



Rare 20 Year Lease
Low Rent
Very Strong Store Sales

INVESTMENT OFFERING

SINGLE-TENANT NET LEASE



1117 E SEMORAN BLVD
APOPKA, FLORIDA (ORLANDO MSA)

CIRE Partners
COMMERCIAL INVESTMENT REAL ESTATE

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PROPERTY DETAILS

GENERAL SUMMARY

Address	1117 E Semoran Blvd, Apopka, FL 32703
APN	282111000000259
Building Size	±2,629 SF
Land Size	±0.88 AC (±38,288 SF)
Year Built	1986
Parking	±20 (7.61 per 1,000 SF)
Ownership	Fee Simple - Land & Building
Zoning	C-1 (Retail Commercial District)
Traffic Counts	±45,290 ADT

LEASE ABSTRACT

Tenant	7-Eleven, Inc.
Rent Commencement	January 4, 2021
Lease Expiration	May 31, 2046
Remaining Lease Term	±20 Years
Renewal Options	Four (4) - 5 Year
Current Annual Rent	\$172,000
Rent Increases	7.50% every 5 Years and 15.12% in Year 16
Lease Type	Absolute Triple-Net (NNN)
Guarantor	Corporate (S&P: A-)

PURCHASE PRICE
\$3,822,221

CAP RATE
4.50%

NOI
\$172,000

LEASE YEARS	MONTHLY RENT	ANNUAL RENT	RENT INCREASES
Current - 5/31/2031	\$14,333	\$172,000	-
6/1/2031 - 5/31/2036	\$15,408	\$184,900	7.50%
6/1/2036 - 5/31/2041	\$16,564	\$198,768	7.50%
6/1/2041 - 5/31/2046	\$19,068	\$228,814	15.12%
Option 1: 6/1/2046 - 5/31/2051	\$20,489	\$245,975	7.50%
Option 2: 6/1/2051 - 5/31/2056	\$22,035	\$264,423	7.50%
Option 3: 6/1/2056 - 5/31/2061	\$23,688	\$284,255	7.50%
Option 4: 6/1/2061 - 5/31/2066	\$25,465	\$305,574	7.50%



POTENTIAL DEPRECIATION BENEFITS

Significant Year 1 Tax Shield Potential

ASSUMPTIONS

7-ELEVEN

1117 E Semoran Blvd
Apopka, FL 32703

PURCHASE PRICE
\$3,822,221

CAP RATE
4.50%

NOI
\$172,000

BONUS DEPRECIATION

(100% YEAR 1)

Asset Type	Gas Station
Ownership	Fee Simple
Purchase Price	\$3,822,221
Depreciable Basis (80%)	\$3,057,778
100% Bonus Depreciation Year 1	\$3,057,778
Year 1 Income Tax Benefit (37% Tax Bracket)	\$1,131,378



INVESTMENT HIGHLIGHTS

RARE 20-YEAR LEASE EXTENSION

Rare 20-year lease extension underscores 7-Eleven's long-term commitment to and strong performance at this location.

LONG-TERM SECURE INCOME STREAM

The lease provides \pm \$3,922,406 in contractual rental income during the initial term, exceeding the purchase price and offering strong, predictable cash flow.

LOW RENT FOR ORLANDO MSA

Below-market rent relative to comparable properties in the Orlando MSA, providing long-term security and strong real estate fundamentals.

GREAT ACCESS, FRONTAGE, AND VISIBILITY

The property is strategically positioned along E Semoran Blvd (SR 436), a major commercial corridor in northeast of Orlando, at a signalized hard-corner intersection with Thompson Rd, benefiting from \pm 45,290 combined average daily traffic and excellent frontage and multiple points of direct access.

HIGH PERFORMING STORE OPEN 24 HOURS

High-performing 7-Eleven location with very strong sales (contact agent for details). This location operates 24 hours a day, 7 days a week, and benefits from multiple income streams including fuel, lottery, beer, and wine sales.

STRONG DEMOGRAPHIC PROFILE

The property is located in a dense, high-income trade area with over 173,000 residents within a five-mile radius and average household incomes exceeding \$115,000, supported by projected population growth of 2.5%+ annually.

FAST-GROWING NORTHWEST ORLANDO SUBURB

Apopka is a fast-growing Northwest Orlando suburb with a population that continues to expand at a steady growth, outpacing broader metro trends.

