

7-Eleven Orlando Florida



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NRT



7-Eleven Hiawassee Road Orlando, Florida

FOR SALE

1201 South Hiawassee Road

Orlando, FL 32835

PREPARED BY:

Coldwell Banker Commercial

NRT

400 South Park Ave, Suite 210, Winter Park FL 32789

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PROPERTY NAME



YOUR DBA

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PROPERTY NAME



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EXECUTIVE SUMMARY

THE PROPERTY

7-Eleven
1201 South Hiawassee Road
Orlando, FL 32835

PROPERTY SPECIFICATIONS

Property Type:	Retail Multi-Tenant
Class:	B
Building Size:	8,120 SF
Land:	1.25 Acres
Number of Stories:	1
Year Built/Renovated:	1992
Typical Floor Size:	8,120
Parking:	31 Spaces

PRICE

Sale Price	\$5,400,000	\$4,500,000
Cap Rate		5.9%

INVESTMENT HIGHLIGHTS

- Center generating an income of \$266,520
- 7-Eleven Just signed brand new long term-lease.
- NNN Leases
- Lease expiration of 7-Eleven November 30th, 2026.
- Currently 7-Eleven rent is \$183,000 per year.
- 3 Five (5-Years Renewals Options for 7-Eleven).
- 10% Rent increase with each of the 5 Years renewals option exercised.
- 7-Eleven has been long term tenant in the location, recently showing strong commitment by signing a new long-term lease.
- Strategic location with minimal gas stations in the area.
- Roof is only 5 years old.
- Property is on Public Water Source with Public Sewage System.
- Credit Rating 7-Eleven is AA-(Standard and Poor's), Baa1(Moody's).
- Today, 7-Eleven, Inc. is one of the largest, most successful retailers in the US. Supermarket News ranked 7-Eleven's North American operations No. 11 in the 2007 "Top 75 North American Food Retailers" based on the 2006 fiscal year estimated sales of \$15 billion.



MARKET HIGHLIGHTS

8499 South. John Young Parkway, Orlando 7-Eleven Built in 1998 sold for 5.56% Cap Rate which is \$4,500,000.

On 11/2/2018 7-Eleven on 3860 Old Winter Garden Rd, Gotha, Florida sold for 4.85% Cap Rate or \$4,397,000.

A portfolio of 7-Eleven convenience store / gas stations was sold to Realty Income Corporation in a sale leaseback transaction on December 22, 2016 with a cap rate of 5.75%.

LOCATION HIGHLIGHTS

- Direct Frontage on South Hiawassee Road.
- 36,402 Average Daily Traffic fronting the site on daily.
- Highly populated location with 24,614 People within 1 mile, 121,652 People within 3 miles, and 292,734 People within 3 miles.
- Located 0.7 miles or 2 minutes drive to Valencia College West Campus, named the best community college in the nation as the inaugural winner of the Aspen Prize for Community College Excellence.

PROPERTY NAME



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PROPERTY OVERVIEW

PROPERTY PHOTOS



PROPERTY NAME



YOUR DBA

THE PROPERTY

7-Eleven / Josie's Pizza & Wings
1201 South Hiwassee Road
Orlando, FL 32835

PROPERTY DETAILS

One story Retail building on 1.25 acres. Property has 32 parking spaces; 5-Year-Old Roof. Public Water, Public Sewage system.



PROPERTY SPECIFICATIONS

Property Type:	Retail/Convenience Store/Multi-Tenant
Class:	B
Building Size:	8,120 SF
Land:	1.25 Acres
Number of Stories:	1
Year Built/ Renovated:	1992
Typical Floor Size:	8,120 SF

LOCATION INFORMATION

Cross Street:	Hiwassee Road
Located:	SE Corner
Land:	Orlando
Submarket:	Metro West
County:	Orange

