



GAS STATION, CONVENIENCE STORE, AND TRUCK STOP
CHARLOTTE, NORTH CAROLINA
CONFIDENTIAL OFFERING MEMORANDUM

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INVESTMENT OVERVIEW

Executive Summary



PROPERTY SUMMARY

Address	4800 N Graham St Charlotte, NC 28269
Ownership	Fee Simple
Building Size	3,500 SF
Parcel Size	3.83 Acres
Parking	(22) Standard + (11) 18 - Tractor Trailer
Pumps	(16) Standard + (6) Diesel Fuel Canopy
Year Built	2020

INVESTMENT SUMMARY

List Price	\$7,573,000
Cap Rate	5.25%
NOI	\$397,570*
Lease Type	Absolute NNN
Remaining Lease Term	±10.5 Years
Rent Increases	5% Every 5 Years
Remaining Options	(4) 5 - Year

*NOI includes the upcoming 5% rent increase on January 1, 2026

PROPERTY HIGHLIGHTS

- **Corporate 7-Eleven Lease:** Backed by 7-Eleven Inc., the world's largest convenience retailer with 85,000+ stores globally (13,000+ in the U.S.) and 2024 revenues exceeding \$81B. Rated 'A' by S&P with a stable outlook.
- **Zero Landlord Responsibilities:** Absolute NNN lease with zero landlord obligations.
- **Rare Diesel Fuel Canopy & Truck Stop:** Includes a dedicated diesel canopy with 5 truck lanes and 11 tractor-trailer parking spaces, supporting demand from over 12.1M SF of nearby industrial users.
- **Long Lease Term:** Over 10 years of remaining lease term with 20 additional option years.
- **Prime Location & Demographics:** Directly on I-85 (±171,000 VPD) and just 4.2 miles from Downtown Charlotte. The 5-mile radius includes ±254,000 residents with an average household income of ±\$97,000.
- **Booming Greater Market:** Charlotte is one of the fastest growing MSA's with over 100 people moving to the region each day making it one of the most desirable investment markets in the Southeast.
- **Strategic Southeast Location:** Situated on the I-85 "Boom Belt," a major logistics corridor, the site offers immediate access to I-85, enabling efficient distribution to 31% of the U.S. population within a one-day drive. Ideal positioning for a high-traffic truck stop in a fast-growing market.
- **Optional Loan Assumption:** Assumable loan terms subject to borrower approval: \$4.5M at 4.36% interest, 25-year amortization, and ±5 years remaining.
- **Bonus Depreciation Opportunity:** Eligible for bonus depreciation, allowing buyers to potentially accelerate tax benefits and increase cash flow (consult a tax advisor).

