



ACTUAL PHOTO

 1693 GRAND ARMY OF THE REPUBLIC HIGHWAY, SOMERSET, MA 02726

Marcus & Millichap

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale the 7-Eleven Gas Station and Convenience Store Reposition or Development Opportunity on US Route 6 (GAR Highway) in Somerset, Massachusetts. The offering is a 3,180 square foot single-tenant, free standing building on approximately 0.84 acres that was built in 2001. The 7-Eleven is not operational, however, the tenant is paying an annual rent of \$195,800 through June 2020. There is a possibility to work with 7-Eleven on a buyout of the Lease. The Lease* is absolute net with all taxes, insurance, utilities, operating costs, and responsibility for interior and exterior on the Tenant. This is a fee simple transaction with land and improvements, as opposed to a ground lease sale, which is common with convenience store net leased sales.

The Offering represents an opportunity to reposition the building as a convenience store or to capitalize on the area's strong demographics and proximity to highway access with new commercial development. The Property's location is poised to be a destination area for the local residents and is only 4 miles from Fall River, Massachusetts and 14 miles southeast of Providence, Rhode Island. The population within a five-mile radius is over 137,000 residents with average incomes nearly \$70,000 within a one-mile radius.

* Per the initial lease, Tenant shall upon expiration or termination of the lease, remove its motor fuels facility and restore the premises to the condition substantially similar to that of the prior condition before use including refilling of any excavation performed in the course of the Remedial Measures.

INVESTMENT HIGHLIGHTS

- Ability to collect positive cashflow for one and a half years while executing a re-tenant scenario or determining a redevelopment strategy
- Purchase Options:
 - Option 1: Collect rent from 7-Eleven until June 2020 and re-tenant or redevelop the site after lease expiration
 - Option 2: Collect rent from 7-Eleven while searching for a new tenant and work with 7-Eleven on an early lease buyout
 - Option 3: Collect rent from 7-Eleven during permitting for redevelopment and work with 7-Eleven on an early lease buyout
- Located at a signalized hard corner
 - Grand Army of the Republic (GAR) Highway: $\pm 18,000$ VPD
 - Lees River Avenue: $\pm 8,500$ VPD
- Direct access to Interstate 195 South via Lees River Avenue
- Centrally located between Swansea Mall (510,000 square feet), Target, Marshalls, Walmart Supercenter (2 miles west) and Home Depot, Stop & Shop, Ocean State Job Lot, Planet Fitness and more (1 mile east)

THE OFFERING

7 ELEVEN
1639 Grand Army of the Republic Highway
Somerset, Massachusetts, 02726



PROPERTY DETAILS

Lot Size	36,590 SF (± 0.84 Acres)
Rentable Square Feet	3,180 SF (\$61.57 /SF)
Price/SF	\$455.97
Year Built	2001

FINANCIAL OVERVIEW

List Price	\$1,450,000
Down Payment	100% / \$1,450,000
Cap Rate	13.5%
Type of Ownership	Fee Simple

PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
CURRENT	\$16,316.66	\$195,799.92
Base Rent		\$195,800
Net Operating Income		\$195,799.92
TOTAL ANNUAL RETURN	CAP 13.5%	\$195,800

LEASE ABSTRACT

Tenant Trade Name	7 Eleven
Tenant	Corporate Store
Ownership	Public
Guarantor	Corporate Guarantee
Lease Type	NNN
Lease Term	2 Years
Lease Commencement Date	11/05/2018
Rent Commencement Date	11/05/2018
Expiration Date of Base Term	06/01/2020
Increases	N/A
Options	N/A
Term Remaining on Lease	1+ Years
Property Type	Net Leased Auto Service - Gas/Conv
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	N/A

