



2251 VETERANS HIGHWAY

Levittown, PA 19056

Retail
Investment Opportunity
Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

7-Eleven

2251 Veterans Highway, Levittown, PA 19056



INVESTMENT HIGHLIGHTS

Property Highlights

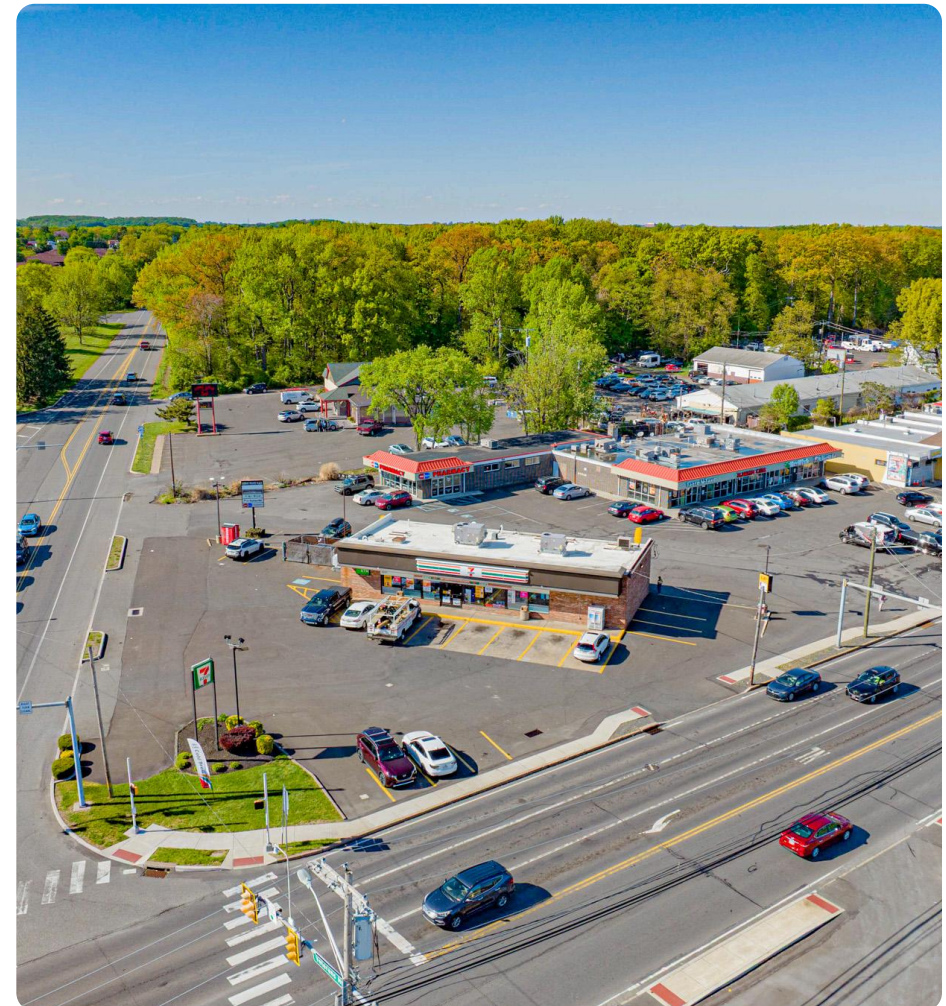
- **High Foot Traffic:** Property ranks in the 93rd percentile within the state and 83rd percentile nationally for customer visits.
- **Strong Retail Synergy:** Situated directly across from a Giant Food Store ranking in the 96th percentile nationally, driving consistent daily traffic to the corridor.
- **Proven Location:** Successfully operating for over 40 years, underscoring long-term site viability and performance.
- **Absolute NNN Lease:** Zero landlord responsibilities, providing passive ownership.
- **Recent Option Exercise:** Tenant has recently renewed, signaling long-term commitment to the site.
- **Inflation Hedge:** Lease features scheduled rental increases of 10% every five years.
- **Prime Corner Positioning:** Located at a signalized intersection with excellent visibility, frontage, and exposure.
- **Strong Traffic Counts:** Approximately $\pm 46,500$ vehicles per day pass the site.
- **Fee Simple Ownership:** Ownership includes both land and improvements.
- **Excellent Accessibility:** Dual access points from both intersecting streets enhance ingress and egress.
- **Recession-Resistant Use:** Convenience retail offers stable, necessity-driven income.