RECESSION-PROOF AND E-COMMERCE RESISTANT

7-Eleven operates a necessity-based business model with demonstrated resilience through economic cycles and strong resistance to e-commerce.

ESTABLISHED LOCATION

This site has operated as a 7-Eleven convenience store for more than 40 years, demonstrating its long-standing and successful track record at this location.

BONUS DEPRECIATION POTENTIAL

The property may offer accelerated depreciation benefits, allowing investors to materially reduce taxable income and enhance early-year cash flow (please consult your tax advisor regarding applicability).

NO STATE PERSONAL INCOME TAX

Florida imposes no state personal income tax and offers a business-friendly tax environment.

PASSIVE OWNERSHIP ASSET EASY TO MANAGE

Absolute NNN lease structure providing zero landlord responsibilities.

CORPORATE LEASE GUARANTY WITH INVESTMENT-GRADE CREDIT

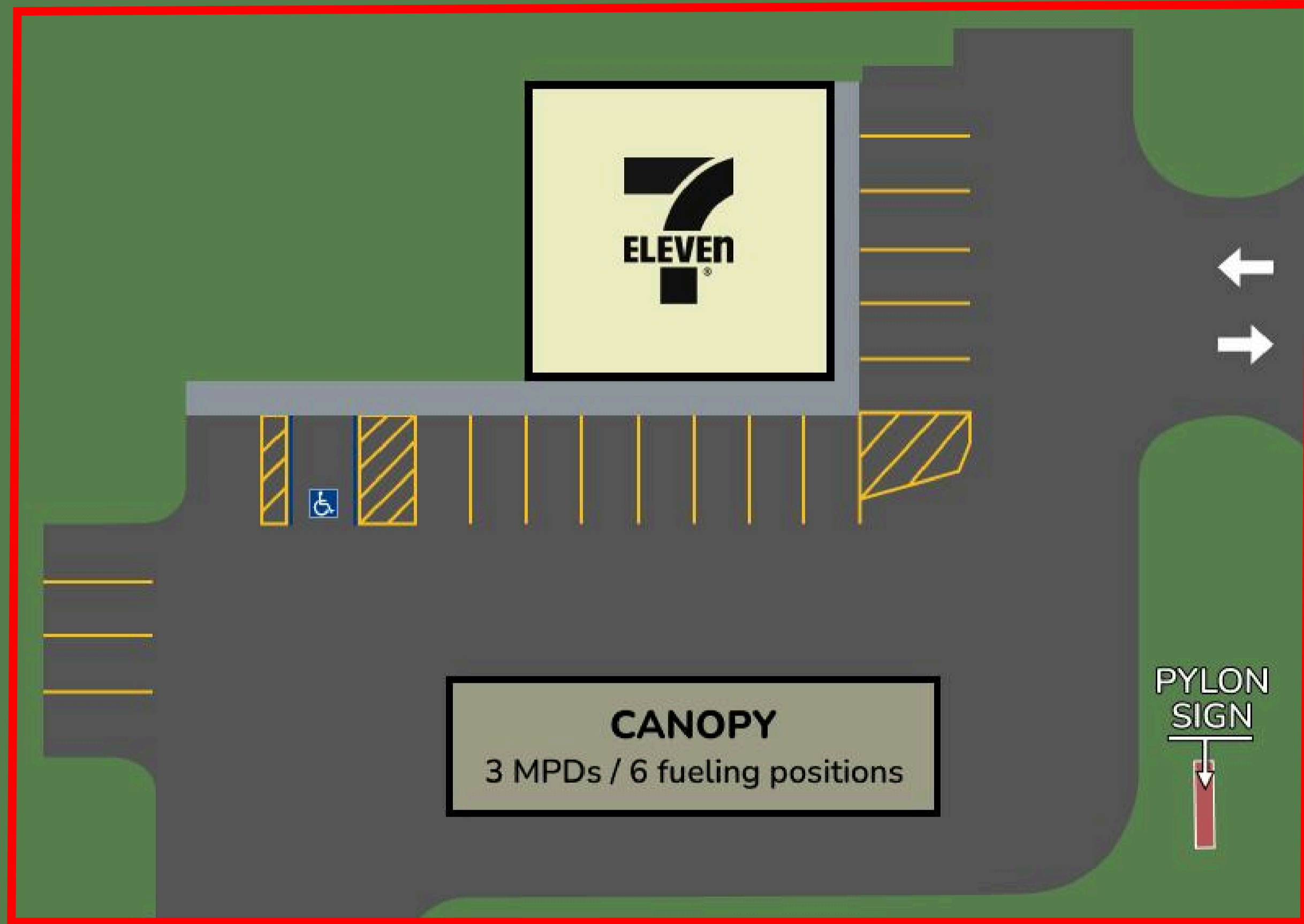
The lease is corporately guaranteed by 7-Eleven, the world's largest convenience store chain with over 84,500 locations, and holds an Investment-Grade Standard & Poor's credit rating of "A-."



