



RETAIL PROPERTY FOR SALE

7-Eleven Absolute NNN Rare 3% Annual Increases

1001 N Woodland Blvd DeLand, FL 32720

FOR SALE | \$4,152,701

presented by:

JEFFERY T. ROBISON, CCIM

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EXECUTIVE SUMMARY

Net Lease Investment Opportunity 7-Eleven Gas Station • 1001 N Woodland Blvd
DeLand, FL 32720



OFFERING SUMMARY

Sale Price:	\$4,152,701
Price / SF:	\$1,384.23
Cap Rate:	4.0%
NOI:	\$166,108
Lot Size:	1.38 Acres
Year Built:	1996
Building Size:	3,000 SF
Renovated:	2012
APN#:	04-17-30-00-00-1470

PROPERTY OVERVIEW

Part of the 7-Eleven, Inc. 3 Billion Dollar Acquisition of approximately 1100 Sunoco's
Lease Expiration October 2026
Annual 3% Rent Increases
Three, Five year option periods
Absolute NNN
Investment Grade Tenant S&P: AA-

LOCATION OVERVIEW

Located just north of Stetson University and
Historic Downtown Deland

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Tenant Overview 7-Eleven

7-Eleven was founded in 1927 by Jose C. Thompson, Jr. in Texas. It is a Japanese-owned American international chain of convenience stores, headquartered in Irving, Texas, that operates, franchises, and licenses some 64,319 stores in 18 countries as of January 2018. The chain was known as Tote'm Stores until it was renamed in 1946 to reflect its operating hours. Its parent company, Seven-Eleven Japan Co., Ltd., is located in Chiyoda, Tokyo.

7-Eleven in the United States sells Slurpee drinks, a partially frozen soft drink introduced in 1965 and Big Gulp beverages, introduced in 1976. Other products include: 7-Select private-brand products, coffee, fresh-made daily sandwiches, fresh fruit, salads, bakery items, hot and prepared foods, gasoline, dairy products, carbonated beverages and energy drinks, juices, financial services, and product delivery services.



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Market Overview DeLand, FL

DeLand, located in Volusia County, Florida, is one of the state's small town treasures. DeLand is the county seat as well as a college town, with Stetson University's campus classified as a National Historic District. The downtown, lined with notable gift shops and restaurants, has been recognized as a national Mainstreet program. Special events focus on culture and the arts, history, hospitality and lifestyle.

The city sits approximately 34 miles north of the central business district of Orlando, and approximately 23 miles west of the central business district of Daytona Beach. It is a part of the Deltona–Daytona Beach–Ormond Beach, FL metropolitan statistical area, which was home to 590,289 people as of the 2010 census.

The Volusia/Flagler area is best known for its tourism industry, which attracts millions of visitors each year. Motorsports dominate the area, the several race track venues as magnets. The best known is Daytona International Speedway where the headquarters of NASCAR is located. Other racing venues include New Smyrna Speedway and Volusia Speedway Park. Other motorsport events include Daytona Beach Bike Week, a massive biker rally that occurs in March, and several classic car shows.