Demographics & Location

- **Philadelphia MSA:** Positioned within the 8th largest metropolitan statistical area in the United States.
- **Dense Population Base:** Over 104,000 residents within a 3-mile radius and 220,000+ within 5 miles.
- **Affluent Trade Area:** Average household incomes exceed \$108,000 within a 3-mile radius.
- **Established Retail Corridor:** Surrounded by national and regional tenants including Giant, Burger King, Wells Fargo, Valvoline, Dunkin', Subway, Dollar General, Walgreens, Wawa, Taco Bell, Wendy's, and more.

Tenant Highlights

- **Investment-Grade Tenant:** 7-Eleven carries an 'A-' credit rating from Standard & Poor's, reflecting strong financial stability and institutional-quality credit.
- **Globally Recognized Brand:** Operates 84,000+ locations worldwide, including 13,000+ across the United States and Canada, demonstrating unmatched scale and brand recognition.





 **Foxwood Manor Apartments**
±304 Units


Subject Property


DOLLAR TREE

Citizens










 **Ben Franklin Middle**
±755 Students





New Falls Rd ±25,200 VPD

 **Harry S Truman High**
±1,698 Students



 **Brittany Springs Apartments**
±222 Units

 **Crestwood**
±37 Condos

 **Levittown Trace Apartments**
±617 Units



Veterans Hwy ±21,300 VPD



±45,200 VPD







 **Stonebridge Run Apartments**
±304 Units




Ship Center





 **Bristol Apartments**



Google Earth



Veterans Hwy ±21,300 VPD

New Falls Rd ±25,200 VPD



2251 Veterans Highway
Levittown, PA 19056

±2,720 SF
GLA

1982
Year Built

±46,500 VPD
Veterans Hwy & New Falls Rd

NNN
Lease Type

\$513.97
Price Per SF



FINANCIAL OVERVIEW

7-Eleven

2251 Veterans Highway, Levittown, PA 19056



FINANCIAL SUMMARY

\$1,398,000

List Price

5.50%

Cap Rate

\$513.97

Price Per SF

±0.35 AC

Lot Size

Property Details

Tenant Trade Name	7-Eleven
Lease Guarantor	Corporate
Roof & Structure	Tenant Responsible
Lease Type	NNN
Original Lease Term	15 Years
Lease Expiration Date	5/31/2031
Term Remaining	±5.08 Years
Increases	10% every 5 years
Options	Two, 5-Year Options

Annualized Operating Data

Lease Commence	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current - 5/31/2028	\$5,825.33	\$69,903.96	\$25.70	5.00%
6/1/2028 - 5/31/2031	\$6,407.86	\$76,894.32	\$28.27	5.50%
Option 1 (Years 1 - 2)	\$6,407.86	\$76,894.32	\$28.27	5.50%
Option 1 (Years 3 - 5)	\$7,048.64	\$84,583.68	\$31.10	6.05%
Option 2 (Years 1 - 2)	\$7,048.64	\$84,583.68	\$31.10	6.05%
Option 2 (Years 3 - 5)	\$7,753.50	\$93,042.00	\$34.21	6.66%

TENANT OVERVIEW

Year Founded
1927

Headquarters
Irving, TX

Ownership Status
Seven & I Holdings

Employees
±152,000

Locations
±85,000

Credit Rating
A-



Tenant Overview

7-Eleven, Inc. stands as a globally recognized leader in the convenience-retailing sector, operating an expansive network of stores that define its robust market presence and brand strength. As a wholly owned subsidiary of Seven-Eleven Japan (part of Seven & I Holdings), the company benefits from strong financial backing and strategic global integration. With a reputation for innovation—from proprietary loyalty platforms to rapid delivery offerings—7-Eleven continues to set the standard in customer convenience and retail adaptability.