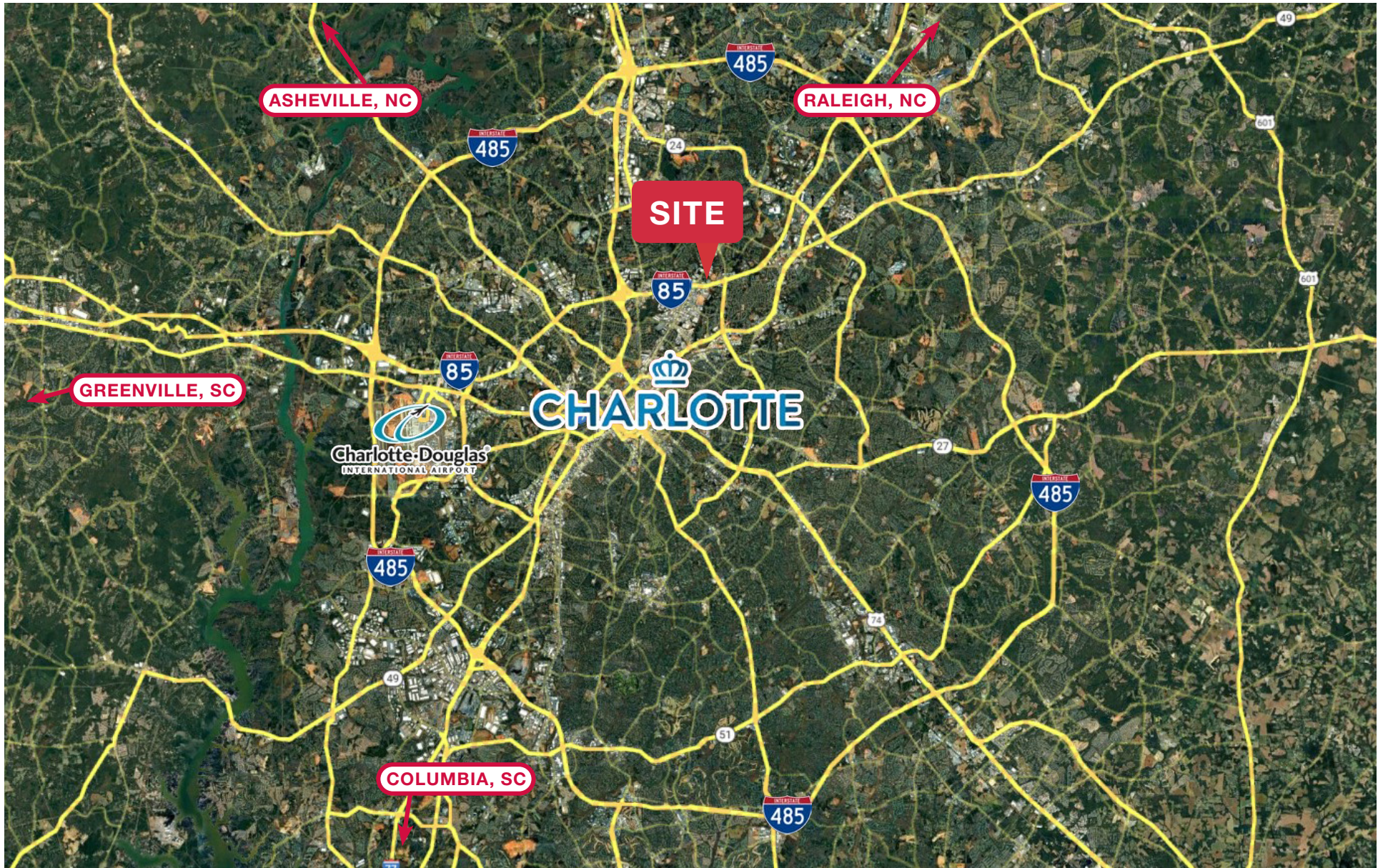
PROPERTY OVERVIEW

Regional Map



PROPERTY OVERVIEW

Market Map

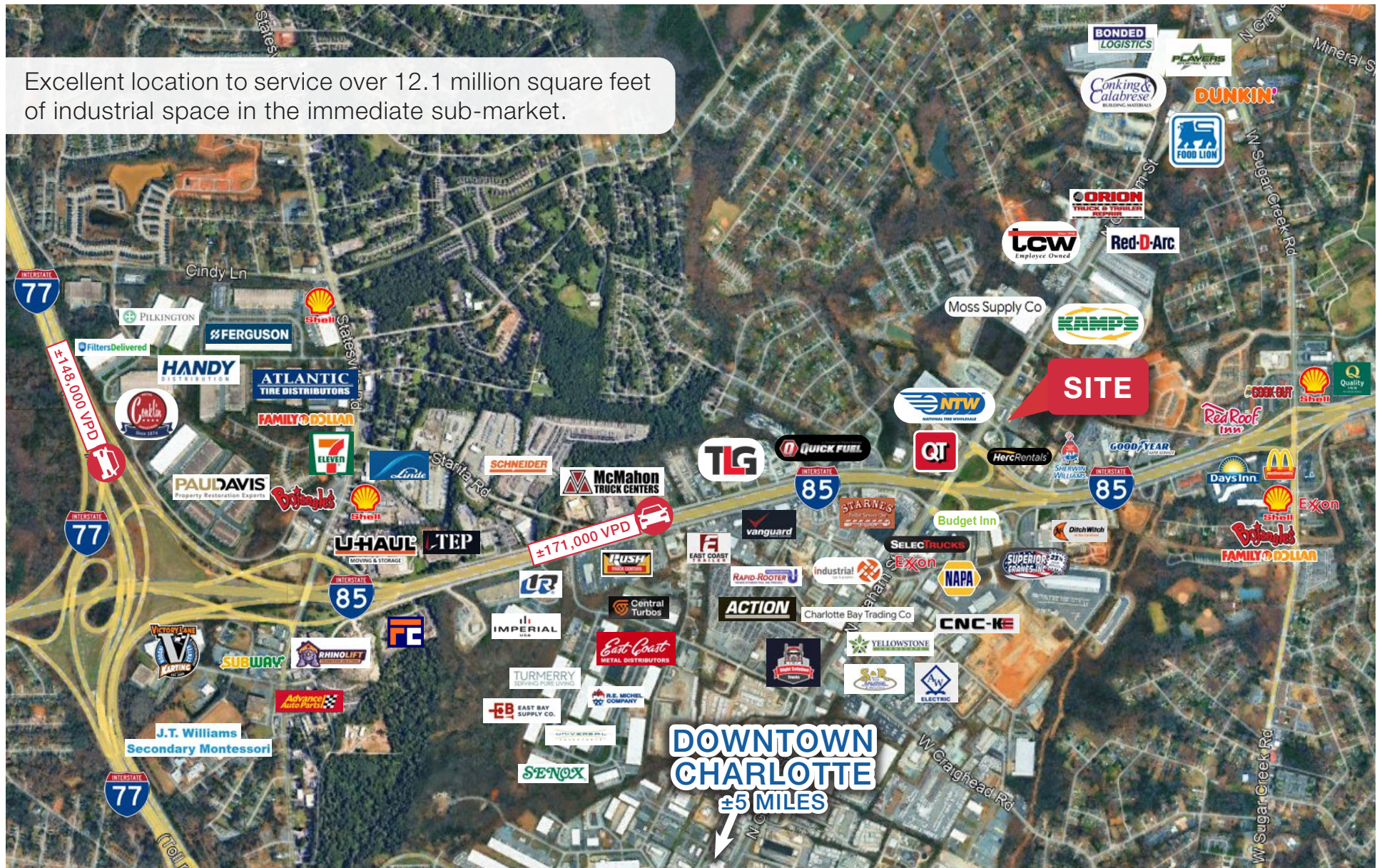


PROPERTY OVERVIEW

Submarket Map



Excellent location to service over 12.1 million square feet of industrial space in the immediate sub-market.



PROPERTY OVERVIEW

Site Map



N Graham Street

*Site lines are approximate

PROPERTY OVERVIEW

Property Photos



PROPERTY OVERVIEW

Site Aerial



INVESTMENT OVERVIEW

Lease Summary & Rent Schedule



LEASE SUMMARY

Guarantor	7-Eleven, Inc.
Tenant DBA	Mobil Gas Station
Tenant Classification	Corporate
Building Size	3,500 SF
Land Area	3.83 AC
Original Lease Term	15 Years
Rent Commencement Date	December 17, 2020
Lease Expiration Date	December 31, 2035
Remaining Lease Term	±10.5 Years
Base Rent/NOI*	\$397,570
Renewal Options	(4) 5 - Year
Rent Increases	5% Every 5 Years
Lease Type	Absolute NNN
Property Taxes	Tenant is Responsible
Property and Liability Insurance	Tenant is Responsible
Operating Expenses	Tenant is Responsible
Roof & Structure	Tenant is Responsible
Parking Lot	Tenant is Responsible
HVAC	Tenant is Responsible

*NOI includes the upcoming 5% rent increase on January 1, 2026

RENT SCHEDULE

Initial Term	Monthly	Annually
12/17/2020 - 12/31/2025	\$31,553	\$378,638
1/1/2026 - 12/31/2030	\$33,131	\$397,570
1/1/2031 - 12/31/2035	\$34,787	\$417,449
First Option		
1/1/2036 - 12/31/2040	\$36,527	\$438,321
