

**SINGLE  
TENANT**

**ABSOLUTE NNN**

**INVESTMENT  
OPPORTUNITY**



**602 S.  
PHILADELPHIA BLVD  
ABERDEEN  
MARYLAND**





**EXCLUSIVELY MARKETING BY**

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# INVESTMENT SUMMARY

The Feazell Commercial Group is pleased to present for sale a 7-Eleven gas and convenience store located in Aberdeen, MD just 30 miles North of Baltimore City. Built in 1999, the property consists of a freestanding building with a Gross Leasable Area (GLA) of 2,940 square feet and a gas station with six gas pumps, situated on a 1.04-acre lot. 7-Eleven is on a corporately guaranteed, Triple-Net (NNN) lease with 5.1 years remaining in their first renewal option (April 2024 expiration) and four more remaining, five-year extension options. The lease calls for 15% increases every five years, including the option periods which is very rare. The lease is guaranteed by 7-Eleven, Inc., the world's leading convenience store with an S&P credit rating of AA- and a Moody's credit rating of Baa1.



# INVESTMENT HIGHLIGHTS

- 7-Eleven Gas and Convenience Store with 5.1 Years Remaining on a Corporately Guaranteed Triple-Net (NNN) Lease
- Very Attractive 15 Percent Increases Every Five-Years, Including Option Periods (Four, 5-Year Options)
- Located in Aberdeen, MD, 30 miles North of Baltimore
- Positioned at the Intersection of South Philadelphia Blvd and James St that has an Average Daily Traffic Count of over 34,000 Vehicles Per Day
- Major Retail Tenants & Points of Interest in Close Proximity Include: McDonald's, Lidl, Precision Tune, Walmart, Wawa, Royal Farms, Autozone, and Dominos Pizza and many more.
- In an Area with a Population of Over 45,600 People Living within a Five-Mile Radius.



