



RETAIL PROPERTY FOR SALE

7-Eleven Absolute NNN Rare 3% Annual Rent Increases

6990 E Irlo Bronson Memorial Hwy Harmony, FL 34771

FOR SALE | \$6,591,168

presented by:

JEFFERY T. ROBISON, CCIM

President | Broker
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EXECUTIVE SUMMARY

7-Eleven Gas Station • 6990 E Irlo Bronson Memorial Hwy Harmony, FL 34771



OFFERING SUMMARY

Sale Price:	\$6,591,168
Price / SF:	\$2,003.39
Cap Rate:	4.0%
NOI:	\$263,646
Lot Size:	1.6 Acres
Year Built:	2010
Building Size:	3,290 SF
APN#:	302632331600010010

PROPERTY OVERVIEW

Part of the 7-Eleven, Inc. 3 Billion Dollar Acquisition of approximately 1100 Sunoco's

Lease Expiration July 2026

Current Rent/Month \$20,106

3% Annual Rent Increases

Options Three (3), Five year periods

Excellent credit tenant holding an investment grade "AA-" S&P rating

LOCATION OVERVIEW

Located on the corner of US 192 and Arthur J Gallagher Blvd

The only service station between St. Cloud and Hollowpaw (12-mile stretch)

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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 Harmony, FL

Harmony Florida: Small town with a big town Lifestyle.

Harmony is an unincorporated master planned community near St. Cloud. It is part of the Orlando-Kissimmee Metropolitan Statistical Area. Harmony is a Green-certified community.

Harmony developed a cooperative relationship with the University of Florida's Department of Wildlife Ecology and Conservation in 2001. Harmony was demonstrating a real-life example of people living and working in the same community. The goal is to show that this could be done in a sustainable way while also minimizing the impact to the local ecology.

The Harmony Residential Owner Association (ROA) was created on October 2002. It "establishes a mechanism by which to realize the goal of creating a community in which good citizenship and community service are encouraged from all residents." The owner association is responsible for maintenance as well as community-wide standards for all common areas of Harmony not managed by the CDD.

Harmony, Florida has a population of 8,179.

The median household income in Harmony is \$53,614. The median household income for the surrounding county is \$44,551 compared to the national median of \$53,482. The median age of people living in Harmony is 41 years.



