



Carthage, NC

7-Eleven / Speedway

Low Price Point | Bonus Depreciation Available



CP PARTNERS
COMMERCIAL REAL ESTATE

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



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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



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



Longstanding gas/c-store location eligible for 100% bonus depreciation

Recently renewed, 15-year absolute net lease featuring 10% rental increases every 5 years throughout the base term and options. The tenant is a **wholly owned subsidiary of 7-Eleven, Inc.** – ranked #162 on the Fortune Global 500 list and features an investment-grade credit rating of “A” from the S&P.

The subject property is **strategically located along Highway 15-501**, the primary retail and commercial thoroughfare serving Carthage, NC. The location benefits from strong visibility and convenient access to surrounding communities, with the corridor serving as a key connection to the broader Pinehurst, Southern Pines, and Aberdeen markets.

Tax benefits subject to IRS qualification requirements.

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%

LEGEND



Property
Boundary

2,046

Rentable SF

1.35

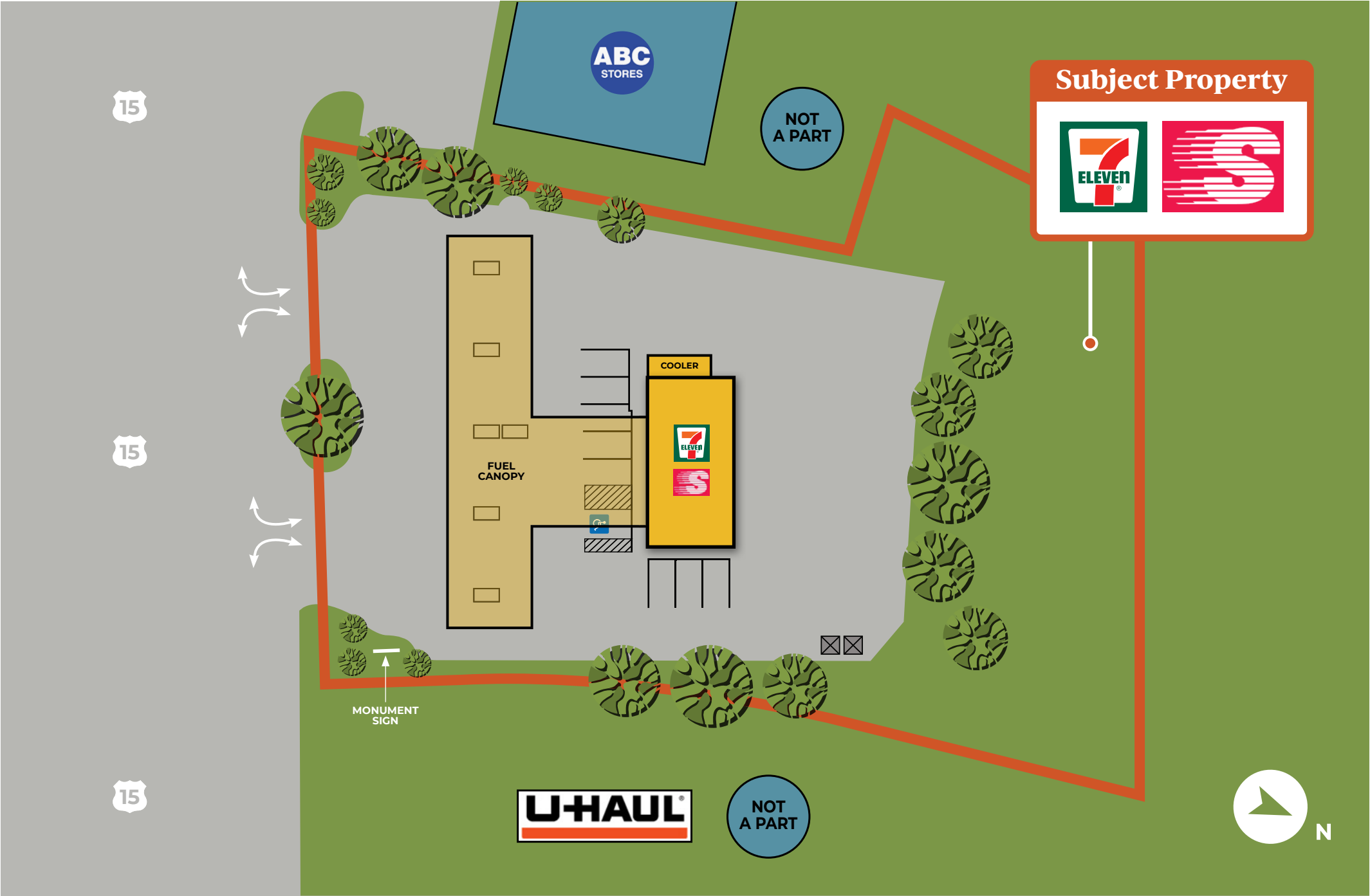
Acres

9

Parking Spaces



Egress





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



85,000+

LOCATIONS IN 18
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](#) ➤



Located
in the
Sandhills
region of NC

15,534

COMBINED VEHICLES PER DAY
AT THE INTERSECTION

40.7 Miles

TO FAYETTEVILLE

Immediate Trade Area | 11





 **GOVERNMENT OFFICE**

 **DOWNTOWN CARTHAGE**
1.6 MILES

9,622 VPD

3,135 VPD

12,254 VPD

3,792 VPD

12,161 VPD



8,451 VPD

27

3,013 VPD

Subject Property

12,254 VPD

3,792 VPD

11,803 VPD

Gilliam-McConnell Airfield

The Community Learning Center

Carthage Elementary School

TRUIST

DOWNTOWN CARTHAGE

ELIZA QUINN CREATES LISA'S BOUTIQUE
THE GARAGE BY NOMAD JAX
MOORE COFFEE COMPANY
COINS OF THE PINES

STANLEY AUTO
SUSA HIBACHI GRILL
CITY BARBER SHOP
OFFICE FURNITURE SOLUTIONS
MAD INK
PRACTICAL POSH
MARKET 107
SUN AND SOUL COLLECTIVE

