

OFFERING MEMORANDUM



7-ELEVEN
Duncan, South Carolina

12505 E. WADE HAMPTON BLVD.



**YURAS
AICALE
FORSYTH
CROWLE** | Leased Investment Team



\$8,628,000 | CAP RATE: 5.25%

FILE PHOTO

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LEAD BROKERS



VINCENT AICALE

VICE CHAIRMAN

415.690.5522

vince.aicale@cushwake.com

CA RE License #01728696



RYAN FORSYTH

VICE CHAIRMAN

916.320.2541

ryan.forsyth@cushwake.com

CA RE License #01716551

BROKERS



MICHAEL T. YURAS, CCIM

VICE CHAIRMAN

512.677.8810

michael.yuras@cushwake.com

CA RE License #01823291



SCOTT CROWLE

EXECUTIVE MANAGING DIRECTOR

415.604.4288

scott.crowle@cushwake.com

CA RE License #01318288



Cushman and Wakefield Inc. LIC. # 00616335

This property is listed in conjunction with South Carolina-licensed real estate broker Cushman & Wakefield, Inc.



www.YAFCTeam.com

INVESTMENT SUMMARY

Tenant	7-Eleven
Address	12505 E. Wade Hampton Blvd., Duncan, SC 29651
Price	\$8,628,000
Cap Rate	5.25%
NOI	\$452,952
Term	15 years
Rent Commencement	TBD
Lease Expiration	15 years from rent commencement date
Rental Increases	10% rental increases every five (5) years

YEAR	RENT	RETURN
1-5	\$452,952	5.25%
6-10	\$498,247	5.78%
11-15	\$548,072	6.35%
16-20 (Option 1)	\$602,879	6.99%
21-25 (Option 2)	\$663,167	7.69%
26-30 (Option 3)	\$729,484	8.46%
31-35 (Option 4)	\$802,432	9.30%

Lease Type	Absolute NNN lease, with tenant responsible for all taxes, insurance, maintenance, and repair, including roof, structure, and parking lot
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15-YEAR ABSOLUTE NNN LEASE WITH INVESTMENT-GRADE TENANT IN 7-ELEVEN (S&P: “A- “, MOODY’S: “BAA2”)

- » New 15-year absolute NNN lease to 7-Eleven (S&P: “A- “, Moody’s: “Baa2”), the world’s leading convenience store chain operating over 13,000 locations in the U.S.
- » 10% rental increases every five (5) years in initial term and four (4) five-year option periods, ensuring consistent income growth.
- » Tenant covers all taxes, insurance, and maintenance, including roof, structure, and parking lot, providing a fully passive investment.
- » 7-Eleven generates over \$30 billion in annual U.S. revenue, driven by iconic brands like Slurpee and Big Gulp.
- » 7-Eleven’s universal brand recognition makes it a cornerstone in high-traffic locations, drawing customers across demographics.

HIGH-TRAFFIC SITE JUST OFF SIGNALIZED FOUR-WAY INTERSECTION, IDEAL FOR A 7-ELEVEN LOCATION

- » High-visibility location just off the signalized four-way intersection of East Hampton Boulevard and Pine Ridge Road, which experiences a combined traffic count of over 30,000 vehicles per day.
- » Located along U.S. Route 29 (26,300 AADT), Duncan’s primary east-west thoroughfare connecting Greenville to Spartanburg.
- » Immediately surrounded by steady residential development, driven by Duncan’s explosive population growth since 2010 (37% increase).
- » Beneficial proximity to Interstate 85, increasing both local and long commuter traffic past the site (103,000+ AADT).

RAPIDLY GROWING SOUTH CAROLINA SUBURB WITH IDEAL DEMOGRAPHICS POISED FOR FUTURE GROWTH

- » 56,798 residents live within five miles of the property, with a projected 13% population growth by 2030.
- » High average annual household income of \$84,130 within a five-mile radius of the property.
- » Projected population and income increases within 1-, 3-, and 5-mile radii over the next five years poise this 7-Eleven and Duncan for steady concurrent growth.

