

100% Bonus Depreciation



SUBJECT PROPERTY

7-Eleven

\$9,062,000 | 5.00% CAP

639 Lafayette Rd, Hampton, NH 03842 **[TAX FREE STATE]**

- ✓ **Absolute NNN Lease Corporately Guaranteed by 7-Eleven, Inc. (S&P: A-)**
- ✓ **2025 Remodel – Showing Strong Commitment to the Site**
- ✓ **18,000+ VPD on Lafayette Road (U.S. Route 1) with Proximity to I-95 (100,000+ VPD)**
- ✓ **10+ Years Remaining with Four Five-Year Renewal Options Through 2056**
- ✓ **Hampton Beach — New Hampshire's Only Ocean Beach; 2M+ Annual Visitors**
- ✓ **Affluent Trade Area \$118,228 Median Household Income within 5 Miles**

7-Eleven, Inc. Is the premier name and **largest chain** in the convenience- retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises, and/or licenses more than **85,000 stores in 20 countries.**



INVESTMENT OVERVIEW

7-ELEVEN HAMPTON, NH



CONTACT FOR DETAILS

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\$9,062,000

5.00% CAP

NOI

\$453,089

Building Area

±4068 SF

Land Area

±1.00 AC

Year Built / Renovated

2004 / 2025

Lease Type

NNN

Occupancy

100%

- ✓ **Rent Commenced:** October 2021 | October 2026 Rental Increase
- ✓ **2025 Remodel** – Showing Strong Commitment to the Site
- ✓ **Brand New 15-Year Absolute NNN Lease** with 7.5% rent increases every 5 years, and (4) 5-Year Options to Renew
- ✓ **High-Traffic Corridor on U.S. Route 1** the subject property sits along Lafayette Road (U.S. Route 1) carrying 18,000+ VPD, with direct proximity to I-95 – the region's primary north-south interstate carrying 100,000+ VPD – linking Boston, MA to Portland, ME and making this one of the most heavily traveled commercial corridors on the New Hampshire Seacoast.
- ✓ **Dense National Retail Corridor** the immediate trade area is anchored by Lowe's, The Home Depot, BJ's Wholesale Club, Market Basket, and Shaw's Grocery, forming one of the strongest power-center clusters in the state, further supported by T.J.Maxx, Michaels, Staples, CVS, Walgreens, and numerous QSR operators.
- ✓ **Institutional Demand Drivers and Affluent Demographics** the University of New Hampshire (15,000+ students) and Pease International Tradeport (9,000+ employees) anchor the broader Seacoast region, while the 5-mile trade area reports a median household income of \$118,228 – well above the national average – across 18,410 households and a population of 40,434.
- ✓ **Investment-Grade Corporate Guarantee** the lease is corporately guaranteed by 7-Eleven, Inc., a subsidiary of Seven & i Holdings Co., Ltd. (TYO: 3382), rated A- by S&P and Baa2 by Moody's, operating 85,000+ locations globally and holding an estimated 22.5% share of total U.S. convenience store industry revenue.
- ✓ **Portsmouth–Dover–Rochester MSA**, New Hampshire Hampton is a coastal community within the Portsmouth–Dover–Rochester MSA, benefiting from no state income tax and no state sales tax, with Hampton Beach drawing 2M+ annual visitors and tourism spending surpassing pre-pandemic records year over year.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

BANG
REALTY

SECURE
NET LEASE

TENANT OVERVIEW

7-ELEVEN HAMPTON, NH

7-Eleven

REVENUE
\$81.3B

CREDIT RATING
S&P: A

Stock Ticker
SVNDY

LOCATIONS
85,000+



[7-eleven.com](https://www.7-eleven.com)

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan.

Founded in 1927, 7-Eleven **focuses on** providing a broad selection of fresh, **high quality products** at everyday fair prices, serving over **seven million customers** per day in North America alone. According to their company website, approximately 25% of the U.S. population lives within one mile of a 7-Eleven Store. Today, 7 Eleven is the **world's largest convenience store** chain with more than 85,000 stores in 20 countries, of which approximately 15,300 are in the U.S. and Canada. These stores see approximately **64 million** customers per day.