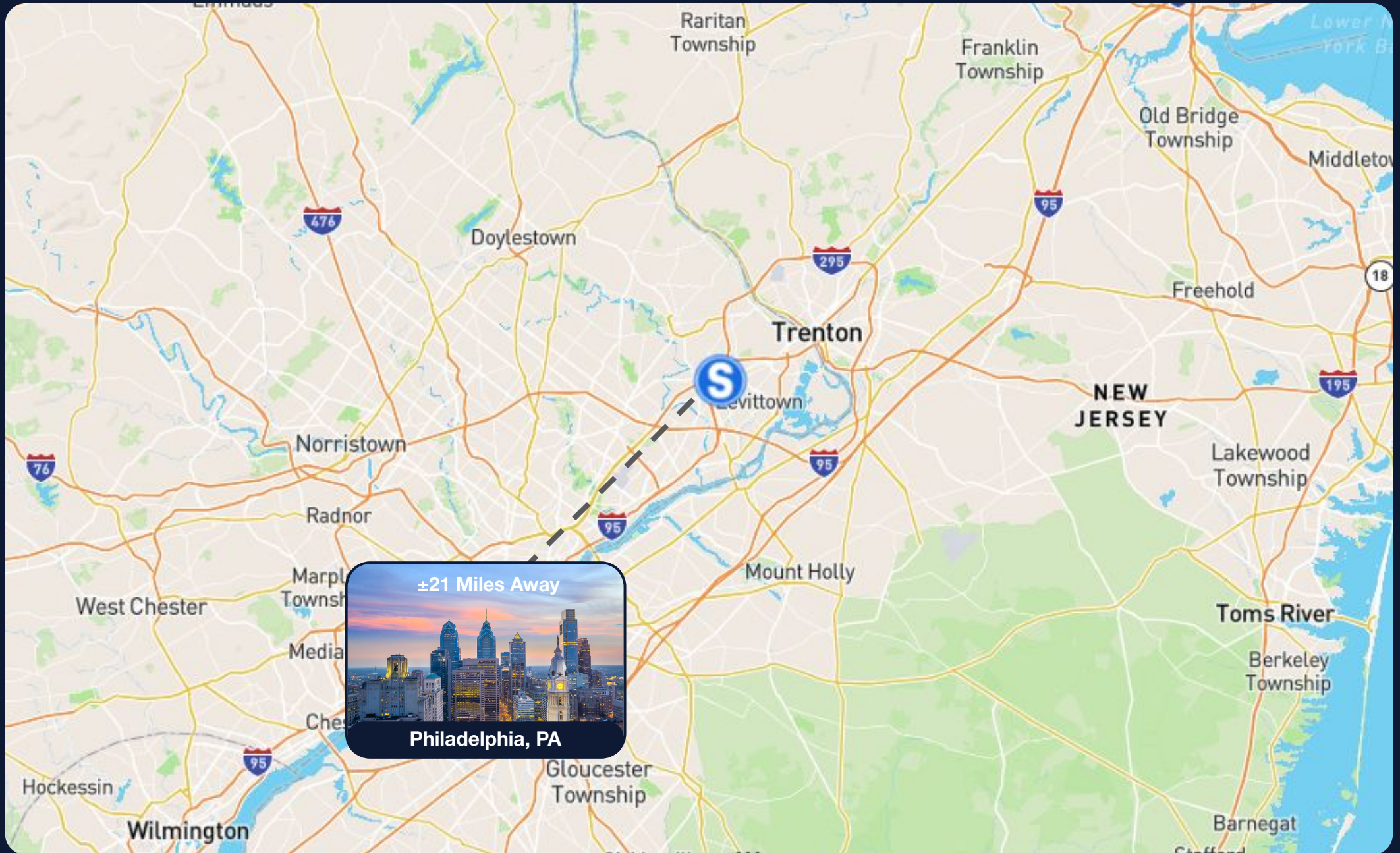
Why Invest in 7-Eleven?