# OFFERING HIGHLIGHTS

## OFFERING:

**PRICING:** \$1,950,000

**NET OPERATING INCOME:** \$104,935.20

**CAP RATE:** 5.38%

**PRICE PER SF:** \$663/SF

**TENANT:** Single

**LEASE TYPE:** NNN

**LEASE OPTIONS:** (5) 5 year options w 15% increases

**LEASE EXPIRATION:** 5/31/2024

## PROPERTY SPECIFICATIONS:

**SQUARE FOOTAGE:** 2,940

**LAND AREA:** 1.04AC

**ADDRESS:** 602 S. Philadelphia Blvd, Aberdeen 21001

**YEAR BUILT:** 1999

**OWNERSHIP:** Fee Simple

**RENT BUMPS:** 15%, increases every 5 yrs



# PROPERTY OVERVIEW



## ACCESS

Intersection of South Philadelphia Blvd  
and James St

## YEAR BUILT

1999

## NET SF

2,940

## ZONING

B3

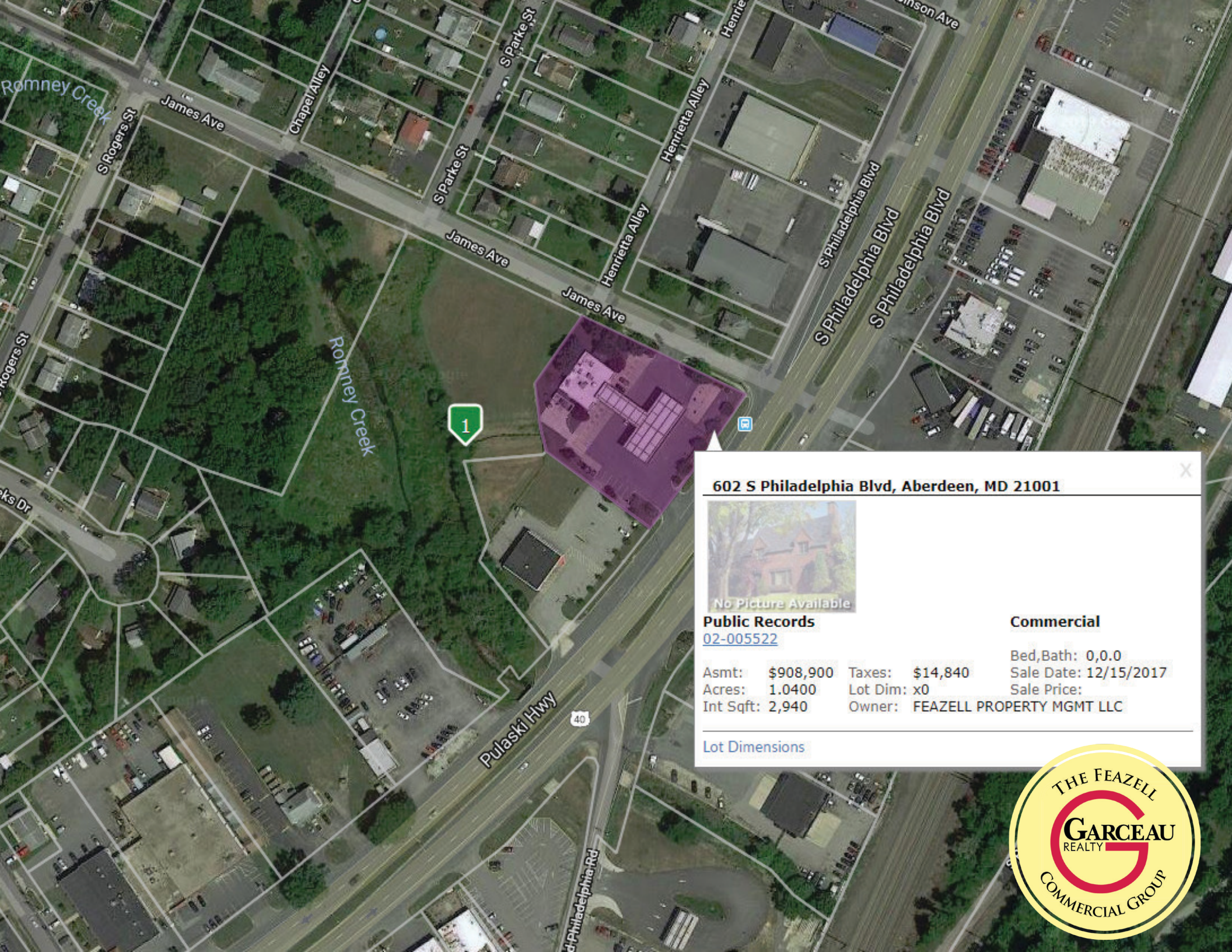
## LOT SIZE

1.04 Acres

## TRAFFIC COUNT

Average Daily Traffic Count of over 34,000  
Vehicles Per Day





**602 S Philadelphia Blvd, Aberdeen, MD 21001**



No Picture Available

**Public Records**

[02-005522](#)

**Commercial**

Asmt: \$908,900

Taxes: \$14,840

Bed,Bath: 0,0,0

Acres: 1.0400

Lot Dim: x0

Sale Date: 12/15/2017

Int Sqt: 2,940

Owner:

FEAZELL PROPERTY MGMT LLC

[Lot Dimensions](#)