The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers **24-hour convenience** seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven **focuses on** meeting the needs of convenience-oriented guests by providing a broad selection of fresh, **high-quality products** and **services** at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about **2,500 different products** and **services** is tailored to meet the needs and preferences of local guests. 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 can earn and redeem points on various items in **stores nationwide** through its 7Rewards® loyalty program with more than 40 million members, place an order in the 7NOW® delivery app in **over 1,300 cities**, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.

SUBJECT PROPERTY



IN THE NEWS

7-ELEVEN HAMPTON, NH

7-Eleven Plans to Open 1,300 New U.S. Convenience Stores by 2030

JESSICA LODER, APRIL 15, 2025 (CSTORE DIVE)

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.

- 7-Eleven plans to open **1,300 new stores** in North America through **2030**, according to its **parent company** Seven & I Holdings’ fiscal **fourth quarter earnings** presentation last week.
- The retailer also expects to roughly double the number of stores with QSRs from **1,080 to 2,100**, incoming CEO Stephen Dacus said during the fiscal Q4 earnings call.
- These growth and **network improvement** plans come as Seven & I is preparing to spin off 7-Eleven’s North American **c-store business** into its own public entity in the second half of 2026.

The brand is rolling out larger-format stores with expanded foodservice, projected to drive up to 45% higher sales.

7-Eleven’s plan to open **1,300 new stores** through 2030 comes about six months after sharing that it would open **600 stores** over four years, including 500 between **2025 and 2027**. The 2030 target shows that 7-Eleven intends to **ramp up** annual store openings, and it has already increased the number of store openings planned for the next three years from **500 to 550**.

The **1,300 goal** would represent about **10%** of the **12,963 stores** 7-Eleven had in North America in February. It’s also more stores than all but four of its c-store competitors have in their entire networks, according to the **NACS top 100**.

It’s unclear if this will increase **7-Eleven’s** overall store count, since the company also plans to close some underperforming stores. 7-Eleven closed more locations than it opened in **fiscal 2024** and expects to do the same in **fiscal 2025**, according to the company’s 2024 summary.

EXPLORE ARTICLE



7-Eleven to remodel over 7,000 c-stores in North America through 2030

APRIL 23, 2026 (C-STORE DIVE)

The retailer also plans to convert 2,600 company-operated locations to its franchise model as its growth strategy continues to evolve.

Up until now, 7-Eleven had only outlined plans to build new locations under the new standard format. But given the **success of those sites**, the retailer is upping the ante, as it will start converting older locations to the modern design. In the presentation, Seven & i said that as it looks to elevate the customer experience at 7-Eleven, it must **“fundamentally improve** existing stores first.”

Setting out to **remodel over half** of its 13,000 c-stores across North America underscores leadership’s confidence in the new standard c-store design. According to the presentation, these locations yield about **30% more traffic** after one year and are expected to yield **44% more sales** than 7-Eleven’s traditional stores after four years.

When 7-Eleven launched the new standard format nearly two years ago, initial plans were to open over 600 of these locations through 2027. Those plans have now significantly expanded.

“Modernized stores are the **foundation** for scaling product assortment and customer experience,” Seven & i said in its presentation.

The company, which is known for its large franchise model, also plans to convert about 2,600 company-operated stores to franchised locations through 2030, according to the presentation. That’s a pace of about **473 conversions per year**, a massive increase from the 237 franchise conversions it made in 2025, according to the presentation.

7-Eleven’s franchised stores, according to the presentation, yield **stronger economics** and drive leaner operating and administrative expenses.

“A strong franchisee system will enable SEI to scale with lower capital intensity,” the company said in the presentation.

