600 E 5th Ave

Eagle Lake, Florida

Representative Photo

STONECLIFF

OFFERING MEMORANDUM

Contacts

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SECTION 01

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

Tenant	7-Eleven
Address	600 E 5th Ave Eagle Lake, FL 33839
Rentable Area	4,853 SF
Land Area	1.57 AC
Year Built	2026
Guaranty	Corporate (7-Eleven, Inc.)
NOI	$516,483
Rent Increases	10% Every 5 Years
Rent Commencement	May 2026 (est.)
Rent Expiration	May 2041 (est.)
Lease Type	Absolute NNN
Original Lease Term	15 Years
Options	Four (4), Five (5) Year Options

$10,329,000
ASKING PRICE

5.00%
CAP RATE

Lease Years	Monthly Installment	Annual Rent	% Increase
1 - 5	$43,040	$516,483	
6 - 10	$47,344	$568,131	10.00%
11 -15	$52,079	$624,944	10.00%
Extension Terms			
16 - 20	$57,287	$687,438	10.00%
21 -25	$63,016	$756,182	10.00%
26 - 30	$69,317	$831,800	10.00%
31 -35	$76,249	$914,981	10.00%

INVESTMENT HIGHLIGHTS

Qualifies for Bonus Depreciation

Qualifies for 100% bonus depreciation

High-Growth Retailer

Continues to expand through acquisitions and new development in high-growth U.S. markets

Experienced & Established Brand

Operates over 80,000 locations worldwide

Strong Financials

Corporate-backed lease with 2024 annual revenue of $79.76 billion (USD)

Central Florida Locaation

Strategically located in Central Florida, positioned between Orlando and Tampa

Long-Term Stability

15 years remaining with 4 (Four) 5 (five) year options to extend

Absolute NNN Lease

Zero landlord responsibilities

Attractive Rent Growth

Scheduled 10% increases every 5 years

Brand New Construction

2026 construction

- Ideally positioned in Central Florida, just 48 miles (approximately 1 hour) from Tampa and 50 miles (approximately 1 hour) from Orlando.
- Direct access to two of the fastest-growing metropolitan areas in the state.
- Prominent frontage along U.S. Highway 17 with 41,000 vehicles per day.
- Surrounded by national retailers including Walmart Supercenter, Publix, Lowe's, Dollar General, and RaceTrac, generating consistent consumer traffic.
- Adjacent to Bartow Executive Airport, a key regional aviation hub.
- Airport supports 49,000+ annual operations and nearly 2,000 jobs.
- Strong local demographics with a 5-mile population of 100,920.

DEMOGRAPHICS

POPULATION (RADIUS)