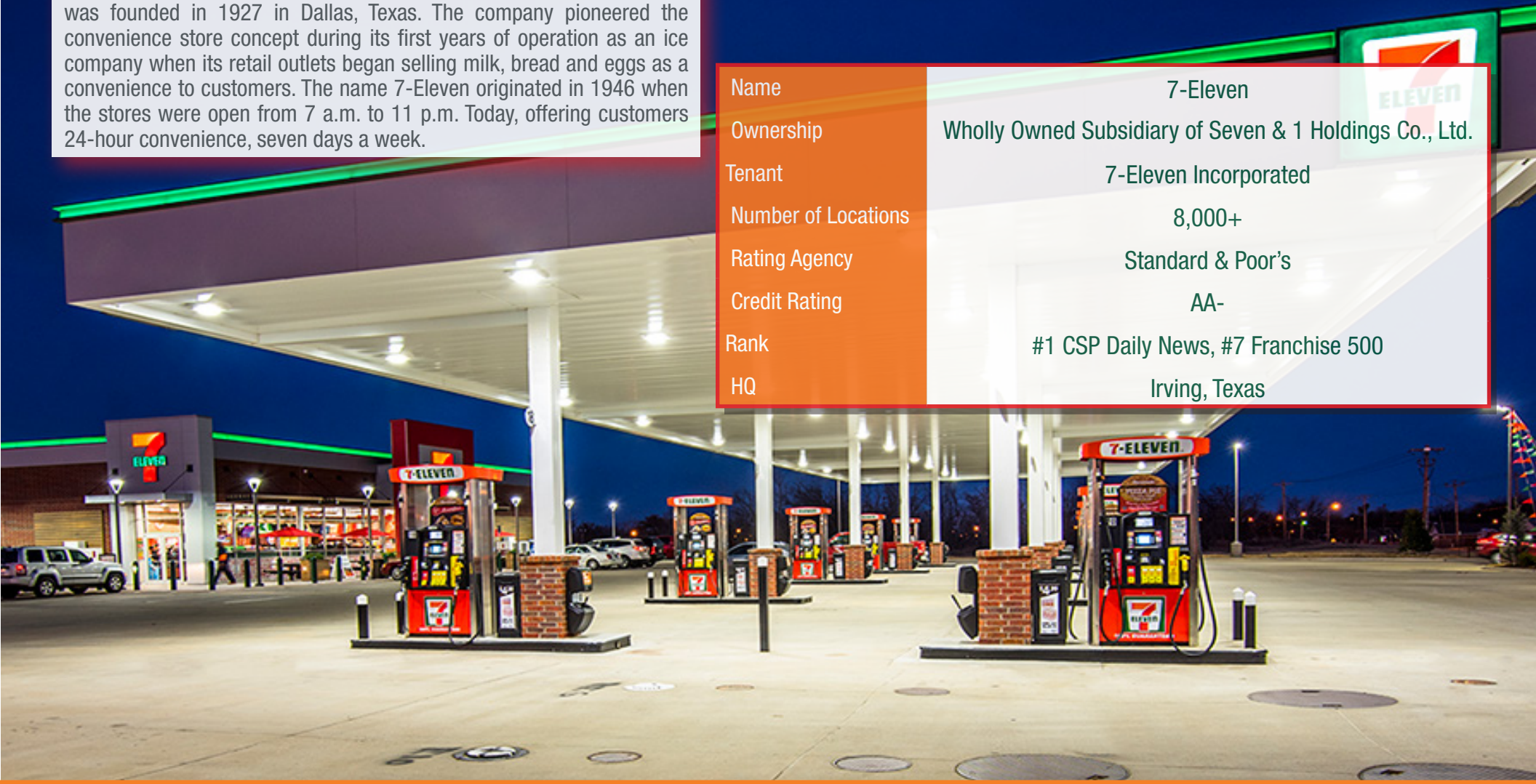


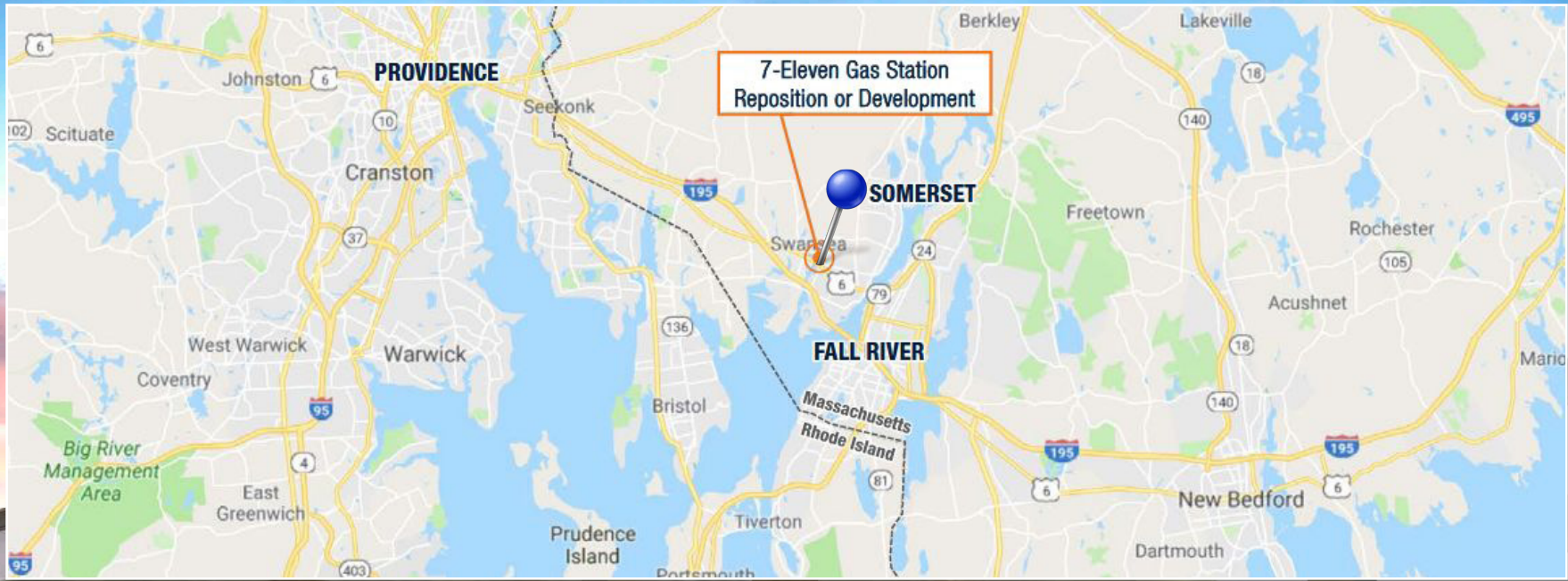


ABOUT 7-ELEVEN®

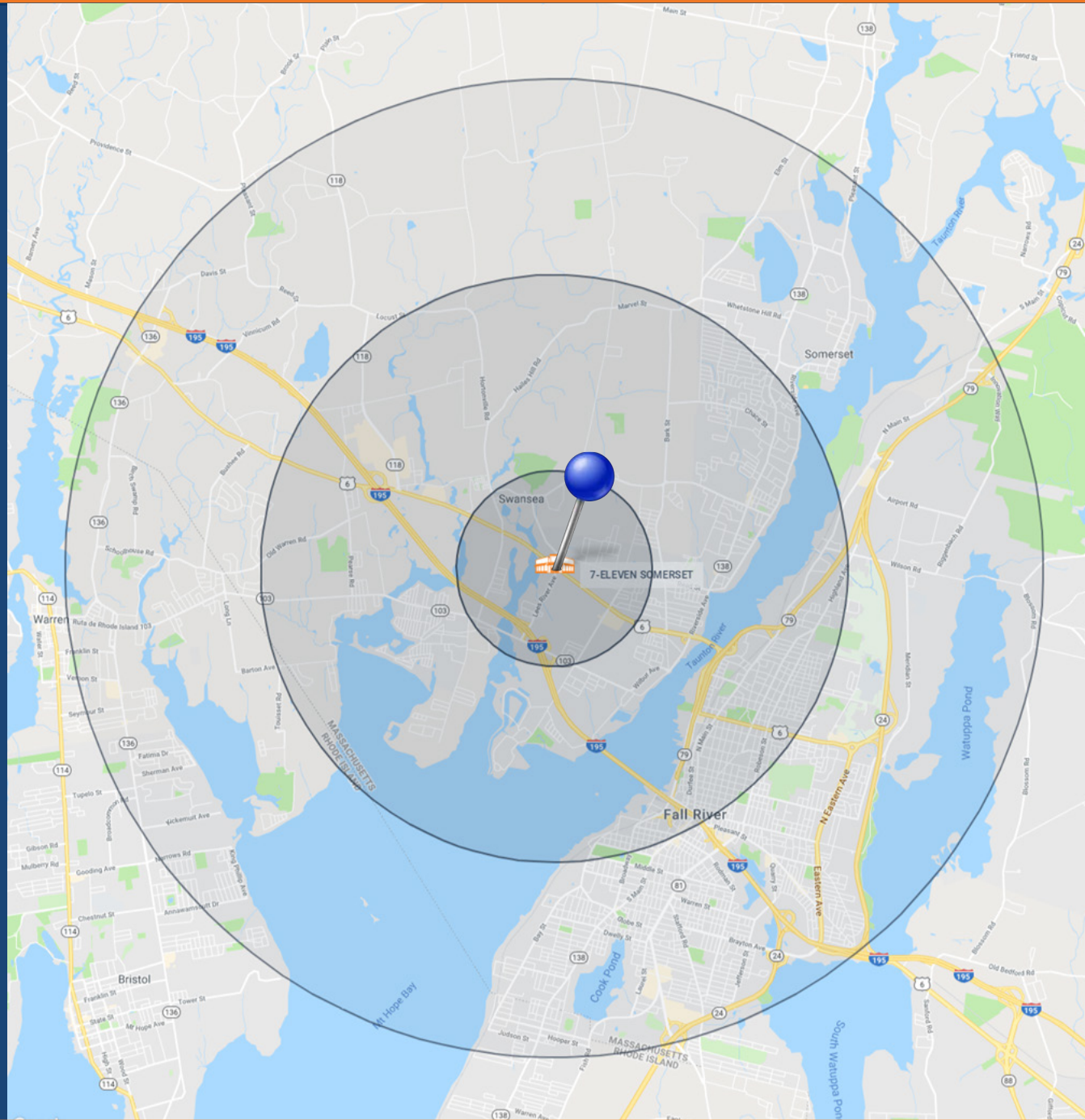
7-Eleven, Incorporated is the world's largest convenience store chain operating, franchising and licensing more than 56,600 stores in 18 countries, of which nearly 10,500 are in North America. The company has more outlets than any other retailer or food service provider. 7-Eleven was founded in 1927 in Dallas, Texas. The company pioneered the convenience store concept during its first years of operation as an ice company when its retail outlets began selling milk, bread