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN HAMPTON, NH

Initial Lease Term	15-Years, Plus (4), 5-Year Options to Renew
Rent Commencement	October 2021
Lease Expiration	October 2036
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, In Primary Term & Option
Annual Rent Years 1-5	\$421,478
Annual Rent Years 6-10	\$453,089
Annual Rent Years 11-15	\$487,071
Option 1	\$523,601
Option 2	\$562,871
Option 3	\$605,086
Option 4	\$650,468

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



BONUS DEPRECIATION

7-ELEVEN HAMPTON, NH

100% Bonus Depreciation for Qualifying Convenience Stores

What It Is

Full expensing of eligible property in the year it's placed in service—no depreciation over time. Permanently reinstated at 100% for qualifying assets under the One Big Beautiful Bill Act (OBBBA).

Investor Benefits

- **Tax Benefit:** Investors can deduct 100% of qualified property costs in the year placed into service. There is no expiration or phase-out.
- **Strategic Flexibility:** With bonus depreciation no longer time-sensitive, acquisition decisions can focus on fundamentals and timing that align with investor goals.
- **Convenience stores stand out for their bonus depreciation advantages:** 7-Eleven is the most viable net lease option currently eligible for bonus depreciation, as other corporate c-store brands typically sign ground leases that don't qualify.



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HAMPTON SCHOOL DISTRICT
(904 STUDENTS)



ANN'S LANE
(4,028 VPD)



LAFAYETTE ROAD
(20,271 VPD)





DUNKIN'



SUBWAY

HAMPTON AIRFIELD



Domino's Pizza

Mobil



ANN'S LANE
(4,028 VPD)



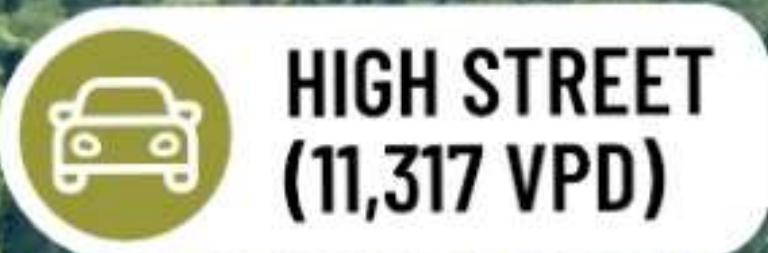
LAFAYETTE ROAD
(20,271 VPD)





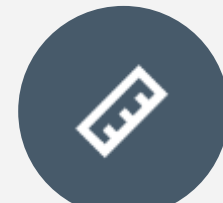
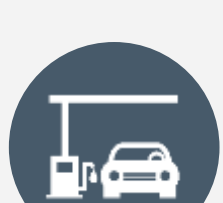
WINNACUNNET
HIGH SCHOOL
(1,054 STUDENTS)

CENTER SCHOOL
(293 STUDENTS)