SITE PLAN



Thompson Rd ±8,893 ADT



CANOPY
3 MPDs / 6 fueling positions

PYLON SIGN



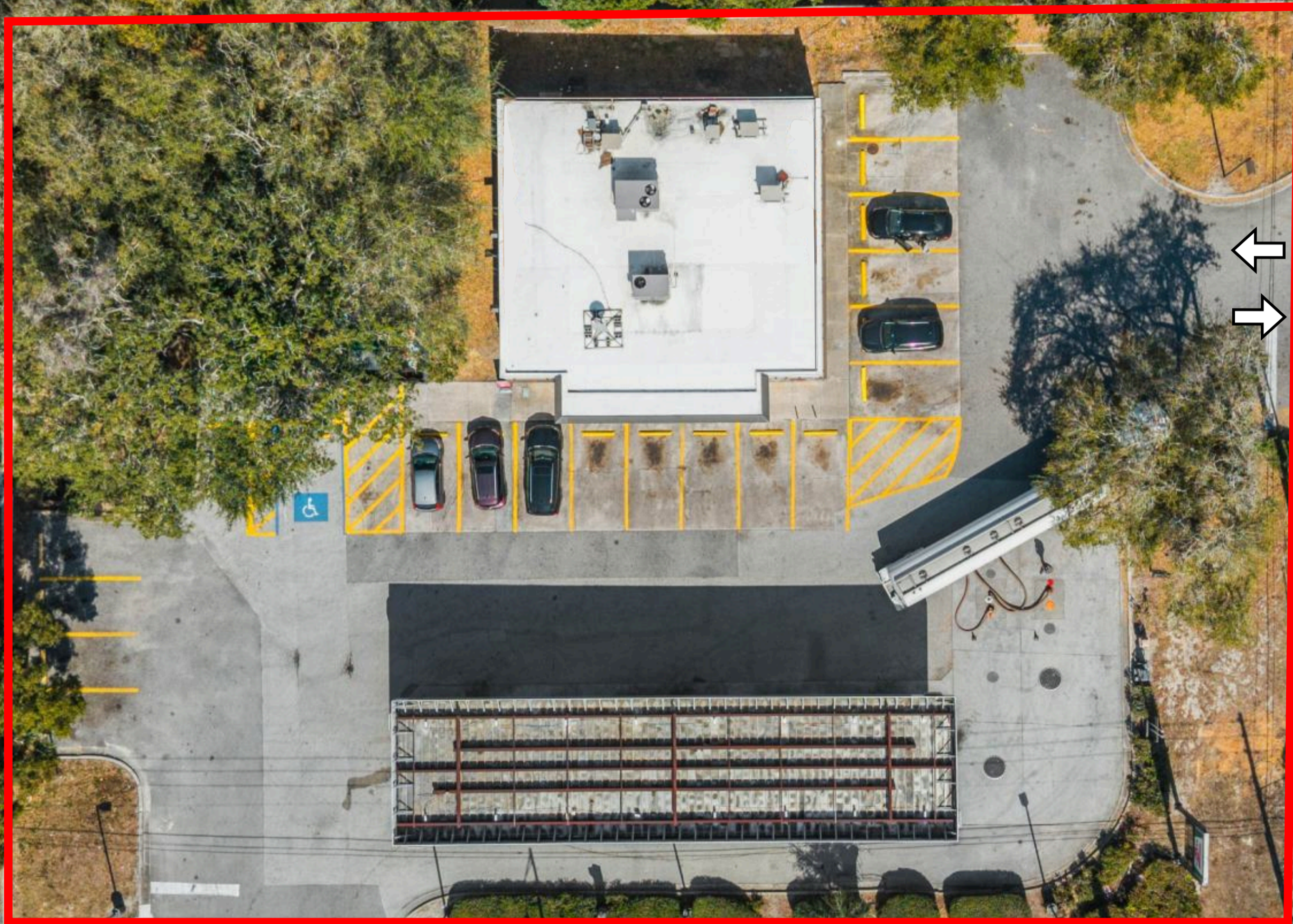
**Not to Scale*

 **45,000+ cars at intersection**

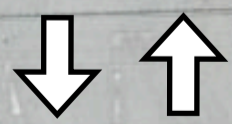


E Semoran Blvd ±36,397 ADT

OVERHEAD PHOTO



Thompson Rd ±8,893 ADT



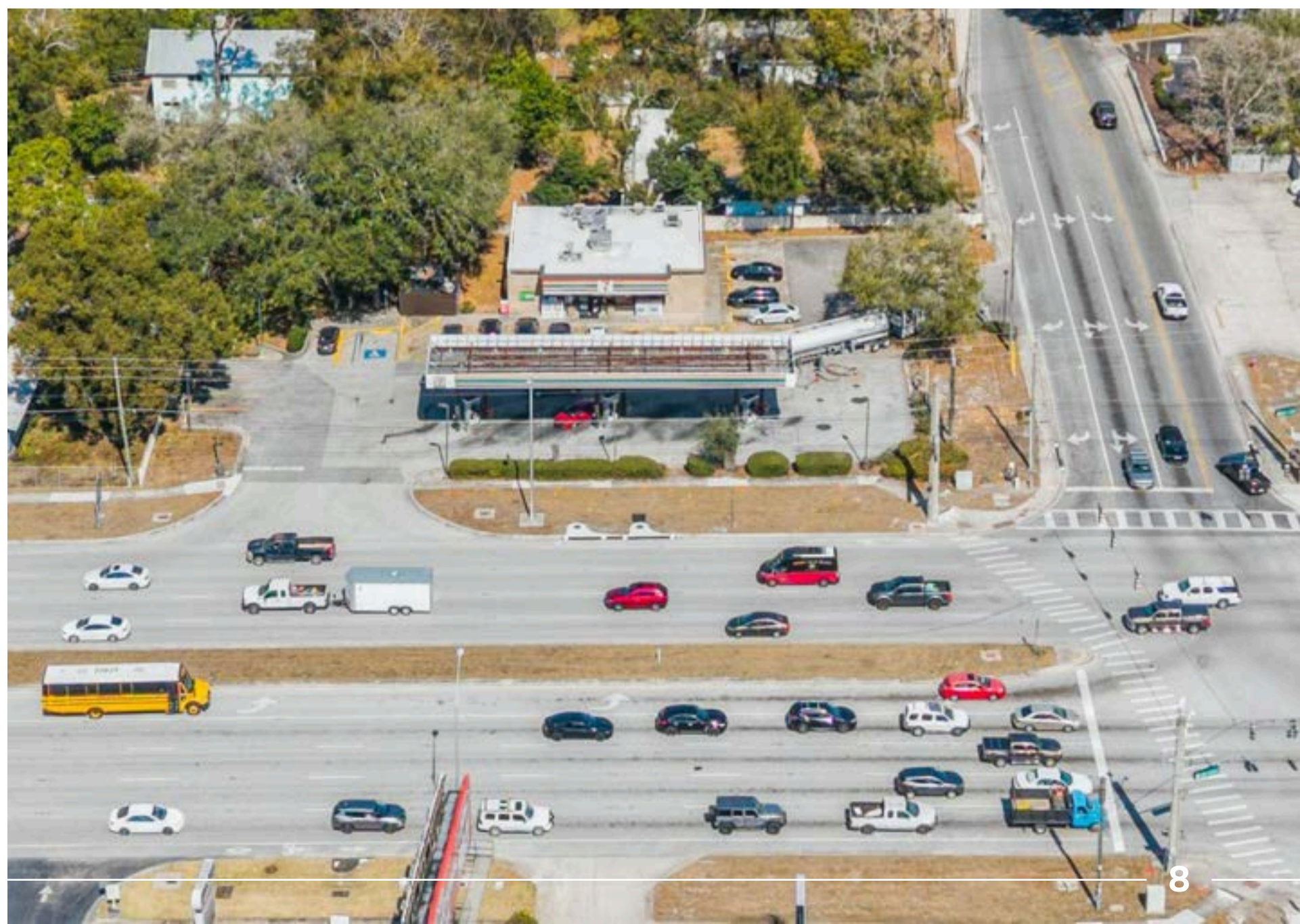
E Semoran Blvd ±36,397 ADT



**45,000+ cars
at intersection**



PROPERTY PHOTOS



AERIAL PHOTO



WINTER GARDEN

PARADISE HEIGHTS

LAKE APOPKA

SOUTH APOPKA

SOUTHWICK COMMONS
APARTMENT COMPLEX
±196 UNITS | BUILT IN 2026

APOPKA LAND
SHOPPING CENTER
DOLLAR TREE
Auto Zone CHARLEYS
HIBBETT SPORTS home OUTLET

RaceTrac

Key Food

enterprise

Hilton Garden Inn

TRUIST

ZAXBYS

DOLLAR GENERAL
DQ
Pizza Hut

AAMCO

AUTOPOINT
CAR CARE

HIGHLINE

7
ELEVEN
**SUBJECT
PROPERTY**

45,000+ cars
at intersection

Shapiro
INSURANCE GROUP

Pet Paradise
Animal Hospital & Resort

Advance
Auto Parts

ORANGE COUNTY
LIBRARY SYSTEM

U-HAUL

E Semoran Blvd ±36,397 ADT

Thompson Rd ±8,893 ADT

AERIAL PHOTO

LAKE APOPKA

ZELWOOD



APOPKA LAND SHOPPING CENTER
DOLLAR TREE
