



Single-Tenant Net Lease Offering | 7-Eleven + C-Store (S&P: A-)

9.9 Years of Firm Term Remaining | Fixed Rental Increases every 5 Years | 5 (5-Year) Options | Maryland



35 DALRYMPLE RD, SUNDERLAND, MD 20689

Single-Tenant Net Leased 7-Eleven + C-Store

The Offering

Newmark, as an exclusive advisor, is pleased to present the opportunity to acquire a single-tenant, net leased 7-Eleven in Sunderland, MD.

\$4,634,000

ASKING PRICE

5.75%

CAP RATE

NNN

LEASE STRUCTURE

9.9 Years

LEASE TERM REMAINING

Fee Simple

OWNERSHIP INTEREST



Net Lease Capital Markets

Matt Berres

Vice Chairman

t 949-608-2066

matt.berres@nmrk.com

Samer Khalil

Director

t 949-608-2042

samer.khalil@nmrk.com

Karick Brown

Associate Director

t 949-608-2175

karick.brown@nmrk.com

Broker of Record: Edward Goldmeier | MD RE Lic. #15001

Investment Highlights

CORPORATELY GUARANTEED LEASE WITH 7-ELEVEN, INC. | INVESTMENT GRADE CREDIT (S&P: A-) | 7-ELEVEN IS THE LARGEST C-STORE RETAIL CHAIN IN THE WORLD | 77,000+ STORES WORLDWIDE / 13,000+ LOCATIONS IN NORTH AMERICA

- **7-Eleven, Inc. (S&P: A- / Moody's: Baa2)**
- Headquartered in Irving, TX (US operations), 7-Eleven operates a chain of **13,000+ convenience store locations in North America**
- The global 7-Eleven chain operates **77,000 stores worldwide**
- **2024 Revenue \$11.97 Trillion (JPY) / Net Income \$173.07 Billion (JPY)**

LONG-TERM COMMITMENT | 9.9 YEARS OF PRIMARY TERM REMAINING | 10.00% RENTAL INCREASES EVERY 5 YEARS DURING THE BASE TERM | 7.50% RENTAL INCREASES DURING EACH OF THE FIRST 4 (5-YEAR) OPTIONS | FMV IN OPTION 5 | EXTREMELY PASSIVE ABSOLUTE NNN LEASE | FEE SIMPLE LEASE, ALLOWING FOR ACCELERATED DEPRECIATION

- 15-year original lease, **9.9 years of firm lease term remaining**
- **10.00% rental increases every 5 years** during the base term
- **7.50% rental increases** during each of the first 4 (**5-Year**) options, and **FMV in Option 5**
- **Absolute NNN lease** with zero landlord responsibilities. This NNN investment is ideal for both in-state and out-of-state investors.
- Fee simple (Land & Building) asset sale, allowing for accelerated depreciation

LOCATED ON SOLOMONS ISLAND RD (14,140 VPD) | 0.57 MILES FROM SOUTHERN MARYLAND BLVD/ROUTE 4 (29,758 VPD) | LOCATED 25 MILES SOUTHEAST OF WASHINGTON D.C.

- Located on **Solomons Island Rd (14,140 VPD)**, and near the junction of Solomons Island Rd & Route 4 (43,898 VPD)
- **0.57 miles from Southern Maryland Blvd/Route 4 (29,758 VPD)**, the main road splitting the peninsula
- **25 miles southeast of Washington D.C.**

SUNDERLAND, MD LOCATION | STABLE & AFFLUENT DEMOGRAPHICS | CLOSE PROXIMITY TO THE WASHINGTON D.C. & BALTIMORE, MD DOWNTOWNS

- Sunderland, Maryland, is a small community located in Calvert County along the western shore of the Chesapeake Bay
- Affluent and stable demographics, **35,333 people with an average household income of \$156,951 within 5 miles**
- 25 miles southeast of Washington D.C. & 43 miles south of Baltimore, MD
- Major **attractions, dining, and shopping** can be found **nearby in Washington D.C. & Baltimore, MD**

