



930 S BRIDGE ST

LaBelle, Florida

99th Percentile
Store
(Alpha Maps)



Subject Property



OFFERING MEMORANDUM



Contacts

BOBBY JAROSZ

Senior Associate

P: 224.766.0861

E: bobby@stonecliffre.com

TX#: 785956-SA

TEDDY LEONARD

Managing Principal

P: 512.573.0101

E: teddy@stonecliffre.com

TX#: 631339-B



BOR: Erik Ray, Independence Commercial Real Estate LLC

FL License No.: BK3444070

SECTION 01

EXECUTIVE SUMMARY



Subject Property

INVESTMENT OVERVIEW



Tenant	7-Eleven
Address	930 S. Bridge St. LaBelle, FL 33935
Rentable Area	3,450 SF
Land Area	1.55 AC
Year Built	2021
Guaranty	Corporate (7-Eleven, Inc.)
NOI	\$243,819
Rent Increases	10% Every 5 Years
Rent Commencement	1/21/2021
Rent Expiration	1/31/2036
Lease Type	Absolute NNN
Years Remaining	9+ Years
Options	Four (4), Five (5) Year Options



\$4,876,380
ASKING PRICE



5.00%
CAP RATE

Lease Years	Monthly Installment	Annual Rent	% Increase
6 - 10	\$20,318	\$243,819	-
11 -15	\$22,350	\$268,201	10.00%
Extension Terms			
16 - 20	\$24,585	\$295,021	10.00%
21 -25	\$27,043	\$324,523	10.00%
26 - 30	\$29,072	\$348,862	10.00%
31 -35	\$31,252	\$375,027	10.00%

INVESTMENT HIGHLIGHTS

Qualifies for Bonus Depreciation

Qualifies for 100% bonus depreciation

Top Performing Store

The property ranks in the 99th Percentile across all stores nationwide (Alpha Maps)

Experienced & Established Brand

Operates over 80,000 locations worldwide

Strong Financials

Corporate-backed lease with 2025 annual revenue of \$79.76 billion (USD)

Low Rent

Lower than average rent for a 7-Eleven featuring Diesel Lanes

Long-Term Stability

9+ 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

High Speed Diesel

Property contains 3 (three) high speed diesel lines

- **Signalized Hard Corner with Strong Traffic Exposure:** Strategically located at the signalized intersection of Cowboy Way and SR-29 ($\pm 22,800$ VPD), one of LaBelle's primary thoroughfares, providing excellent visibility, access, and consistent daily traffic flow.
- **Positioned Within LaBelle's Primary Retail Corridor:** Surrounded by national and regional retailers including Winn-Dixie, McDonald's, Burger King, Taco Bell, Popeyes, Family Dollar, Advance Auto Parts, and AutoZone, driving strong consumer traffic and reinforcing the site's long-term retail viability.
- **Proximity to LaBelle Airport & Local Demand Drivers:** Located within one mile of LaBelle Airport, the property benefits from nearby employment activity, transient traffic, and continued growth within the immediate trade area.
- **Large-Format 7-Eleven with Diesel Infrastructure & Upside:** Situated on ± 1.55 acres, this second-generation 7-Eleven features three high-speed diesel lanes and operates at below-market rental rates for comparable diesel locations, presenting a compelling opportunity for future income growth.



DEMOGRAPHICS

POPULATION (RADIUS)



