



609 N 6TH ST  
DENTON, MD 21629



## LISTED BY:



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## BROKER OF RECORD

KYLE MATTHEWS

LIC NO: 664913 (MD)



# INVESTMENT HIGHLIGHTS

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## CORPORATE GUARANTEED | INVESTMENT GRADE TENANT | SCHEDULED RENTAL INCREASES

- This lease is fully backed by 7 Eleven, Inc, a subsidiary of Seven & I Holdings Co. which produced over \$113 billion in revenue fiscal year ending 02/28/2019
- 7-Eleven is the largest convenience store chain in the world with over 68,000 locations
- Strong Investment Grade credit rating of "AA-" by Standard & Poor's
- Attractive 11% increases every 5 years providing the landlord with a healthy hedge against inflation

## ABSOLUTE NNN | FEE SIMPLE OWNERSHIP | ZERO LANDLORD RESPONSIBILITIES

- Zero landlord responsibilities ideal for out of state investors
- Tenant pays CAM, Taxes, insurance and maintains all aspects of the property
- 7-Eleven replaced the roof and the roof structure in 2012 showing commitment to the location
- 24 Hour store allowing for increased sales at location
- The lease features four 5-year options showing further commitment to the site
- Denton is located just under an hour and a half away from Washington D.C

## DIRECT HIGHWAY ACCESS | DENTON MARYLAND | LOCATION

- Strategically located directly off Shore Hwy (28,000 VPD) and 6th St
- Surrounding national tenants include McDonald's, Burger King, Arby's, Domino's, and Best Western.



# FINANCIAL OVERVIEW



LIST PRICE

\$1,015,385



CAP RATE

6.50%



YEAR BUILT

1987



SQUARE FOOTAGE

±2,851 SF



ACREAGE

±0.76 AC

## 7-ELEVEN TENANT SUMMARY

TENANT TRADE NAME	7-Eleven
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN
ROOF AND STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	10
LEASE COMMENCEMENT	7/1/12
RENT COMMENCEMENT	7/1/12
LEASE EXPIRATION DATE	6/30/22
TERM REMAINING	±2.50 Years
INCREASES	11% Increases in Options
OPTIONS	Four (4) Five (5) Year Options





# SURROUNDING TENANTS





# ANNUALIZED OPERATING DATA

Lease Commence	Monthly Rent	Annual Rent	Rent PSF	CAP Rate
Current	\$5,500.00	\$66,000.00	\$23.15	6.50%
Option 1	\$6,105.00	\$73,260.00	\$25.70	7.22%
Option 2 -	\$6,777.00	\$81,324.00	\$28.52	8.01%
Option 3 -	\$7,522.00	\$90,264.00	\$31.66	8.89%
Option 4 -	\$8,349.00	\$100,188.00	\$35.14	9.87%

## PARCEL MAP





# ADDITIONAL PROPERTY PHOTOS





# TENANT OVERVIEW



## The Offering

<b>PROPERTY NAME</b>	<b>7-Eleven</b>
<b>Property Address</b>	<b>609 N 6th St Denton, MD 21629</b>
<b>SITE DESCRIPTION</b>	
<b>Number of Stories</b>	<b>One</b>
<b>Year Built</b>	<b>1987</b>
<b>GLA</b>	<b>± 2,851 SF</b>
<b>Lot Size</b>	<b>±0.76 AC</b>
<b>Type of Ownership</b>	<b>Fee Simple</b>
<b>Landscaping</b>	<b>Professional</b>
<b>Topography</b>	<b>Generally Level</b>

## Tenant Overview

» <b>Company Name</b>	» <b>Year Founded</b>	» <b>Headquarters</b>
7-Eleven	1927	Irving, TX
» <b>Ownership</b>	» <b>Industry</b>	» <b>Website</b>
Private	Convenience Store	<a href="http://www.7-eleven.com">www.7-eleven.com</a>

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 70,000 stores in 18 countries and is also one of the nation's largest independent gasoline retailers. As the pioneer of the convenience store concept, 7-Eleven strives to meet the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store maintains a selection of approximately 2,500 different products and services tailored to meet the needs and preferences of its local clientele.