ARFIRST

Precision Tune Auto Care

7-Eleven

Northeastern Supply

Astro Auto Wash

Bay Side Inn & Suites

Psychic

Sunoco Gas Station

S Philadelphia Blvd

Aberdeen Diner

Hind

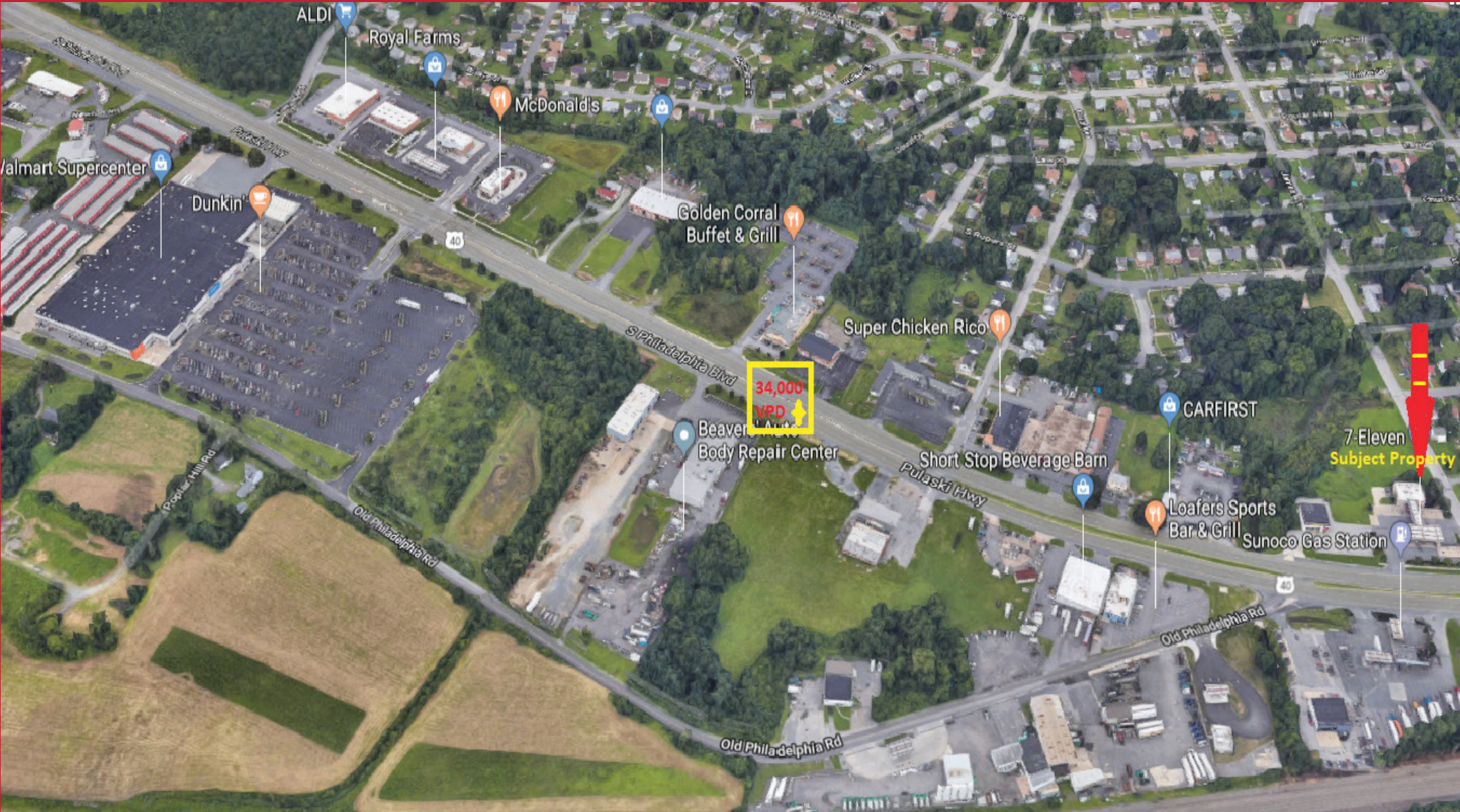
Trillium CNG Station

Avis Car Rental

Fisher Auto Parts







ALDI

Royal Farms

McDonald's

Golden Corral  
Buffet & Grill

Super Chicken Rico

34,000  
VPD

Beaver  
Body Repair Center

Short Stop Beverage Barn

CARFIRST

7-Eleven  
Subject Property

Loafers Sports  
Bar & Grill

Sunoco Gas Station

Walmart Supercenter

Dunkin'

