7-Eleven

Store #6490 · Tenant: 7-Eleven, Inc.

826 Radford Boulevard, Dillon, SC · Map

AVERAGE **46/100**

Short-Term · Multi-State
#17 of 9

$3,613,091	5.50%	$198,720	$1,252.37	8.4 yrs
ASKING PRICE	CAP RATE	ANNUAL RENT	PRICE / SF	REM. TERM

LISTING & LEASE ABSTRACT

Asking price	**$3,613,091**
Cap rate (in-place)	**5.50%**
Annual base rent (NOI)	**$198,720**
Base rent $/SF	**$68.88**
Price $/SF	**$1,252.37**
Tenant	**7-Eleven, Inc.**
Guarantor	**Corporate (7-Eleven Inc.)**
Lease structure	**Absolute NNN**
Lease expiration	**2034-11-30**
Remaining term	**8.4 yrs**
Rent escalations	**1.04% annual**
Rent at expiration *	**$213,646**
Avg yield on asking *	**5.70%**
Building SF	**2,885**
Year built	**1999**

TRADE-AREA DEMOGRAPHICS

Trade area	1 mi	3 mi	5 mi
Population	0	2,752	14,265
Avg HH income	—	$76,008	$54,199
Pop density/sq mi	0	97	182
Bachelor's+	—	11.3%	11.4%
Owner-occupied	—	69.0%	53.2%

INVESTMENT HIGHLIGHTS

- Corporate 7-Eleven, Inc. guaranty — Seven & i Holdings (TYO: 3382); investment-grade credit (S&P A- / Moody's Baa2).
- 8 years of remaining lease term to 2034 (absolute NNN — zero landlord responsibility).
- 5.50% cap rate on $198,720 of in-place base rent; 1.04% annual rent escalations.
- 16,100 vehicles/day (AADT) passing the site.

FINANCING — BASE CASE (60% / 6.50% / 25-YR)

Loan-to-value	**60%**
Interest rate	**6.50%**
Amortization	**25 yr**
Loan amount	**$2,167,855**
Down payment	**$1,445,236**
Annual debt service	**$175,650**
DSCR	**1.13x**
Cash-on-cash	**1.60%**
Debt yield	**9.17%**

At a 5.50% cap, base-case debt (6.50%) prices above the cap rate, so levered cash-on-cash sits below the all-cash yield (negative leverage). Illustrative only — not a financing commitment.

LOCATION & SITE

AADT at site	**16,100**
Highway distance	**0.01 mi**
Gas competitors (0.5 mi)	**5**
Daytime jobs (3 mi)	**5,721**
Population (3 mi)	**2,752**
Avg HH income (3 mi)	**$76,008**
County	**Dillon County**
County unemployment	**5.9%**
FEMA flood zone	**X**

KEY RISKS

- Nearer-term lease expiry (2034) — renewal / re-tenanting risk; underwrite the rollover.
- Single-tenant asset: 100% of income depends on one lease and one guarantor.
- At a 5.50% cap, debt priced above the cap rate is dilutive to current cash yield (negative leverage) — see the Financing panel.

* Illustrative — assumes escalations from the as-of date (2026-07-22); exact bump dates follow the lease. Figures approximate and subject to verification against the lease and estoppel, which control.

Inquiries: Rob Bender, Managing Director · Fortis Capital Solutions · rbender@fortisnetlease.com · 248.254.3406 · fortisnetlease.com