5,022
1-Mile

46,240
3-Mile

100,920
5-Mile

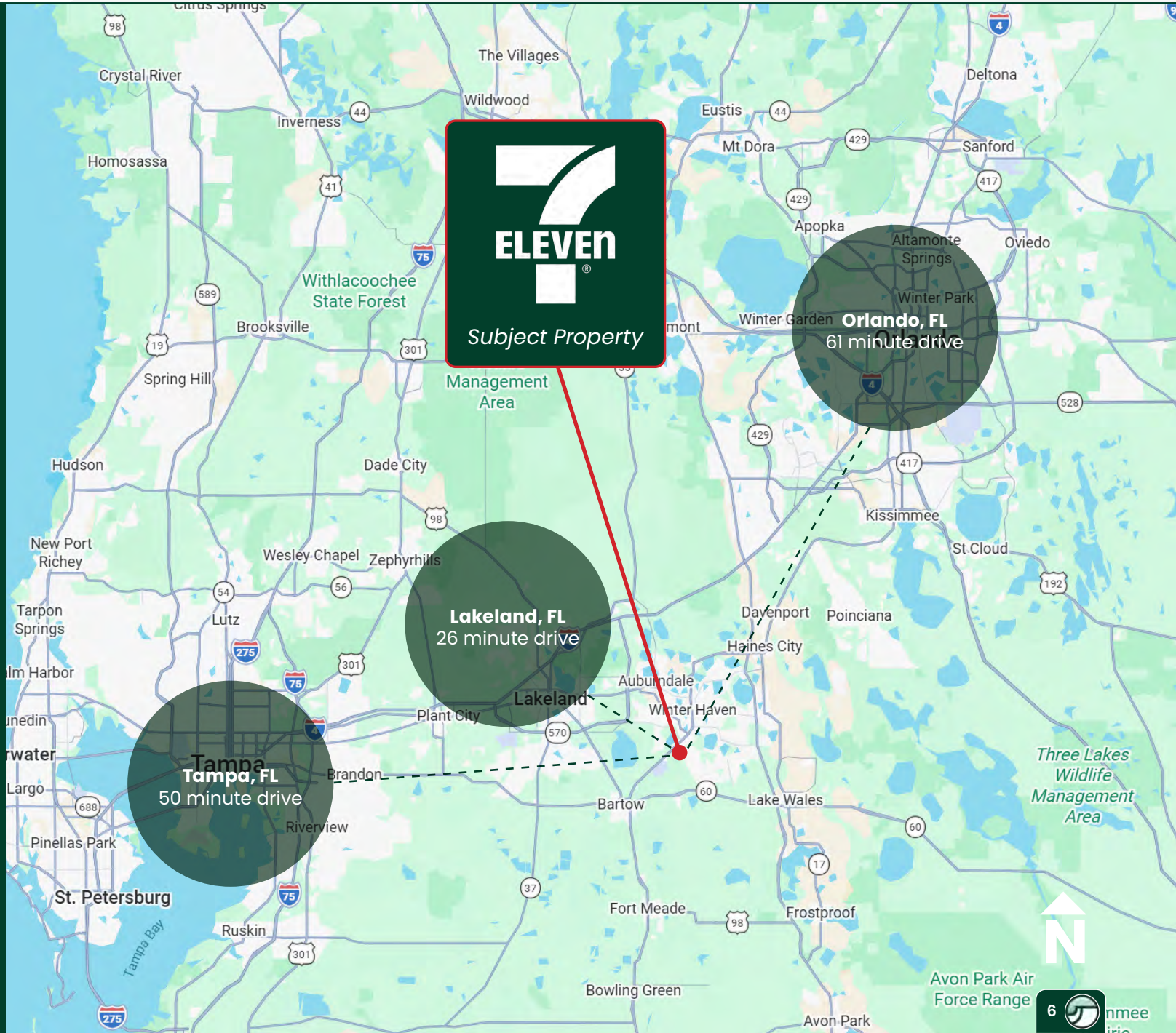
AVERAGE HOUSEHOLD INCOME

$76,777
1-Mile

$68,258
3-Mile

$66,650
5-Mile

**2025 Estimates - Crexi*



SECTION 02

PROPERTY OVERVIEW

SITE PLAN

4,853
Square Feet

1.57
Acres

2026
Year Built

DRONE AERIAL

DRONE AERIAL

AERIAL

All Saints Academy
600+ Students
Publix
CVS
Lowe's
Staples
belk
LongHorn Steakhouse
Downtown Winter Haven
Checkers
O'Reilly Auto Parts
First Watch
Five Guys
Publix
Panera Bread
Chipotle
CVS
Starbucks
Dutch Bros
Taco Bell
Chili's
Cypress Gardens
7 Eleven
Subject Property
17
Chick-fil-A
Holiday Inn
Outback Steakhouse
Walmart
Olive Garden
Subway
Panda Express
KFC
36 acres of industrial
Legoland Florida Resort / Peppa Pig Theme Park
1.5M Annual Visitors
Lake Region High School
1,554 Students
41,000 VPD
Harmony at Lake Eloise
350+ Acre master planned community featuring over 1,000 residential units
Eagle Hammock
Brand new developed master-planned community featuring over 800+ single family homes
Brand New Village at Windsor Reserve
80+ New Single Family Homes
Ranches at Lake Mcleod
1,100 homesite master-planned community
Bartow Executive Airport,
Regional Hub for Business,
Charter and Flight Training Activity
$150M Chick-Fil-A Distribution Center Under Development
Coca Cola Distribution Center
N

SECTION 03

TENANT PROFILE

TENANT OVERVIEW

7-ELEVEN®

FOUNDED IN 1927
Dallas, Texas

QUICK FACTS:

Irving, TX	135,000+	84,000+
Headquarters	Employees	Stores Nationally

7-Eleven, Inc. is a leading global convenience retail chain originally founded in 1927 in Dallas, Texas, as Tote'm Stores by Southland Ice Company employee John Jefferson Green. The company rebranded as 7-Eleven in 1946 to reflect its extended operating hours of 7 a.m. to 11 p.m., which were considered groundbreaking at the time. Today, 7-Eleven has become synonymous with convenience retailing, operating, franchising, and licensing stores in 19 countries and regions. Through steady growth and strategic acquisitions—including the 2018 purchase of Stripes convenience stores in Texas and the 2021 acquisition of Speedway for $21 billion—the company has expanded its U.S. footprint and strengthened its position in the fuel and convenience sector.

As of December 31, 2024, 7-Eleven oversees more than 84,000+ stores worldwide, including over 13,000 locations across the United States, making it the largest convenience store chain globally. The company offers an extensive range of products, from fresh food and beverages to household items, fuel, and financial services. Its iconic products, such as the Slurpee® frozen drink and Big Gulp® fountain beverage, remain central to its brand identity, while newer initiatives focus on fresh, prepared foods and healthier snacking options to meet evolving consumer preferences. In fiscal year 2024, 7-Eleven reported revenues exceeding $81+ billion, supported by a workforce of more than 50,000 U.S. employees and a broader network of franchisees worldwide.