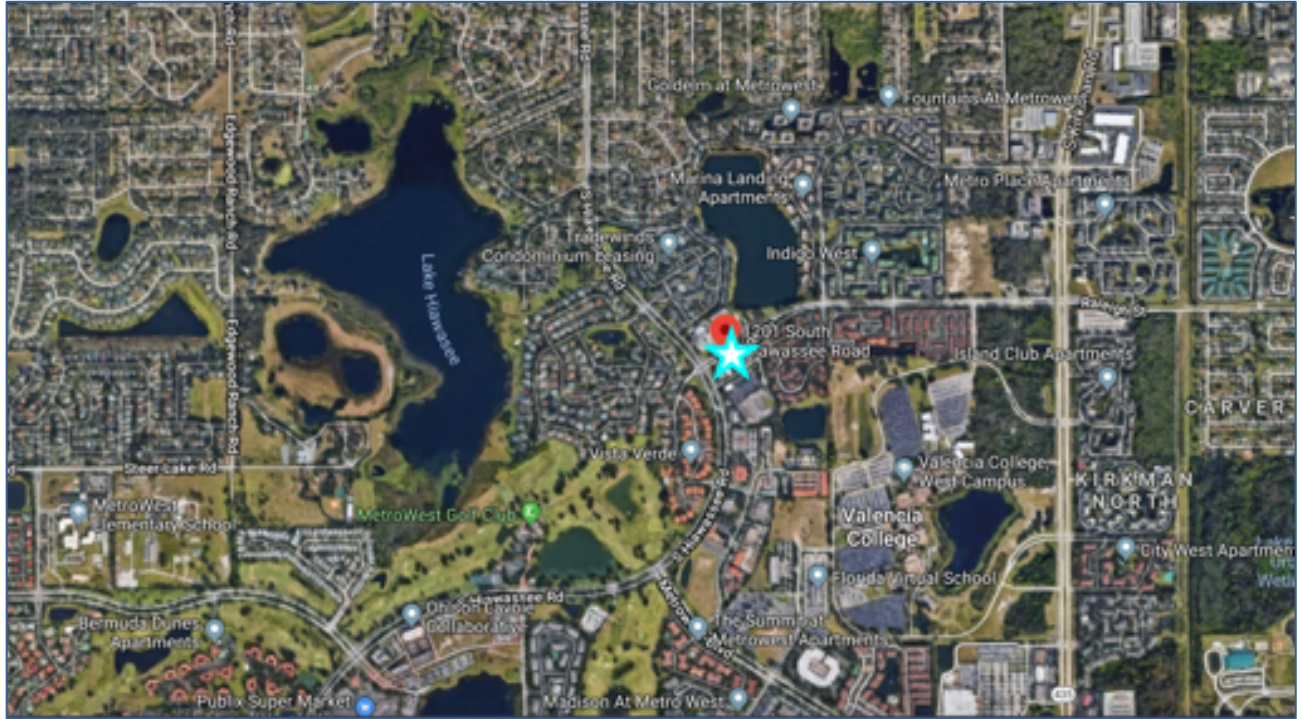
PRICE

Sale Price:	\$5,400,000
Price/SF	\$665

LEASE INFORMATION

Tenancy:	2
Percent Leased:	100%
Space Available:	0 SF, all space is fully leased.
Annual Rent:	\$36.57/SF/Absolute NNN.
Lease	Josie's Pizza & Wings 2021
Expirations:	7-Eleven 2026

MAPS & AERIALS



PROPERTY NAME



YOUR DBA

TAX MAP



NEARBY AMENITIES



RESTAURANTS

1	McDonald's	1411 S Hiawassee Rd, Orlando, FL 32835
2	Mikado Sushi	6417 Raleigh St, Orlando, FL 32835
3	China Grill	6433 Raleigh St, Orlando, FL 32835
4	Josie's Pizza & Wings	1225 S Hiawassee Rd, Orlando, FL 32835
5	Taco Bell	2403 S Hiawassee Rd, Orlando, FL 32811
6	NYPD Pizza Metro West	2589 S Hiawassee Rd, Orlando, FL 32835
7	Marco's Pizza	2457 S Hiawassee Rd, Orlando, FL 32835