2026 CONSTRUCTION WITH STANDALONE C-STORE AND 16 CANOPIED FUEL PUMPS ENHANCE PROFITABILITY

- » 2026 construction built to the latest 7-Eleven prototype.
- » A large 2.76-acre parcel offers ample parking and easy ingress/egress, catering to high-traffic convenience store operations.
- » A standalone C-store and 16 canopied fuel pumps (8 MPDs) for additional customer convenience and comfort attracts additional patrons, enhancing the property’s revenue potential and customer draw.
- » Accessible from both East Wade Hampton Boulevard and Pine Ridge Road.



James F. Byrnes High School
(2,315 students)



UNDER CONSTRUCTION



MANUFACTURING PLANT

(12,000+ employees;
one of the largest automotive exporters by value from the U.S. with a total export value of about \$10.1 Billion in 2024)



DISTRIBUTION WAREHOUSE

(150 employees)




The Shoppes at Pine Ridge

Pine Ridge Rd

AVAILABLE
1.63 AC




E Wade Hampton Blvd
(26,300 AADT)



FUTURE DEVELOPMENTS



MANUFACTURING PLANT

(12,000+ employees;
one of the largest automotive exporters by value
from the U.S. with a total export value of
approximately \$10.1 billion in 2024)



GREENVILLE
(Population: 74,000+)

(16 miles from site)

**GREENVILLE-SPARTANBURG
INTERNATIONAL AIRPORT**



WAREHOUSE, APPRX. 500 EMPLOYEES




DISTRIBUTION WAREHOUSE
(150 employees)



**The Shoppes at
Pine Ridge**

Tyger River
Elementary School
(473 students)



FUTURE
DEVELOPMENT



AVAILABLE
1.63 AC

E Wade Hampton Blvd
(26,300 AADT)



FUTURE
DEVELOPMENTS



UNDER
CONSTRUCTION



Pine Ridge Rd





GREENVILLE
(Population: 74,000+)
(16 miles from site)



Walmart
Supercenter

DOLLAR GENERAL

ULTA BEAUTY

Publix
The Shoppes at Pine Ridge

Tyger River Elementary School
(473 students)

E Wade Hampton Blvd
(26,300 AADT)

FUTURE DEVELOPMENT

TSC TRACTOR SUPPLY CO.

7 ELEVEN
UNDER CONSTRUCTION

FUTURE DEVELOPMENTS

TIDAL WAVE
AUTO SPA

AVAILABLE
1.63 AC

Pine Ridge Rd





Walmart 

DISTRIBUTION CENTER
(600+ employees)

SPARTANBURG
(Population: 39,000+)
(9 miles from site)



DOLLAR GENERAL

FOOD LION

Kj's MARKET

AFF | group

ByteFederal

UNITED STATES POSTAL SERVICE

COVE AT PINE RIDGE
(210 residential units)

QT Quikrip

CAROLINA FRESH FARMS

Lifesong Church Lyman



AVAILABLE
1.63 AC

Pine Ridge Rd

7 ELEVEN

UNDER CONSTRUCTION

TIDAL WAVE AUTO SPA

FUTURE DEVELOPMENTS

Publix

The Shoppes at Pine Ridge



TSC TRACTOR SUPPLY CO

SITE OVERVIEW



YEAR BUILT

2026



PARKING SPACES

50



BUILDING SIZE

4,824 SF



PARCEL SIZE

2.76 AC
(120,226 SF)



FUELING STATIONS

8 MPDs
(16 fueling stations)



E Wade Hampton Blvd
(26,300 AADT)



AVAILABLE
1.63 AC

Pine Ridge Rd

SITE PHOTOS

PHOTOS TAKEN 2/9/2026



TENANT SUMMARY



ABOUT THE TENANT



7-Eleven, established in 1927, is the world's leading convenience store chain, operating over 13,000 locations in the U.S. and 84,000 globally as of 2025. Its diverse offerings—snacks, beverages, fuel, and services like ATMs—cater to a wide customer base with 24/7 accessibility. Owned by Seven & i Holdings Co., Ltd., 7-Eleven generates over \$30 billion in annual U.S. revenue, driven by iconic brands like Slurpee and Big Gulp.

