

Carthage, NC



Kenansville, NC



Vanceboro, NC



Rocky Mount, NC



Goldsboro, NC



North Carolina (5 Property Locations)

7-Eleven / Speedway Portfolio

15-Year Lease Extensions | Bonus Depreciation Available



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc.
A Licensed North Carolina Broker #C32060



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CP PARTNERS
COMMERCIAL REAL ESTATE

Contact the Team

John Andreini

ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

Kirby Dederian

kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

Scott Reid

ParaSell, Inc.
scott@parasellinc.com
PH: 949.942.6585
NC LIC# 316079

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Carthage, NC

[VIEW OM](#) ➤

PRICE: **\$2,400,000**

CAP RATE: **5.00%**



Goldsboro, NC

[VIEW OM](#) ➤

PRICE: **\$2,800,000**

CAP RATE: **5.00%**



Kenansville, NC

[VIEW OM](#) ➤

PRICE: **\$2,600,000**

CAP RATE: **5.00%**



Rocky Mount, NC

[VIEW OM](#) ➤

PRICE: **\$2,200,000**

CAP RATE: **5.00%**



Vanceboro, NC

[VIEW OM](#) ➤

PRICE: **\$3,200,000**

CAP RATE: **5.00%**

7-Eleven / Speedway Portfolio

North Carolina (5 Property Locations)

Available as a Portfolio or for Individual Purchase

- **Strong Lease Fundamentals:** Recent 15-year lease extensions at below-market rental rates featuring 10% rental increases every 5 years
- **Favorable Tax Incentives:** All stores qualify for 100% bonus depreciation (subject to IRS qualification requirements - consult tax advisor to confirm eligibility)
- **Best-In-Class Credit:** Speedway is a wholly owned subsidiary of 7-Eleven, Inc., which ranks #162 on the Fortune Global 500 list and features an investment-grade credit rating of "A" from the S&P
- **Well Below Replacement Cost:** New construction gas station/c-store properties are trading at \$5M+ on average



7-Eleven / Speedway

3778 US Hwy 15 501 N, Carthage, NC 28327 ➔

PRICE: \$2,400,000 **CAP RATE: 5.00%**

NOI	\$120,000
LEASE TYPE	Absolute NNN
LEASE TERM REMAINING	14+ Years
RENT INCREASES	10% Every 5 Years
BUILDING SIZE	2,046 SF
LOT SIZE	1.35 AC

CURRENT		
Price		\$2,400,000
Capitalization Rate		5.00%
Building Size (SF)		2,046
Lot Size (AC)		1.35
Stabilized Income		
Scheduled Rent		\$120,000
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$120,000

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Speedway LLC
Lease Type	Absolute NNN
Lease Term Remaining	14+ Years
Rent Increases	10% Every 5 Years
Rent Commencement	4/28/2008
Options	Four, 5-Year
Year Built/Renovated	2002/2022
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof	Tenant's Responsibility
Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	CAP RATE
Speedway	2,046	4/28/2008	2/28/2031	\$120,000	\$10,000	\$120,000	5.00%
	10% Increase	3/1/2031	2/29/2036		\$11,000	\$132,000	5.50%
	10% Increase	3/1/2036	2/28/2041		\$12,100	\$145,200	6.05%
	Option 1	3/1/2041	2/28/2046		\$13,310	\$159,720	6.66%
	Option 2	3/1/2046	2/28/2051		\$14,641	\$175,692	7.32%
	Option 3	3/1/2051	2/29/2056		\$16,105	\$193,261	8.05%
	Option 4	3/1/2056	2/28/2061		\$17,716	\$212,587	8.86%
TOTALS:	2,046			\$120,000	\$10,000	\$120,000	5.00%



7-Eleven / Speedway

420 E New Hope Rd, Goldsboro, NC 27534 [➤](#)

PRICE: **\$2,800,000** CAP RATE: **5.00%**

NOI	\$140,000
LEASE TYPE	Absolute NNN
LEASE TERM REMAINING	14+ Years
RENT INCREASES	10% Every 5 Years
BUILDING SIZE	2,106 SF
LOT SIZE	0.92 AC

CURRENT		
Price		\$2,800,000
Capitalization Rate		5.00%
Building Size (SF)		2,106
Lot Size (AC)		0.92
Stabilized Income		
Scheduled Rent		\$140,000
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$140,000