and eggs as a convenience to customers. The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering customers 24-hour convenience, seven days a week.

Name	7-Eleven
Ownership	Wholly Owned Subsidiary of Seven & 1 Holdings Co., Ltd.
Tenant	7-Eleven Incorporated
Number of Locations	8,000+
Rating Agency	Standard & Poor's
Credit Rating	AA-
Rank	#1 CSP Daily News, #7 Franchise 500
HQ	Irving, Texas





	1 Miles	3 Miles	5 Miles
POPULATION			
2022 Projection	4,089	50,236	137,514
2017 Estimate	4,178	50,362	137,248
2010 Census	4,100	49,559	135,227
2000 Census	4,218	51,393	139,049
INCOME			
Average	\$69,872	\$67,588	\$62,511
Median	\$59,733	\$53,200	\$45,482
PerCapita	\$28,346	\$28,843	\$26,384
HOUSEHOLDS			
2022 Projection	1,660	21,388	58,199
2017 Estimate	1,677	21,205	57,437
2010 Census	1,644	20,860	56,550
2000 Census	1,696	21,122	56,509
HOUSING			
2017	\$280,501	\$284,877	\$281,527
EMPLOYMENT			
2017 Daytime Population	5,035	50,168	125,142
2017 Unemployment	6.78%	6.48%	7.53%
2017 Median Time Traveled	26	25	26
RACE & ETHNICITY			
White	97.41%	91.92%	88.59%
Native American	0.00%	0.01%	0.03%
African American	0.60%	2.63%	3.38%
Asian/Pacific Islander	0.77%	1.53%	2.34%



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