The company's blend of corporate and franchise operations ensures operational consistency and financial stability. Innovations like mobile ordering, delivery partnerships, and loyalty programs keep 7-Eleven competitive in the evolving retail landscape. Its corporate-backed leases provide investors with a low-risk, high-reliability tenant.

7-Eleven's universal brand recognition makes it a cornerstone in high-traffic locations, drawing customers across demographics. Its focus on convenience and adaptability aligns with modern consumer trends, reinforcing its market dominance. The company's global scale and strategic growth initiatives position it as a resilient tenant in any economic climate.

For more information, please visit www.7-eleven.com.



CREDIT RATING

Standard & Poor's: "A-"
Moody's: "Baa2"



YEAR FOUNDED

1927



HEADQUARTERS LOCATION

Irving, TX



ANNUAL REVENUE

\$79.79B



OF U.S.-BASED LOCATIONS

13,000+

LEASE ABSTRACT

Tenant	7-Eleven, Inc.
Address	12505 E. Wade Hampton Blvd., Duncan, SC 29651
Term	15 years
Rent Commencement	TBD
Lease Expiration	15 years from rent commencement date

Rental Increases 10% rental increases every five (5) years

YEAR	RENT	RETURN
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Lease Type Absolute NNN lease, with tenant responsible for all taxes, insurance, maintenance, and repair, including roof, structure, and parking lot

Tenant & Landlord Responsibilities	REAL ESTATE TAXES	Tenant is responsible for all taxes
	INSURANCE	Tenant is responsible for all insurance costs
	REPAIR & MAINTENANCE	Tenant is responsible for all maintenance, including roof and structure
	LANDLORD RESPONSIBILITIES	None
	RIGHT OF FIRST OFFER	Tenant has thirty (30) days from receipt of the ROFO Notice to exercise their Right of First Offer



STORE GROWTH / EXPANSION PLANS

C-STORE DIVE Deep Dive Opinion Library Events Press Releases Topics

DIVE BRIEF

7-Eleven to open 1,300 new stores through 2030

The retailer also expects to roughly double the number of stores that include a QSR, from 1,080 to 2,100, as it gears up for a 2026 IPO.

Published April 15, 2025

Jessica Loder
Senior Editor



[CLICK HERE FOR MORE INFO](#)