THE TURNING POINT
SANDHILLS FURNITURE REFINISH

KEITH HARDWARE

STANLEY AUTO

DELSI FINE JEWELRY
SHERREE'S FLOWER SHOP

BUGGY TOWN COFFEE
JOLLOF AND COMPANY

CHUCK WAGON

WILDFIRE PIZZA

STEVE'S PIZZA AND HOT SUBS

UP IN SMOKE VAPE

Auto Zone

DOLLAR GENERAL

SHEETZ

Advance Auto Parts

Leenheer Truck Repair

Carthage Farm Supply



SUBWAY

Mobil

MARATHON

ABC STORES

NAPA

Bojangles

Hardee's

McDonald's

Burger King

JOHN DEERE

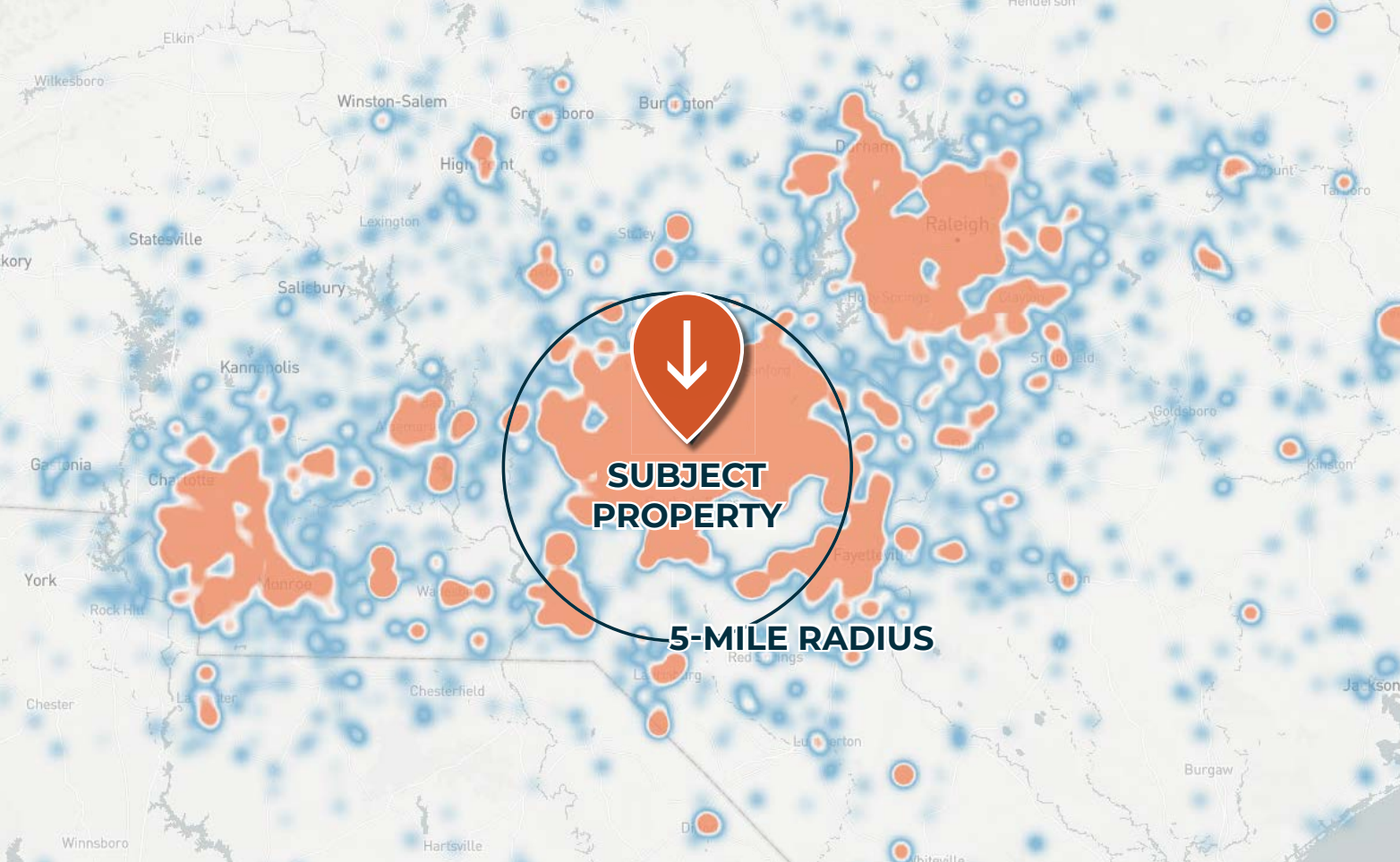
Walgreens

Pete's Restaurant

Pizza Hut

-  GOVERNMENT OFFICE
-  ELEMENTARY/ MIDDLE SCHOOL
-  SPORTS COMPLEX

 DOWNTOWN FAYETTEVILLE
40.7 MILES



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property** over the past 12 months.