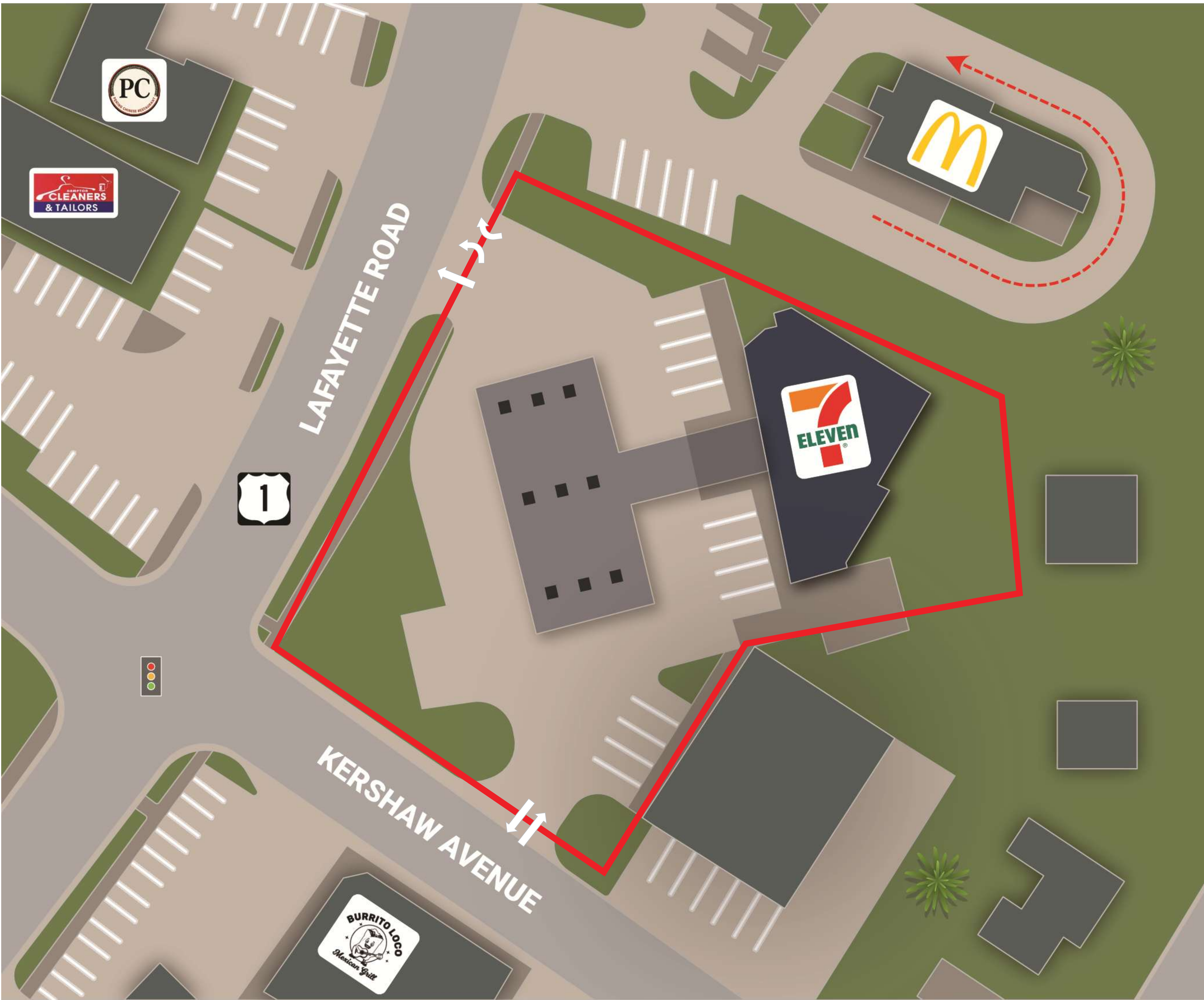
SITE OVERVIEW

7-ELEVEN HAMPTON, NH

	Year Built	2004
	Building Area	±4,068 SF
	Land Area	±1.00 AC
	Pumps	9
	Fueling Positions	18