# #1

**Entrepreneur's  
Magazine Top Global  
Franchises List**

# TOP C-STORE

**Team Members**

# #3

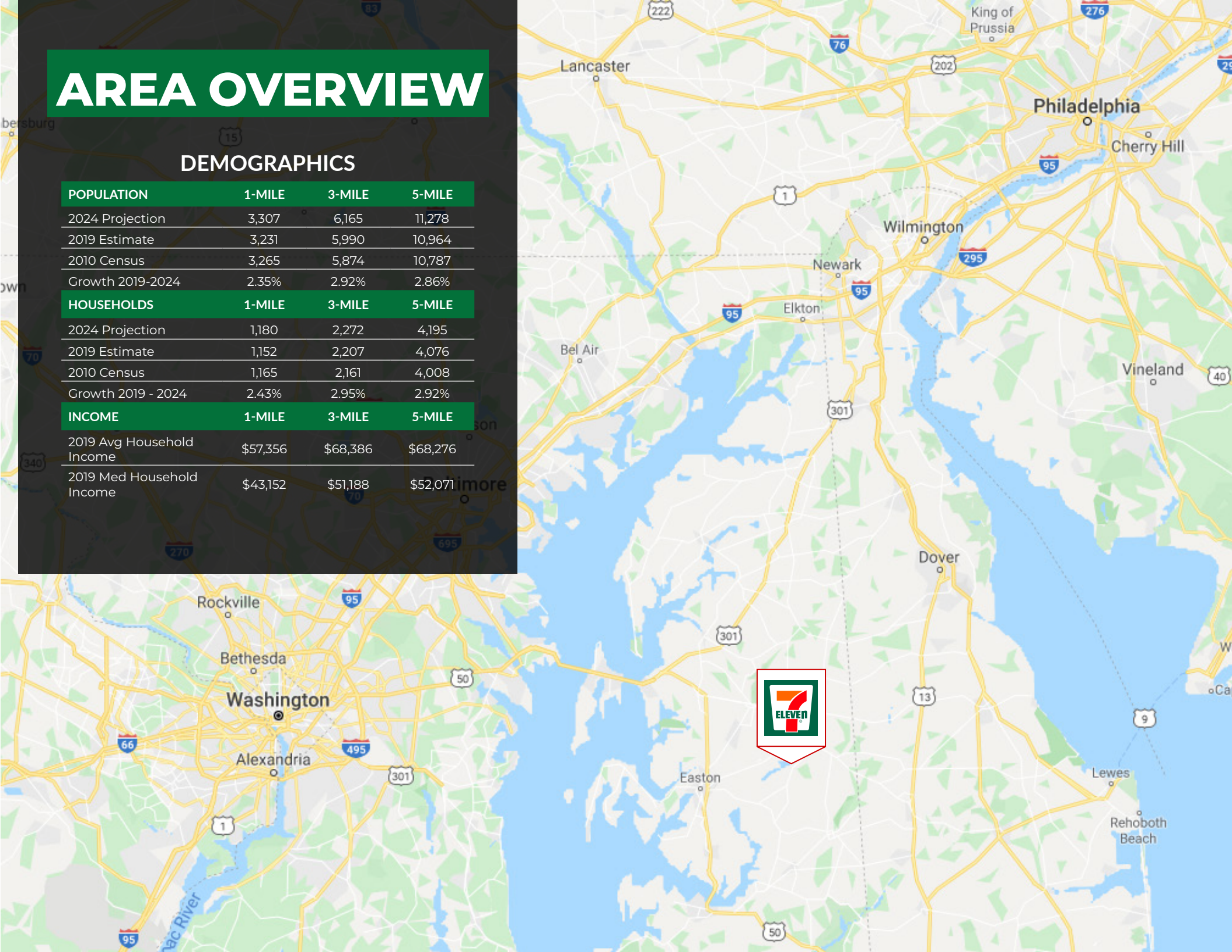
**Forbes' Top 20  
Franchises to Start**



# AREA OVERVIEW

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Projection	3,307	6,165	11,278
2019 Estimate	3,231	5,990	10,964
2010 Census	3,265	5,874	10,787
Growth 2019-2024	2.35%	2.92%	2.86%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Projection	1,180	2,272	4,195
2019 Estimate	1,152	2,207	4,076
2010 Census	1,165	2,161	4,008
Growth 2019 - 2024	2.43%	2.95%	2.92%
INCOME	1-MILE	3-MILE	5-MILE
2019 Avg Household Income	\$57,356	\$68,386	\$68,276
2019 Med Household Income	\$43,152	\$51,188	\$52,071





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**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



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OFFERING MEMORANDUM

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