



# 3890 Cross Anchor Rd

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## Enoree, South Carolina



*Representative Photo*



## Contacts

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# CONSTRUCTION PROGRESS (as of 8.26.2026)



SECTION 01

# EXECUTIVE SUMMARY



# INVESTMENT OVERVIEW



|                     |                                                      |
|---------------------|------------------------------------------------------|
| Tenant              | 7-Eleven                                             |
| Address             | 3890 Cross Anchor Rd<br>Enoree, South Carolina 29335 |
| Rentable Area       | 4,816 SF                                             |
| Land Area           | 8.19 AC                                              |
| Year Built          | 2026                                                 |
| Guaranty            | Corporate (7-Eleven, Inc.)                           |
| NOI                 | \$521,872                                            |
| Rent Increases      | 10% Every 6 Years in Lease Term                      |
| Rent Commencement   | Nov 2026 (Est.)                                      |
| Rent Expiration     | Nov 2044 (Est.)                                      |
| Lease Type          | Absolute NNN                                         |
| Original Lease Term | 18 Years                                             |
| Options             | Four (4), Five (5) Year Options                      |

**\$10,133,437**  
ASKING PRICE

**5.15%**  
CAP RATE

| Lease Years     | Monthly Installment | Annual Rent | % Increase |
|-----------------|---------------------|-------------|------------|
| 1 - 6           | \$43,489            | \$521,872   |            |
| 7 - 12          | \$47,838            | \$574,059   | 10.00%     |
| 13 - 18         | \$52,622            | \$631,465   | 10.00%     |
| Extension Terms |                     |             |            |
| 19 - 23         | \$57,884            | \$694,612   | 10.00%     |
| 24 - 28         | \$63,673            | \$764,073   | 10.00%     |
| 29 - 33         | \$70,040            | \$840,480   | 10.00%     |
| 34 - 38         | \$77,044            | \$924,528   | 10.00%     |

# INVESTMENT HIGHLIGHTS

## 100% Bonus Depreciation Eligible

Qualifies under recent federal tax legislation

## 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

## Corporate Guaranty

Backed by 7-Eleven, Inc., the leader in the convenience retailing industry

## Brand New Construction

New 2026 build with 8 MPDs (16 Pumps)

## Long-Term Stability

18 year lease with 4 (Four) 5 (five) year options to extend

## Absolute NNN Lease

Zero landlord responsibilities

## Attractive Rent Growth

Scheduled 10% increases every 6 years

## High Speed Diesel

Truck fueling canopy with 5 diesel MPDs

- **Limited Competition in Underserved Trade Area:** Located in a rural, low-density market, the property benefits from minimal nearby competition, allowing it to capture a significant share of local consumer demand and pass-through traffic.
- **Strategic Access to Interstate 26:** Situated near Interstate 26, a major regional artery connecting Spartanburg, Columbia, and Charleston, the site is well-positioned to benefit from consistent commuter and logistics-driven traffic.
- **Strong Visibility Along Cross Anchor Road:** The property offers convenient access and visibility along Cross Anchor Road, a key local thoroughfare serving surrounding residential communities and regional travelers.
- **Positioned for Long-Term Rural Growth:** Enoree and the surrounding Spartanburg County area continue to see steady population and economic growth, supporting long-term demand for essential retail and service-oriented tenants.



