



Vanceboro, 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

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



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 NC Highway 43**, a primary regional thoroughfare serving Vanceboro and connecting the community to the broader Craven County trade area. The location offers convenient highway access and strong exposure to local and through traffic, supporting its appeal as a well-positioned retail and service-oriented asset.

Tax benefits subject to IRS qualification requirements.

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

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	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%

LEGEND

Property Boundary

3,107
Rentable SF

1.59
Acres

8
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

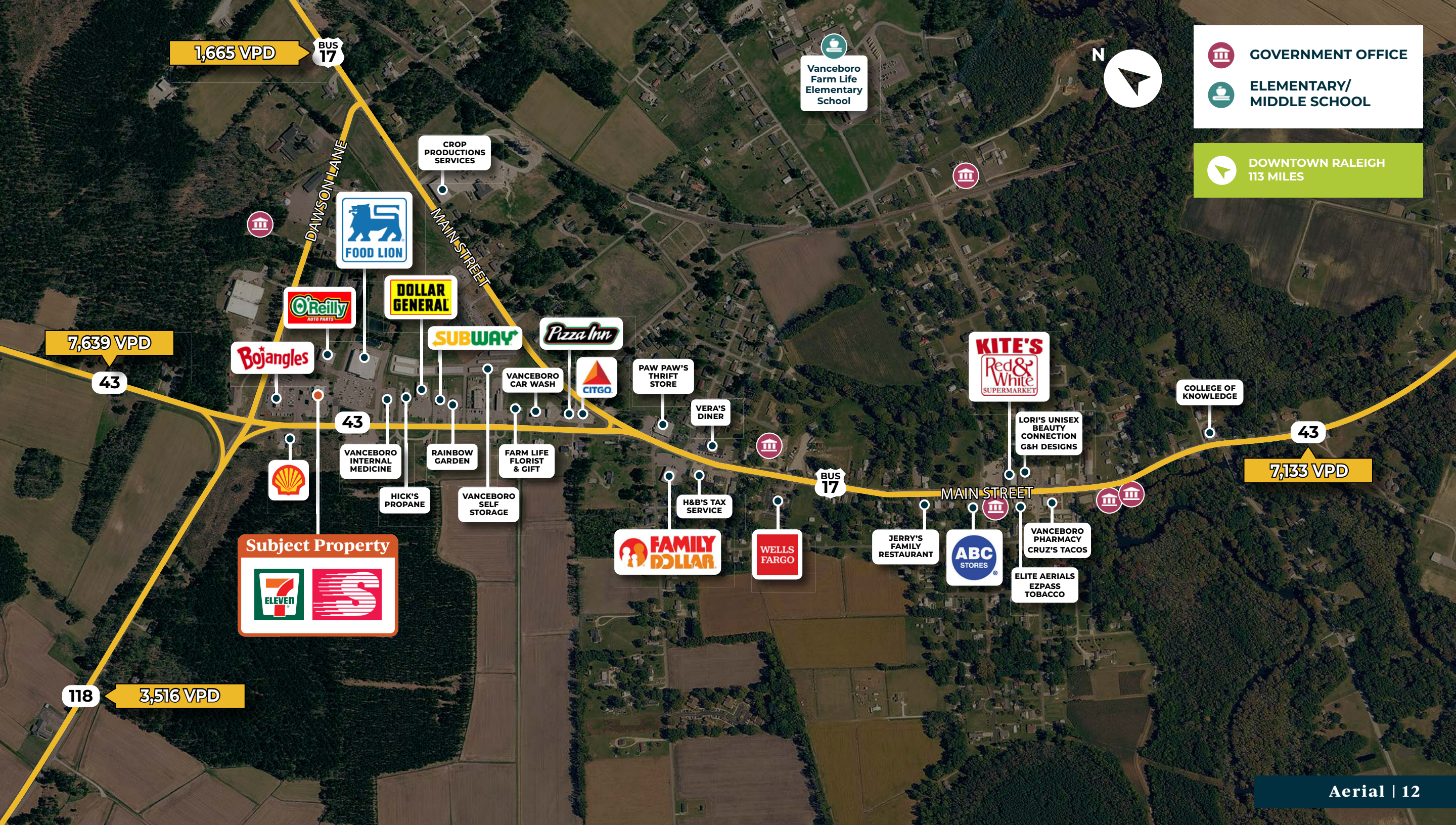
- 7-Eleven is the premier name and largest chain in the convenience retail industry
- 7-Eleven Inc. is a wholly owned subsidiary of the global company, Seven& Holdings Co. Ltd. 7-Eleven Inc. is the North American branch of the larger corporation
- Based in Irving, Texas, 7-Eleven Inc. operates, franchises, 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](#) ➤



The subject property is situated near large national retailers such as **Bojangles**, **O'Reilly Auto Parts**, and **Food Lion**.





