



RETAIL PROPERTY FOR SALE

**7-ELEVEN**

13805 Plumbrook Rd., Sterling Heights, MI 48312

*Exclusively listed by:*

**AYSON SHAMMAMI**

Senior Director

248.702.0727

ayson@encorereis.com

**DENO BISTOLARIDES**

Managing Partner

248.702.0288

denob@encorereis.com

TABLE OF CONTENTS

Confidentiality & Disclaimer

All materials and information received or derived from Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Encore Real Estate Investment Services, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Encore Real Estate Investment Services, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Encore Real Estate Investment Services, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Encore Real Estate Investment Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

Contents

EXECUTIVE SUMMARY	3
LEASE ABSTRACT	4
7-ELEVEN TENANT PROFILE	5
REGIONAL MAP	6
LOCATION MAP	7
AERIAL MAP	8
DEMOGRAPHICS	9



# 7-ELEVEN

13805 Plumbrook Rd. | Sterling Heights, MI 48312

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View



## EXECUTIVE SUMMARY

### OFFERING SUMMARY

List Price:	\$588,000
NOI:	\$39,684
Cap Rate:	6.75%
Land Acreage:	0.58 Acres
Year Built:	1970
Building Size:	2,112 SF
Price / SF:	\$278.41

### LEASE SUMMARY

Lease Type:	NNN
Taxes / Insurance / CAM:	Tenant Responsibilities
Roof:	Tenant Responsibilities
Term Remaining:	1.5 + Years Remaining
Original Lease Term:	10 Years
Commencement Date:	July 10, 2001
Current Term Expiration:	March 31, 2021
Options:	No Options Remaining
Guarantor:	Corporate
Right of First Refusal:	Yes : 15 Days

### PROPERTY HIGHLIGHTS

- NNN - Zero Landlord Responsibilities
- Corporate Backed Guarantee | 7-Eleven, Inc | S&P Credit Rating: AA-
- Zero Options Remaining
- Located Next to Heartland Health Care Center of Sterling Heights
- Population Within a 5 Mile Radius Exceeds 280,000
- Average Household Income Within 1 Mile is in Excess of \$83,000 +
- 115,000 + Households Within a 5 Mile Radius
- 7-Eleven has been Operating at This Site for Close to 20 Years
- Tenant has Exercised Both Options Showing Strong Commitment to Site
- Strong Rent to Sales Ratio | Averages Between 3.7% - 4.4%

7-ELEVEN

13805 Plumbrook Rd. | Sterling Heights, MI 48312

LEASE ABSTRACT



LEASE SUMMARY

Lease Type:	NNN
Taxes / Insurance / CAM:	Tenant Responsibilities
Roof / Structure:	Tenant Responsibilities
Term Remaining:	1.5 + Years Remaining
Original Lease Term:	10 Years
Commencement Date:	July 10, 2001
Current Term Expiration:	March 31, 2021
Options:	No Options Remaining
Guarantor:	Corporate
Right of First Refusal:	Yes : 15 Days

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
04/01/2016 - 03/31/2021	\$39,684.00	\$3,307.00
Base Rent (2,112 / SF)		\$18.79

## 7-ELEVEN

13805 Plumbrook Rd. | Sterling Heights, MI 48312



### OVERVIEW

Company: 7-Eleven  
Founded: 1927  
Headquarters: Dallas, TX  
Website: [www.7-eleven.com](http://www.7-eleven.com)

### TENANT HIGHLIGHTS

- 7-Eleven has Over 45,000 Employee's
- Over 66,500 Locations
- Operates in 17 Countries