# DEMOGRAPHICS

## POPULATION (RADIUS)



**2,849**

1-Mile



**7,244**

3-Mile



**29,213**

5-Mile

## AVERAGE HOUSEHOLD INCOME



**\$72,698**

1-Mile



**\$78,812**

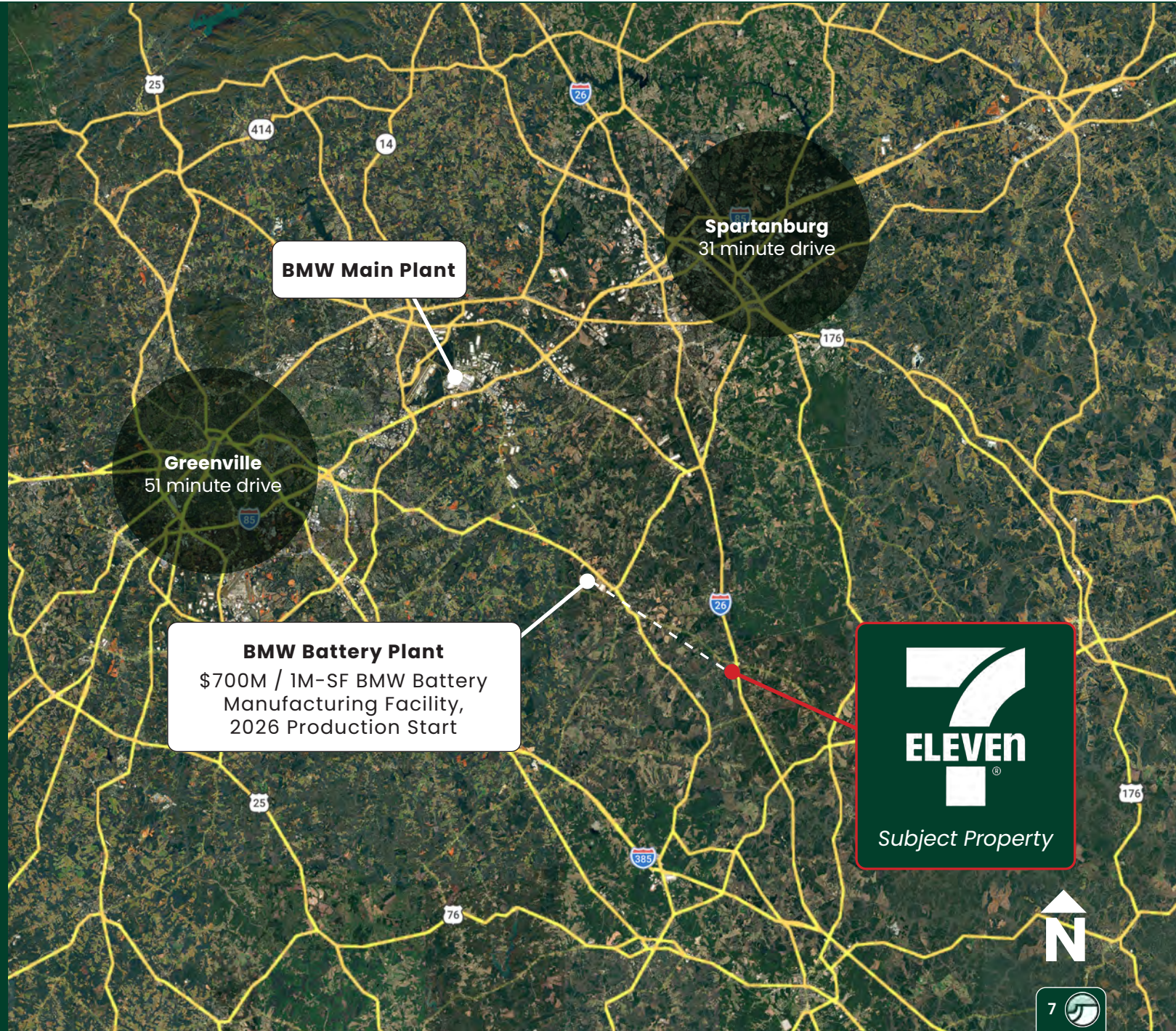
3-Mile



**\$84,038**

5-Mile

\*2025 Estimates - Costar



## SECTION 02

# PROPERTY OVERVIEW



## SITE PLAN

**4,816**  
Square Feet

**8.19**  
Acres

**2026**  
Year Built



AERIAL



# DRONE AERIAL



INTERSTATE  
26

27,400 VPD

S.C.  
146

4,700 VPD

**7**  
ELEVEN  
Subject Property



Beltram Edge  
Tool Company

## 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

# Enoree South Carolina

Enoree, South Carolina is a rural community located in northern Spartanburg County, offering a quiet setting within reach of larger economic hubs. Known for its agricultural roots and close-knit community, Enoree provides a stable environment supported by local residents and surrounding rural populations. Its location within the broader Upstate South Carolina region positions it to benefit from steady population trends and continued regional growth.

The property's proximity to Interstate 26 is a key advantage, providing direct connectivity to major cities including Spartanburg, Columbia, and Charleston. This accessibility supports consistent commuter and regional traffic flow, as well as logistics and distribution activity throughout the corridor. The Upstate region has experienced significant industrial and manufacturing expansion in recent years, further strengthening economic fundamentals and driving demand for convenience-oriented retail and service uses.

Additionally, Enoree benefits from its position within the growing Upstate South Carolina market, where ongoing residential development and infrastructure investment continue to enhance the area's long-term outlook. While maintaining its rural character, the community is increasingly influenced by nearby employment centers and regional migration trends. This combination of small-town stability and access to larger economic drivers makes Enoree an attractive location for tenants seeking to serve both local residents and passing traffic.





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