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ADDITIONAL PHOTOS

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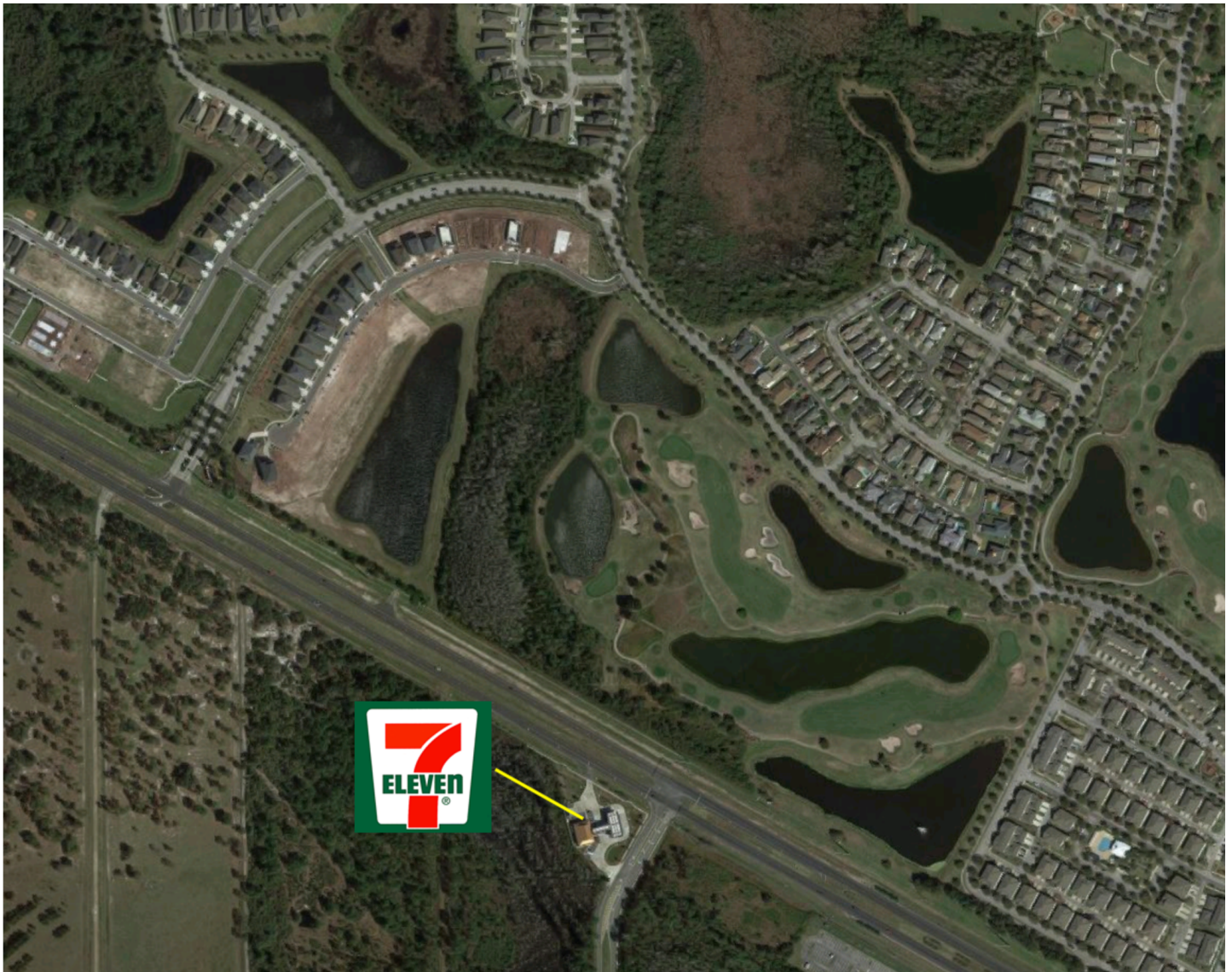
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SITE PLAN

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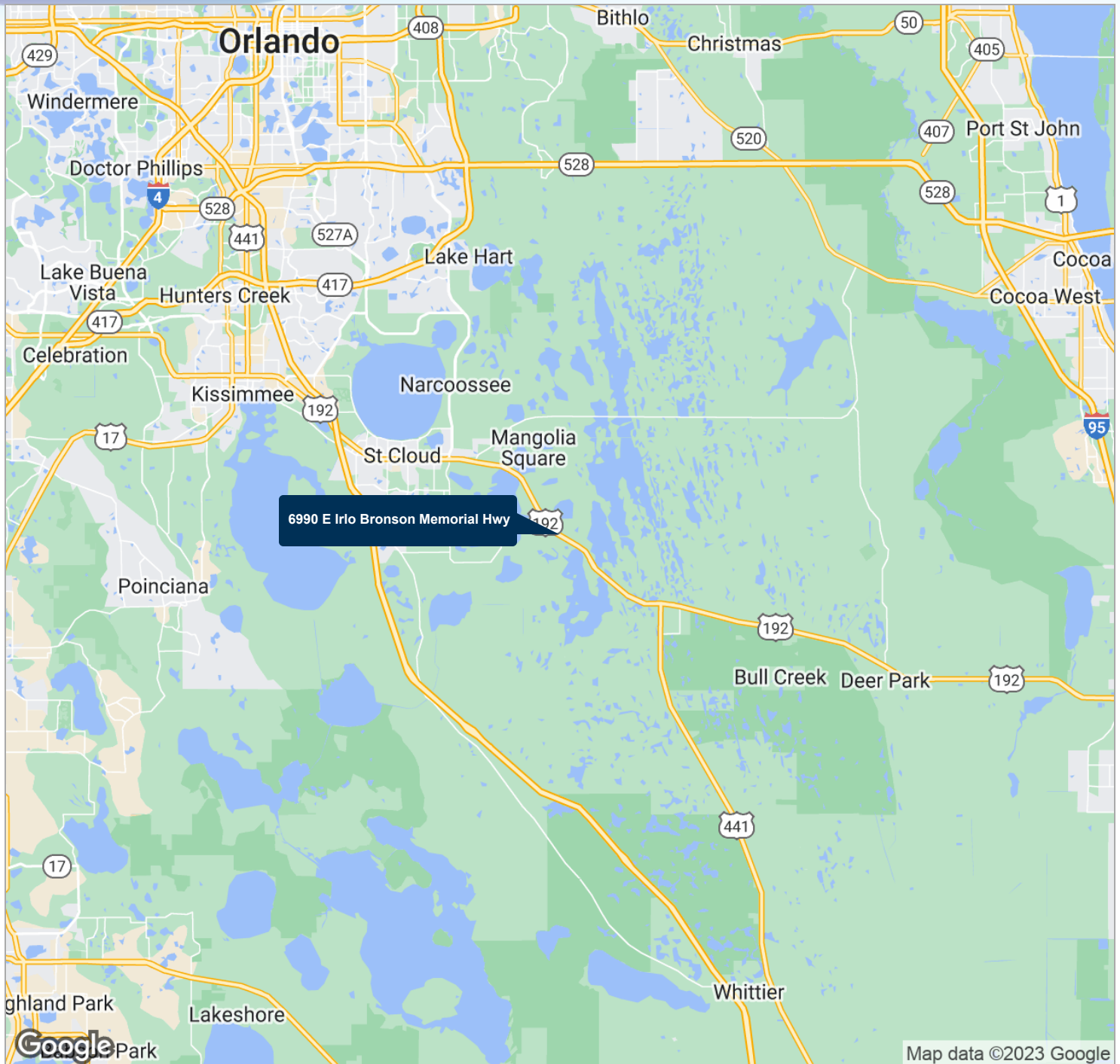
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REGIONAL MAP

