



3085 HWY 160 W

Fort Mill, SC 29715

Retail  
Investment Opportunity  
Offering Memorandum



**MATTHEWS**™

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# MATTHEWS™

## Table of Contents

**03** | **Property Overview**

**09** | **Financial Summary**

**11** | **Tenant Overview**

**12** | **Market Overview**

# Property Overview

**7-ELEVEN**

3085 Hwy 160 W | Fort Mill, SC 29715



# Property Overview

**±3,479 SF**  
Total GLA (SF)

**±1.59 AC**  
Lot Size (AC)

**±22,200 VPD**  
Total VPD (Hwy 160 W + Zoar Rd)

**2020**  
Year Built

## Tenant Highlights

- **Top-Rated Tenant:** 7-Eleven has investment-grade credit, rated 'A-' by Standard and Poor's.
- **Iconic Brand:** 84,000+ Locations Worldwide, 13,000+ in the United States and Canada.

## Property Highlights

- **High Foot Traffic:** Location consistently ranks in the top 2% of 7-Eleven stores nationwide for foot traffic, per Alpha Maps data.
- **Newer Construction:** Built in 2020.
- **NNN Lease:** Offering a passive and secure investment.
- **Long Term Lease:** 9 Years Remaining on the Base Term with Four 5 Year Options to extend.
- **Hedge Against inflation:** Built in rental increases, 10% every 5 years and at each option period.
- **Prime Location:** Located on a hard signalized corner with strong traffic and visibility.
- **Located on Major Highway:** The property sits on Hwy 160, a vital commuter route.

- **Large Lot with Multiple Pumps:** Site sits on ±1.59 acres of land with 8 MPDs (16 pumps).
- **Fee Simple:** Qualifies for 100% Bonus Depreciation — please consult with a CPA.
- **Easy Access:** Entrances are located on both cross streets.
- **Stable and Recession-Resistant Industry:** Provides you with a consistent income stream.



# Property Overview

**NNN**  
Lease Type

**±9.25 Years**  
Term Remaining

## Demographic Highlights

- **Hyper-Growth Market:** Fort Mill, SC has increased in population by approximately 77% from 2018 - 2023, representing the 7th fastest-growing suburb in the U.S. (2025 study by Go Banking Rates)
- **Dense Population:** 123,000+ residents within 5-miles and 463,000+ residents within 10-miles.
- **Affluent Area:** Average household income north of \$142,000+ within 3 miles.
- **Nearby Stockbridge Commons and Teca Cay Village:** The property is located less than a mile from Stockbridge Commons, a Harris Teeter anchored shopping center and Tega Cay Village, a shopping center anchored by Planet Fitness.
- **Near Established Brands:** Pep Boys Auto Service & Tires, Advance Auto Parts, Sonic Drive In, O'Reilly Auto Parts, Dunkin Donuts, McDonalds, Bojangles, Domino's Pizza, Walgreens, Wells Fargo, Starbucks, Publix, Circle K, Taco Bell, Dairy Queen, Walmart Super Center, ALDI and more.