Auto Zone
CHARLEYS
HIBBETT SPORTS
home OUTLET

SOUTHWICK COMMONS APARTMENT COMPLEX
±196 UNITS | BUILT IN 2026

441

Key Food
enterprise



Winn-Dixie

DOLLAR GENERAL
DQ
Pizza Hut

TRUIST FH

436

ZAXBYS



7-ELEVEN SUBJECT PROPERTY



Shapiro
INSURANCE GROUP

AUTOPOINT
CAR CARE

±36,397 ADT

Thompson Rd ±8,893 ADT

45,000+ cars at intersection

Advance Auto Parts

Pet Paradise
Animal Hospital & Resort

E Semoran Blvd

ORANGE COUNTY LIBRARY SYSTEM

U-HAUL

AERIAL PHOTO



WEKIVA RIVERWALK

petco **SPROUTS**
FARMERS MARKET

five BELOW **FAMOUS** **ROSS**
footwear DRESS FOR LESS

Marshalls **REGAL** **ULTA**
CINEMAS BEAUTY

planet fitness **CHIPOTLE** **7-ELEVEN** **Valvoline**

ALTAMONTE SPRINGS

PLEDMONT PLAZA

DOLLAR TREE

HOBBY LOBBY **bealls** **CRUNCH**
OUTLET

KIDDIE ACADEMY **H&R BLOCK**

FOREST CITY

BEAR LAKE

REGIONS

RaceTrac

ALDI

Ford

Culvert's

goodwill

LOVELL ELEMENTARY
±655 STUDENTS

U-HAUL

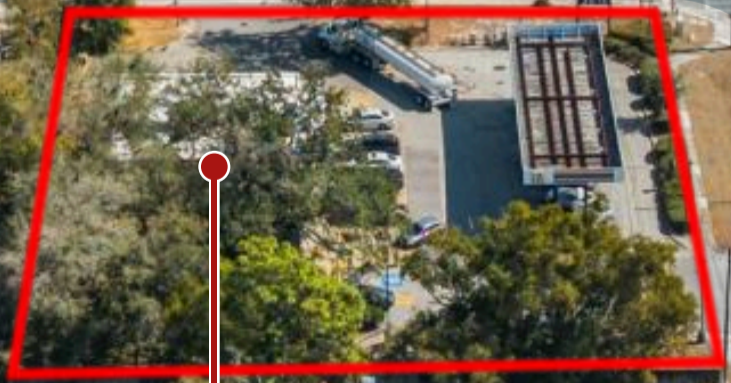
ORANGE COUNTY LIBRARY SYSTEM

Advance Auto Parts

Pet Paradise
Animal Hospital & Resort

AUTOPoint
CAR CARE

45,000+ cars
