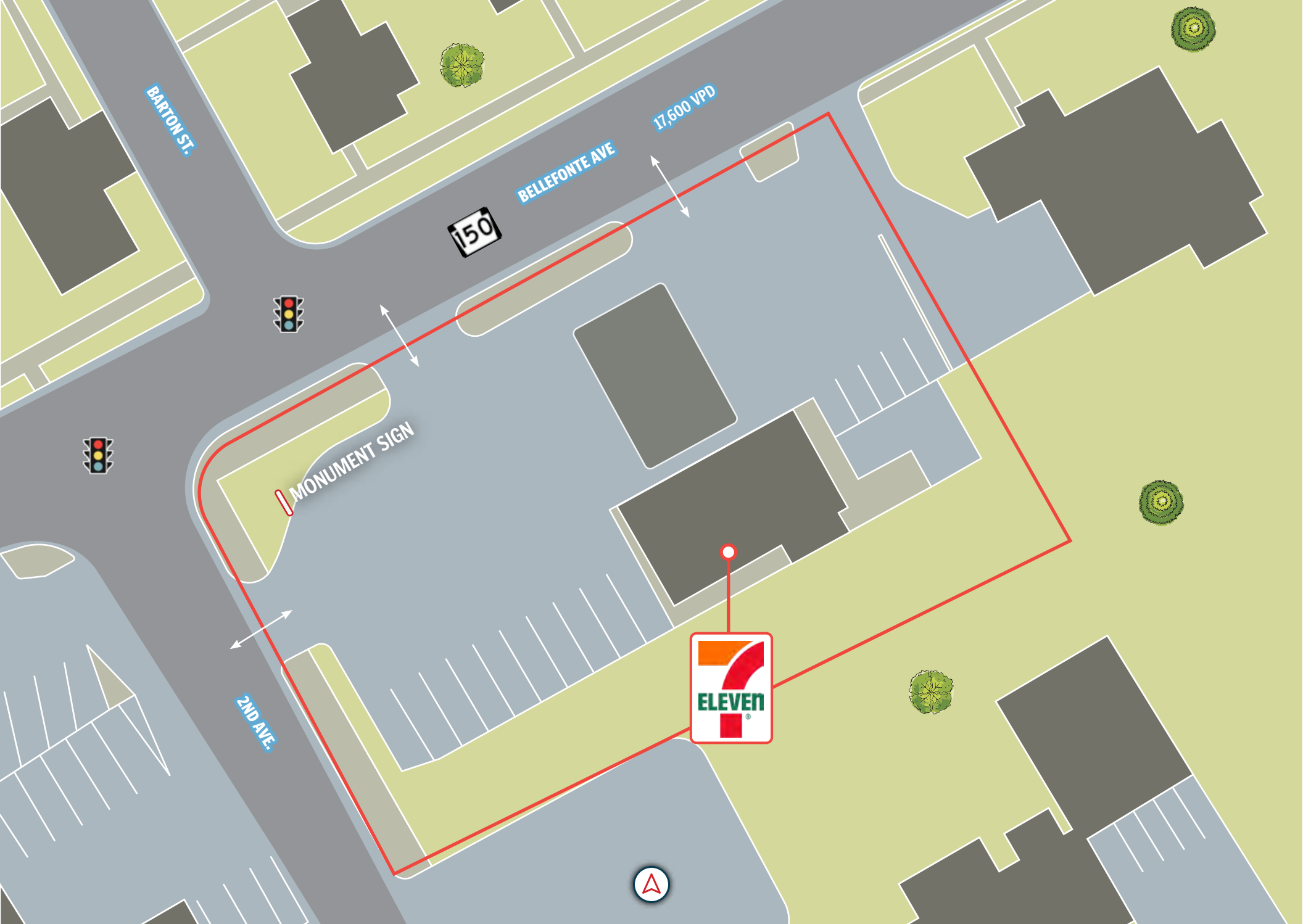
General Commercial

LOCATION MAP



2025 Estimated Population	
1 Mile	7,799
3 Miles	15,395
5 Miles	19,607
2025 Average Household Income	
1 Mile	\$59,238
3 Miles	\$67,552
5 Miles	\$72,734
2025 Estimated Total Employees	
1 Mile	4,117
3 Miles	7,746
5 Miles	8,583





17,600 VPD

BARTON ST.

BELLEFONTE AVE

150

MONUMENT SIGN

2ND AVE.



AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	7,799	15,395	19,607
2030 Projected Population	7,758	15,201	19,401
2025 Median Age	32.1	37.9	39.5
Households & Growth			
2025 Estimated Households	3,015	6,310	8,005
2030 Projected Households	3,020	6,279	7,980
Income			
2025 Estimated Average Household Income	\$59,238	\$67,552	\$72,734
2025 Estimated Median Household Income	\$44,440	\$49,673	\$55,626
Businesses & Employees			
2025 Estimated Total Businesses	348	695	797
2025 Estimated Total Employees	4,117	7,746	8,583



LOCK HAVEN, PENNSYLVANIA

The city of Lock Haven is the county seat of Clinton County, in the U.S. state of Pennsylvania. Located near the confluence of the West Branch Susquehanna River and Bald Eagle Creek, it is the principal city of the Lock Haven Micropolitan Statistical Area, itself part of the Williamsport–Lock Haven combined statistical area. Lock Haven has a 2025 population of 8,699.

Lock Haven serves as the county seat and a cultural and economic hub of the region. Lock Haven's economy is shaped by education, healthcare, government services, and small manufacturing. Commonwealth University–Lock Haven (formerly Lock Haven University) is a major employer and driver of economic activity, drawing students and faculty from across the state. The city also benefits from healthcare facilities such as UPMC Lock Haven and various outpatient clinics. Manufacturing, particularly in wood products and metalworks, contributes to local employment, while small businesses and retail serve the community's needs. The city's manufactures include automotive parts, paper, and textiles.

Lock Haven is a great place to visit, offering attractions such as the Downtown Business District, The Heisey Museum, Piper Aviation Museum, The Station Gallery, Edythe Hoy Bossert Gallery, Price Auditorium, and the Sloan Fine Arts Center. Surrounded by rolling hills, waterways, and lush landscapes, Lock Haven is a gateway to the stunning Pennsylvania Wilds region. With easy access to the Susquehanna River and nearby trails, Lock Haven is perfect for kayaking, hiking, and fishing enthusiasts. Downtown Lock Haven is the ideal location as a gateway to year-round outdoor and recreational opportunities offered by Central Pennsylvania's vast forestlands - starting with Sproul and Tiagadhton State Forests, the scenic and wild West Branch of the Susquehanna River and its main tributaries, Bald Eagle, Fishing and Pine Creeks.



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners-Northeast, LLC

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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