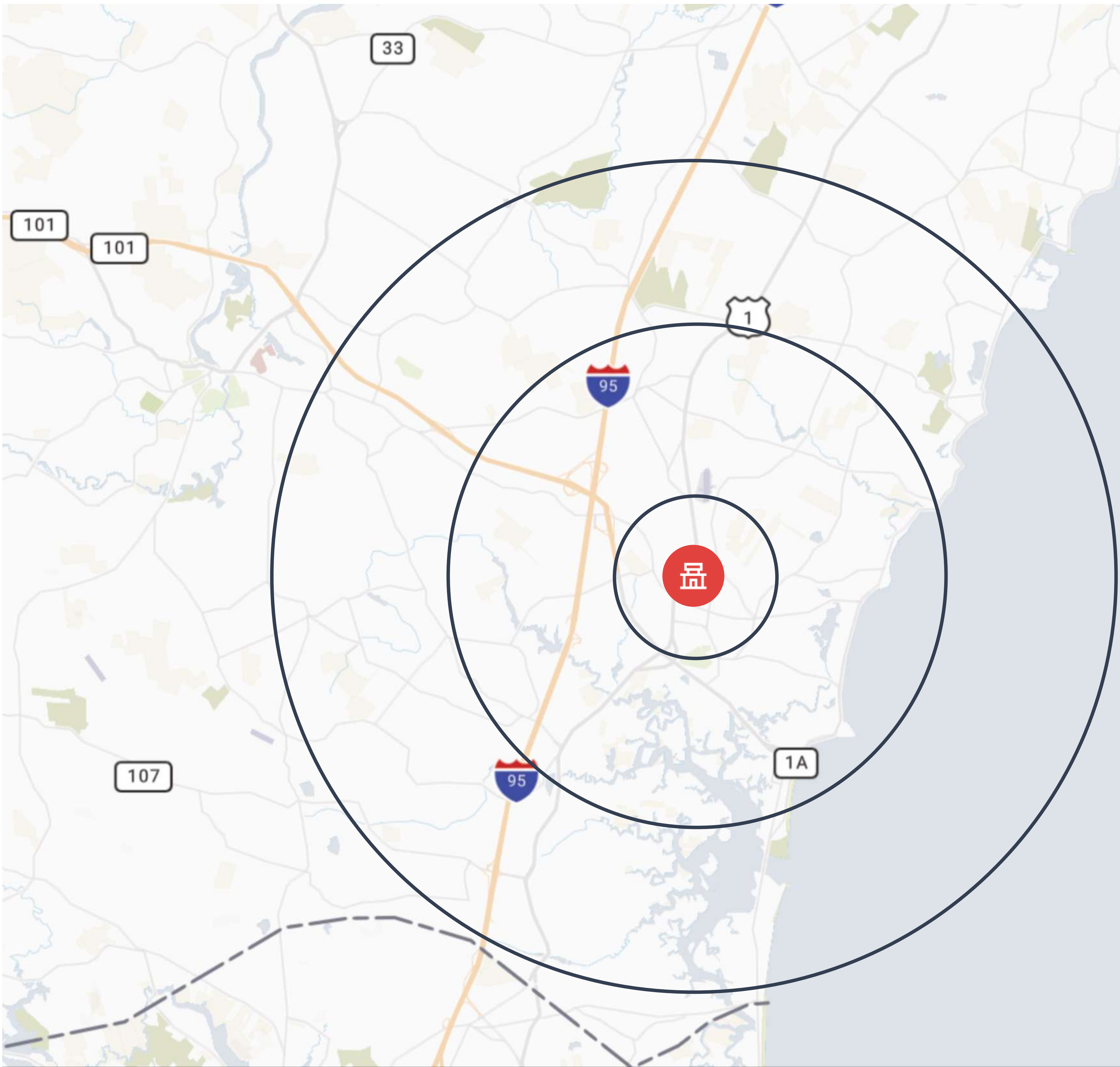
NEIGHBORING RETAILERS

- The Home Depot
- Shaw’s
- Marshalls
- Hannaford
- Walgreens
- Dollar Tree
- AutoZone Auto Parts
- SKECHERS
- Dunkin
- McDonald’s



LOCATION OVERVIEW

7-ELEVEN HAMPTON, NH



Demographics

1 Mile

3 Mile

5 Mile

Population

6,158

21,782

40,434

Households

2,683

10,192

18,410

Average Household Income

\$159,154

\$160,347

\$163,863

Total Household Expenditure

\$329.26 MM

\$1.26 B

\$2.3 B

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Timberland
2.

C&S Wholesale Grocers
3.

Southern New Hampshire University (SNHU)
4.

Dartmouth–Hitchcock
5.

Apogent Technologies
6.

Freudenberg North America LP
7.

Dartmouth College
8.

Standex International
9.

Velcro Brand
10.

Wentworth–Douglass Hospital

LOCATION OVERVIEW

7-ELEVEN HAMPTON, NH

Portsmouth-Dover-Rochester New Hampshire

 **410,000**
Population

 **\$134,400**
Median Household Income



Hampton Beach Seafood
Festival Annual Attendees

150,000+

New Hampshire investor
and retailer tax advantage

No State Income or Sales
Tax

Hampton, New Hampshire

Hampton is a coastal community on the southern New Hampshire Seacoast, anchored by Hampton Beach — the state's only ocean beach along New Hampshire's 18-mile Atlantic coastline. The town sits along U.S. Route 1 (Lafayette Road), one of the state's busiest commercial corridors, and is part of the Portsmouth–Dover–Rochester MSA, a regional economy supported by defense, technology, healthcare, and hospitality sectors. The 5-mile trade area carries a median household income of \$118,228 across 18,410 households and a total population of 40,434.