at intersection



7-ELEVEN **SUBJECT PROPERTY**

436

E Semoran Blvd

#36,397 ADT

Shapiro
INSURANCE GROUP

AERIAL MAP



ROCK SPRINGS
ELEMENTARY
±498 STUDENTS

APOPKA
HIGH SCHOOL
±3,455 STUDENTS

DREAM LAKE
ELEMENTARY
±652 STUDENTS

APOPKA
MIDDLE SCHOOL
±858 STUDENTS

APOPKA
ELEMENTARY
±841 STUDENTS

CLAY SPRINGS
ELEMENTARY
±600 STUDENTS



FOREST LAKE
EDUCATION CENTER

451 ±29,923 ADT

Thompson Rd ±8,893 ADT

Wellington Park
±120 UNITS



7 ELEVEN
SUBJECT PROPERTY

U-HAUL

Ford

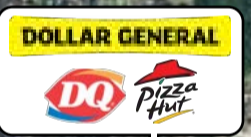
O'Reilly

DISCOUNT TIRE

CVS pharmacy



E Semoran Blvd ±36,397 ADT



Key Food

TRUIST

Advance Auto Parts

gundull

Calvert's

RaceTrac

Pep Boys

SONNY'S BBQ

WELLS FARGO

TIRES PLUS TOTAL CAR CARE



Arby's

SHERWIN WILLIAMS

Public Storage

McDonald's

FIREHOUSE SUBS

7 ELEVEN

Mobil

Waffle House

SOUTHWICK COMMONS
APARTMENT COMPLEX
±196 UNITS | BUILT IN 2026



Chevron

LOVELL
ELEMENTARY
±655 STUDENTS

ALDI

Double O's COFFEE

Bowlero

vca

NSA STORAGE



tropical CAFE

BEAR LAKE
ELEMENTARY
±820 STUDENTS

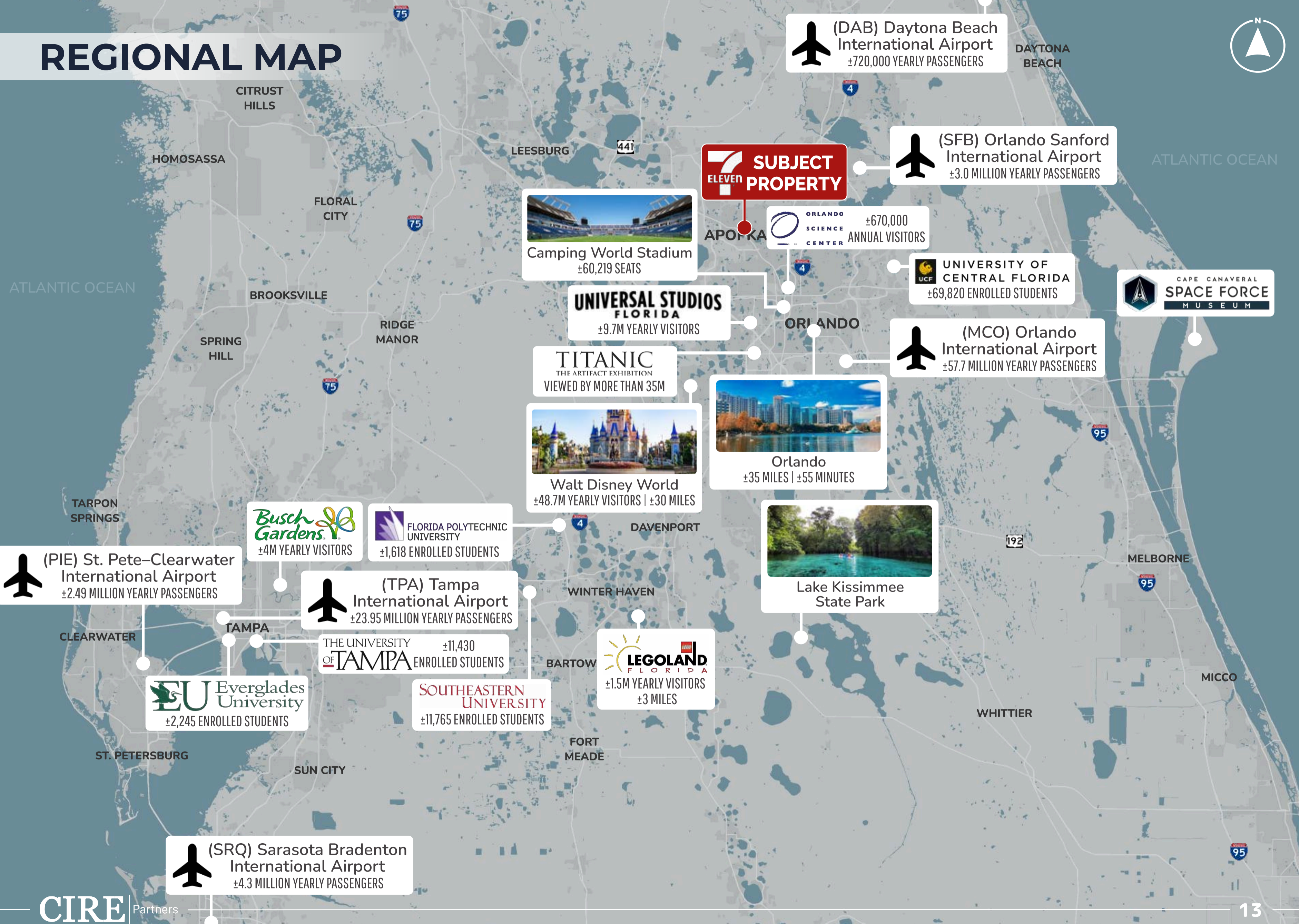
JET VAC

SHUT OUT