Visitation Data

137.2K Visits

OVER THE PAST 12 MONTHS TO
THE SUBJECT PROPERTY

9 Min

AVERAGE DWELL TIME AT
THE SUBJECT PROPERTY

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics



Ring Radius Population Data

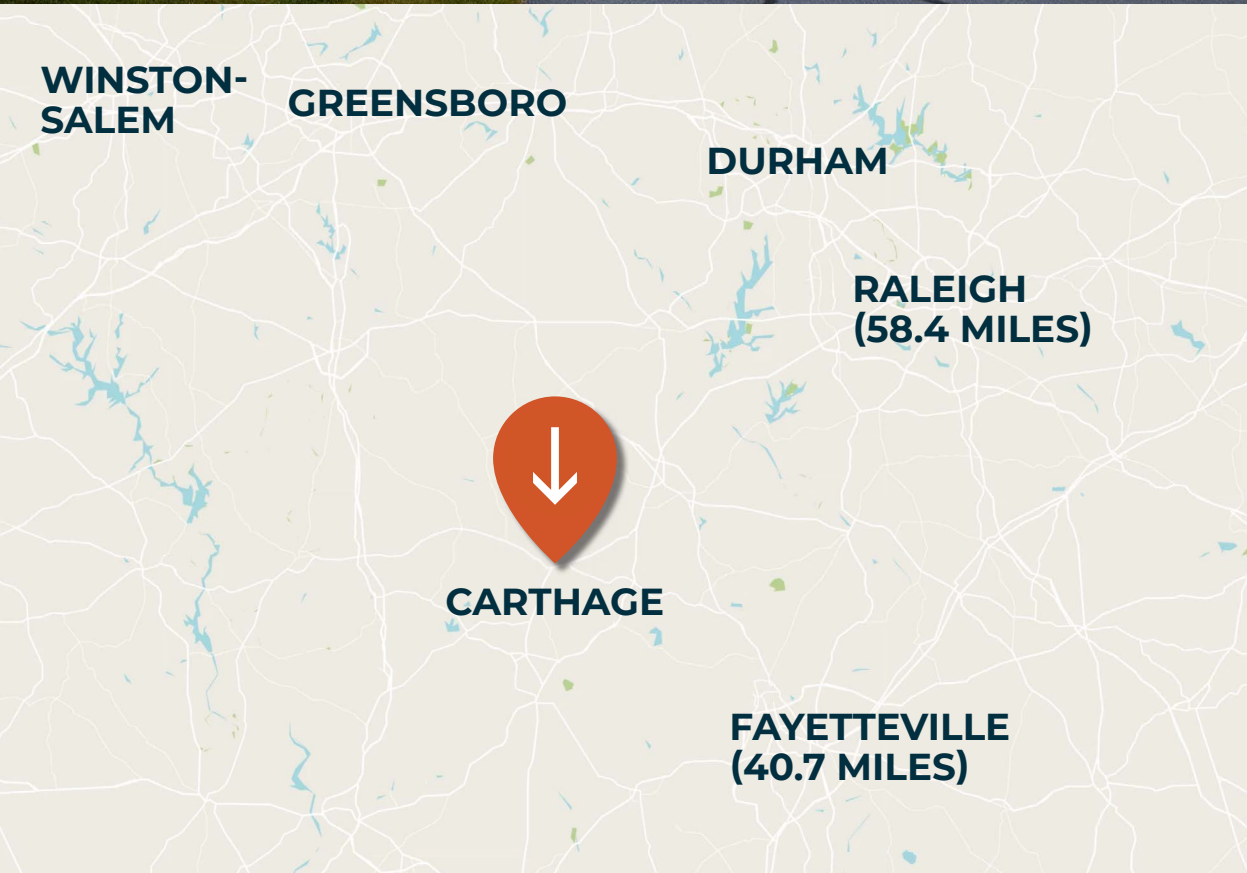
	3-Mile	5-Mile	7-Mile
2025	5,441	7,113	18,825
2035 PROJ.	5,772	7,508	19,654



Ring Radius Household Income Data

	3-Mile	5-Mile	7-Mile
AVERAGE	\$92,397	\$90,274	\$104,996
MEDIAN	\$85,954	\$80,089	\$88,308

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Carthage, NC

Small-Town Roots Near Golf Country

County Seat at the Edge of Pinehurst

- Carthage is located in Moore County at the northern edge of the Sandhills region, where the North Carolina Piedmont meets the Atlantic Coastal Plain
- It serves as the county seat, home to the Moore County Courthouse and primary local government offices
- Positioned near the center of the county, roughly 10 minutes from Pinehurst and Southern Pines
- Rolling terrain with sandy soils characteristic of the Sandhills, historically well-suited to pine forestry and, later, golf course development

Economy & Employment

- Moore County's economy is anchored by healthcare, retail trade, and educational services, the county's largest employment sectors
- The broader Pinehurst-Southern Pines area benefits significantly from golf tourism and hospitality, anchored by the world-renowned Pinehurst Resort and its multiple championship courses
- The Pinehurst-Southern Pines micropolitan/metropolitan economy has ranked among the top in North Carolina for economic strength for several consecutive years according to POLICOM rankings

110,619

MOORE COUNTY ESTIMATED
POPULATION (2025)



Subject Property



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