Second Option		
1/1/2041 - 12/31/2045	\$38,353	\$460,237
Third Option		
1/1/2046 - 12/31/2050	\$40,271	\$483,249
Fourth Option		
1/1/2051 - 12/31/2055	\$42,284	\$507,412



TENANT OVERVIEW

7-Eleven/Mobil



7-Eleven, Inc. is a **global leader in the convenience retail industry**, known for its widespread footprint, iconic products, and innovative approach to customer service. The company was founded in 1927 in Dallas, Texas. 7-Eleven operates more than **85,000 stores across 19 countries and regions**, making it the largest retailer in the world by store count. Within the United States and Canada, the company has approximately **13,000 locations across 30 states**.

Throughout its nearly 100-year history, 7-Eleven has been recognized for **introducing many firsts to the convenience retail sector**, including the first to-go coffee cups, 24/7 operating hours, and self-serve soda fountains. The brand is also the home of several beloved products that have become part of American pop culture, such as the Slurpee® and the Big Gulp®.

7-Eleven, Inc. is more than just a single brand—it **encompasses a robust portfolio that includes Speedway®, Stripes®, Laredo Taco Company®, and Raise the Roost® Chicken & Biscuits**. These additional banners extend the company's reach and allow it to offer diverse food, fuel, and beverage options to meet the evolving preferences of its customers.