sam's club



REGIONAL MAP



(DAB) Daytona Beach International Airport
±720,000 YEARLY PASSENGERS

(SFB) Orlando Sanford International Airport
±3.0 MILLION YEARLY PASSENGERS

SUBJECT PROPERTY

Camping World Stadium
±60,219 SEATS

ORLANDO SCIENCE CENTER
±670,000 ANNUAL VISITORS

UNIVERSAL STUDIOS FLORIDA
±9.7M YEARLY VISITORS

UNIVERSITY OF CENTRAL FLORIDA
±69,820 ENROLLED STUDENTS

CAPE CANAVERAL SPACE FORCE MUSEUM

TITANIC
THE ARTIFACT EXHIBITION
VIEWED BY MORE THAN 35M

(MCO) Orlando International Airport
±57.7 MILLION YEARLY PASSENGERS

Walt Disney World
±48.7M YEARLY VISITORS | ±30 MILES

Orlando
±35 MILES | ±55 MINUTES

Busch Gardens
±4M YEARLY VISITORS

FLORIDA POLYTECHNIC UNIVERSITY
±1,618 ENROLLED STUDENTS

(PIE) St. Pete–Clearwater International Airport
±2.49 MILLION YEARLY PASSENGERS

(TPA) Tampa International Airport
±23.95 MILLION YEARLY PASSENGERS

Lake Kissimmee State Park

THE UNIVERSITY OF TAMPA
±11,430 ENROLLED STUDENTS

LEGOLAND FLORIDA
±1.5M YEARLY VISITORS
±3 MILES

SOUTHEASTERN UNIVERSITY
±11,765 ENROLLED STUDENTS

EU Everglades University