PHARMECIES

1	CVS	2352 S Hiawassee Road, Orlando, FL 32835
2	CVS	7001 Old Winter Garden Road, Orlando, FL 32835

BANKS

1	Chase Bank	3120 South Kirkman Road, Orlando, FL 32811
2	Trustco	2619 S Hiawassee Rd. Orlando, FL 32835
3	SunTrust	4852 South Kirkman road, Orlando, FL 32811

UNIVERSITIES

1	Valencia College West Campus	1800 South Kirkman Road, Orlando, FL 32811.
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MARKET OVERVIEW

TENANT DESCRIPTION



Operational Summary

7-Eleven, Inc. is the North American subsidiary of 7 & I Holdings, Inc., a Japanese-owned international chain of convenience stores. 7 & I Holdings, Inc. is the largest convenience store operator in the world; as of June 2018, the company operates, franchises and licenses over 66,500 locations across the globe, including over 8,300 company-owned and franchises stores in North America under the 7-Eleven, Inc. subsidiary. Originally known as the Southland Corporation in the US, the original American company was purchased out of bankruptcy by the Japanese corporation IYG Holding Company in 1991, which changed the company's name to 7-Eleven, Inc. in 1999. Ito-Yokado Co., Ltd., the most profitable retailer in Japan, owned 51 percent of IYG at the time of the acquisition, and Seven-Eleven Japan Co., Ltd., the longtime 7-Eleven licensee in Japan, owned 49 percent.

In 1992, 7-Eleven completed additional financing for a \$400 million commercial paper facility backed by Ito-Yokado aimed at streamlining its operations. Also in 1992, the company decided to leave the distribution and food processing business to focus on its core business: retail locations operating under the 7-Eleven brand. By 1996, the company had completed the most extensive store remodeling program in its history. Additionally, the company closed additional underperforming stores in the mid-to-late 1990s, shuttering 202 units from 1996 through 1998. By mid-1999, 7-Eleven had recorded eight straight quarters of U.S. same-store sales growth, the longest such stretch in the 1990s. As it looked ahead, 7-Eleven was counting on the full implementation of its retail information system to be the engine driving its growth well into the 21st century.

Today, 7-Eleven, Inc. is one of the largest, most successful retailers in the US. Supermarket News ranked 7-Eleven's North American operations No. 11 in the 2007 "Top 75 North American Food Retailers" based on the 2006 fiscal year estimated sales of \$15 billion. In 2010, 7-Eleven climbed to the No. 3 spot in Entrepreneur Magazine's 31st Annual Franchise 500, "the first and most comprehensive ranking in the world," marking the 17th year 7-Eleven was named in the top ten.

Real Estate Summary

Due to the company's investment-grade credit rating, coupled with the relatively low price points and high quality of its underlying real estate, 7-Eleven is a dominant brand in the net lease investment sales market. The vast majority of 7-Eleven stores are prominent corner locations featuring traffic counts exceeding 25,000 vehicles per day, high visibility, excellent access and strong surrounding demographics from a standpoint of population density and median household income. Furthermore, every 7-Eleven lease agreement is guaranteed by the US subsidiary 7-Eleven, Inc., regardless of whether or not the location is a corporate or franchisee-operated store.

PROPERTY NAME



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RECENTLY SOLD



ADDRESS	YEAR BUILT	DATE
8499 South. John Young Parkway, Orlando, Florida, 32819	1999	July 2016
SIZE		PRICE/SF
2,950SF		\$1,525 Per SF



ADDRESS	YEAR BUILT	DATE
3860 Old Winter Garden Road, Gotha FL 34734	2019	November 2018
SIZE		PRICE/SF
3,019SF		\$1,460 Per SF



ADDRESS	YEAR BUILT	DATE
Multiple address part of portfolio sale	Varies Multiple assets	December 2016
SIZE		PRICE/SF
Varies		\$2,137

CURRENTLY FOR SALE



ADDRESS	YEAR BUILT	DATE
398 Marigold Ave, Poinciana, FL 34759	2018	Now
SIZE		PRICE/SF
3,000SF		\$2,000 4.90%CAP