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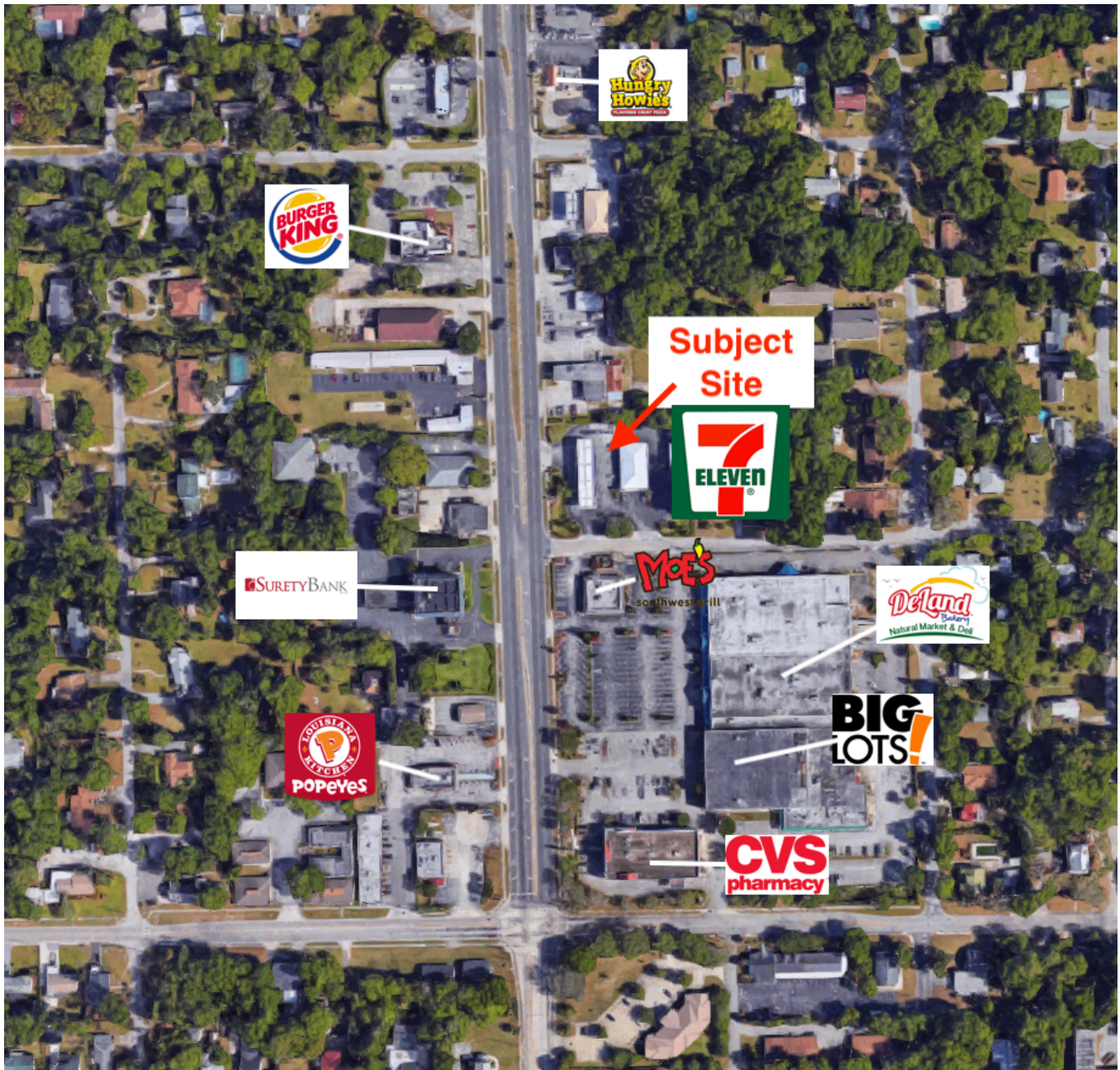
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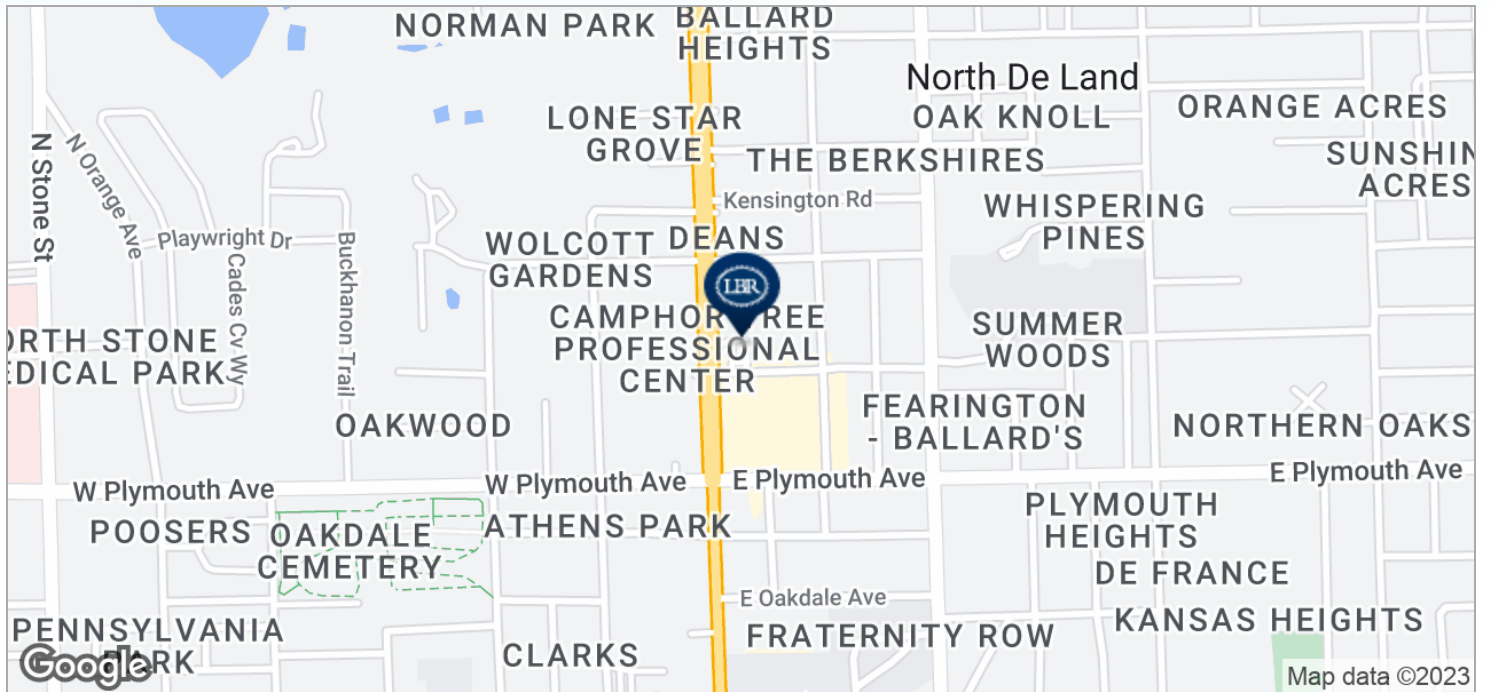
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LOCATION MAPS