±2,245 ENROLLED STUDENTS

(SRQ) Sarasota Bradenton International Airport
±4.3 MILLION YEARLY PASSENGERS

DEMOGRAPHICS

Population	3 Miles	5 Miles	10 Mile
Population (2025)	74,259	173,160	558,460
Projected Population (2030)	76,907	179,437	579,635
Annual Growth (2020-2025)	0.64%	1.07%	0.82%
Projected Annual Growth (2025-2030)	0.70%	0.71%	0.75%
Median Age (2025)	39.0	39.3	39.3

Income	3 Miles	5 Miles	10 Mile
Average Household Income (2025)	\$107,356	\$115,968	\$110,931
Projected Average Household Income (2030)	\$122,005	\$131,301	\$123,970
Projected Annual Growth (2025-2030)	2.60%	2.52%	2.25%
Wealth Index (2025)	94	103	93

Households	3 Miles	5 Miles	10 Mile
Households (2025)	26,074	61,771	211,560
Projected Households (2030)	27,082	64,205	220,887
Annual Growth (2020-2025)	0.65%	1.16%	1.00%
Projected Annual Growth (2025-2030)	0.76%	0.78%	0.87%
Average Household Size (2025)	2.83	2.79	2.62

APOPKA, FLORIDA

Young and Vibrant Population – Millennials, Gen Z and Alpha make up approx. **62% of the population**, creating a dynamic and engaged consumer base with modern retail and dining preferences.

