Rocky Mount, NC

7-Eleven / Speedway

Low Price Point | Bonus Depreciation Available

CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc.
A Licensed North Carolina Broker #C32060

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Surrounding Retail

7-Eleven / Speedway

1122 E Raleigh Blvd, Rocky Mount, NC 27801

PRICE: $2,200,000 **CAP RATE:** 5.00%

NOI	$110,000
LEASE TYPE	Absolute NNN
LEASE TERM REMAINING	14+ Years
RENT INCREASES	10% Every 5 Years
BUILDING SIZE	1,917 SF
LOT SIZE	0.90 AC

Carthage, NC

VIEW OM

PRICE: $2,400,000

CAP RATE: 5.00%

Goldsboro, NC

VIEW OM

PRICE: $2,800,000

CAP RATE: 5.00%

Kenansville, NC

VIEW OM

PRICE: $2,600,000

CAP RATE: 5.00%

Rocky Mount, NC

VIEW OM

PRICE: $2,200,000

CAP RATE: 5.00%

Vanceboro, NC

VIEW OM

PRICE: $3,200,000

CAP RATE: 5.00%

7-Eleven / Speedway Portfolio

North Carolina (5 Property Locations)

Available as a Portfolio or for Individual Purchase

- **Strong Lease Fundamentals:** Recent 15-year lease extensions at below-market rental rates featuring 10% rental increases every 5 years
- **Favorable Tax Incentives:** All stores qualify for 100% bonus depreciation (subject to IRS qualification requirements - consult tax advisor to confirm eligibility)
- **Best-In-Class Credit:** Speedway is a wholly owned subsidiary of 7-Eleven, Inc., which ranks #162 on the Fortune Global 500 list and features an investment-grade credit rating of “A” from the S&P
- **Well Below Replacement Cost:** New construction gas station/ c-store properties are trading at $5M+ on average

Longstanding gas/c-store location eligible for 100% bonus depreciation

Recently renewed, 15-year absolute net lease featuring 10% rental increases every 5 years throughout the base term and options. The tenant is a **wholly owned subsidiary of 7-Eleven, Inc.** – ranked #162 on the Fortune Global 500 list and features an investment-grade credit rating of “A” from the S&P.

The subject property is **strategically positioned along E Raleigh Boulevard**, a prominent commercial corridor in Rocky Mount with strong connectivity to the surrounding retail and residential trade area. The location benefits from excellent accessibility and visibility, providing an attractive setting for retail and service-oriented tenants while benefiting from the corridor’s established commercial presence.

Tax benefits subject to IRS qualification requirements.

		CURRENT
Price		**$2,200,000**
Capitalization Rate		**5.00%**
Building Size (SF)		1,917
Lot Size (AC)		0.90
Stabilized Income		
Scheduled Rent		$110,000
Less	**$/SF**	
CAM	NNN	$0.00
Taxes	NNN	$0.00
Insurance	NNN	$0.00
Total Operating Expenses	NNN	$0.00
Net Operating Income		**$110,000**

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Speedway LLC
Lease Type	Absolute NNN
Lease Term Remaining	14+ Years
Rent Increases	10% Every 5 Years
Rent Commencement	5/20/2005
Options	Four, 5-Year
Year Built/Renovated	2004/2022

Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof	Tenant's Responsibility
Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	CAP RATE
Speedway	**1,917**	**5/20/2005**	2/28/2031	**$110,000**	**$9,167**	**$110,000**	**5.00%**
	10% Increase	3/1/2031	2/29/2036		$10,083	$121,000	5.50%
	10% Increase	3/1/2036	**2/28/2041**		$11,092	$133,100	6.05%
	Option 1	3/1/2041	2/28/2046		$12,201	$146,410	6.66%
	Option 2	3/1/2046	2/28/2051		$13,421	$161,051	7.32%
	Option 3	3/1/2051	2/29/2056		$14,763	$177,156	8.05%
	Option 4	3/1/2056	2/28/2061		$16,239	$194,872	8.86%
TOTALS:	**1,917**			**$110,000**	**$9,167**	**$110,000**	**5.00%**