# Property Photos





**Walmart**  
Supercenter

Top 19% of National Locations  
Source: AlphaMap



Subject Property

Stockbridge Commons



**Harris Teeter**

**DOLLAR TREE**



**ZENSHI**  
HANDCRAFTED SUSHI

**Walgreens**



**NOVANT**  
HEALTH

**FNB**  
First National Bank  
OF SOUTH CAROLINA

**LOVELAND**  
DENTAL GROUP



**The Arbors at Fort Mill Apartments**  
±359 Units



**Forest Grove Community**  
Neighborhood Homes

Tega Cay Village



**planet fitness**

**WELLS FARGO**



**Bojangles**



**First Citizens Bank**

ExtraSpace  
Storage

Hwy 160 W ±11,700 VPD

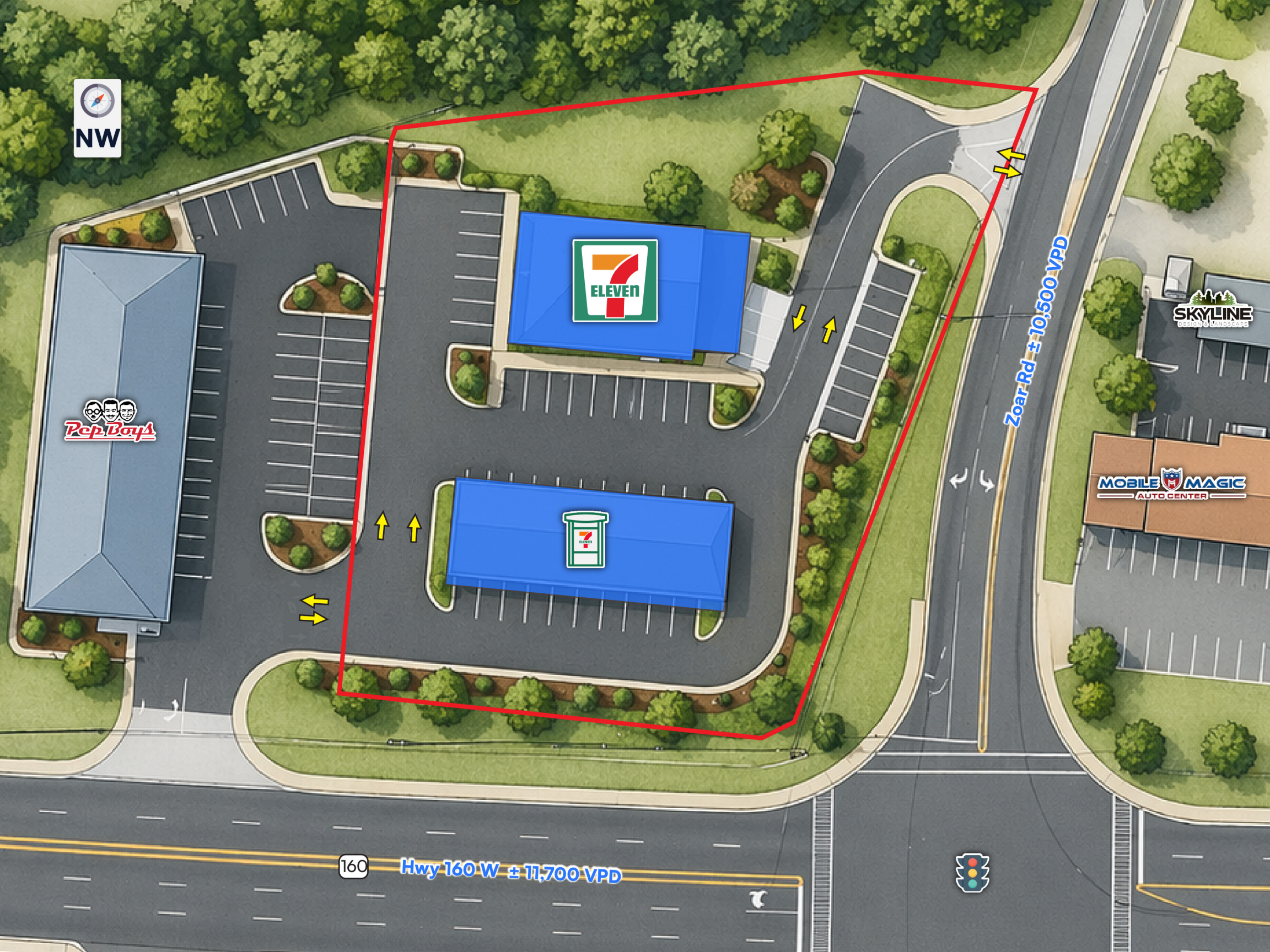




160

Hwy 160 W ± 11,700 VPD

Zoar Rd ± 10,500 VPD



# Financial Overview

**7-ELEVEN**

3085 Hwy 160 W | Fort Mill, SC 29715



# Financial Overview

**\$6,480,000**

List Price

**5.00%**

Cap Rate

**±3,479 SF**

GLA

3085 Hwy 160 W, Fort Mill, South Carolina 29715

Tenant	7-Eleven
Lot Size	±69,260 SF (±1.59 Acres)
Year Built	2020
APN	648-00-00-034
Parking Spaces	±27

Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Roof & Structure	Tenant Responsible
Lease Type	NNN
Original Lease Term	15 Years
Lease Expiration Date	7/31/2035
Term Remaining	±9.25 Years
Increases	10% every 5 Years
Options	Four, 5-Year Options

Lease Commence	Monthly Rent	Annual Rent	Cap Rate
<b>Current - 7/31/2030</b>	<b>\$27,002.18</b>	<b>\$324,026.17</b>	<b>5.00%</b>
8/1/2030 - 7/31/2035	\$29,702.40	\$356,428.79	5.50%
Option 1	\$32,672.64	\$392,071.67	6.05%
Option 2	\$35,939.90	\$431,278.83	6.66%
Option 3	\$39,533.89	\$474,406.72	7.32%
Option 4	\$43,487.28	\$521,847.39	8.05%



# Tenant Overview

Year Founded

**1927**

Headquarters

**Irving, Texas**

Ownership Status

**Seven & i Holdings Co., Ltd**

Employees

**135,000+**

Locations

**84,000+**

Credit Rating

**S&P: A-  
Moody's: A3**

Annual Revenue

**\$80-85 B USD**

7-Eleven, Inc. is the world's largest convenience store operator and franchisor, recognized globally for its ubiquitous presence, strong brand equity, and leadership in the convenience retail sector. Known for its 24/7 operating model and focus on accessibility, 7-Eleven has built a resilient, high-frequency customer base driven by everyday essentials, foodservice, and private-label offerings. The brand's continued investment in digital innovation, delivery platforms, and fresh food initiatives reinforces its relevance in an evolving retail landscape and supports long-term growth across domestic and international markets.