[WWW.7-ELEVEN.COM](http://www.7-eleven.com)



#1

TOP 202 CONVENIENCE STORES 2024

CSP DAILY NEW, 2024

#2

TOP 400 LARGEST FRANCHISE SYSTEMS

FRANCHISE TIMES, 2024



Founded

1927

Headquartered

Irving, TX

Global Locations

85,000 stores in 19 countries/regions

North American Locations

13,000 stores in 30 US states and Canada

7-Eleven Banners and Brands

Speedway®, Stripes®, Laredo Taco Company®, and Raise the Roost® Chicken & Biscuits

MARKET OVERVIEW

Charlotte, North Carolina



CHARLOTTE

MSA Population: ±2,883,370

A charming yet sprawling Southern city, Charlotte—often called The Queen City—is a pleasant urban area in the Piedmont region of North Carolina, within a few hours' drive of the Appalachian Mountains and North Carolina's white sand beaches.

The city has a strong economic identity – it's the **second-largest banking hub in the U.S.** behind New York City – that's helped drive consistent population growth for decades. Charlotte takes pride in its cityscape, defined by a handful of skyscrapers. But the city's essence is perhaps better captured in its **diverse neighborhoods and suburban areas**, each of which has its own style and flair.



CHARLOTTE NORTH CAROLINA ACCOLADES

- ✓ #1 Best City for Young Professionals In North Carolina – *Niche.com* (2025)
- ✓ #1 Best City in the South of the USA to Visit – *Hand Luggage Only* (2025)
- ✓ #4 Best Places to Live in North Carolina – *Travel + Leisure* (2025)
- ✓ #5 Best Places to Live in the U.S. in 2024-2025 – *U.S. News & World Report* (2024)
- ✓ #8 Best Big Cities to Live in the U.S. in 2025-2026 – *U.S. News & World Report* (2025)
- ✓ #11 Fastest-Growing Us Metro Area – *Exploding Topics* (2025)
- ✓ #12 South's Best Cities – *Southern Living* (2024)

As the second-largest financial center in the U.S., this region tends to attract professionals. It's also a natural magnet for college graduates from the University of North Carolina--Chapel Hill, Duke University, Davidson College and others in the Carolinas. UNC--Charlotte, Queens University, Central Piedmont Community College and Johnson & Wales University--Charlotte offers a **steady influx of graduates within the city limits** as well.

www.usnews.com



Charlotte's central location between the population centers of the northeast and southeast has made it a **transportation focal point** and primary distribution center, with two major interstate highways, **I-85 and I-77**, intersecting near the city's center.



The Charlotte Region is a prime destination for corporate headquarters, and is home to **19 companies on the Fortune 500/1000 list**, including Bank of America, Honeywell, Truist, Nucor, Lowe's, Duke Energy, Sonic Automotive, Six Flag Entertainment, and Brighthouse Financial.



Charlotte's sports teams, including the Charlotte Hornets in the NBA and the Carolina Panthers in the NFL, bring thrilling action and passionate fan support to the Queen City.



Charlotte is home to a number of **universities and colleges** such as **University of North Carolina Charlotte**, Central Piedmont Community College, Johnson C. Smith University, Johnson & Wales University, and Queens University of Charlotte.

MARKET OVERVIEW

Demographics



1 MILE RADIUS

Summary	2024	2029
Population	5,634	5,868
Households	2,047	2,147
Families	1,351	1,436
Average Household Size	2.71	2.69
Owner Occupied Housing Units	1,251	1,353
Renter Occupied Housing Units	796	794
Median Age	38.7	40.2
Average Household Income	\$77,708	\$93,883

3 MILE RADIUS

Summary	2024	2029
Population	85,440	98,308
Households	33,656	39,552
Families	19,373	22,624
Average Household Size	2.51	2.46
Owner Occupied Housing Units	14,354	15,179
Renter Occupied Housing Units	19,302	24,373
Median Age	34.4	36.0
Average Household Income	\$79,420	\$97,996

5 MILE RADIUS

Summary	2024	2029
Population	254,903	281,035
Households	108,203	122,224
Families	53,645	59,914
Average Household Size	2.25	2.21
Owner Occupied Housing Units	41,905	44,196
Renter Occupied Housing Units	66,298	78,028
Median Age	33.1	34.6
Average Household Income	\$96,919	\$115,008

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 4800 N Graham Street, Charlotte, NC 28269 ("Property"). It has been prepared by Furman Capital Advisors ("Agent"). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.



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