LEGEND

Property Boundary

1,917
Rentable SF

0.90
Acres

7
Parking Spaces

Egress

Speedway

Convenience and Fuel, Coast to Coast

Overview

- Speedway is a major American gas station and convenience store chain, operating primarily as a company-owned and operated network rather than through franchising
- The brand operates under 7-Eleven Inc., which operates, franchises and/or licenses more than 77,000 stores in 18 countries and regions, including 12,000 in the U.S. and Canada
- Speedway was historically recognized as the second largest company-owned and operated convenience and fuel store chain in the United States prior to its acquisition
- In May 2021, 7-Eleven Inc. completed its $21 billion acquisition of the Speedway convenience-store chain from Marathon Petroleum Corp., a deal reported as the biggest in the history of the convenience-store sector

TENANT WEBSITE

2+ Million

DAILY CUSTOMERS

3,800+

LOCATIONS IN 36 STATES
Reported at 7-Eleven Inc. acquisition

7-Eleven

The Largest Chain of Convenience Stores Worldwide

Overview

- 7-Eleven is the premier name and largest chain in the convenience retail industry
- 7-Eleven Inc. is a wholly owned subsidiary of the global company, Seven&I Holdings Co. Ltd. 7-Eleven Inc. is the North American branch of the larger corporation
- Based in Irving, Texas, 7-Eleven Inc. operates, franchises, or licenses 12,272 stores in North America
- Known for its iconic brands such as Slurpee, Big Bite, and Big Gulp, 7-Eleven has expanded into high-quality salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings, cheeseburgers, and hot chicken sandwiches
- 7-Eleven offers customers industry-leading private brand products under the 7-Select brand including healthy options, decadent treats and everyday favorites, at an outstanding value
- Customers also count on 7-Eleven for payment services, self-service lockers and other convenient services
- In addition to 7-Eleven stores, 7-Eleven, Inc. operates and franchises Speedway®, Stripes®, Laredo Taco Company® and Raise the Roost® Chicken and Biscuits locations

TENANT WEBSITE

7-ELEVEN®

85,000+

LOCATIONS IN 18 COUNTRIES

$50 Billion

NORTH AMERICAN REVENUES (2025)