In recent years, 7-Eleven has been redefining its role in the convenience sector by integrating digital technologies and delivery platforms. The company has expanded its 7NOW® delivery app, offering on-demand delivery of convenience products in over 2,000 U.S. cities, and introduced innovative store formats such as "Evolution Stores," which feature expanded fresh food, self-serve coffee and beverage stations, and dining spaces. Sustainability has also become a focus, with commitments to renewable energy sourcing, reduced plastic usage, and expanded electric vehicle (EV) charging infrastructure across select locations.

SECTION 04

MARKET OVERVIEW

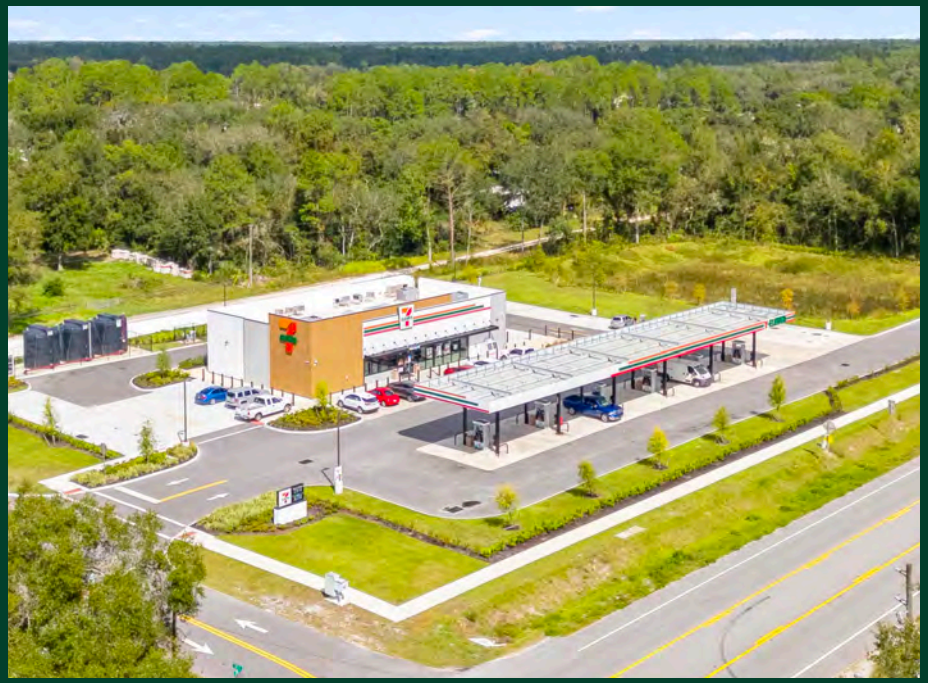
Eagle Lake FL

Eagle Lake, Florida, is a small yet charming city located in the heart of Central Florida, located just southeast of Lakeland in Polk County. Known for its calm atmosphere and lake that shares its name, Eagle Lake offers a peaceful, tight-knit community ideal for those seeking a quieter lifestyle while remaining within reach of larger urban cities like Tampa and Orlando. The city's identity is deeply rooted in its natural surroundings—picturesque lake views, lush greenery, and warm year-round weather create a scenic backdrop for daily life. Residents enjoy outdoor recreation such as fishing, boating, and walking along the lakeshore, making it a haven for nature lovers and families alike.

Though smaller than many of its regional neighbors, Eagle Lake is seeing steady residential growth as more Floridians seek affordable alternatives to the fast-paced, high-cost environments of nearby metropolitan areas. The city is attracting new homeowners, particularly first-time buyers and retirees, drawn to its low cost of living, family-friendly neighborhoods, and proximity to major highways like US-17 and the Polk Parkway. As part of the rapidly developing Polk County region, Eagle Lake benefits from ongoing investment in infrastructure, schools, and local services.

While the economy remains modest compared to larger cities, Eagle Lake is supported by regional industries such as agriculture, logistics, and tourism overflow from nearby destinations like Legoland Florida in Winter Haven. The city's growth potential is further enhanced by its inclusion in the expanding I-4 corridor, a key development zone linking Central Florida's major economic hubs. With its peaceful environment, small-town appeal, and strategic location, Eagle Lake is quietly emerging as a desirable place to live for those seeking a balance between affordability, accessibility, and the natural beauty of Florida's inland landscape.

CONSTRUCTION PROGRESS (as of 2.16.2026)



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This Memorandum contains select information pertaining to the Property and the Tenant, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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