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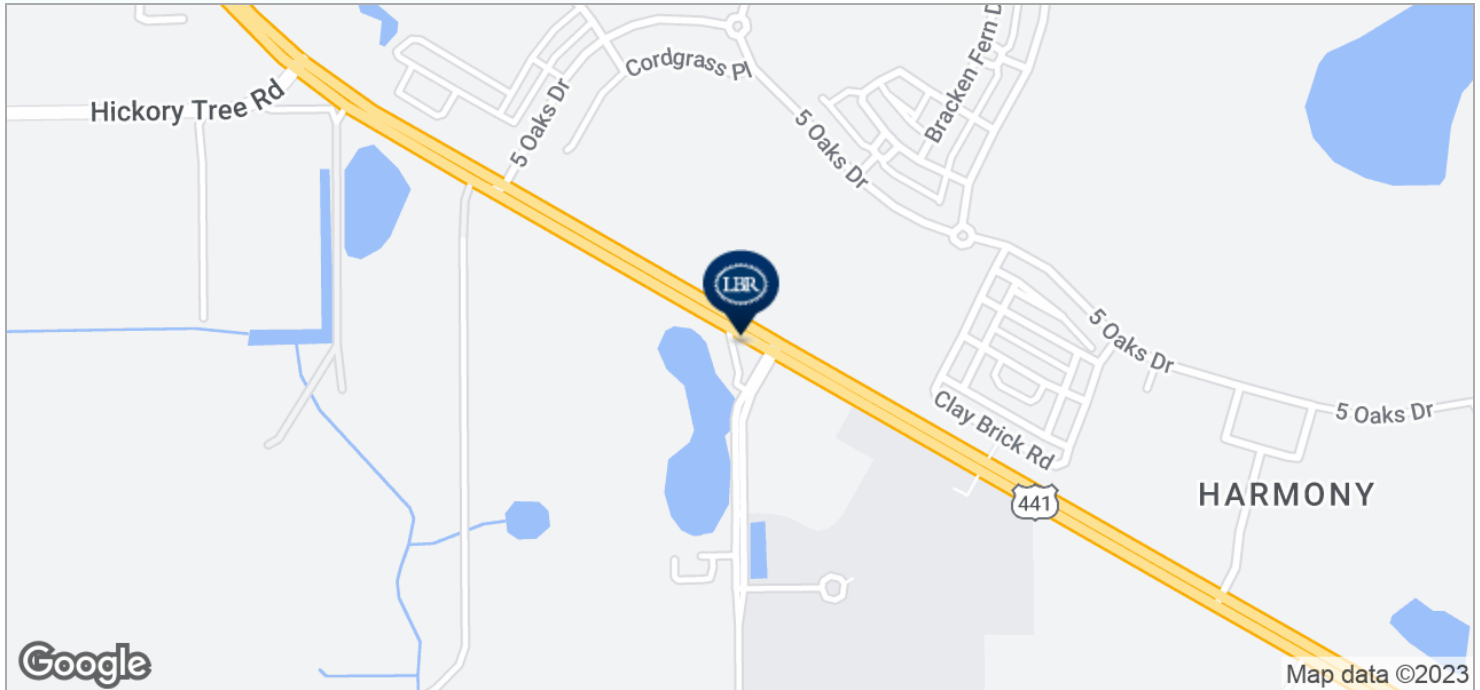
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LOCATION MAPS