- **Extensive Global Footprint:** Operates approximately 85,000 locations across 20 countries, including nearly 13,000 stores in North America—making it the world’s largest convenience retailer by store count.
- **Strong Parent Company Backing:** Fully owned by Seven & I Holdings Co., Ltd., a Tokyo-based retail conglomerate with significant capital resources and a long-term commitment to international growth.
- **Growth Through Strategic Acquisitions:** Demonstrated expansion strategy through major acquisitions such as Speedway and Stripes, solidifying market leadership in high-traffic, high-growth U.S. regions.
- **Loyalty and Digital Innovation:** Drives repeat customer engagement through proprietary platforms like 7Rewards and 7NOW, aligning with evolving consumer expectations around convenience and mobile access.
- **Diversified Retail Format:** Offers a wide array of essential products and services—including fuel, grocery staples, hot food, and parcel lockers—supporting stable, recurring revenue in both urban and suburban markets.

MARKET OVERVIEW

7-Eleven

2251 Veterans Highway, Levittown, PA 19056



LEVITTOWN, PA



Market Demographics

50,456
Total Population

\$105,071
Median HH Income

26,300
Employed Population

41
Median Age

Local Market Overview

Levittown, Pennsylvania is a well-established suburban community in Bucks County within the greater Philadelphia metropolitan area. The market is characterized by stable residential neighborhoods, strong regional connectivity, and a mature housing base originally developed during the post-war period. Its strategic location along key transportation corridors provides convenient access to surrounding employment centers, supporting consistent demand for both housing and neighborhood-serving retail.

The local economy is supported by a diverse workforce across sectors including healthcare, education, logistics, retail, and professional services. This economic base contributes to steady consumer spending patterns, which in turn sustain a wide range of retail uses. Levittown's retail landscape is primarily composed of grocery-anchored shopping centers, service-oriented tenants, and national and regional retailers that cater to daily needs. These centers benefit from established population density, commuter traffic, and long-term residency trends that reinforce repeat customer activity.

Population	1-Mile	3-Mile	5-Mile
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Current Year Estimate	11,767	104,154	220,004
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Households	1-Mile	3-Mile	5-Mile
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Current Year Estimate	4,685	38,639	84,047
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Income	1-Mile	3-Mile	5-Mile
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Average Household Income	\$96,546	\$108,266	\$109,746
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PHILADELPHIA, PA MSA

Philadelphia, Pennsylvania is a major East Coast city known for its diverse economy, dense population base, and established position as a regional hub for commerce, education, and healthcare. Anchored by a strong concentration of universities, hospital systems, and corporate employers, the city benefits from a broad employment base and consistent institutional presence that supports long-term economic stability. Its strategic location along the Northeast Corridor provides direct access to other major markets, reinforcing its role as a key center for business activity and regional connectivity.

Beyond its institutional anchors, Philadelphia offers a diverse mix of cultural, recreational, and commercial amenities that enhance its long-term attractiveness. The city's historic core, vibrant neighborhoods, and nationally recognized arts, dining, and entertainment scenes continue to draw both residents and visitors. Expanding healthcare and life sciences sectors, along with ongoing redevelopment across key districts, further contribute to its economic vitality and urban appeal. Infrastructure and connectivity remain key strengths, with access to major interstate highways, an extensive public transit system, and proximity to Philadelphia International Airport supporting regional and national mobility.



PHILADELPHIA MUSEUM OF ART
4 Million Visitors Per Year



INDEPENDENCE NATIONAL HISTORICAL PARK
2 Million Visitors Per Year



READING TERMINAL MARKET
6 Million+ Visitors Per Year



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2251 Veterans Highway, Levittown, PA, 19056** ("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.

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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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