Hampton Beach draws 2M+ annual visitors and hosts the Hampton Beach Seafood Festival — one of New Hampshire's largest annual events — attracting 150,000+ attendees each September. The University of New Hampshire (15,000+ students) in nearby Durham generates over \$500 million in annual regional economic impact, while the Pease International Tradeport employs 9,000+ workers across defense, aerospace, tech, and logistics. New Hampshire levies no state income tax and no state sales tax.

Portsmouth–Dover–Rochester MSA

The Portsmouth–Dover–Rochester MSA anchors the New Hampshire Seacoast and encompasses one of the most economically productive metro areas in northern New England, with a population of approximately 104,019 and a median family income of \$134,400. The region is driven by defense and aerospace activity at the Pease International Tradeport, healthcare employment at Portsmouth Regional Hospital and Exeter Hospital, and the research economy surrounding the University of New Hampshire in Durham.

New Hampshire's tax structure — with no state income tax and no state sales tax — makes the MSA a consistently attractive destination for businesses and residents."

I-95 / U.S. Route 1

I-95 serves as the primary north-south interstate on the New Hampshire Seacoast, carrying 100,000+ VPD through the region and connecting Boston, MA (45 miles south) to Portland, ME. The subject property sits along U.S. Route 1 (Lafayette Road), running parallel to I-95 and functioning as the dominant surface commercial artery for local, commuter, and seasonal tourist traffic, with 18,000+ VPD on the immediate Hampton segment."

IN THE NEWS

7-ELEVEN HAMPTON, NH

Hampton Board Approves Hampton Beach Casino Hotel, Gaming, and Music Complex

NHPR STAFF, NOVEMBER 6, 2025 (NHPR / PORTSMOUTH HERALD)

The Hampton Planning Board gave final approval Nov. 5 for the redevelopment of the Hampton Beach Casino, paving the way for luxury condos, a hotel, a casino gaming facility, and a new Ballroom entertainment venue.

The unanimous vote — approved with 44 conditions — follows a vision outlined by majority owner Sal Lupoli and partner Fred Schaaake to transform Hampton Beach into a year-round destination. The proposal calls for 99 luxury condominiums, a 208-room hotel, 38,500 square feet of retail and restaurant space, a 52,000-square-foot charitable gaming casino, a 3,500-capacity music and entertainment venue, and a 732-space parking garage — a transformational mixed-use investment exceeding \$600 million.

EXPLORE ARTICLE



New Hampshire Continued to Rely on Migration from Massachusetts for Population Growth in 2025

JESSICA WILLIAMS, FEBRUARY 23, 2026 (NH FISCAL POLICY INSTITUTE)

New Hampshire's population increased by an estimated 6,800 people between July 1, 2024 and July 1, 2025, continuing a multi-year trend of net domestic in-migration that has driven the state's growth over the past 15 years.

All of New Hampshire's population gains are attributable to migration, with domestic movers — particularly from Massachusetts — comprising the primary driver. The Seacoast region, home to Hampton, benefits disproportionately from this influx given its coastal amenities, proximity to the Massachusetts border, and lack of a state income or sales tax. This sustained population growth directly expands the daytime and residential consumer base supporting convenience retail along the Route 1 and I-95 corridor.

EXPLORE ARTICLE



NH Housing Production Reached 20-Year High in 2025, But Still Falls Short of Demand

NHPR STAFF, FEBRUARY 2, 2026 (NHPR)

In 2025, more than 5,800 housing units were constructed in New Hampshire, the highest number since 2006, according to a new report from the state Department of Business and Economic Affairs.

Despite reaching this milestone, the state has met only about 80% of its building goal between 2020 and 2025. Most new development was concentrated in the Southern Tier and the Seacoast region, underscoring the demand pressure driving residential investment in communities like Hampton. The multi-family segment is expanding rapidly, with single-family permits dropping from 46% to 36% of total issuances, reflecting a broader shift toward higher-density, transit-proximate housing that supports retail trade area growth.