ADDRESS	YEAR BUILT	DATE
6990 E Irlo Bronson Memorial Hwy Saint Cloud, FL 34771	2010	Now
SIZE		PRICE/SF
3,290SF		\$1,498SF 4.75%CAP



ADDRESS	YEAR BUILT	DATE
11900 S Orange Ave Orlando, FL 32824	2000	Now
SIZE		PRICE/SF
2,700SF		\$1,403 4.75%CAP

DEMOGRAPHICS

Demographic Detail Report

7-Eleven						
1201 S Hiawasse Rd, Orlando, FL 32835						
Building Type: General Retail	Total Available: 0 SF					
Secondary: Convenience Store	% Leased: 100%					
GLA: 8,160 SF	Rent/SF/Yr: -					
Year Built: 1992						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	27,442		134,403		322,607	
2018 Estimate	24,614		121,652		292,734	
2010 Census	19,403		103,227		253,280	
Growth 2018 - 2023	11.49%		10.48%		10.20%	
Growth 2010 - 2018	26.66%		17.85%		15.58%	
2018 Population by Age						
	24,614		121,652		292,734	
Age 0 - 4	2,039	8.28%	8,887	7.31%	20,159	6.89%
Age 5 - 9	1,710	6.95%	7,994	6.57%	18,854	6.44%
Age 10 - 14	1,476	6.00%	7,699	6.33%	18,918	6.46%
Age 15 - 19	1,407	5.72%	7,878	6.48%	19,642	6.71%
Age 20 - 24	1,799	7.31%	9,260	7.61%	22,466	7.67%
Age 25 - 29	2,476	10.06%	10,831	8.90%	24,956	8.53%
Age 30 - 34	2,666	10.83%	10,615	8.73%	23,623	8.07%
Age 35 - 39	2,380	9.67%	9,506	7.81%	21,168	7.23%
Age 40 - 44	1,988	8.08%	8,594	7.06%	19,692	6.73%
Age 45 - 49	1,633	6.63%	7,957	6.54%	18,961	6.48%
Age 50 - 54	1,399	5.68%	7,704	6.33%	18,962	6.48%
Age 55 - 59	1,164	4.73%	7,009	5.76%	17,775	6.07%
Age 60 - 64	903	3.67%	5,769	4.74%	15,063	5.15%
Age 65 - 69	654	2.66%	4,468	3.67%	11,958	4.08%
Age 70 - 74	407	1.65%	3,027	2.49%	8,255	2.82%
Age 75 - 79	239	0.97%	1,953	1.61%	5,361	1.83%
Age 80 - 84	143	0.58%	1,258	1.03%	3,455	1.18%
Age 85+	131	0.53%	1,242	1.02%	3,465	1.18%
Age 65+	1,574	6.39%	11,948	9.82%	32,494	11.10%
Median Age	32.60		33.90		34.50	
Average Age	32.90		35.10		35.90	