Property Photos



Investment Overview

Price/Cap Rate

Price (PSF)	\$4,634,000 (\$1,931)
Cap Rate	5.75%
Annual Base Rent (PSF)	\$266,475 (\$111.03 PSF)

Executive Summary

Address	35 Dalrymple Road Sunderland, MD 20689
Tenant	7-Eleven
Use	Retail
Rentable Building Area (SF)	2,400
Acreage	1.78 Acres
Expense Structure	NNN
Rent Increases	Fixed rental increases every 5 years
Rent Commencement Date	January 4, 2021
Lease Expiration Date	January 31, 2036
Initial Term	Fifteen (15) Years
Lease Term Remaining	9.9 Years Remaining
Renewal Options	5 (5-Year)
Ownership Interest	Fee Simple (Land & Building Ownership)





CHESAPEAKE BAY

PSG ARMORY, LUXOR NAILS & SPA,
BUBBA LOU'S, SUNDERLAND WINE
AND SPIRITS

CALIBER
COLLISION



MT HOPE
METHODIST CHURCH

ART'S AUTOMOTIVE
SERVICE CENTER

JPOZZ MUSIC, CALVERT MMA
ACADEMY, TOT SPOT LEARNING,
PET PARADISE SALON & SPA

THE CHURCH OF
JESUS CHRIST OF
LATTER-DAY SAINTS

SUNDERLAND
ELEMENTARY
SCHOOL

SOUTHERN MARYLAND
BLVD (29,758 VPD)

SOLOMONS ISLAND RD N (14,140 VPD)



CHESAPEAKE BAY

JPOZZ MUSIC, CALVERT MMA ACADEMY, TOT SPOT LEARNING, PET PARADISE SALON & SPA

SOUTHERN MARYLAND BLVD (29,758 VPD)

ART'S AUTOMOTIVE SERVICE CENTER

MT HOPE METHODIST CHURCH



SUNDERLAND ELEMENTARY SCHOOL

PSG ARMORY, LUXOR NAILS & SPA, BUBBA LOU'S, SUNDERLAND WINE AND SPIRITS

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

CALIBER COLLISION

SOLOMONS ISLAND RD N (14,240 VPD)

The Investment



Lease Abstract & Property Details

Property Overview

Rentable Building Area (SF)	2,400
Acreage	1.78
Year Built/Renovated	2002

Lease Abstract

Address	35 Dalrymple Road Sunderland, MD 20689
Tenant Trade Name	7-Eleven
Lease Entity	7-Eleven, INC.
Credit Rating	S&P: A-
Rent Commencement Date	January 4, 2021
Lease Expiration Date	January 31, 2036
Lease Term Remaining	9.9 Years Remaining
Renewal Options	5 (5-Year)
Annual Rent (PSF)	\$266,475 (\$111.03 PSF)
Rent Increases	See Rent Schedule
Lease Structure	NNN
Landlord Responsibilities	None
Utilities	Tenant Responsibility
Taxes	Tenant Responsibility
CAM	Tenant Responsibility
HVAC	Tenant Responsibility
Insurance	Tenant Responsibility
ROFR	Yes, 15 Days

Rent Schedule

Rent Period	Annual Rent	PSF	Monthly Rent	PSF	% Increase
2/1/2026 - 1/31/2031	\$266,475	\$111.03	\$22,206	\$9.25	10.00%
2/1/2031 - 1/31/2036	\$293,123	\$122.13	\$24,427	\$10.18	10.00%
Option 1: 2/1/2036 - 1/31/2041	\$315,107	\$131.29	\$26,259	\$10.94	7.50%
Option 2: 2/1/2041 - 1/31/2046	\$338,740	\$141.14	\$28,228	\$11.76	7.50%
Option 3: 2/1/2046 - 1/31/2051	\$364,145	\$151.73	\$30,345	\$12.64	7.50%
Option 4: 2/1/2051 - 1/31/2056	\$391,456	\$163.11	\$32,621	\$13.59	7.50%
Option 5: 2/1/2056 - 1/31/2061			FMV		