EXPLORE ARTICLE



NH Tourism Officials Project 4.6 Million Travelers to Visit This Summer

NH DEPARTMENT OF BUSINESS AND ECONOMIC AFFAIRS, MAY 22, 2025 (NH ECONOMY)

The Department of Business and Economic Affairs, Division of Travel and Tourism expects the forecast for visitation and spending for New Hampshire's 2025 summer travel season to total just under 4.6 million, with visitor spending anticipated to come in slightly below \$2.6 billion.

Governor Kelly Ayotte joined officials from the BEA in announcing the projections, which underscore the state's continued strength as a tourism destination. Hampton Beach, situated along the primary coastal travel corridor, stands as one of the most trafficked summer destinations in New England, generating significant seasonal consumer volume that directly benefits fuel, convenience, and food retail tenants along Lafayette Road throughout the peak travel months.

EXPLORE ARTICLE



I-95 Liquor Store Sites in Hampton to Be Re-Bid for Major Redevelopment

NHPR STAFF, APRIL 27, 2026 (NHPR)

The New Hampshire Liquor Commission canceled its request-for-proposals process to lease and redevelop the state liquor and wine outlets along Interstate 95 in Hampton after a procedural deficiency was identified, with the Commission stating it expects to re-issue the RFP in substantially the same form in the very near future.

The redevelopment concept envisions sprawling facilities on both sides of I-95 in Hampton, including 22,000-square-foot liquor stores, gas pumps, electric vehicle chargers, food offerings, and a welcome center — a project that would substantially upgrade one of the highest-traffic commercial corridors in New Hampshire and draw increased consumer traffic directly to the Lafayette Road trade area.

EXPLORE ARTICLE



New Hampshire Commercial Real Estate Retail Sector Carries Momentum into 2025 and 2026

MICHAEL HARRINGTON, OCTOBER 31, 2025 (NEW ENGLAND REAL ESTATE JOURNAL)

Retail was the "comeback kid" of 2024, and the momentum carried right into 2025, with grocery-anchored centers performing strongly, lifestyle centers thriving, and big-box malls being repositioned into mixed-use projects.

The strongest demand across New Hampshire's retail market is coming from service-oriented and medical tenants that drive daily traffic, signaling a durable, needs-based retail environment. The Seacoast submarket continues to benefit from the region's above-average household incomes and high consumer spending, making well-located convenience retail assets along high-traffic corridors like Lafayette Road particularly attractive to investors seeking stable, traffic-driven income.

EXPLORE ARTICLE



Town of Hampton Earns New Hampshire Housing Champion Designation in 2026

NH DEPARTMENT OF BUSINESS AND ECONOMIC AFFAIRS, APRIL 2026 (NH ECONOMY)

The Town of Hampton is NH's latest Housing Champion, recognized as one of 10 communities designated in 2026 by the Department of Business and Economic Affairs for taking concrete steps to increase housing production.

The Housing Champion designation reflects Hampton's proactive approach to zoning reform and residential development, signaling a municipality committed to long-term growth. As new households are added within the trade area, demand for convenience retail, fuel, and daily-needs services along the Lafayette Road corridor is positioned to grow commensurately, strengthening the investment case for essential retail assets in the market.

EXPLORE ARTICLE



New Hampshire's Labor Market Remains Among the Strongest in the Nation

JESSICA WILLIAMS, APRIL 16, 2026 (NH FISCAL POLICY INSTITUTE)

New Hampshire's labor market weakened modestly in 2025, yet the state maintained one of the lowest unemployment rates in the country, with approximately 97 out of every 100 people in the labor force remaining employed.