1,665 VPD

BUS 17

DAWSON LANE

MAIN STREET

CROP PRODUCTIONS SERVICES



7,639 VPD

43

43



VANCEBORO INTERNAL MEDICINE

RAINBOW GARDEN

FARM LIFE FLORIST & GIFT

VANCEBORO SELF STORAGE

HICK'S PROPANE

VANCEBORO CAR WASH



PAW PAW'S THRIFT STORE

VERA'S DINER

H&B'S TAX SERVICE



BUS 17

MAIN STREET



LORI'S UNISEX BEAUTY CONNECTION G&H DESIGNS

COLLEGE OF KNOWLEDGE

43

7,133 VPD

JERRY'S FAMILY RESTAURANT



VANCEBORO PHARMACY CRUZ'S TACOS

ELITE AERIALS EZPASS TOBACCO

118

3,516 VPD



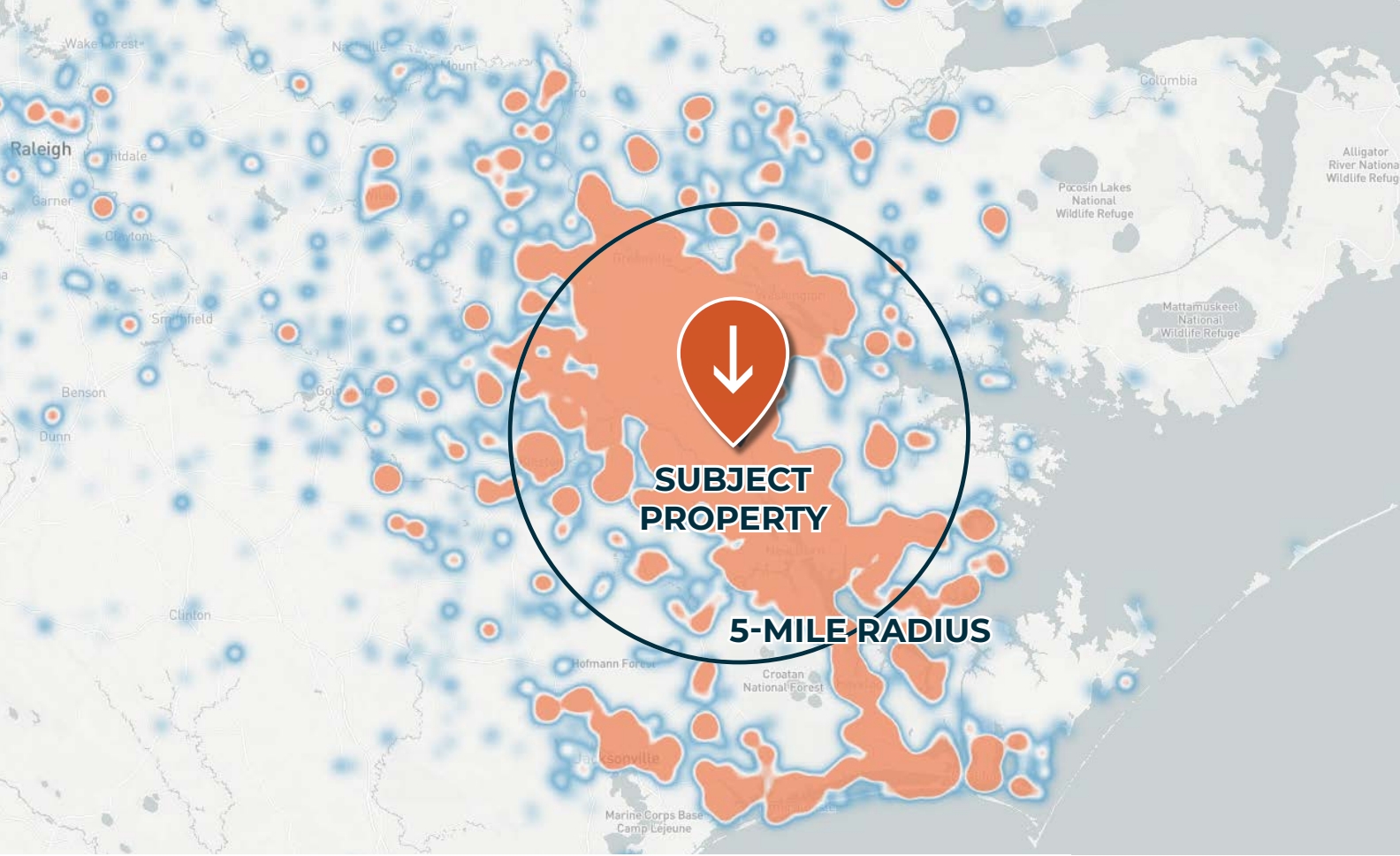
GOVERNMENT OFFICE



ELEMENTARY/
MIDDLE SCHOOL



DOWNTOWN RALEIGH
113 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

362.4K 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

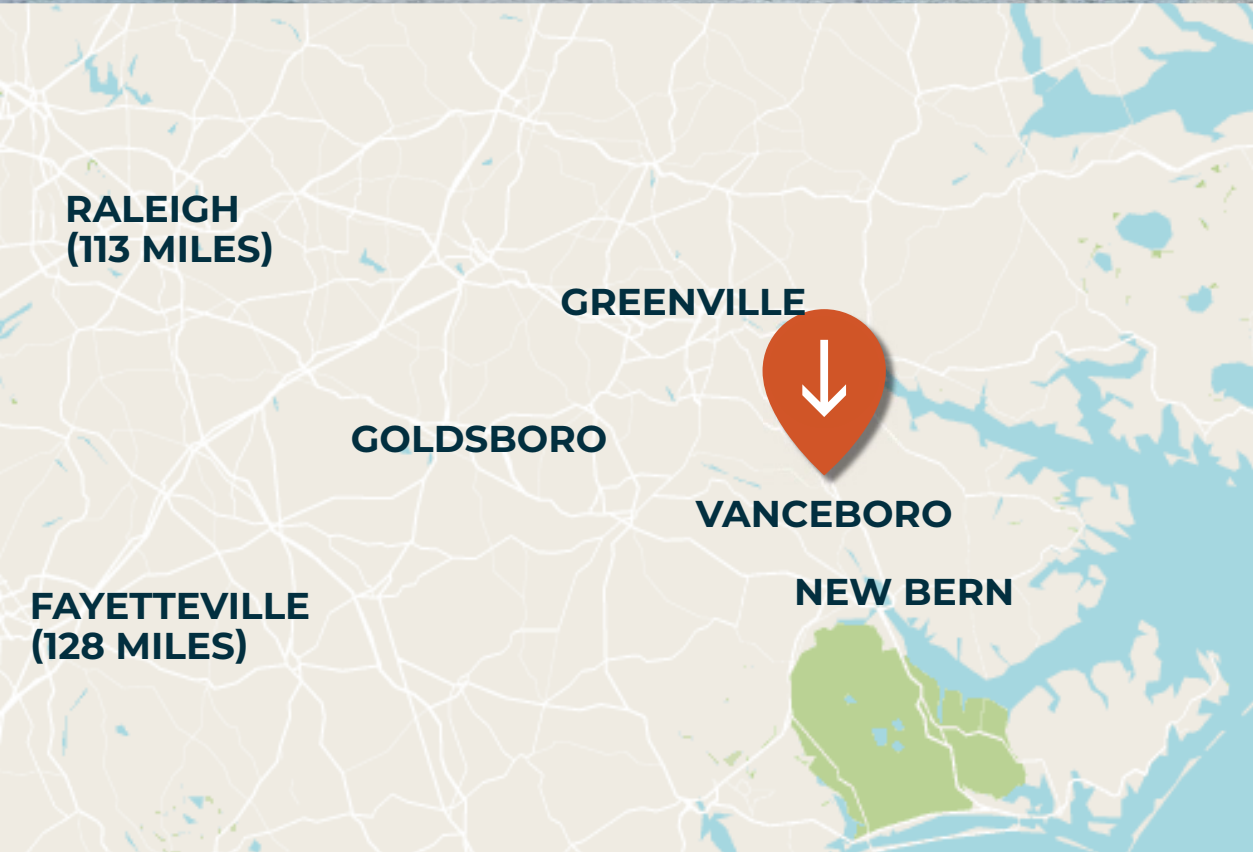
	1-Mile	3-Mile	5-Mile
2025	1,060	1,060	8,524
2035 PROJ.	1,095	1,095	8,774



Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	\$43,288	\$43,288	\$54,032
MEDIAN	\$25,514	\$25,514	\$36,245

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



Vanceboro, NC

Farmland Heritage, Coastal Plain Living

Gateway Between New Bern & Greenville

- Vanceboro is a small rural town located in Craven County in the Coastal Plain region of eastern North Carolina
- Situated along Highway 43, roughly midway between New Bern (~20 miles east) and Greenville (~26 miles north), with NC Highway 118 nearby connecting to Interstate 587 toward Raleigh (~120 miles away)
- Provides an affordable alternative to nearby New Bern and Greenville while still being within commuting distance of both

Agricultural Roots

- The town lies near the Neuse River, in a largely rural, agricultural setting characteristic of Eastern North Carolina’s Inner Banks region
- The local economy is rooted in agriculture, with the surrounding area known for strawberry, tobacco, and row-crop farming
- Positioned between two employment centers: New Bern (regional healthcare, tourism, and manufacturing hub) and Greenville (home to Vidant/ECU Health and East Carolina University)

105,025

CRAVEN COUNTY ESTIMATED
POPULATION (2025)



Subject Property



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