2,346

1-Mile



14,359

3-Mile



22,040

5-Mile

AVERAGE HOUSEHOLD INCOME



\$87,028

1-Mile



\$79,032

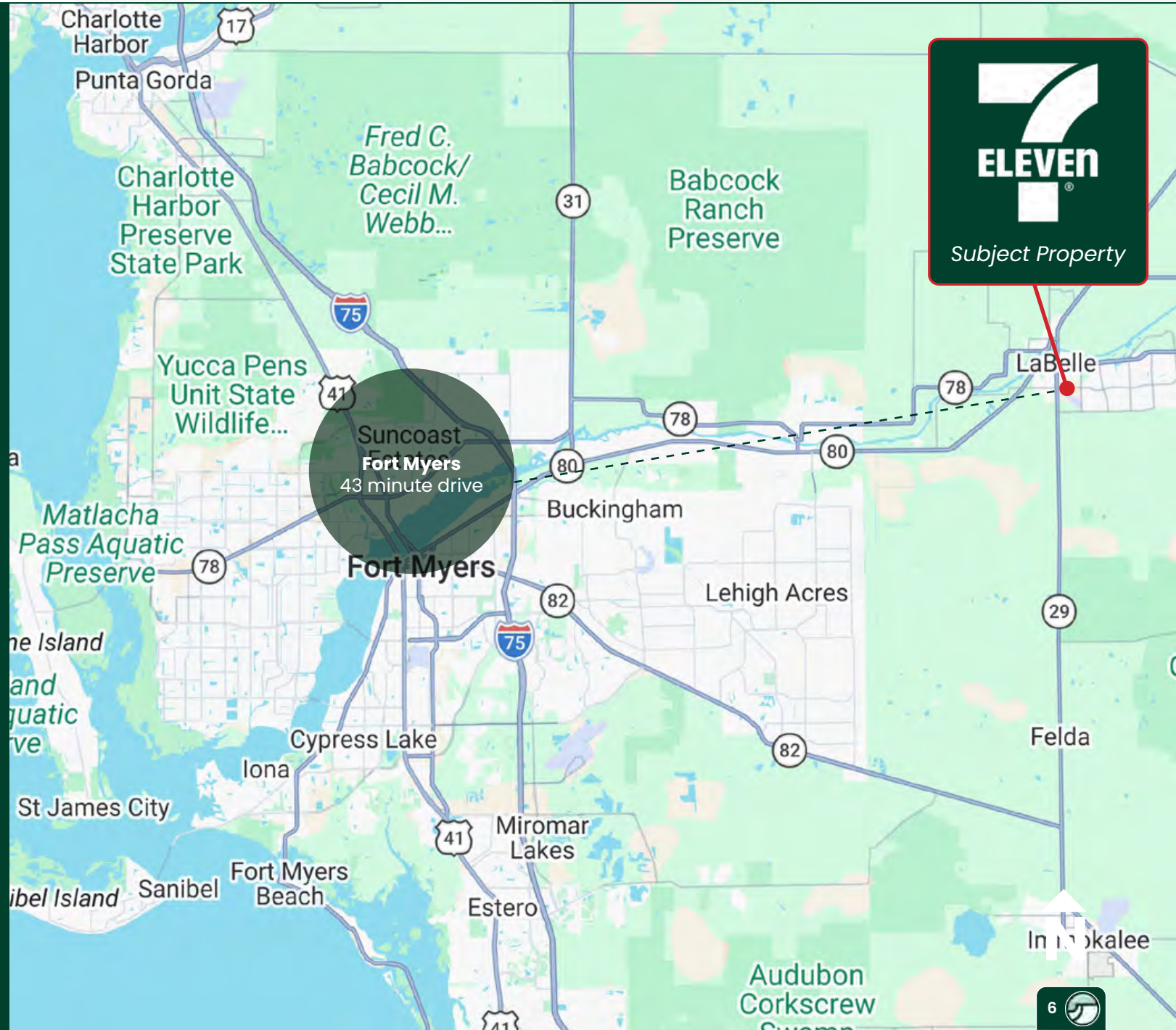
3-Mile



\$76,587

5-Mile

*2025 Estimates - Crexi



SECTION 02

PROPERTY OVERVIEW

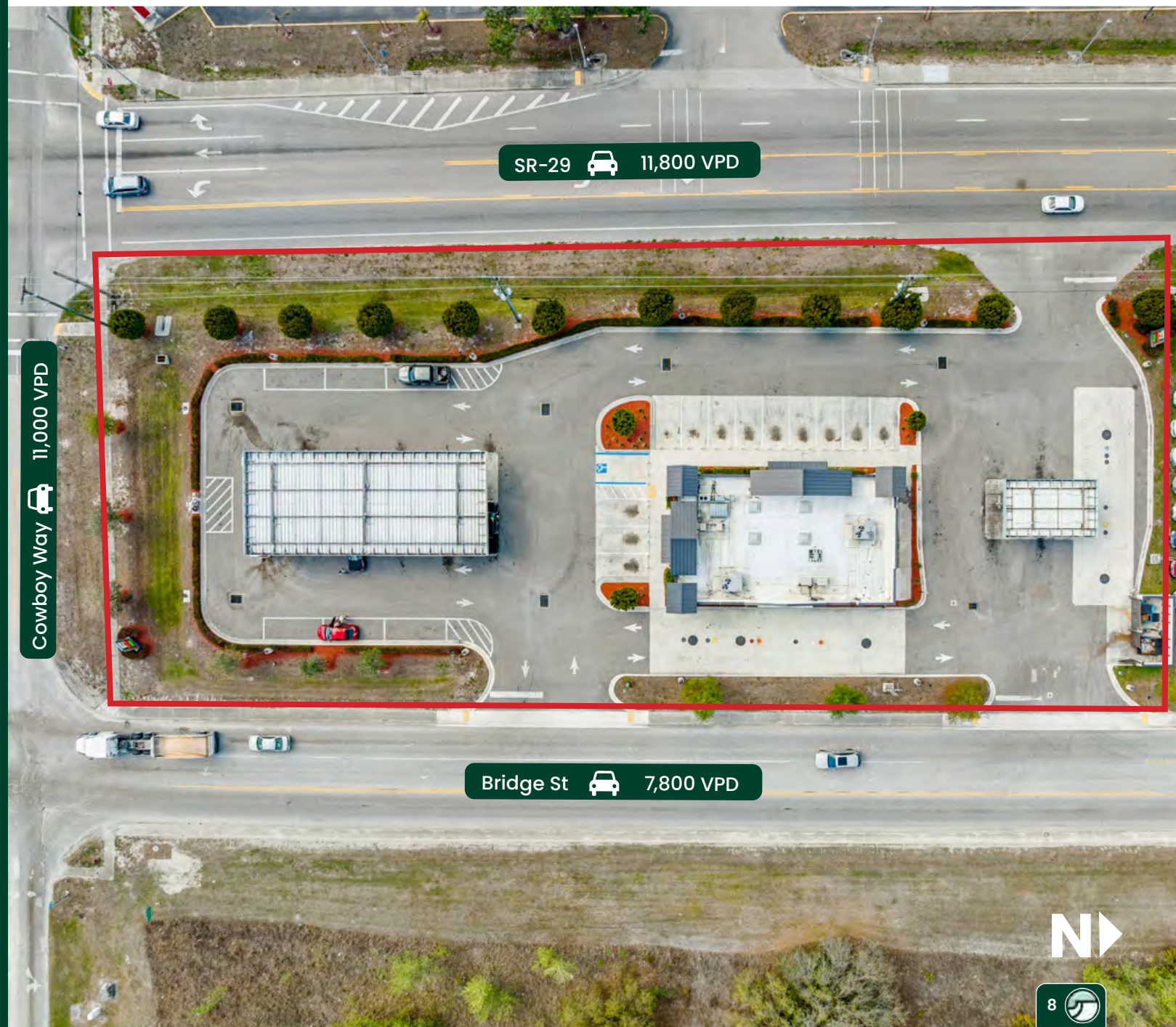


SITE PLAN

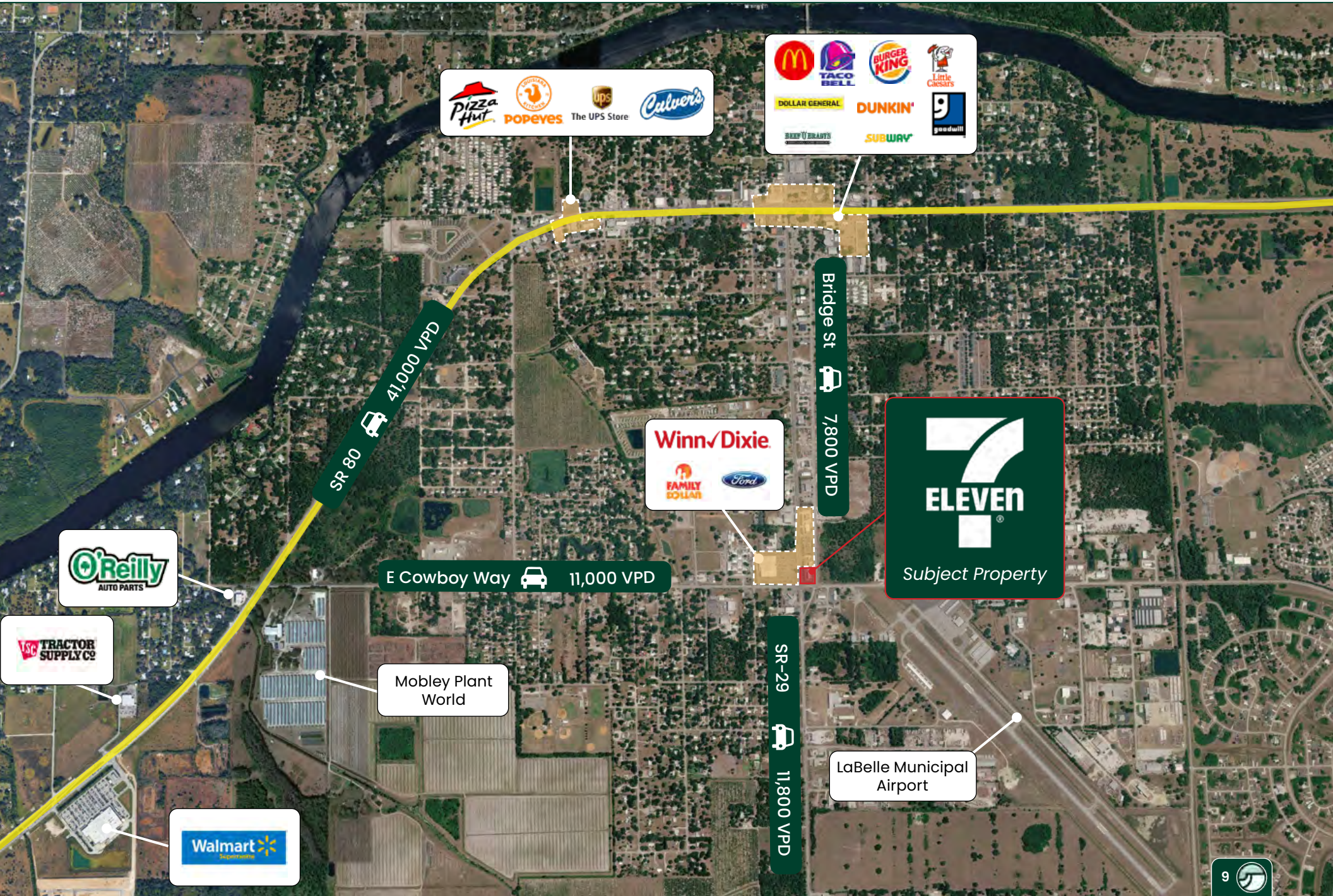
3,450
Square Feet

1.55
Acres

2021
Year Built



AERIAL



DRONE AERIAL



LaBelle Municipal
Airport

**7
ELEVEN**
Subject Property

E Cowboy Way  11,000 VPD

Bridge St  7,800 VPD

SR-29  11,800 VPD

AERIAL



Pizza Hut Popeyes The UPS Store Culver's

McDonald's Taco Bell Burger King Little Caesars Dollar General Dunkin' Beef 'O' Brady's Subway Goodwill

Aldi
Coming Soon

Plattner's Labelle Ford

Family Dollar

SR-29 11,800 VPD

Bridge St 7,800 VPD

E Cowboy Way 11,000 VPD

7-Eleven
Subject Property

SECTION 03

TENANT PROFILE



TENANT OVERVIEW

7-ELEVEN®

FOUNDED IN 1927
Dallas, Texas

QUICK FACTS:

Irving, TX
Headquarters

135,000+
Employees

84,000+
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



MARKET OVERVIEW



LaBelle FL

LaBelle, Florida is a growing Southwest Florida community located in Hendry County along the Caloosahatchee River, positioned between Fort Myers and Lake Okeechobee. Known for its historic downtown, waterfront setting, and small-town character, LaBelle serves as the governmental and economic center of Hendry County. Its strategic location along State Road 80 provides direct connectivity to the Fort Myers MSA, supporting commuter traffic and expanding residential growth as buyers seek more affordable housing options outside coastal markets.

The city and surrounding trade area have experienced steady population growth in recent years, driven by in-migration from higher-cost coastal submarkets. Hendry County is home to approximately 40,000+ residents, with a growing base of working families and agricultural, logistics, and service-sector employment. As development continues to expand eastward from Lee County, LaBelle benefits from increasing residential subdivisions, infrastructure improvements, and retail demand tied to daily-needs consumers.

LaBelle's position as a regional hub for government services, schools, and local commerce creates consistent traffic patterns that support convenience retail, fuel, and neighborhood-oriented businesses. With limited availability of high-visibility retail corners and new commercial development gradually emerging along SR-80, well-located properties are positioned to capture both local residents and pass-through traffic. The combination of population growth, affordability, and improving connectivity to major employment centers strengthens LaBelle's long-term outlook as an emerging investment market within Southwest Florida.



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