

7-11 / SPEEDWAY

1816 S MEMORIAL DRIVE
NEW CASTLE | INDIANA 47362

QUALIFIES FOR 2026
BONUS DEPRECIATION!



ACTUAL SITE

ADVISORY TEAM

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Highlights



PRICE	CAP RATE	NOI
\$3,256,000	5.25%	\$170,948*

* Current rent is \$167,596. Seller to credit buyer shortfall (if any) at the close of escrow.

POINTS OF INTEREST

Retailers | Entertainment: Nearby major retailers include Walmart, Tractor Supply Co., Hibbett, Ace Hardware, Harbor Freight, Goodwill, Bealls, AutoZone, O'Reilly Auto Parts, Big O Tires, Shell, Rural King, Aldi, Jiffy Lube, Dollar Tree, Dollar General, Walgreens, Cricket, Advance Auto Parts, Anytime Fitness; Dining options include McDonald's, Arby's, Subway, Buffalo Wild Wings, Smoothie King, Hardee's, Pizza Hut, Pizza King, Applebee's, KFC, Scooter's Coffee, Wendy's, Burger King, Taco Bell, Papa Johns, Lee's Famous Chicken, Jimmy John's, Steak 'n Shake, Dairy Queen Grill & Chill, etc.

Higher Education: 2 miles from **Ivy Tech Community College-** functions as a satellite facility tied to the Muncie campus, which is located about 29 miles away. Course offerings include business, health sciences, design technology and industrial courses for their 450 students.

Healthcare: Less than 3 miles from **Henry Community Health - Hospital Campus-** county-owned, short-term acute care facility with a staffed bed count generally listed between 48 and 50 beds. Offers 22 medical specialties—emergency services, same-day surgical care, orthopedics, OB/GYN and maternity care, cardiology, imaging/radiology, and primary care practices.

BRAND NEW ABSOLUTE NNN LEASE

14+ years remaining on new 15-year Absolute NNN lease with attractive 10% rental escalation 1/1/36! Requires zero management responsibilities, making it an attractive investment for the passive real estate investor.

CORPORATELY GUARANTEED LEASE

7-Eleven, Inc., the Irving, Texas-based C-Store chain operates (DBA. Speedway), franchises and/or licenses approximately 85,000 stores in 20 countries, including nearly 13,000 locations in North America, making it the largest retailer in the world. The company holds an investment grade credit rating of A- (S&P)!

ACCELERATED/BONUS DEPRECIATION

The property may qualify for 100% Bonus Depreciation (Conveying both building and land) – Consult with your CPA or Tax Professional.

STRONG HISTORICAL OCCUPANCY/TRAFFIC COUNTS

Successfully open and operating for decades and positioned on a ±0.52-acre parcel, with excellent drive-by visibility/access on Parkview Drive and S Memorial Drive with traffic counts of 6,698 CPD!

2026 DEMOGRAPHICS (5-MI)

Population	27,476
Households	10,502
Average Household Income (1-MI)	\$83,422

Financial Analysis

SITE ADDRESS	1816 S Memorial Drive New Castle Indiana 47362
TENANT	7-Eleven, Inc.
LESSEE ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±2,335 SF*
LOT SIZE	±0.52 acre*
YEAR BUILT	1999*
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	14+ Years Remaining
RENTAL INCREASES	10% 1/1/36 and every 5 years (in options)
RENT COMMENCEMENT DATE	December 12, 2025
EXPIRATION DATE	December 31, 2040
OPTIONS	Five 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.

* According to Henry County Assessor



Rent Roll

	TERM	ANNUAL RENT	CAP RATE
Year 1	12/12/25 to 12/31/26	\$167,596	Current
Years 2-10	01/01/27 to 12/31/35	\$170,948*	5.25%
Years 11-15	01/01/36 to 12/31/40	\$188,043	5.78%
		AVG ANNUAL RETURN	5.43%

RENEWAL OPTIONS

1st Option	01/01/41 to 12/31/45	\$206,847
2nd Option	01/01/46 to 12/31/50	\$227,532
3rd Option	01/01/51 to 12/31/55	\$250,285
4th Option	01/01/56 to 12/31/60	\$275,313
5th Option	01/01/61 to 12/31/65	\$302,845

* Current rent is \$167,596. Seller to credit buyer shortfall (if any) at the close of escrow.

Tenant Profile



BAA2/A

Credit Rating

SVNDY

Ticker Symbol

\$11.97B

Total Revenue

\$32.16B

Market Cap

85,000+

Total Locations

62,012

Total Employees

In 1927, **7-Eleven** was founded by “Uncle Johnny” Jefferson Green in Dallas, Texas and became the world’s first convenience store. Since its beginning, 7-Eleven has maintained a legacy of innovation and continuously pursues ways to cater to new generations of shoppers. Today, 7-Eleven is a global company that operates, franchises, and licenses 84,500 stores in 19 countries across the globe. Seven & I Holdings Co., Ltd., was founded on September 1, 2005 and is headquartered in Tokyo, Japan. In 2005, 7-Eleven, Inc. was made a wholly owned subsidiary of Seven & I Holdings. Currently, Seven & I Holdings operates more than 85,000 convenience stores, superstores, department stores, specialty stores, and financial services firms in 18 countries across the world. These include 7-Eleven, Seven Bank, Sogo & Seibu, Ito-Yokado, The Loft Co., and various others. **These stores see approximately 64 million customers per day.**