## 7-ELEVEN TENANT PROFILE

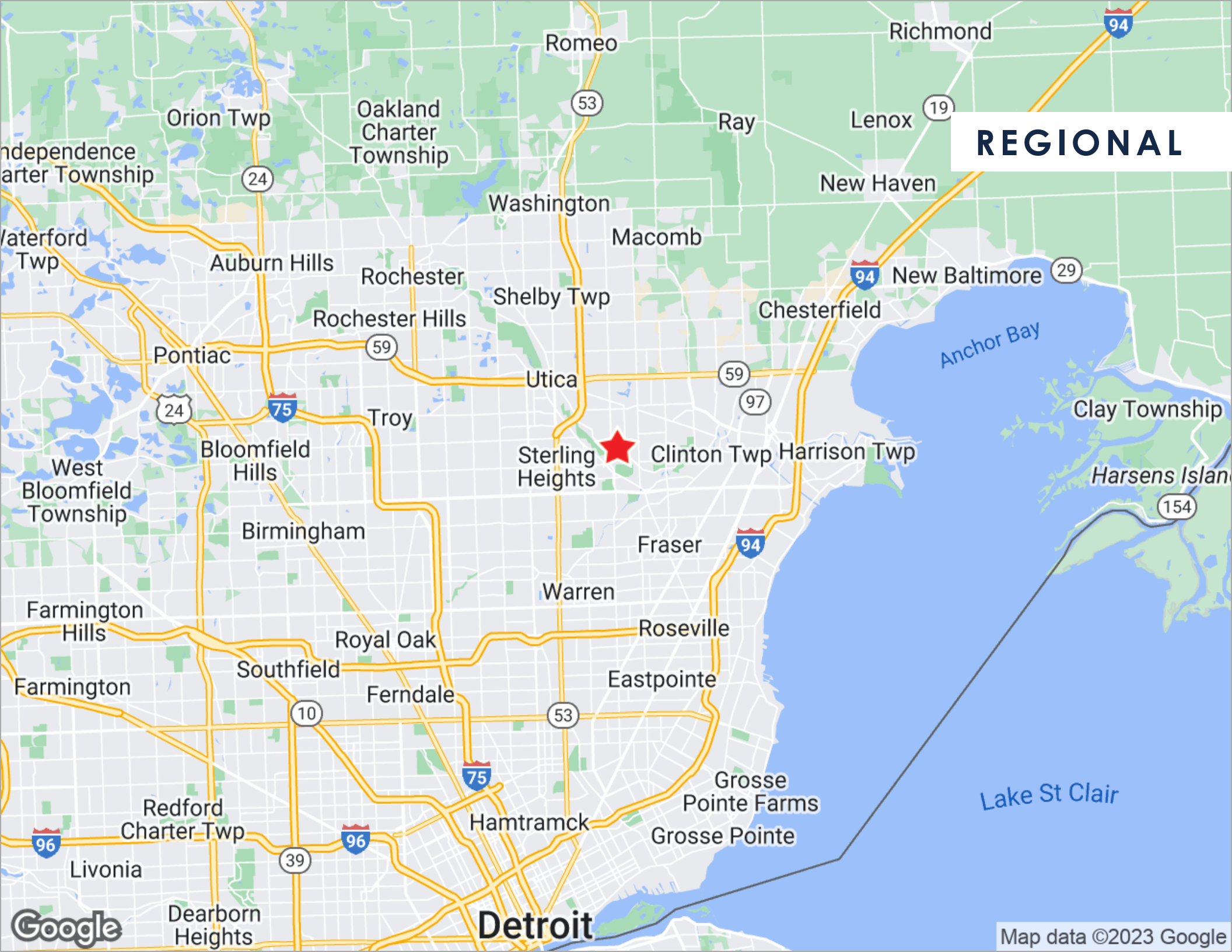


### TENANT OVERVIEW

7-Eleven brand is known and loved around the world, and their iconic products are a big part of the American culture. And although they've grown significantly over the years, their focus stays fixed on making life easier for customers. This simple idea is the reason they're the marketplace leader. It's also why their customers, employees, Franchisees and community leaders are proud to be part of the 7-Eleven story.

The North American subsidiary of Seven-Eleven Japan, 7-Eleven operates more than 10,000 company-owned or franchised stores in the US and Canada under the 7-Eleven name. Globally, 7-Eleven licenses more than 51,000 stores in about 15 countries, mostly in the Asia Pacific and Nordic regions. Its stores range from 2,400 to 3,000 sq. ft. and sell about 2,500 items. The world's leading convenience store company is owned by the Japanese retail conglomerate, which is the holding company for Seven-Eleven Japan, Ito-Yokado, Denny's restaurants, and Other businesses.