DEMOGRAPHICS

Demographic Detail Report

7-Eleven						
1201 S Hiwassee Rd, Orlando, FL 32835						
Radius	1 Mile		3 Mile		5 Mile	
2018 Population By Race	24,614		121,652		292,734	
White	12,485	50.72%	54,194	44.55%	131,327	44.86%
Black	9,516	38.66%	55,624	45.72%	136,526	46.64%
Am. Indian & Alaskan	160	0.65%	720	0.59%	1,622	0.55%
Asian	1,474	5.99%	6,986	5.74%	14,575	4.98%
Hawaiian & Pacific Island	63	0.26%	249	0.20%	562	0.19%
Other	917	3.73%	3,879	3.19%	8,123	2.77%
Population by Hispanic Origin	24,614		121,652		292,734	
Non-Hispanic Origin	18,521	75.25%	96,375	79.22%	229,666	78.46%
Hispanic Origin	6,093	24.75%	25,277	20.78%	63,068	21.54%
2018 Median Age, Male	32.20		32.90		33.60	
2018 Average Age, Male	32.20		34.10		35.00	
2018 Median Age, Female	33.00		34.80		35.50	
2018 Average Age, Female	33.50		36.00		36.80	
2018 Population by Occupation Classification	19,110		95,502		230,876	
Civilian Employed	14,079	73.67%	66,433	69.56%	153,700	66.57%
Civilian Unemployed	683	3.57%	3,659	3.83%	8,047	3.49%
Civilian Non-Labor Force	4,348	22.75%	25,401	26.60%	69,018	29.89%
Armed Forces	0	0.00%	9	0.01%	111	0.05%
Households by Marital Status						
Married	2,914		15,721		39,607	
Married No Children	1,551		8,751		22,103	
Married w/Children	1,364		6,970		17,503	
2018 Population by Education	20,006		97,765		232,103	
Some High School, No Diploma	1,517	7.58%	10,702	10.95%	30,436	13.11%
High School Grad (Incl Equivalency)	4,613	23.06%	23,287	23.82%	56,326	24.27%
Some College, No Degree	5,047	25.23%	24,544	25.11%	57,300	24.69%
Associate Degree	3,822	19.10%	17,831	18.24%	39,408	16.98%
Bachelor Degree	3,226	16.13%	14,345	14.67%	33,383	14.38%
Advanced Degree	1,781	8.90%	7,056	7.22%	15,250	6.57%

1/14/2019

DEMOGRAPHICS

Demographic Detail Report

7-Eleven						
1201 S Hiawasse Rd, Orlando, FL 32835						
Radius	1 Mile		3 Mile		5 Mile	
2018 Population by Occupation	24,538		115,388		268,819	
Real Estate & Finance	783	3.19%	4,051	3.51%	8,833	3.29%
Professional & Management	6,229	25.39%	26,701	23.14%	61,165	22.75%
Public Administration	276	1.12%	1,460	1.27%	4,079	1.52%
Education & Health	2,712	11.05%	11,936	10.34%	26,421	9.83%
Services	3,679	14.99%	18,528	16.06%	42,838	15.94%
Information	489	1.99%	1,425	1.23%	2,908	1.08%
Sales	4,209	17.15%	19,232	16.67%	43,251	16.09%
Transportation	606	2.47%	3,330	2.89%	8,999	3.35%
Retail	2,265	9.23%	9,857	8.54%	21,120	7.86%
Wholesale	187	0.76%	1,332	1.15%	3,290	1.22%
Manufacturing	577	2.35%	2,505	2.17%	6,653	2.47%
Production	757	3.09%	5,615	4.87%	15,471	5.76%
Construction	664	2.71%	3,803	3.30%	9,123	3.39%
Utilities	639	2.60%	3,105	2.69%	7,320	2.72%
Agriculture & Mining	17	0.07%	106	0.09%	340	0.13%
Farming, Fishing, Forestry	17	0.07%	108	0.09%	254	0.09%
Other Services	432	1.76%	2,294	1.99%	6,754	2.51%
2018 Worker Travel Time to Job	13,758		64,405		148,773	
<30 Minutes	8,644	62.83%	38,363	59.57%	88,199	59.28%
30-60 Minutes	4,279	31.10%	22,112	34.33%	50,735	34.10%
60+ Minutes	835	6.07%	3,930	6.10%	9,839	6.61%
2010 Households by HH Size	7,978		39,306		91,406	
1-Person Households	2,430	30.46%	10,505	26.73%	22,917	25.07%
2-Person Households	2,538	31.81%	11,951	30.41%	27,205	29.76%
3-Person Households	1,389	17.41%	7,135	18.15%	16,364	17.90%
4-Person Households	918	11.51%	5,173	13.16%	12,855	14.06%
5-Person Households	392	4.91%	2,559	6.51%	6,701	7.33%
6-Person Households	188	2.36%	1,132	2.88%	3,037	3.32%
7 or more Person Households	123	1.54%	851	2.17%	2,327	2.55%
2018 Average Household Size	2.40		2.60		2.70	
Households						
2023 Projection	11,115		50,951		116,703	
2018 Estimate	9,981		48,119		105,820	
2010 Census	7,979		39,306		91,406	
Growth 2018 - 2023	11.36%		10.48%		10.28%	
Growth 2010 - 2018	25.09%		17.33%		15.77%	