Speedway is a U.S.-based convenience store and fuel station chain founded in 1952. The original **Speedway 79** gasoline chain was established in Michigan. The concept was somewhat different from traditional service stations of the era: the early locations focused primarily on selling gasoline along with convenience items such as cigarettes and soft drinks, earning them the nickname “**Smokes and Cokes.**” The “79” referred to the 79-octane gasoline being sold at the time. In **1959, the Ohio Oil Company, which later became Marathon Oil, acquired Speedway 79 along with approximately 680 service stations operated by the Aurora Gasoline Company.** The Speedway name was temporarily retired in 1962 when the locations were converted to the Marathon brand.

The Speedway brand as it is known today re-emerged in 1975, when Marathon began using the name for higher-volume, self-service gasoline stations combined with convenience stores. The strategy was designed to take advantage of the growing popularity of self-service fueling while giving customers a faster, more convenient shopping experience. Speedway became known for its fuel, convenience-store merchandise, Speedy Café food and beverages, and customer loyalty program, and it expanded substantially through acquisitions of regional fuel and convenience-store chains. Originally part of Marathon Petroleum, Speedway was acquired by Seven & I Holdings, the parent company of **7-Eleven**, in 2021 for \$21 Billion. Speedway ranks among the largest convenience store chains in the country, focusing on high-volume self-service stations and integrated retail operations.

Headquartered in Irving, Texas, Speedway is a top-tier national convenience store and gas station tenant corporately guaranteed by 7-Eleven, Inc. with more than **3,900 locations across 36 states, offering gasoline, diesel, and a wide range of convenience products.**



<i>Property Specifications</i>	
County	Henry
Lot Size	±0.52 Acre (±20,975 SF)
GLA	±2,335 SF

GLA **±2,335 SF**

East

As of August 2026



RILEY ELEMENTARY
401 STUDENTS

NEW CASTLE
HIGH SCHOOL
828 STUDENTS

NEW CASTLE
MIDDLE SCHOOL
627 STUDENTS



Christy Nails
Studio



Noble Wine &
Spirits



Cate's Hearing
Aid Service

S MEMORIAL DRIVE | 6,698 CPD

North

As of August 2026



New Castle
Stainless Plate, LLC
MANUFACTURER































S MEMORIAL DRIVE | 6,698 CPD

New Castle



IVY TECH
COMMUNITY COLLEGE
NEW CASTLE
450 STUDENTS

Walmart

DQ
Grill & Chill

cricket

HARBOR FREIGHT
goodwill
BUFFALO WILD WINGS
ANYTIME FITNESS



S MEMORIAL DRIVE | 6,698 CPD

Steak 'n Shake
Steakburgers & Milk Shakes

Casey's

TSC TRACTOR SUPPLY CO



Lee's Famous
recipe chicken

PAPA JOHNS

Pizza Hut

jiffy lube
ADVANCE AUTO PARTS
KFC
McDonald's
SCOOTER'S COFFEE
U-Haul

NEW CASTLE MIDDLE SCHOOL
627 STUDENTS

Speedway

RILEY ELEMENTARY
401 STUDENTS

NEW CASTLE HIGH SCHOOL
828 STUDENTS

PARKER ELEMENTARY
278 STUDENTS

DG

Autumn Oaks
72 Units

New Castle Synopsis

New Castle is a small city in Henry County with a population of roughly 17,400. The community is best known for its deep connection to Indiana basketball, including the **Indiana Basketball Hall of Fame** and the historic **New Castle Fieldhouse**, recognized as the world's largest high school gymnasium.

The closest major city is **Indianapolis**, approximately 48–50 miles west of New Castle. It is best known as the “Racing Capital of the World,” home to the famous Indianapolis 500 at the Indianapolis Motor Speedway, one of the world's most prestigious automobile races.

TOP EMPLOYERS IN NEW CASTLE:

- 1. Henry Community Health (850 employees)
- 2. New Castle Community Schools (750 employees)
- 3. Draper Inc. (700 employees)
- 4. New Castle Correctional Facility (542 employees)
- 5. Boar’s Head Provisions (476 employees)

2026 Demographics

	1-MI	3-MI	5-MI
Population	4,315	21,603	27,476
Households	1,909	9,299	10,502
Labor Population Age 16+	3,356	17,604	22,947
Median Age	42.1	40.1	40.6
Average Household Income	\$83,422	\$76,919	\$79,212

City View



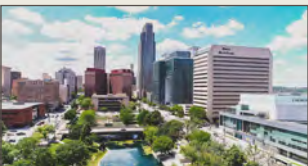
Major Cities/Destinations

INDIANAPOLIS, INDIANA



47 Miles Westbound
1-Hour Drive
2026 Metro Population:
2,200,000

COLUMBUS, OHIO



135 Miles Eastbound
2.5-Hour Drive
2026 Metro Population:
2,242,028

OHIO

INDIANA

CINCINNATI, OHIO



103 Miles Southeastbound
2-Hour Drive
2026 Metro Population:
2,312,858

KENTUCKY



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By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

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