Bold = Current Rent

Market Overview - Sunderland, MD

Sunderland, MD

Sunderland, Maryland, is a **small unincorporated community located in Calvert County** along the western shore of the Chesapeake Bay. It is primarily residential, offering a quiet, rural atmosphere while maintaining close proximity to larger employment and commercial hubs. Residents of Sunderland enjoy a balance of suburban living and rural charm, with easy access to outdoor recreation, including nearby parks, waterways, and trails. **The community is within commuting distance to Annapolis (22.25 Miles), Washington, D.C.(25 Miles), and Baltimore (43 Miles)**, making it attractive for those who work in the metropolitan areas but prefer a more relaxed pace of life at home. Housing options in Sunderland are largely single-family homes on spacious lots, and the area is known for its **strong school system, family-friendly environment, and sense of community**.

Economic Overview

Calvert County hosts a diverse economic base. **Key employers include Calvert County Public Schools, county government offices, CalvertHealth Medical Center, and energy facilities like the Calvert Cliffs Nuclear Power Plant and Cove Point LNG terminal.** (MD Dept of Commerce)

Major Employers in the Tampa MSA

- Calvert County Public Schools ~2,234 Employees
- Calvert County Government ~1,384 Employees
- Calvert County Medical Center ~1,232 Employees
- Constellation’s Calvert Cliffs Nuclear Power Plant ~660 Employees
- Berkshire Hathaway Energy’s Cove Point LNG ~210 Employees

Cost of Living Analysis

Sunderland, Maryland, has an overall **cost of living index of 123.2, which means expenses are about 23 percent higher than the U.S. average but roughly 10 percent lower than the Maryland state average.** A single person typically needs about \$56,000 per year to live comfortably in the area, while a family requires close to \$98,000 annually. Housing is the most significant driver of higher costs. **The median home price is around \$513,700, which is well above both state and national averages,** although some estimates place the average home value closer to \$397,200. Renting is somewhat more affordable, with the average two-bedroom unit costing about \$1,600 per month, slightly below the U.S. average and notably below the Maryland state average.

Demographics	1 Mile	3 Mile	5 Mile
2024 Population	951	11,538	35,333
2024 Households	315	3,809	12,307
2024 Avg. Household Income	\$166,849	\$174,639	\$156,951



TENANT SYNOPSIS

7-Eleven, Inc. - (JPX: SVNDY)

Seven & i Holdings Co., Ltd. (JPX: SVNDY) is a diversified convenience store operator with 13,000+ locations in the US/Canada.

7-Eleven, Inc., a subsidiary company of Seven & i Holdings Co., Ltd., is the premier name and largest chain in the convenience-retailing industry. US operations for 7-Eleven are headquartered in Irving, TX, responsible for overseeing operations, franchise agreements, construction, licensing, and more for the entire US 7-Eleven portfolio. Each 7-Eleven location offers signature products including Slurpee, Big Bite, and Big Gulp. 7-Eleven has expanded their food offering to include salads, side dishes, cut fruit, and protein boxes, pizza, chicken wings, cheeseburgers, and hot chicken sandwiches. 7-Eleven stores offer industry-leading private brand products under the 7-Select brand including health options, decadent treats and everyday favorites, at an outstanding value.



Representative Photo



Tenant Synopsis

Website	7-Eleven.com
Company Type	Subsidiary
Parent	Seven & I Holdings Co., Ltd.
2025 Employees	135,332
Number of Locations	13,000+
2024 Revenue	\$11.97 Trillion
2024 Net Income	\$173.07 Billion
2024 Assets	\$11.39 Trillion
2024 Equity	\$4.03 Trillion
Credit Rating	S&P: A-

* All Dollar Figures in JPY (1 JPY = .0068 USD)



Net Lease Capital Markets:

Matt Berres
Vice Chairman
t 949-608-2066
matt.berres@nrmk.com

Samer Khalil
Director
t 949-608-2042
samer.khalil@nrmk.com

Karick Brown
Associate Director
t 949-608-2175
karick.brown@nrmk.com

18401 Von Karman Ave, Suite 150
Irvine, CA 92612

nrmk.com

Broker of Record: Edward Goldmeier | MD RE Lic. #15001

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