Poplar Hill Rd

Old Philadelphia Rd

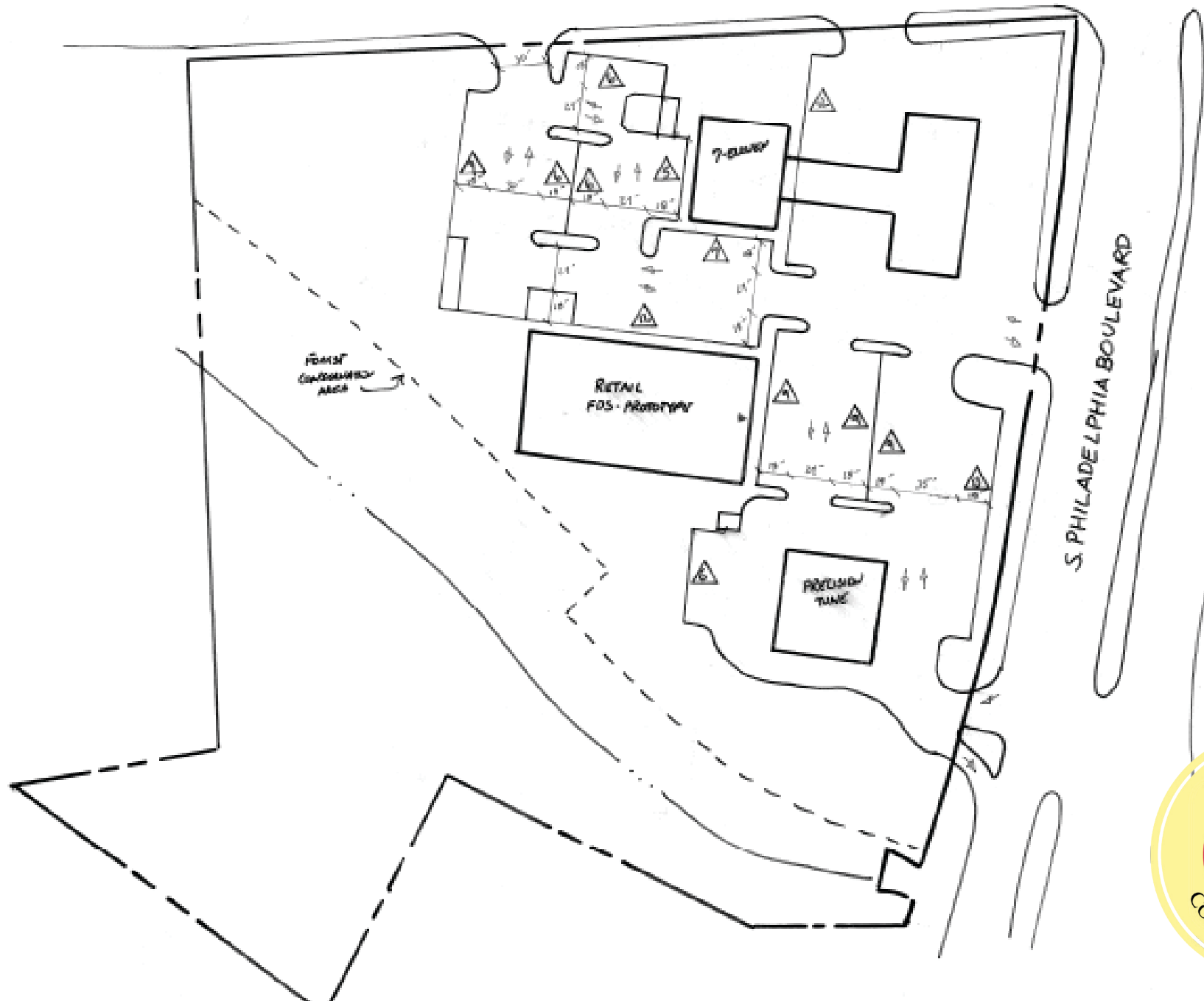
S Philadelphia Blvd

Pulaski Hwy

Old Philadelphia Rd

Old Philadelphia Rd

JAMES AVENUE



S PHILADELPHIA BOULEVARD



# AREA OVERVIEW

Aberdeen as a city is the largest employer in Harford County MD. This 7-Eleven gas and convenience store is located at the intersection of South Philadelphia Blvd and James St and has an average daily traffic count of 34,000+ vehicles per day. The property is in an area with a population of over 45,600 people living within a five-mile radius. Major retail tenants and points of interest in close proximity include: McDonald's, Lidl, Precision Tune, Walmart, Wawa, Royal Farms, Autozone, and Dominos Pizza. The property's corporate guarantee and strategic location make this 7-Eleven an attractive investment opportunity.

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