AREA OVERVIEW

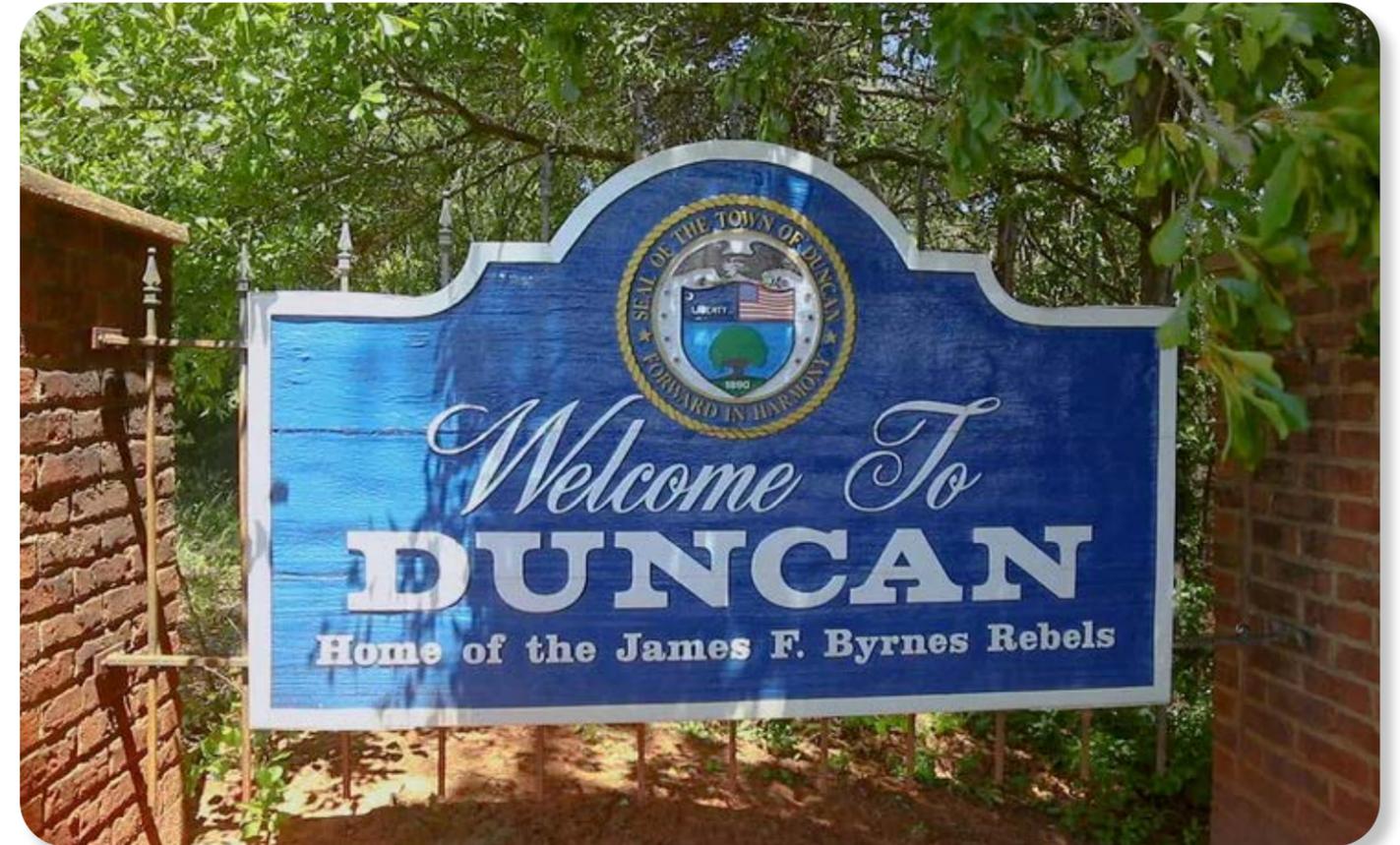
ABOUT DUNCAN, SC

Duncan, South Carolina is experiencing a wave of positive economic activity that reflects its growing importance within the Upstate region. A major highlight is the arrival of Smartpress, a national commercial online printing company that chose Duncan for its first South Carolina operation, investing \$9.6 million and creating approximately 150 new jobs. This kind of corporate expansion not only brings direct employment opportunities but also strengthens the local business ecosystem by increasing demand for services and workforce talent.

In addition to new business investment, the community is benefiting from strategic public private partnerships that support long term economic and social development. Construction has begun on the Middle Tyger Education Center, a \$19 million facility designed to address childcare needs in Duncan and surrounding Spartanburg County. This project is expected to generate construction jobs now and ongoing employment for educators and support professionals once it opens, while also helping more families participate fully in the regional workforce.

Industrial and logistics activity in Duncan is also on the rise, signaling confidence from major manufacturers and developers. A leading global manufacturer recently signed a long term lease for a large distribution facility in Crossroads Logistics Park, completing full occupancy of the park's Class A warehouse space and reinforcing the area's attractiveness for advanced manufacturing and logistics operations. Thanks to its strategic location near key highways and a skilled labor pool, Duncan is positioning itself as a hub for industrial growth in the Southeast.