REGIONAL

Sterling Heights



Clinton Twp

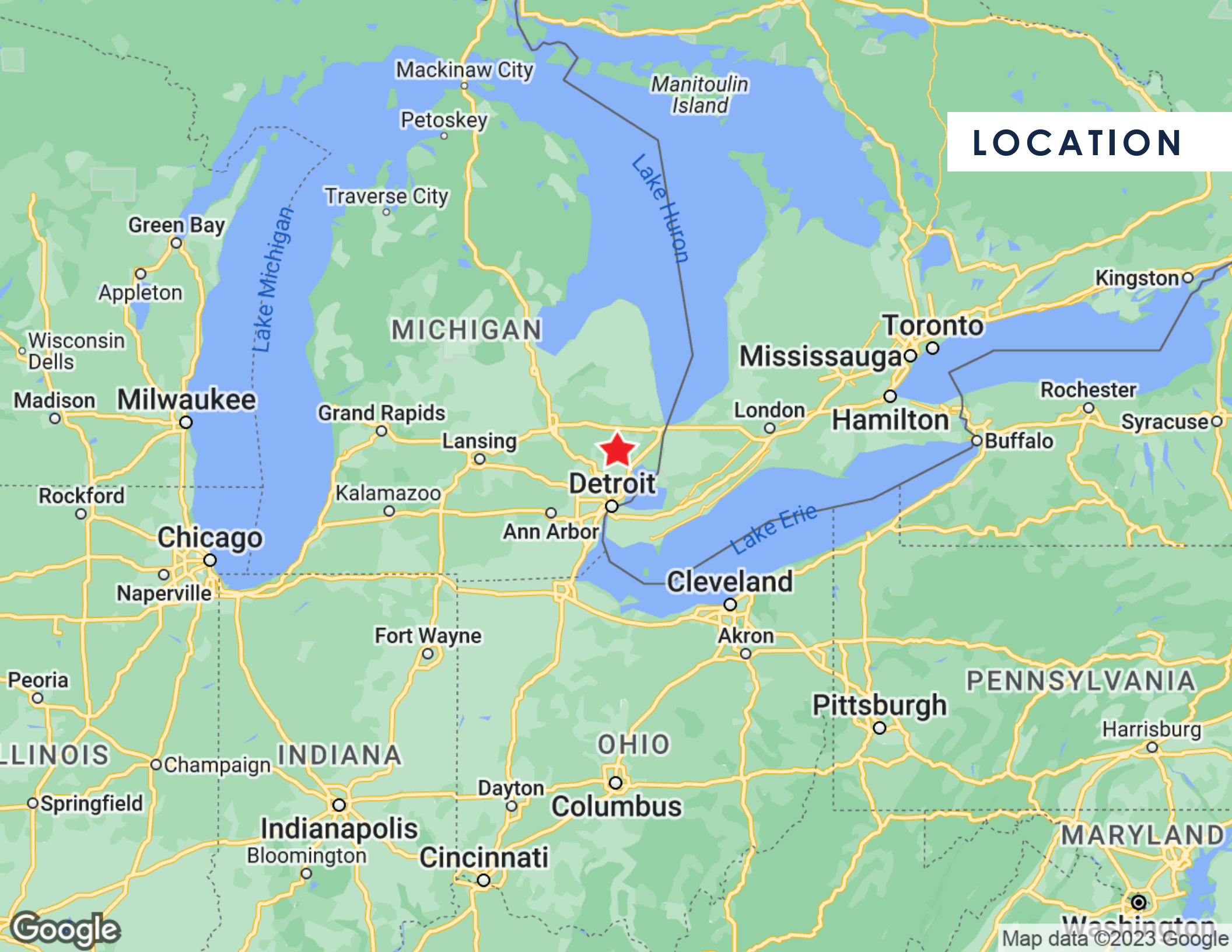
Harrison Twp

Detroit

Google

Map data ©2023 Google

## LOCATION





**AERIAL**

7-Eleven



## 7-ELEVEN

13805 Plumbrook Rd. | Sterling Heights, MI 48312

## DEMOGRAPHICS

<b>Population:</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2024 Projection	8,426	102,583	286,423
2019 Estimate	8,519	101,324	283,390
2010 Census	9,427	99,430	280,714
Growth 2019-2024	(1.09%)	1.24%	1.07%
Growth 2010-2019	(9.63%)	1.90%	0.95%
2019 Population Hispanic Origin	198	2,322	7,031
<b>2019 Population by Race:</b>			
White	7,174	85,546	232,743
Black	623	8,551	28,996
Am. Indian & Alaskan	24	243	873
Asian	537	5,114	14,315
Hawaiian & Pacific Island	2	26	89
Other	158	1,844	6,373
<b>U.S. Armed Forces:</b>	<b>0</b>	<b>32</b>	<b>140</b>
<b>Households:</b>			
2024 Projection	3,254	42,733	117,169
2019 Estimate	3,303	42,152	115,886
2010 Census	3,722	41,094	114,605
Growth 2019 - 2024	(1.48%)	1.38%	1.11%
Growth 2010 - 2019	(11.26%)	2.57%	1.12%
Owner Occupied	2,724	30,830	84,233
Renter Occupied	579	11,322	31,652
<b>2019 Avg Household Income</b>	<b>\$83,723</b>	<b>\$77,003</b>	<b>\$75,247</b>

RETAIL PROPERTY FOR SALE

# 7-ELEVEN

13805 Plumbrook Rd., Sterling Heights, MI 48312



**ENCORE REAL ESTATE INVESTMENT SERVICES**

6755 Daly Road

West Bloomfield, MI 48322

[Encoreinvestmentrealestate.com](http://Encoreinvestmentrealestate.com)

*Exclusively listed by:*

**AYSON SHAMMAMI**

Senior Director

248.702.0727

[ayson@encorereis.com](mailto:ayson@encorereis.com)

**DENO BISTOLARIDES**

Managing Partner

248.702.0288

[denob@encorereis.com](mailto:denob@encorereis.com)