Affluent Consumer Base – The area boasts strong household incomes, with an **average of \$115,968 within a 5-mile radius** and projected growth of **2.5%+ annually**, signaling increasing purchasing power.

Growing Community – The population continues to expand, with steady growth across all measured radii, outpacing broader metro trends.

Densely Populated Trade Area – Over **173,000 residents within 5 miles** and a **high household density**, the area provides a built-in, captive audience for retail, dining, and service-oriented businesses.



3.2%

Greatest Gen
Born in 1945/Earlier



16.3%

Baby Boomer
Born in 1946 to 1964



19.0%

Generation X
Born in 1965 to 1980



26.5%

Millennial
Born in 1981 to 1998



24.0%

Generation Z
Born in 1999 to 2016



11.0%

Alpha
Born in 2017 to Present

MARKET OVERVIEW

Apopka, FL

Apopka, Florida is a rapidly growing city in northwest Orange County, forming part of the Greater Orlando metropolitan area. Known as the “Indoor Foliage Capital of the World,” Apopka benefits from strong population growth, expanding residential development, and proximity to Central Florida’s major employment and tourism centers, making it an increasingly attractive market for commercial real estate investment.

With a population of approximately 60,000 and rising, Apopka spans more than 35 square miles and enjoys strategic regional connectivity. The city is served by State Road 429 (Central Florida Beltway), U.S. Highway 441, and State Road 414, providing direct access to Downtown Orlando, Winter Park, Maitland, and major destinations throughout the Orlando MSA. Orlando International Airport and Orlando Sanford International Airport further enhance national and international connectivity.

Apopka’s economy is anchored by logistics, light manufacturing, agriculture, healthcare, retail, and professional services. The city’s historic foliage and nursery industry remains an important economic driver, while new industrial parks and distribution facilities along the SR-429 corridor continue to attract employers. Apopka’s growing population has fueled demand for neighborhood retail, medical offices, and service-oriented commercial uses.

The city is experiencing significant residential and infrastructure development, supported by master-planned communities, roadway expansions, and public investment. These improvements are positioning Apopka as a key growth node within Orange County, offering more affordable housing options relative to core Orlando submarkets while maintaining strong commuter access.

Apopka also offers a high quality of life with abundant parks, trails, and natural amenities. The city provides direct access to outdoor destinations such as Wekiwa Springs State Park, Lake Apopka, and the West Orange Trail, supporting recreation, tourism, and lifestyle-driven demand.

With its strong population growth, expanding economic base, and strategic access to the Orlando metro area, Apopka stands out as a compelling growth market in Central Florida, offering long-term stability and upside for commercial real estate investment.



- Fast-growing Northwest Orlando suburb with a population of almost 60,000 residents**
- Strategic location near SR-429, SR-414, and U.S. 441, serving Greater Orlando**
- Median household income around \$75K, supporting stable consumer spending**
- Proximity to Downtown Orlando and major employment centers**



TENANT PROFILE

7-Eleven

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. Founded in 1927, 7-Eleven focuses on providing a board 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 84,500 stores in 19 countries, of which more than 14,000 are in the United States and Canada. These stores see approximately 70 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 board 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. Customers can earn and redeem points on various items through its 7Rewards program with more than 40 million members, place an order in the 7NOW delivery app in over 1,300 cities, rely on 7-Eleven for bill payment service, and other convenient services.

In addition to its retail operations, 7-Eleven is committed to community engagement and social responsibility. The company supports local communities through various initiatives, including charitable contributions and partnerships with local organizations. This commitment to giving back further strengthens the brand's positive image and fosters customer loyalty.



Comparable store sales increased by 8%, reflecting a strong YOY performance
Launched a sustainability initiative that reduced plastic bag usage by 25% in 2023
Introduced electric vehicle charging stations at 200 locations nationwide
Mobile app downloads projected to surpass 7 million in 2024



Year Founded	1927
Headquarters	Irving, TX
Website	www.7-eleven.com
Total Locations (Worldwide)	±85,000
Total Locations (North America)	14,000+
Annual Revenue	±\$82.17 Billion (2025)
Annual Net Income	±\$1.19 Billion (2025)
S&P Credit Rating	A-



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