Founded in 1927 and headquartered in Irving, Texas, 7-Eleven operates as a wholly owned subsidiary of Japan-based Seven & i Holdings Co., Ltd. (Tokyo Stock Exchange: 3382). While 7-Eleven itself is not publicly traded, its parent company maintains investment-grade credit ratings (S&P: A-, Moody's: A3). The company operates, franchises, and licenses more than 84,000 stores across 19 countries, including a dominant footprint throughout the United States. 7-Eleven consistently ranks as the largest convenience store chain globally, benefiting from strong brand recognition and a highly scalable franchise model. In recent years, the company has expanded aggressively through acquisitions—most notably Speedway in 2021—while continuing to enhance its foodservice offerings, private-label portfolio (e.g., 7-Select), and mobile ordering ecosystem.



# Market Overview

**7-ELEVEN**

3085 Hwy 160 W | Fort Mill, SC 29715



# Fort Mill, SC

**30,775**

Total Population

**\$121,823**

Median HH Income

**11,139**

# of Households

**38.4**

Median Age



## Local Market Overview

Fort Mill benefits from one of the strongest demographic profiles in the Charlotte metro's South Carolina growth corridor, with rapid population expansion, high household incomes, and a well-educated resident base supporting durable consumer demand. The town has scaled quickly from a small suburban community into a larger, higher-income trade area that captures both local spending and commuter traffic tied to the I-77 corridor. For a gas station and convenience-oriented retail use, this positioning is especially compelling: daily drive-to-work patterns, household formation, and continued residential growth create consistent demand for fuel, grab-and-go foodservice, and neighborhood retail services.

The broader area also benefits from its close relationship to Charlotte's employment base while maintaining lower-density suburban living patterns that reinforce vehicle dependence. That dynamic supports strong traffic counts, repeat customer behavior, and healthy convenience retail fundamentals. Fort Mill's combination of affluence, household growth, and regional accessibility has helped attract new commercial investment while sustaining service-oriented tenants that rely on everyday consumer trips. For investors, the area offers a balanced demand profile anchored by local rooftops, regional mobility, and ongoing infrastructure improvements that should continue to support retail performance.

## Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	8,024	55,599	110,026
2025 Population	9,156	63,664	123,972
2030 Population Projection	9,818	68,731	133,328
Annual Growth 2020-2025	2.8%	2.9%	2.5%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	2,950	20,887	41,776
2025 Households	3,362	23,865	46,975
2030 Household Projection	3,605	25,773	50,532
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$141,842	\$142,797	\$137,744

# Economic Drivers

Fort Mill's core economic strength is its position inside the Charlotte growth orbit while maintaining one of the most affluent suburban consumer bases in the region.

Its location along the I-77 corridor, just south of Charlotte and within easy reach of Charlotte Douglas International Airport, provides exceptional access to regional labor, logistics, and consumer traffic. Fort Mill and greater York County continue to benefit from a diversified economy spanning finance, corporate services, advanced manufacturing, logistics, healthcare, and consumer services. The area draws from Charlotte's large employment ecosystem while also hosting a growing roster of York County employers and investment activity. For convenience retail and fuel-oriented real estate, that matters because daytime traffic is supported not only by residents, but also by regional commuting patterns, business travel, and freight movement along I-77 and SC-160. Continued investment in transportation infrastructure and utility-serving development should further improve access and reinforce long-term commercial demand.

An aerial photograph of the Charlotte, North Carolina skyline at sunset. The sky is a mix of orange, pink, and blue. Several prominent skyscrapers are visible, including the Bank of America Corporate Center (the tallest building with a distinctive top) and the Wells Fargo Center. The buildings are illuminated from within, and their reflections are visible on the surrounding urban landscape.