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LEASE ABSTRACT	
Premise & Term	
Tenant	Speedway LLC
Lease Type	Absolute NNN
Lease Term Remaining	14+ Years
Rent Increases	10% Every 5 Years
Rent Commencement	6/8/2008
Options	Four, 5-Year
Year Built/Renovated	2006/2022
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof	Tenant's Responsibility
Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	CAP RATE
Speedway	2,106	6/8/2008	2/28/2031	\$140,000	\$11,667	\$140,000	5.00%
	10% Increase	3/1/2031	2/29/2036		\$12,833	\$154,000	5.50%
	10% Increase	3/1/2036	2/28/2041		\$14,117	\$169,400	6.05%
	Option 1	3/1/2041	2/28/2046		\$15,528	\$186,340	6.66%
	Option 2	3/1/2046	2/28/2051		\$17,081	\$204,974	7.32%
	Option 3	3/1/2051	2/29/2056		\$18,789	\$225,471	8.05%
	Option 4	3/1/2056	2/28/2061		\$20,668	\$248,019	8.86%
TOTALS:	2,106			\$140,000	\$11,667	\$140,000	5.00%



7-Eleven / Speedway

206 N. Main Street, Kenansville, NC ➔

PRICE: **\$2,600,000** CAP RATE: **5.00%**

NOI	\$130,000
LEASE TYPE	Absolute NNN
LEASE TERM REMAINING	14+ Years
RENT INCREASES	10% Every 5 Years
BUILDING SIZE	1,322 SF
LOT SIZE	0.52 AC

CURRENT		
Price		\$2,600,000
Capitalization Rate		5.00%
Building Size (SF)		1,322
Lot Size (AC)		0.52
Stabilized Income		
Scheduled Rent		\$130,000
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$130,000

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LEASE ABSTRACT	
Premise & Term	
Tenant	Speedway LLC
Lease Type	Absolute NNN
Lease Term Remaining	14+ Years
Rent Increases	10% Every 5 Years
Rent Commencement	6/1/2005
Options	Four, 5-Year
Year Built/Renovated	1993/2022
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof	Tenant's Responsibility
Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	CAP RATE
Speedway	1,322	6/1/2005	2/28/2031	\$130,000	\$10,833	\$130,000	5.00%
	10% Increase	3/1/2031	2/29/2036		\$11,917	\$143,000	5.50%
	10% Increase	3/1/2036	2/28/2041		\$13,108	\$157,300	6.05%
	Option 1	3/1/2041	2/28/2046		\$14,419	\$173,030	6.66%
	Option 2	3/1/2046	2/28/2051		\$15,861	\$190,333	7.32%
	Option 3	3/1/2051	2/29/2056		\$17,447	\$209,366	8.05%
	Option 4	3/1/2056	2/28/2061		\$19,192	\$230,303	8.86%
TOTALS:	1,322			\$130,000	\$10,833	\$130,000	5.00%



7-Eleven / Speedway

1122 E Raleigh Blvd, Rocky Mount, NC 27801 [➔](#)

PRICE: **\$2,200,000** CAP RATE: **5.00%**

NOI	\$110,000
LEASE TYPE	Absolute NNN
LEASE TERM REMAINING	14+ Years
RENT INCREASES	10% Every 5 Years
BUILDING SIZE	1,917 SF
LOT SIZE	0.90 AC

CURRENT		
Price		\$2,200,000
Capitalization Rate		5.00%
Building Size (SF)		1,917
Lot Size (AC)		0.90
Stabilized Income		
Scheduled Rent		\$110,000
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$110,000

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LEASE ABSTRACT	
Premise & Term	
Tenant	Speedway LLC
Lease Type	Absolute NNN
Lease Term Remaining	14+ Years
Rent Increases	10% Every 5 Years
Rent Commencement	5/20/2005
Options	Four, 5-Year
Year Built/Renovated	2004/2022
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof	Tenant's Responsibility
Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	CAP RATE
Speedway	1,917	5/20/2005	2/28/2031	\$110,000	\$9,167	\$110,000	5.00%
	10% Increase	3/1/2031	2/29/2036		\$10,083	\$121,000	5.50%
	10% Increase	3/1/2036	2/28/2041		\$11,092	\$133,100	6.05%
	Option 1	3/1/2041	2/28/2046		\$12,201	\$146,410	6.66%
	Option 2	3/1/2046	2/28/2051		\$13,421	\$161,051	7.32%
	Option 3	3/1/2051	2/29/2056		\$14,763	\$177,156	8.05%
	Option 4	3/1/2056	2/28/2061		\$16,239	\$194,872	8.86%
TOTALS:	1,917			\$110,000	\$9,167	\$110,000	5.00%