Together, these developments reflect a dynamic and expanding local economy where businesses are investing, infrastructure is improving, and new opportunities are emerging for residents.

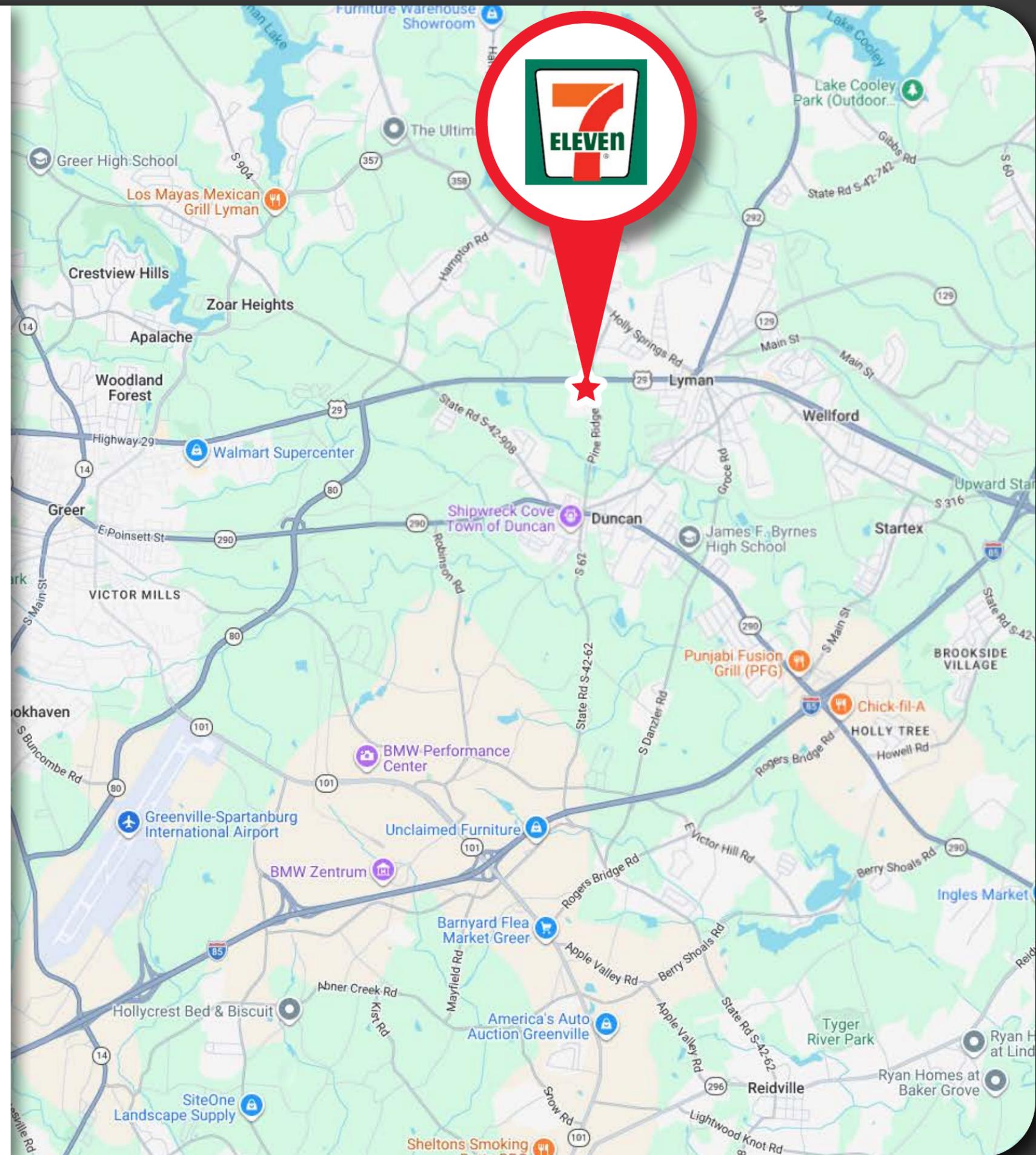


LARGEST EMPLOYERS IN DUNCAN, SC

EMPLOYER	APPROX. # OF EMPLOYEES
Lear Corporation	1,500+
Sealed Air (Cryovac)	1,100+
DAA Draexlmaier Automotive of America	1,000+
The Timken Company	800+
Wipro	600+
Eaton	500+
Fehrer Automotive	400+
Benteler Automotive	300+
ResMed	250+
Smartpress	150+

PROPERTY OVERVIEW

- » **Prime 7-Eleven Location:** High-visibility location just off the signalized four-way intersection of East Hampton Boulevard and Pine Ridge Road, which experiences a combined traffic count of over 30,000 vehicles per day.
- » **Reliable Tenancy:** Leased to 7-Eleven, the world's leading convenience store chain operating over 13,000 locations in the U.S.
- » **Strong Demographic Base:** The five-mile radius serves a populous region of 56,798, with an average annual household income of \$84,130.
- » **U.S. Route 29 & Interstate 85:** The site is located along U.S. Route 29 (26,300 AADT), Duncan's primary east-west thoroughfare connecting Greenville to Spartanburg, and also features beneficial proximity to Interstate 85, increasing both local and long commuter traffic past the site (103,000+ AADT).
- » **Zero Management Responsibilities:** Absolute NNN lease structure transfers maintenance and expense obligations to tenant, including roof, structure, and parking lot.
- » **Growing Market Dynamics:** Projected population and income increases within 1-, 3-, and 5-mile radii over the next five years poise this 7-Eleven and Duncan for steady concurrent growth.