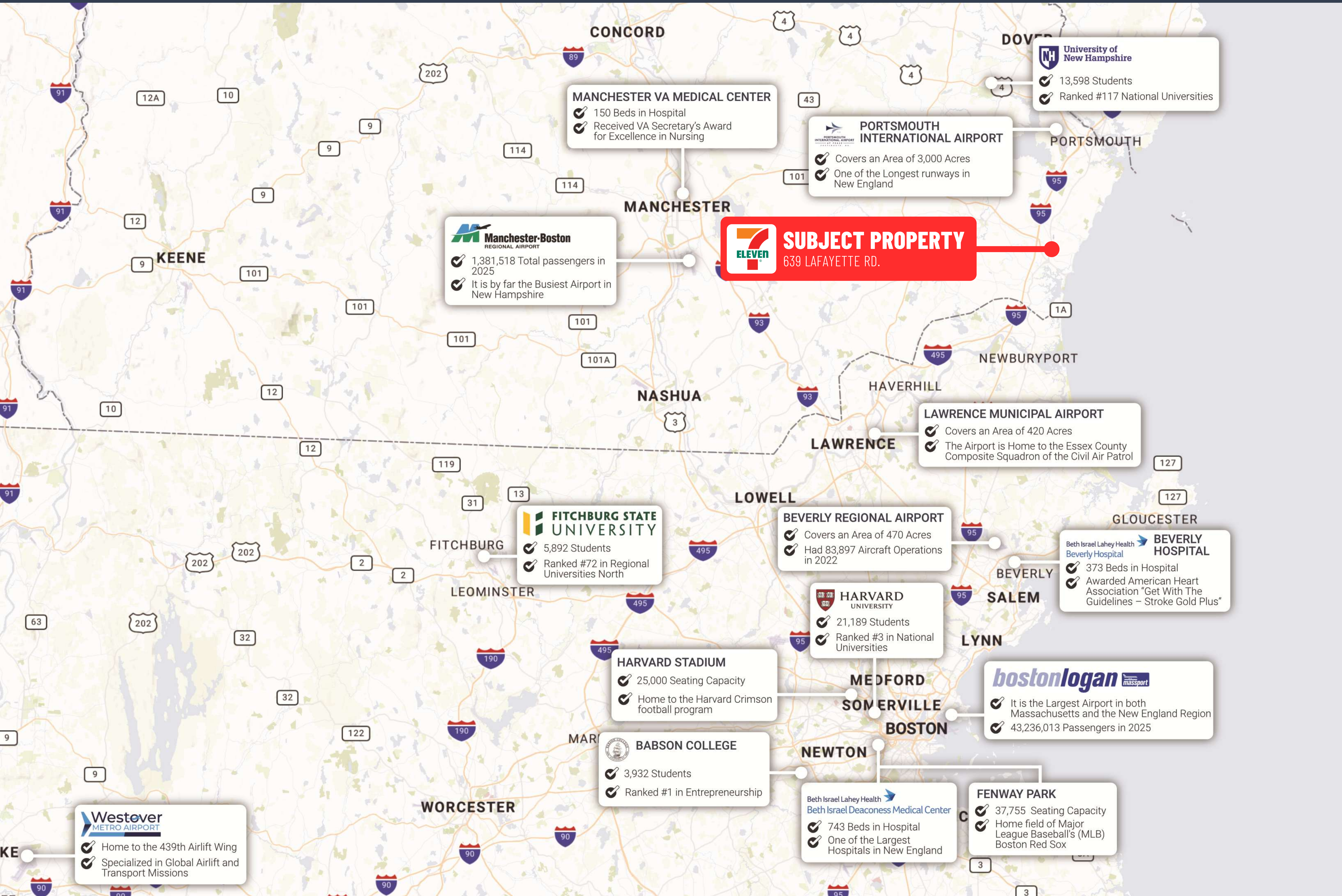
New Hampshire's unemployment rate held at just 3.2% through early 2026 — ranking among the six lowest in the nation as of November 2025, according to the Federal Reserve Bank of Boston. With roughly 776,000 people in the labor force and strong wage-earning households concentrated along the Seacoast, the region surrounding Hampton reflects a resilient, employed consumer base that supports consistent demand at convenience retail and fuel locations serving daily commuters and residents.

EXPLORE ARTICLE



METRO AREA

7-ELEVEN HAMPTON, NH



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