

11047 GA-106 CARNESVILLE, GA

# 7-ELEVEN



(Operating as Speedway)

**OFFERED  
FOR SALE**

\$11,200,000 | 5.25% CAP

**Bonus Depreciation Eligible!**



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™



47,100 VPD

HWY 106 4,630 VPD



4 Diesel Pumps





# EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale a 7-Eleven in Carnesville, GA, a newly constructed NNN lease investment providing fully passive income with zero landlord responsibilities.

The ±4,774 square foot asset is situated on a 5.36-acre parcel and was purpose-built in 2026 for modern convenience retail operations, including fuel service and high-throughput traffic. 7-Eleven, Inc., one of the largest convenience store operators in the world with 13,000+ U.S. locations and backed by Seven & i Holdings, offers strong brand recognition, national scale, and stable operating performance. The lease structure provides long-term durability with scheduled rental increases, delivering consistent cash flow and built-in income growth.

Strategically positioned along Georgia State Route 106, a primary corridor serving the Carnesville trade area, the property benefits from strong regional connectivity and commuter traffic. The site is located just minutes from Interstate 85, a major north-south artery connecting Atlanta to the Carolinas, supporting steady consumer traffic and accessibility. The surrounding area is characterized by limited retail supply and serves as a key convenience and fuel stop for both local residents and highway travelers.

This offering presents investors with a rare opportunity to acquire a brand-new construction, corporate-backed NNN Lease in a strategic highway-oriented location, combining long-term passive income and tax deferral opportunity with strong real estate fundamentals and contractual rent growth.


RENT SCHEDULE	TERM	RENT
Current Term	1-6	\$588,000
Rent Escalation	7-12	\$646,800
Rent Escalation	13-18	\$711,480
1st Option Term	19-23	\$782,628
2nd Option Term	24-28	\$860,891
3rd Option Term	29-33	\$946,980
4th Option Term	34-38	\$1,041,678

<b>NOI</b>	<b>\$588,000</b>
<b>CAP RATE</b>	<b>5.25%</b>
<b>LISTING PRICE</b>	<b>\$11,200,000</b>


## ASSET SNAPSHOT

<b>Tenant Name</b>	7-Eleven (Operating as a Speedway for Local Branding)
<b>Address</b>	11047 GA-106, Carnesville, GA 30521
<b>Building Size (GLA)</b>	4,774 SF
<b>Land Size</b>	5.36 Acres
<b>Year Built</b>	2026
<b>Signatory/Guarantor</b>	7-Eleven, Inc. (Corporate)
<b>Rent Type</b>	NNN
<b>Landlord Responsibilities</b>	None
<b>Rent Commencement Date</b>	TBD
<b>Lease Expiration Date</b>	TBD
<b>Rental Increases</b>	10% Every 6 Years in Initial Term and Every 5 Years in Options
<b>Remaining Term</b>	18 Years
<b>Current Annual Rent</b>	\$588,000



  
**4,973**  
 PEOPLE  
 IN 5 MILE RADIUS

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**\$72,075**  
 AHHI IN  
 3 MILE RADIUS

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**47,100**  
 VPD ON  
 I-85



## FAVORABLE LEASE FUNDAMENTALS

18 Year Lease with 10% bumps every 6 years and in extension periods | NNN lease providing zero landlord responsibilities | Passive investment.



## CORPORATE BACKED INVESTMENT GRADE TENANT

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



## DOMINANT I-85 CORRIDOR POSITIONING

The property captures consistent traffic from commuters, travelers, and commercial vehicles moving between Atlanta and the Carolina markets. The I-85 corridor is one of the Southeast's most heavily trafficked interstate routes (47,100 VPD).



## LOW COMPETITION, HIGH CAPTURE TRADE AREA

Located in a supply-constrained rural market with limited convenience and fuel competition, allowing the property to serve as a primary stop for local residents and highway traffic | Property is adjacent to a top performing Pilot Center nationally (top 95th percentile), further solidifying fuel demand in the market.



## NEW HIGH SPEED DIESEL CONCEPT PROTOTYPE & LARGE SITE FOOTPRINT

Situated on an expansive 5.36-acre parcel, the newly constructed 4,774 SF facility offers efficient traffic flow, ample parking, and scalability—supporting high-volume fuel and in-store sales.



## SIGNIFICANT BONUS DEPRECIATION OPPORTUNITY

As a newly constructed asset, buyers can take advantage of accelerated cost segregation and bonus depreciation. (Check with CPA)





# LOCATION OVERVIEW

### AREA FAST FACTS

- Located in Carnesville, GA — a strategic rural node along I-85 connecting Atlanta and Charlotte
- Immediate access to I-85 Exit 164
- Positioned along GA-106, a primary local connector feeding into the interstate corridor
- Strong exposure to long-haul trucking and daily commuter traffic along one of the Southeast’s most active logistics corridors
- Franklin County population ~23,000 with steady rural growth and limited competing commercial development



The 7-Eleven located at 11047 GA-106 in Carnesville, Georgia, benefits from a highly strategic position just off Interstate 85, a major north-south corridor connecting Atlanta to the Southeast and Mid-Atlantic. This proximity provides direct access to significant commuter and freight traffic, supporting consistent consumer demand driven by both local residents and regional travelers. Situated within Franklin County, the site offers convenient connectivity to nearby economic centers including Greenville and Charlotte, reinforcing its role as a well-positioned stop along a heavily trafficked corridor.

Georgia is widely recognized as one of the most business-friendly states in the U.S., supported by pro-growth policies, a favorable tax environment, and robust infrastructure investment. The state’s economy is anchored by global corporations such as The Coca-Cola Company and Delta Air Lines, while its logistics network—highlighted by the Port of Savannah and extensive interstate system—drives ongoing industrial and population growth. This combination of strong statewide fundamentals and prime highway access positions the Carnesville 7-Eleven as a compelling asset within a dynamic and expanding regional economy.





## TENANT SUMMARY

7-Eleven is the world's largest convenience store chain with more than 83,000 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	
<b>Founded:</b>	1927
<b>Ownership:</b>	Public (OTC: SVNDY)
<b># of Locations:</b>	83,000+
<b>Headquarters:</b>	Irving, TX
<b>Guaranty:</b>	Corporate
<b>Market Cap:</b>	\$37.18B





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Exclusively Offered By



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