FOOD LION


EXXON
Exxon


Pregnant & Unsure?
Hardee's
E Raleigh Blvd


Advance Auto Parts
Advance Auto Parts

Located in eastern North Carolina

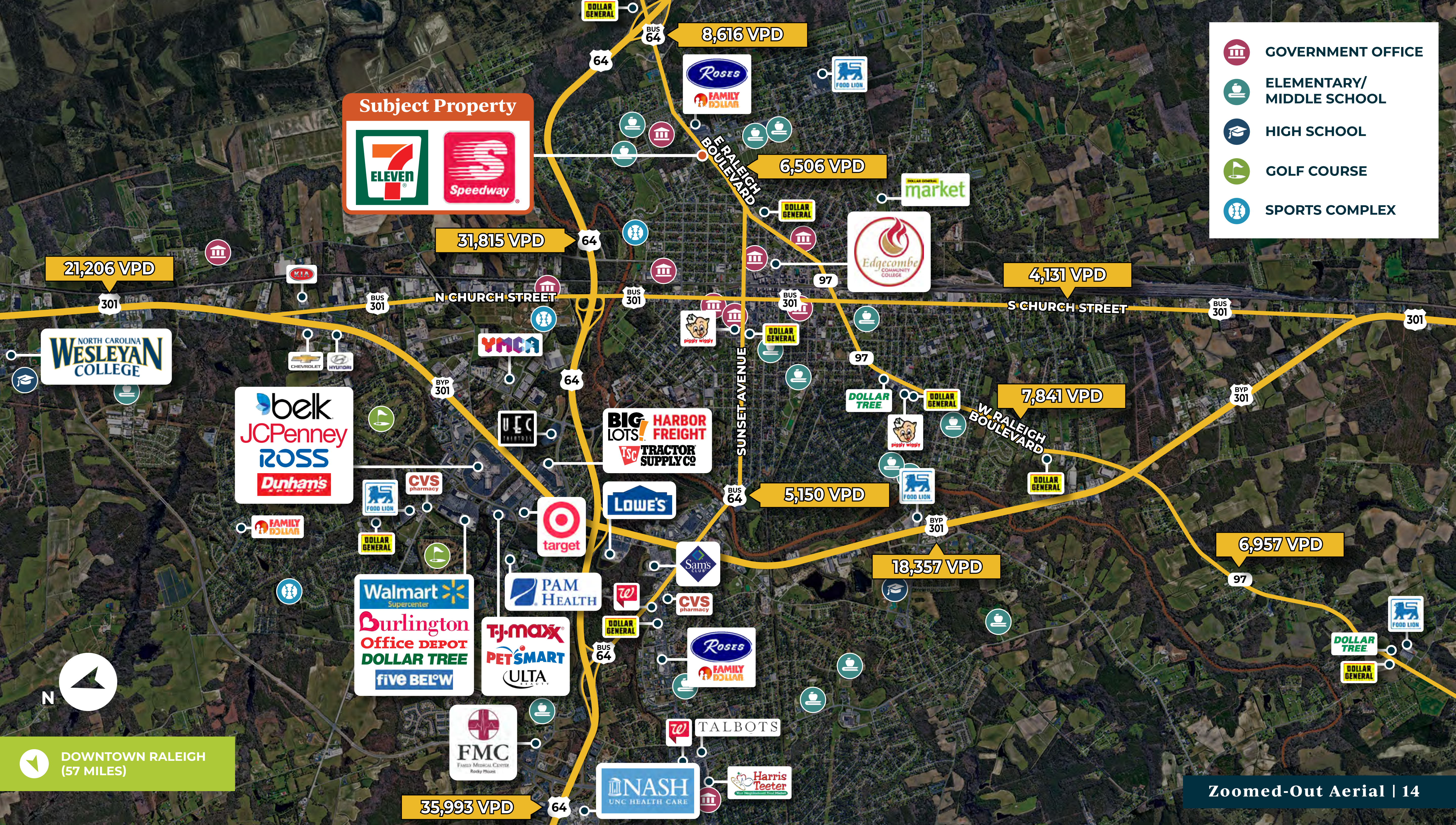
159.4K

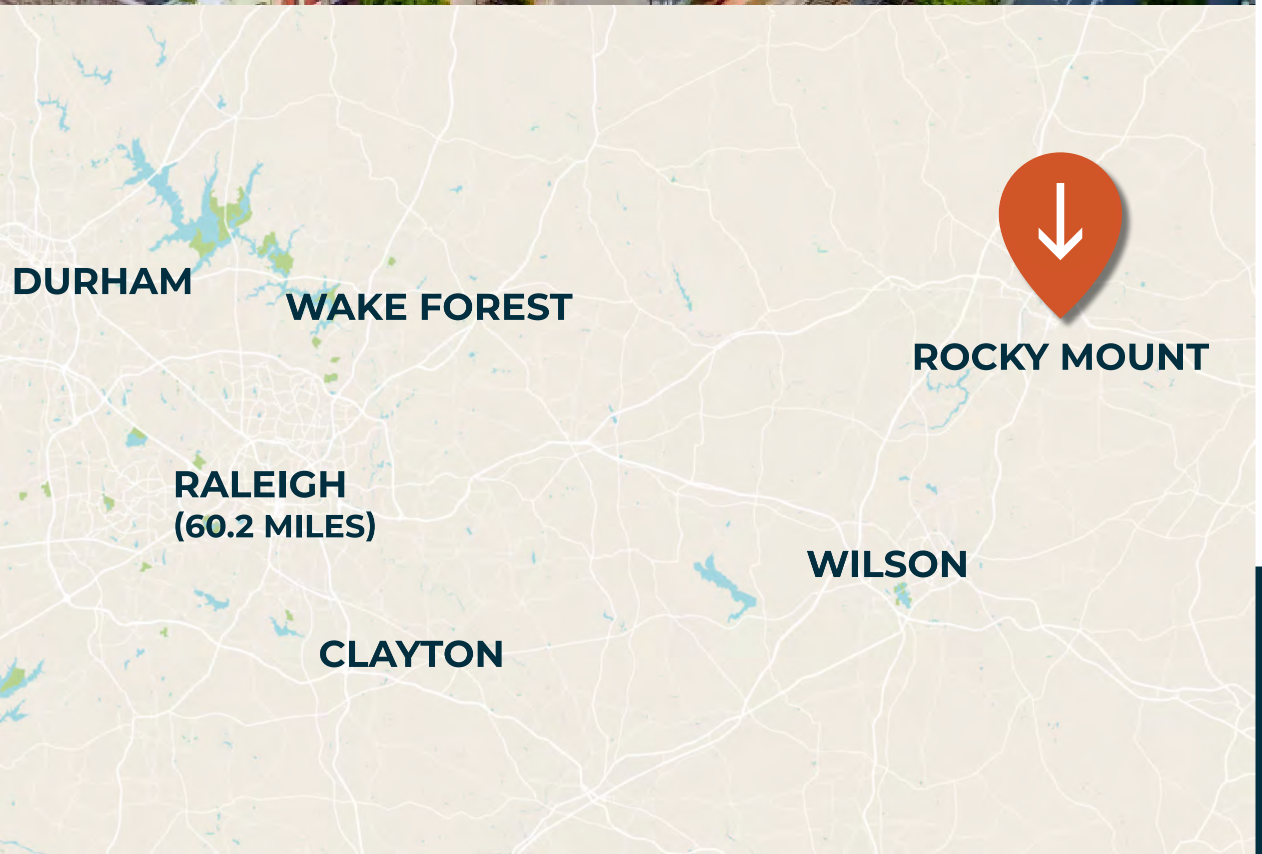
ANNUAL VISITS TO ROSES DISCOUNT STORE

52,289

5-MILE RADIUS POPULATION


BUS 64
8,198 VPD
FAMILY DOLLAR
Roses
DOLLAR TREE
Pizza Hut
SECU
State Employees' Credit Union
GARDNER'S BBQ
EXXON
Advance Auto Parts
Hardee's
Subject Property
7 ELEVEN
Speedway
E RALEIGH BOULEVARD
E GRAND AVENUE
6,361 VPD
6,506 VPD
6,104 VPD
N FAIRVIEW ROAD
S FAIRVIEW ROAD
Fairview Elementary School
D.S. Johnson Elementary School
JACKSON HEWITT TAX SERVICE
CITI TRENDS
Liberty Tax Service
bp
252 SMOKE SHOP
ALMAND'S DRUG STORES
FRESENIUS KIDNEY CARE
FOOD LION
RAC
N
DOWNTOWN ROCKY MOUNT (1.1 MILES)
GOVERNMENT OFFICE
ELEMENTARY/ MIDDLE SCHOOL
SPORTS COMPLEX
BUS 64


GOVERNMENT OFFICE
ELEMENTARY/ MIDDLE SCHOOL
HIGH SCHOOL
GOLF COURSE
SPORTS COMPLEX
Subject Property
8,616 VPD
6,506 VPD
31,815 VPD
21,206 VPD
4,131 VPD
7,841 VPD
5,150 VPD
18,357 VPD
6,957 VPD
35,993 VPD
N CHURCH STREET
S CHURCH STREET
E RALEIGH BOULEVARD
W RALEIGH BOULEVARD
SUNSET AVENUE
NORTH CAROLINA WESLEYAN COLLEGE
DOWNTOWN RALEIGH (57 MILES)
N



Rocky Mount, NC

Eastern Carolina's Historic Rail Gateway

The Twin Counties of Commerce

- Rocky Mount sits in eastern North Carolina, split between Nash County (western two-thirds) and Edgecombe County (eastern third), earning it the nickname "The Twin Counties"
- Located along the Tar River at the fall line separating the Piedmont from the Coastal Plain, a geographic feature that gave the city its name
- Positioned roughly 58 miles east of Raleigh and 75 miles west of the Outer Banks, placing it within reach of both the state capital and the coast

History & Lifestyle

- The arrival of the Wilmington and Weldon Railroad in 1845 transformed the settlement into a regional transportation and trade hub
- Officially incorporated in 1867, with growth long tied to its dual role as a railroad and textile manufacturing center spanning two counties
- Offers a lower cost of living relative to nearby Raleigh and the Triangle, while retaining convenient access to larger metro amenities

148,486

ROCKY MOUNT MSA ESTIMATED POPULATION (2025)

$8.73 Billion

ROCKY MOUNT MSA GDP

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