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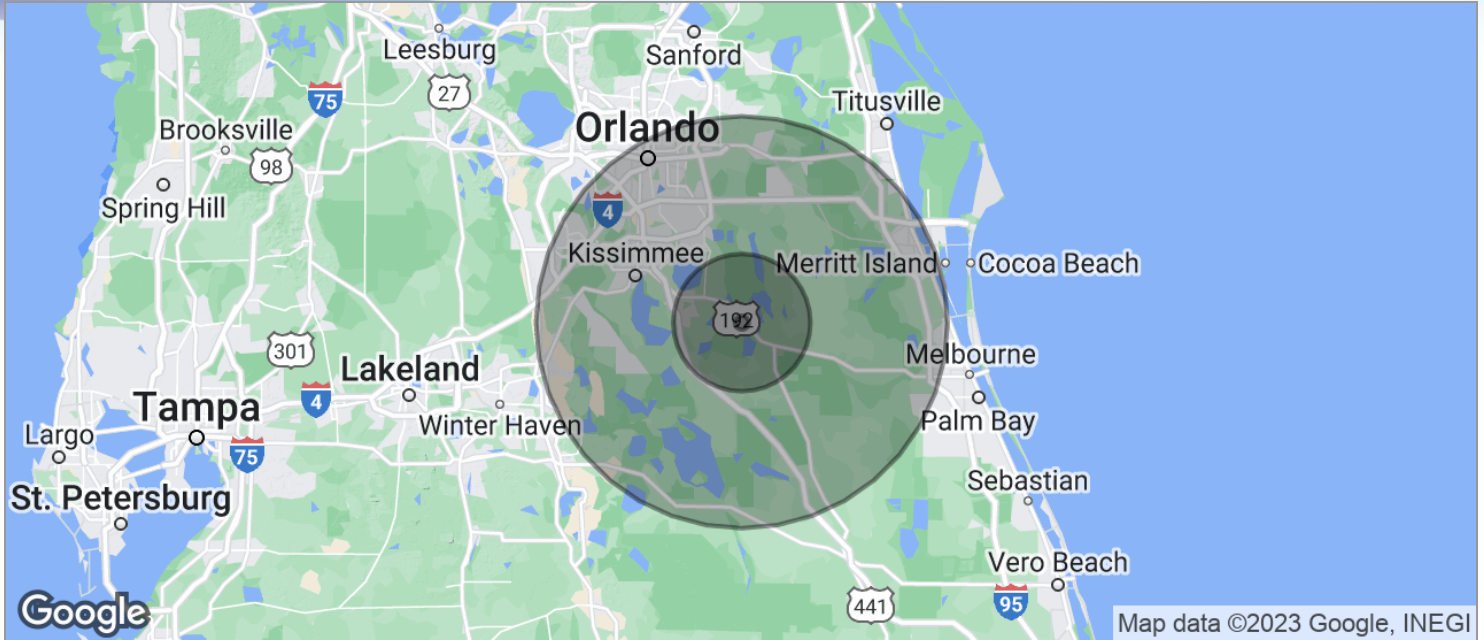
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	19	36,201	1,147,287
MEDIAN AGE	39.1	39.3	34.5
MEDIAN AGE (MALE)	39.2	38.2	33.4
MEDIAN AGE (FEMALE)	38.7	40.8	35.6
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	7	13,739	414,246
# OF PERSONS PER HH	2.7	2.6	2.8
AVERAGE HH INCOME	\$61,730	\$61,732	\$61,901
AVERAGE HOUSE VALUE		\$242,606	\$263,804

* Demographic data derived from 2020 ACS - US Census

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