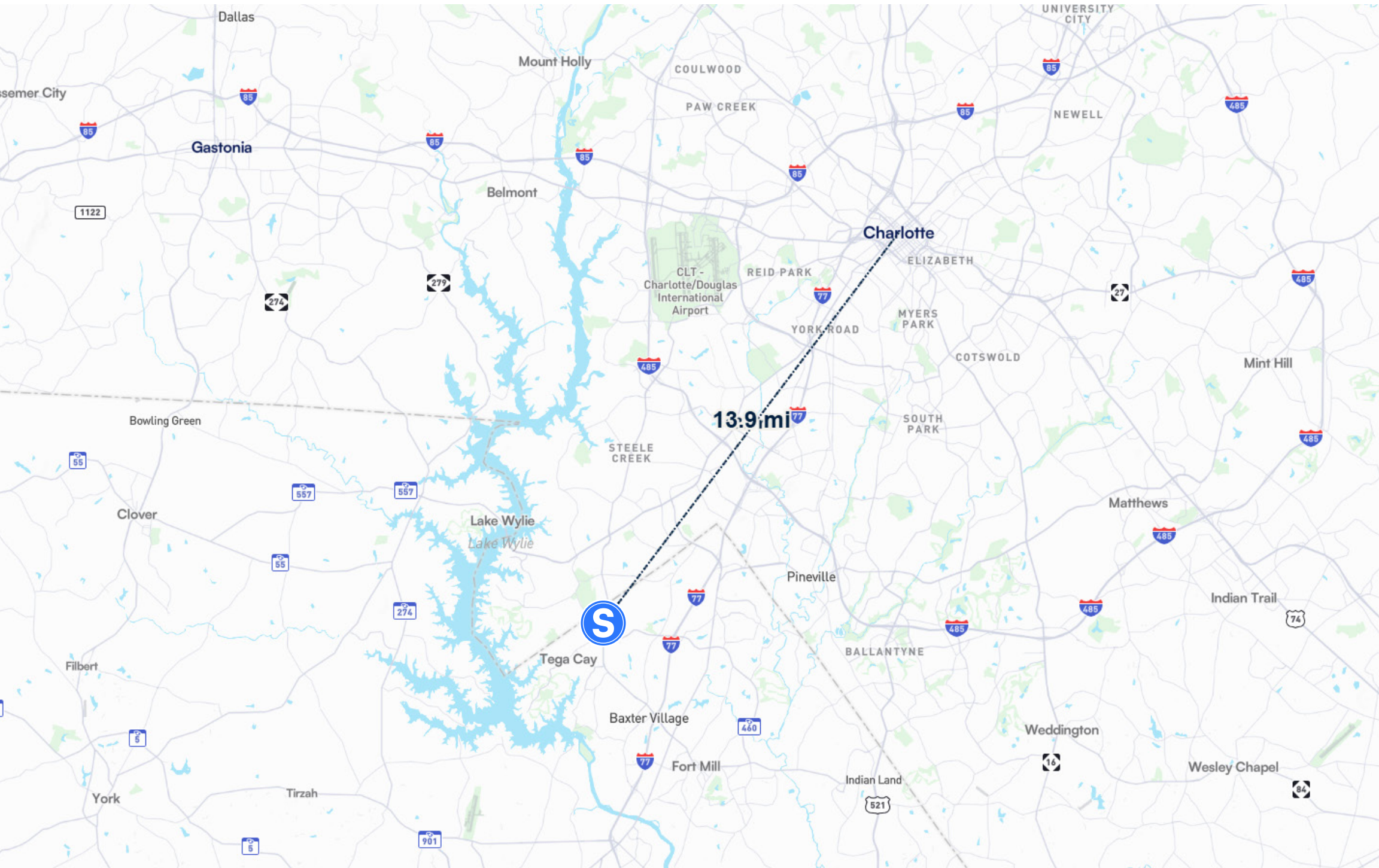
**\$19.2B**

Regional Gross Domestic Product

**±20 Miles**

Distance to Charlotte, NC

# Regional Map





## CHARLOTTE, NC - MSA

Charlotte is one of the Southeast's fastest-growing metros, known for its strong job market, diverse economy, and population growth fueled by in-migration. The city balances a thriving urban core with expansive suburban development, supporting demand across commercial real estate sectors. Key advantages include robust infrastructure, a rising millennial workforce, and access to major transportation corridors, making it a magnet for both residents and businesses.

### ECONOMIC DRIVERS

Charlotte's economy is anchored by its status as a top U.S. banking hub, but it's also gaining momentum in logistics, advanced manufacturing, and tech. Its strategic location at the crossroads of I-85 and I-77 enhances distribution and freight movement, while Charlotte Douglas International Airport strengthens global connectivity. Major employers span finance, healthcare, and distribution, underscoring a well-diversified and resilient economic base.



**Airport Economic Impact**  
**\$40 Billion Annually**  
Supports 185,000 Jobs Annually



**Passenger Volume (CLT)**  
**53 Million Passengers**  
(2023)

# | Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3085 Hwy 160 W, Fort Mill, SC 29715** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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