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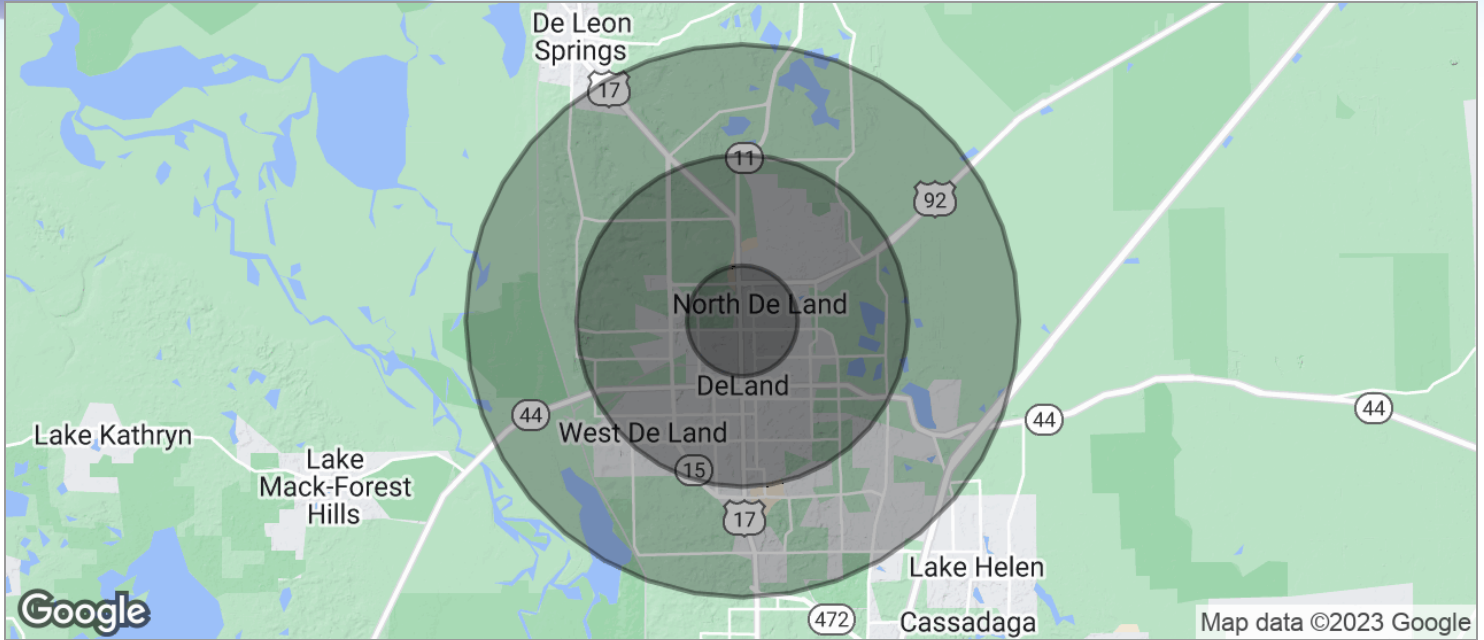
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DEMOGRAPHICS MAP

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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,587	33,916	56,867
MEDIAN AGE	33.7	37.7	39.9
MEDIAN AGE (MALE)	29.6	34.6	37.9
MEDIAN AGE (FEMALE)	36.3	40.2	41.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,268	12,687	21,348
# OF PERSONS PER HH	2.9	2.7	2.7
AVERAGE HH INCOME	\$51,335	\$48,637	\$55,689
AVERAGE HOUSE VALUE	\$196,977	\$207,403	\$225,505

* Demographic data derived from 2020 ACS - US Census

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