7-Eleven / Speedway

370 NC Highway 43, Vanceboro, NC ➔

PRICE: **\$3,200,000** CAP RATE: **5.00%**

NOI	\$160,000
LEASE TYPE	Absolute NNN
LEASE TERM REMAINING	14+ Years
RENT INCREASES	10% Every 5 Years
BUILDING SIZE	3,107 SF
LOT SIZE	1.59 AC

CURRENT		
Price		\$3,200,000
Capitalization Rate		5.00%
Building Size (SF)		3,107
Lot Size (AC)		1.59
Stabilized Income		
Scheduled Rent		\$160,000
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$160,000

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LEASE ABSTRACT	
Premise & Term	
Tenant	Speedway LLC
Lease Type	Absolute NNN
Lease Term Remaining	14+ Years
Rent Increases	10% Every 5 Years
Rent Commencement	7/21/2009
Options	Four, 5-Year
Year Built/Renovated	2008/2022
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof	Tenant's Responsibility
Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	CAP RATE
Speedway	3,107	7/21/2009	2/28/2031	\$160,000	\$13,333	\$160,000	5.00%
	10% Increase	3/1/2031	2/29/2036		\$14,667	\$176,000	5.50%
	10% Increase	3/1/2036	2/28/2041		\$16,133	\$193,600	6.05%
	Option 1	3/1/2041	2/28/2046		\$17,747	\$212,960	6.66%
	Option 2	3/1/2046	2/28/2051		\$19,521	\$234,256	7.32%
	Option 3	3/1/2051	2/29/2056		\$21,473	\$257,682	8.05%
	Option 4	3/1/2056	2/28/2061		\$23,621	\$283,450	8.86%
TOTALS:	3,107			\$160,000	\$13,333	\$160,000	5.00%



Speedway

Convenience and Fuel, Coast to Coast

Overview

- Speedway is a major American gas station and convenience store chain, operating primarily as a company-owned and operated network rather than through franchising
- The brand operates under 7-Eleven Inc., which operates, franchises and/or licenses more than 77,000 stores in 18 countries and regions, including 12,000 in the U.S. and Canada
- Speedway was historically recognized as the second largest company-owned and operated convenience and fuel store chain in the United States prior to its acquisition
- In May 2021, 7-Eleven Inc. completed its \$21 billion acquisition of the Speedway convenience-store chain from Marathon Petroleum Corp., a deal reported as the biggest in the history of the convenience-store sector

[TENANT WEBSITE](#) ➤



2+ Million

DAILY CUSTOMERS

3,800+

LOCATIONS IN 36 STATES

Reported at 7-Eleven Inc. acquisition



88,000+

LOCATIONS IN 19
COUNTRIES

\$50 Billion

NORTH AMERICAN REVENUES
(2025)

7-Eleven

The Largest Chain of Convenience Stores Worldwide

Overview

- 7-Eleven is the premier name and largest chain in the convenience retail industry
- 7-Eleven Inc. is a wholly owned subsidiary of the global company, Seven& Holdings Co. Ltd. 7-Eleven Inc. is the North American branch of the larger corporation
- Based in Irving, Texas, 7-Eleven Inc. operates, franchises, or licenses 12,272 stores in North America
- Known for its iconic brands such as Slurpee, Big Bite, and Big Gulp, 7-Eleven has expanded into high-quality salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings, cheeseburgers, and hot chicken sandwiches
- 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 also count on 7-Eleven for payment services, self-service lockers and other convenient services
- 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

[TENANT WEBSITE](#) ➤



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Contact the Team

John Andreini

ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

Kirby Dederian

kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

Scott Reid

ParaSell, Inc.
scott@parasellinc.com
PH: 949.942.6585
NC LIC# 316079

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