1/14/2019

DEMOGRAPHICS

Demographic Detail Report

7-Eleven				
1201 S Hiwassee Rd, Orlando, FL 32835				
Radius	1 Mile	3 Mile	5 Mile	
2018 Households by HH Income	9,981	46,119	105,820	
<\$25,000	2,310 23.14%	11,827 25.64%	29,200 27.59%	
\$25,000 - \$50,000	3,355 33.61%	14,661 31.79%	30,837 29.14%	
\$50,000 - \$75,000	2,074 20.78%	8,801 19.08%	18,445 17.43%	
\$75,000 - \$100,000	990 9.92%	4,605 9.99%	11,123 10.51%	
\$100,000 - \$125,000	576 5.77%	2,213 4.80%	5,612 5.30%	
\$125,000 - \$150,000	221 2.21%	1,121 2.43%	3,002 2.84%	
\$150,000 - \$200,000	247 2.47%	1,484 3.22%	3,642 3.44%	
\$200,000+	208 2.08%	1,407 3.05%	3,959 3.74%	
2018 Avg Household Income	\$57,626	\$59,656	\$61,973	
2018 Med Household Income	\$44,771	\$43,749	\$43,430	
2018 Occupied Housing	9,981	46,119	105,820	
Owner Occupied	2,551 25.56%	18,724 40.60%	49,769 47.03%	
Renter Occupied	7,430 74.44%	27,395 59.40%	56,051 52.97%	
2010 Housing Units	10,881	48,779	112,056	
1 Unit	2,714 24.94%	21,962 45.02%	59,955 53.50%	
2 - 4 Units	240 2.21%	2,567 5.26%	7,395 6.60%	
5 - 19 Units	4,100 37.68%	12,875 26.39%	26,522 23.67%	
20+ Units	3,827 35.17%	11,375 23.32%	18,184 16.23%	
2018 Housing Value	2,551	18,725	49,769	
<\$100,000	712 27.91%	5,761 30.77%	13,634 27.39%	
\$100,000 - \$200,000	941 36.89%	5,121 27.35%	14,194 28.52%	
\$200,000 - \$300,000	616 24.15%	3,861 20.62%	10,269 20.63%	
\$300,000 - \$400,000	151 5.92%	1,813 9.68%	5,013 10.07%	
\$400,000 - \$500,000	92 3.61%	967 5.16%	2,807 5.64%	
\$500,000 - \$1,000,000	39 1.53%	802 4.28%	2,670 5.36%	
\$1,000,000+	0 0.00%	400 2.14%	1,182 2.37%	
2018 Median Home Value	\$159,883	\$170,327	\$179,262	
2018 Housing Units by Yr Built	10,904	49,249	113,926	
Built 2010+	979 8.98%	3,054 6.20%	7,215 6.33%	
Built 2000 - 2010	2,611 23.95%	9,703 19.70%	22,105 19.40%	
Built 1990 - 1999	4,747 43.53%	14,745 29.94%	25,542 22.42%	
Built 1980 - 1989	1,618 14.84%	9,661 19.62%	22,213 19.50%	
Built 1970 - 1979	543 4.98%	5,378 10.92%	16,461 14.45%	
Built 1960 - 1969	208 1.91%	3,960 8.04%	11,134 9.77%	
Built 1950 - 1959	154 1.41%	2,159 4.38%	6,811 5.98%	
Built <1949	44 0.40%	589 1.20%	2,445 2.15%	
2018 Median Year Built	1995	1991	1988	

PROPERTY NAME



YOUR DBA

DEMOGRAPHICS

CONTACT INFORMATION

For more information, please contact:

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.