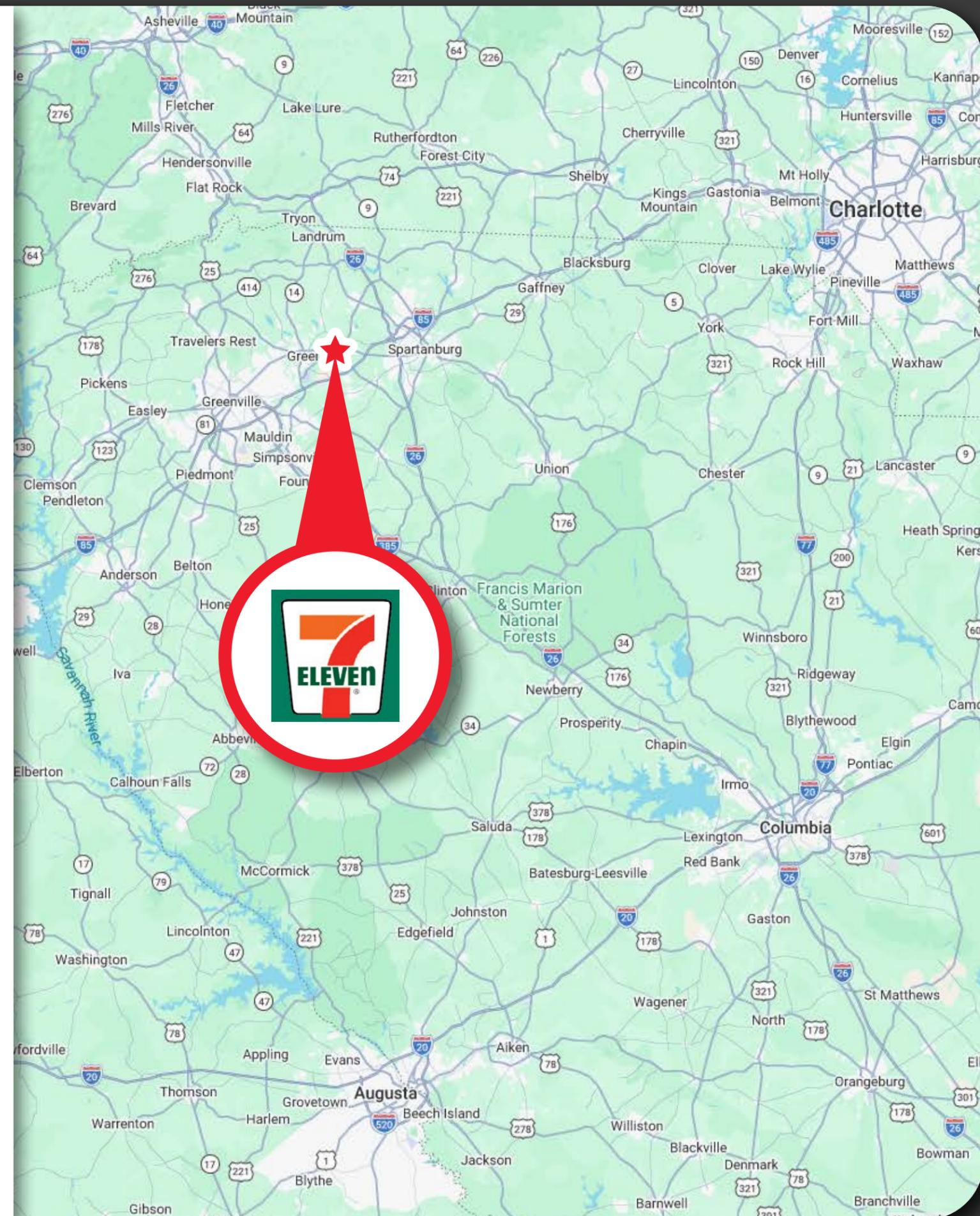
DEMOGRAPHICS PROFILE

2025 SUMMARY

	1 MILE	3 MILES	5 MILES
POPULATION	2,580	21,136	56,798
HOUSEHOLDS	985	8,040	22,078
FAMILIES	693	5,652	15,198
AVERAGE HOUSEHOLD SIZE	2.59	2.61	2.56
OWNER OCCUPIED HOUSING UNITS	802	6,362	16,037
RENTER OCCUPIED HOUSING UNITS	183	1,678	6,041
MEDIAN AGE	37.3	37.3	37.6
MEDIAN HOUSEHOLD INCOME	\$70,479	\$65,240	\$65,223
AVERAGE HOUSEHOLD INCOME	\$78,789	\$80,548	\$84,130

2030 PROJECTION

	1 MILE	3 MILES	5 MILES
POPULATION	2,912	23,454	63,603
HOUSEHOLDS	1,127	9,064	25,144
FAMILIES	787	6,324	17,182
AVERAGE HOUSEHOLD SIZE	2.56	2.57	2.52
OWNER OCCUPIED HOUSING UNITS	934	7,336	18,576
RENTER OCCUPIED HOUSING UNITS	193	1,728	6,568
MEDIAN AGE	39.1	39.2	39.1
MEDIAN HOUSEHOLD INCOME	\$78,833	\$73,053	\$72,955
AVERAGE HOUSEHOLD INCOME	\$85,640	\$89,278	\$94,381





7-ELEVEN Duncan, South Carolina

DISCLAIMER

Cushman & Wakefield (“Broker”) has been retained on an exclusive basis to market the property described herein (“Property”). Broker has been authorized by the Seller of the Property (“Seller”) to prepare and distribute the enclosed information (“Material”) for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

CONTACT US

LEAD BROKERS



VINCENT AICALE

VICE CHAIRMAN

415.690.5522

vince.aicale@cushwake.com

CA RE License #01728696



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