



Goldsboro, 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

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



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 positioned along East New Hope Road**, a prominent commercial corridor in Goldsboro with strong access to the surrounding retail and residential trade area. The location offers excellent connectivity and visibility, providing an attractive setting for retail and service-oriented tenants while benefiting from the established commercial presence along the corridor.

Tax benefits subject to IRS qualification requirements.

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

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	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%

LEGEND

Property Boundary

2,106
Rentable SF

0.92
Acres

3
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
thriving
Eastern
North
Carolina

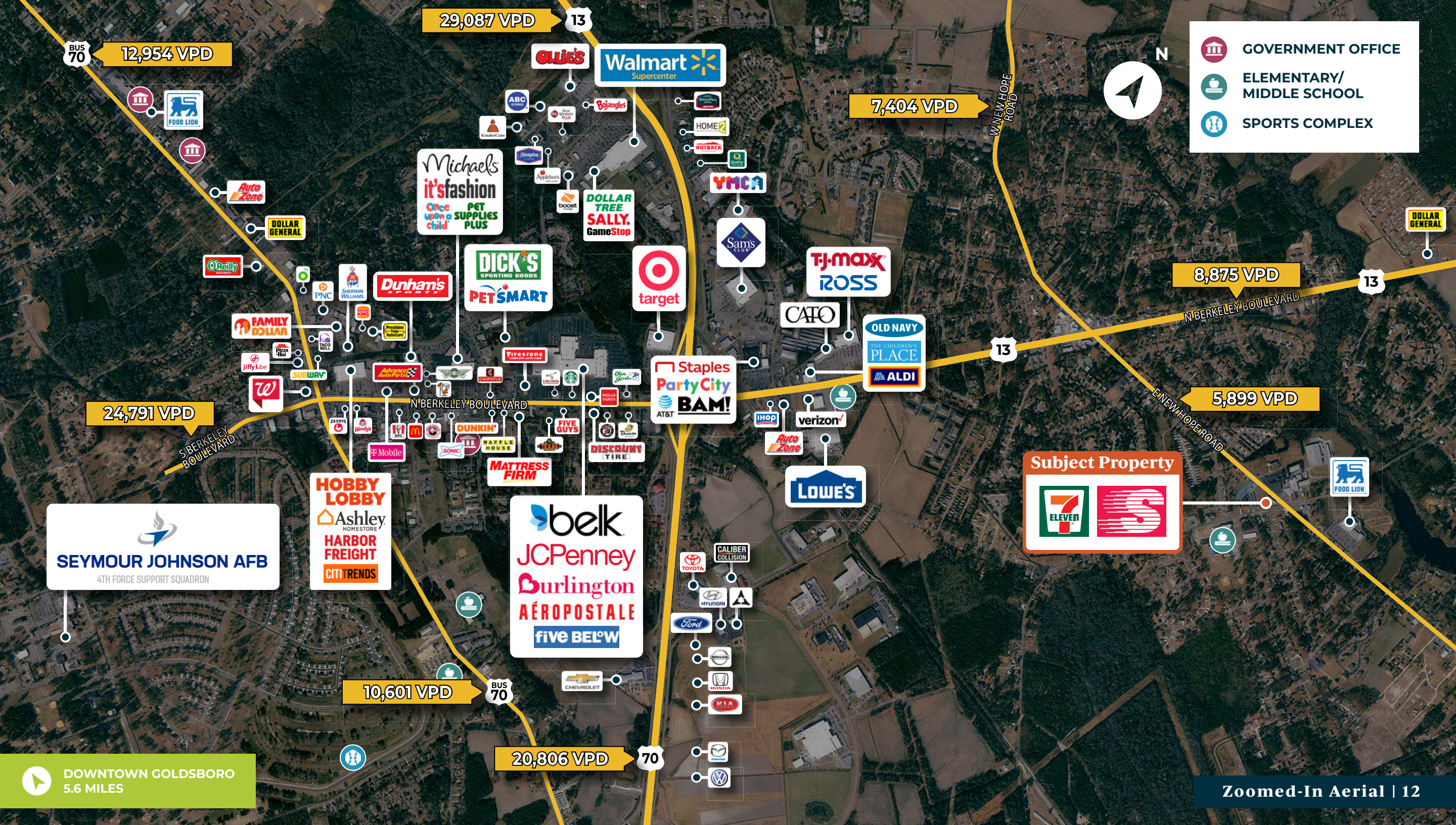
10,689

COMBINED VEHICLES PER DAY
AT THE INTERSECTION

60.2 Miles

TO RALEIGH

Immediate Trade Area | 11



 GOVERNMENT OFFICE

 ELEMENTARY/
MIDDLE SCHOOL

 SPORTS COMPLEX



Subject Property





SEYMOUR JOHNSON AFB

4TH FORCE SUPPORT SQUADRON



Hobby Lobby



Ashley
HOMESTORE



HARBOR
FREIGHT



CITITRENDS



belk



JCPenney



Burlington



AÉROPOSTALE



FIVE BELOW

10,601 VPD

20,806 VPD

7,404 VPD

8,875 VPD

5,899 VPD

24,791 VPD

12,954 VPD

29,087 VPD

DOWNTOWN GOLDSBORO
5.6 MILES

Zoomed-In Aerial | 12

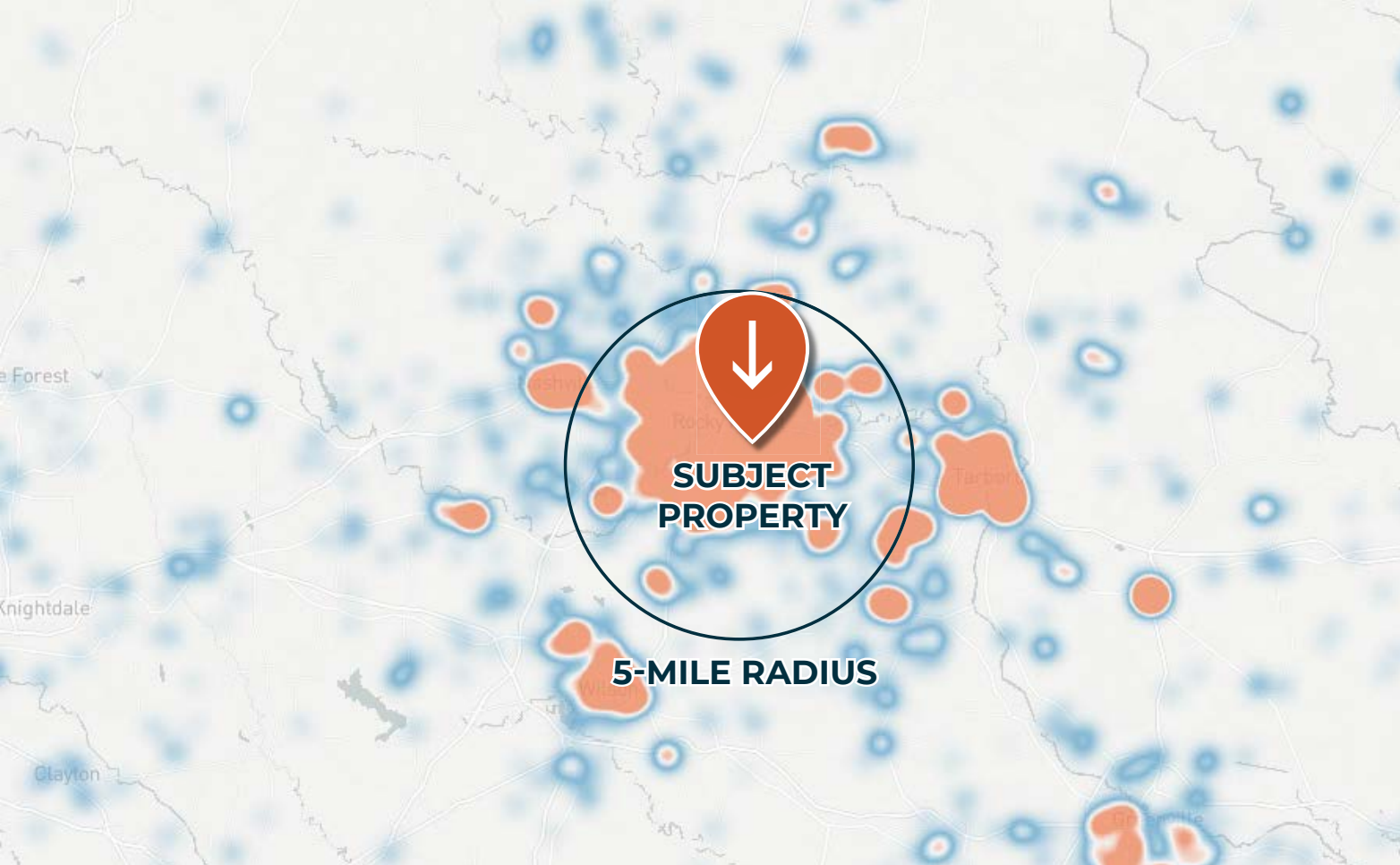
-  GOVERNMENT OFFICE
-  ELEMENTARY/
MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX

 DOWNTOWN FAYETTEVILLE
74 MILES



Subject Property





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

145.2K Visits

OVER THE PAST 12 MONTHS TO
THE SUBJECT PROPERTY

7 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

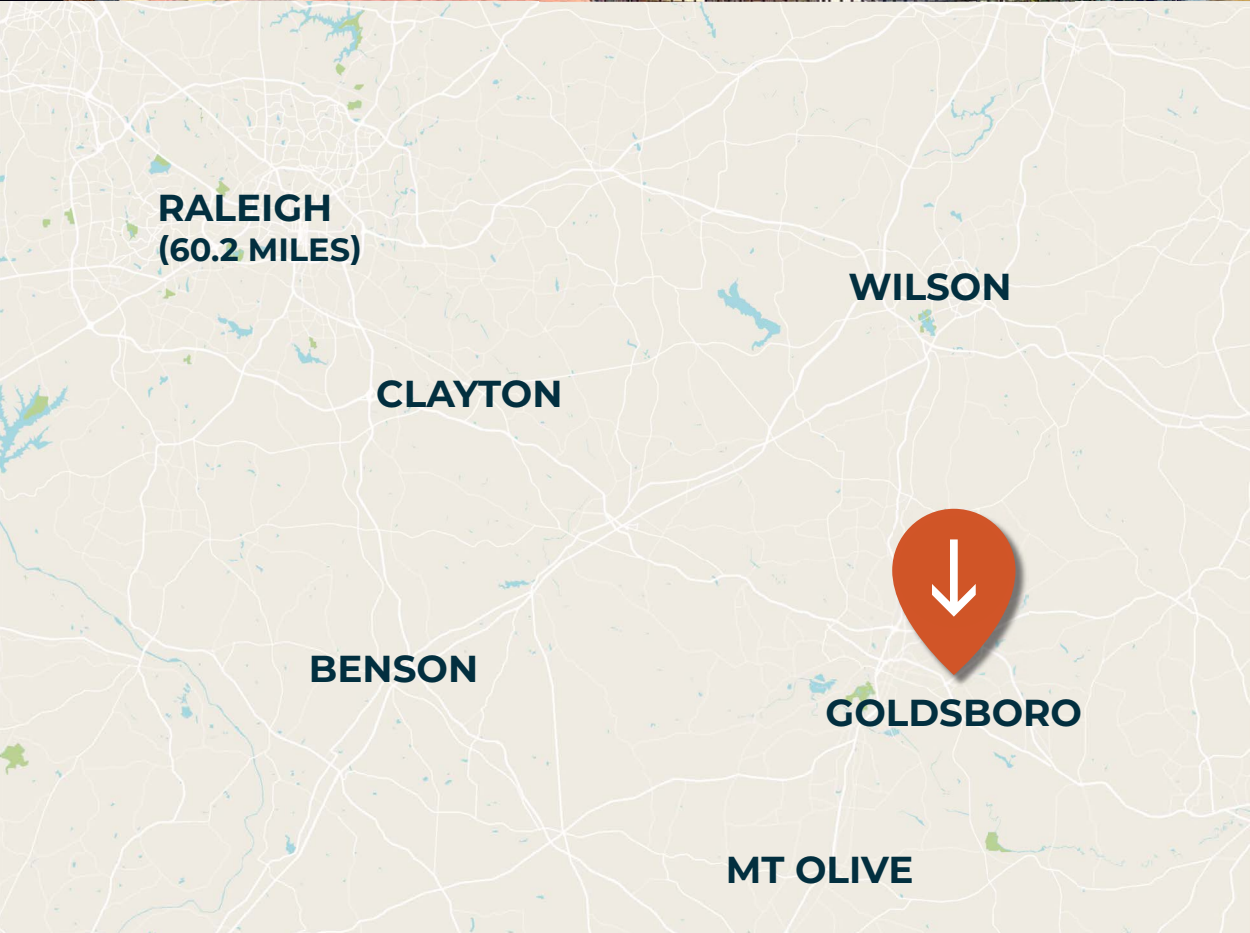
	1-Mile	3-Mile	5-Mile
2025	6,373	15,676	44,319
2030 PROJ.	6,461	15,800	44,696



Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	\$78,279	\$84,960	\$79,965
MEDIAN	\$57,085	\$61,775	\$59,763

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



Goldsboro, NC

The City of Roses on the Neuse River

Eastern North Carolina's Rising City

- Goldsboro is a historic city and county seat of Wayne County in the Coastal Plain region of eastern North Carolina, roughly 55 miles southeast of Raleigh
- The city's served by U.S. Highways 70 and 117, along with Interstate 795, connecting Goldsboro to Raleigh, Wilmington, and the broader I-95 corridor
- Situated along the Neuse River, which runs through the county and feeds nearby Cliffs of the Neuse State Park

Home of Southern Hospitality

- Access to outdoor recreation along the Neuse River and nearby state parks, along with proximity to Raleigh for additional urban amenities
- Originally settled as Waynesborough in 1787 and later incorporated as Goldsborough in 1847, named for railroad engineer Matthew T. Goldsborough
- Seymour Johnson Air Force Base was established in 1942 and has anchored the city's military identity for over 80 years, home to the 4th Fighter Wing (F-15E Strike Eagle) and the 916th Air Refueling Wing

122,278

GOLDSBORO MSA ESTIMATED
POPULATION (2025)

\$6.34 Billion

GOLDSBORO MSA GDP

Location Overview | 15



Subject Property



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