

# MATTHEWS™



100% Bonus Dep. Eligible | Interstate Location | Rare 18-YR NNN Lease | 7-Eleven Corporate Guaranty (S&P “A” Bond Rating)



808 Gossett Rd | Spartanburg, SC 29307

**Greenville-Spartanburg  
MSA**

Offering Memorandum

Exclusively Listed By

**SONNY MOLLOY**

Executive Vice President

(404) 610-6677

sonny.molloy@matthews.com

License No. 249161 (GA)

**JARED KAYE**

Senior Vice President & Senior Director

(770) 597-2989

jared.kaye@matthews.com

License No. 348701 (GA)

**GRANT MORGAN**

Associate

(205) 610-8670

grant.morgan@matthews.com

License No. 430218 (GA)

**KYLE MATTHEWS**

Broker of Record

License No. 22684 (SC)

**MATTHEWS**™

Table of Contents

03

Investment Highlights

05

Financial Overview

06

Aerial Maps

10

Site Plan

13

Tenant Overview

14

Market Overview



# Investment Highlights

±4,824 SF  
GLA

±4.90 AC  
Lot Size

2025  
Year Built



## Optimal Lease Structure

- Rare 18-year base term
  - Four (4), 5-year renewal options
  - Corporately guaranteed by 7-Eleven, Inc.
  - Investment Grade Credit- S&P "A" rating
  - Inflation hedge with 10% rent escalations every 6 throughout the base term and each option
  - Triple net (NNN) with no landlord responsibilities
  - Tax advantages with accelerated & bonus depreciation due to fee simple ownership
- \*Consult with accountant.**

## Best-in-Class Tenant

- Largest convenience retailer in the US with 12,600+ stores
- 85,000+ stores worldwide with locations across North America, Europe, Australia & Asia
- 98+ year operating history
- Market cap: \$32.15 B
- Revenue in 2024: \$338 B
- Parent Company, Seven & i Holdings Co., Ltd., actively investing to double U.S. store count

## Strong Real Estate Fundamentals

- Strategic gas/c-store location directly off I-85 (±68,100 VPD)
- Ample fuel offering with 8 MPDs for 2-axel vehicles and a separate 4-lane diesel canopy
- Large parcel size of ±4.9 acres
- Multiple points of ingress/egress



# Investment Highlights

## Spartanburg AKA the “Hub City”

- **Railroad intersection:** Historically known as the “Hub City” due to its extensive railway network, this remains a core part of its logistics infrastructure
- **Interstate highway access:** Its location along the I-85 corridor connects it to key markets like Atlanta, Charlotte, and Raleigh-Durham, making it a prime distribution point.
- **Proximity to SC Inland Port Greer:** This inland port provides direct rail service to the Port of Charleston, significantly improving access to international shipping.
- **Air cargo:** The Greenville-Spartanburg International Airport (GSP) offers a commercial, warehouse, and logistics campus, with facilities for various logistics needs.
- **Numerous logistics centers:** The area hosts a large number of modern logistics and industrial facilities, including large-scale warehouses and distribution centers like the Spartan Ridge Logistics Center and I-26 Logistics Center.
- **Major industrial presence:** The presence of major companies, such as the nearby BMW campus, has driven the development of specialized logistics services to support “just-in-time” manufacturing and supply chains.

## Greenville/Spartanburg MSA Advantages

- Strategically located along I-85 which connects Atlanta to Charlotte, enhancing its transportation and logistics appeal.
- Home to more than 40 Fortune 500 companies and over 100 headquarters operations, as well as 110 international companies.
- Largest employers include BMW Manufacturing Co., Michelin North America, Prism Health & Bon Secours St. Francis Health System.
- The region is a compelling industrial market, with over \$8 billion in manufacturing investments announced in 2024 alone.
- Recent infrastructure projects, such as the Inland Port expansion that doubled cargo capacity, signal an anticipated surge in distribution activity.
- Greenville/Spartanburg MSA is a strong economic hub with highlights in manufacturing, particularly automotive and aerospace; logistics, due to its strategic location at major interstates; and tourism, which saw a significant economic impact of \$2.5 billion in 2024.
- Region has a growing tech sector with investments in data centers.
- Greenville-Anderson metro area was named among top 10 housing markets for 2025.



# Lease Overview



## Tenant Summary

Tenant Name	7-Eleven, Inc.
Type of Ownership	Fee Simple
Lease Guarantor	7-Eleven, Inc.
Lease Type	NNN
Lease Term	18 Years
Rent Commencement Date	December 22, 2025
Increases	10% Every 6 Years & Each Option
# of Options	Four, 5-Year Options



**\$10,685,715**

List Price

**\$561,000**

NOI

**NNN**

Lease Type

**5.25%**

Cap Rate

**18 Years**

Lease Term

### Financing Inquiries

For financing options reach out to:

Andrew Marcus

+1 (646) 298-3027

[andrew.marcus@matthews.com](mailto:andrew.marcus@matthews.com)

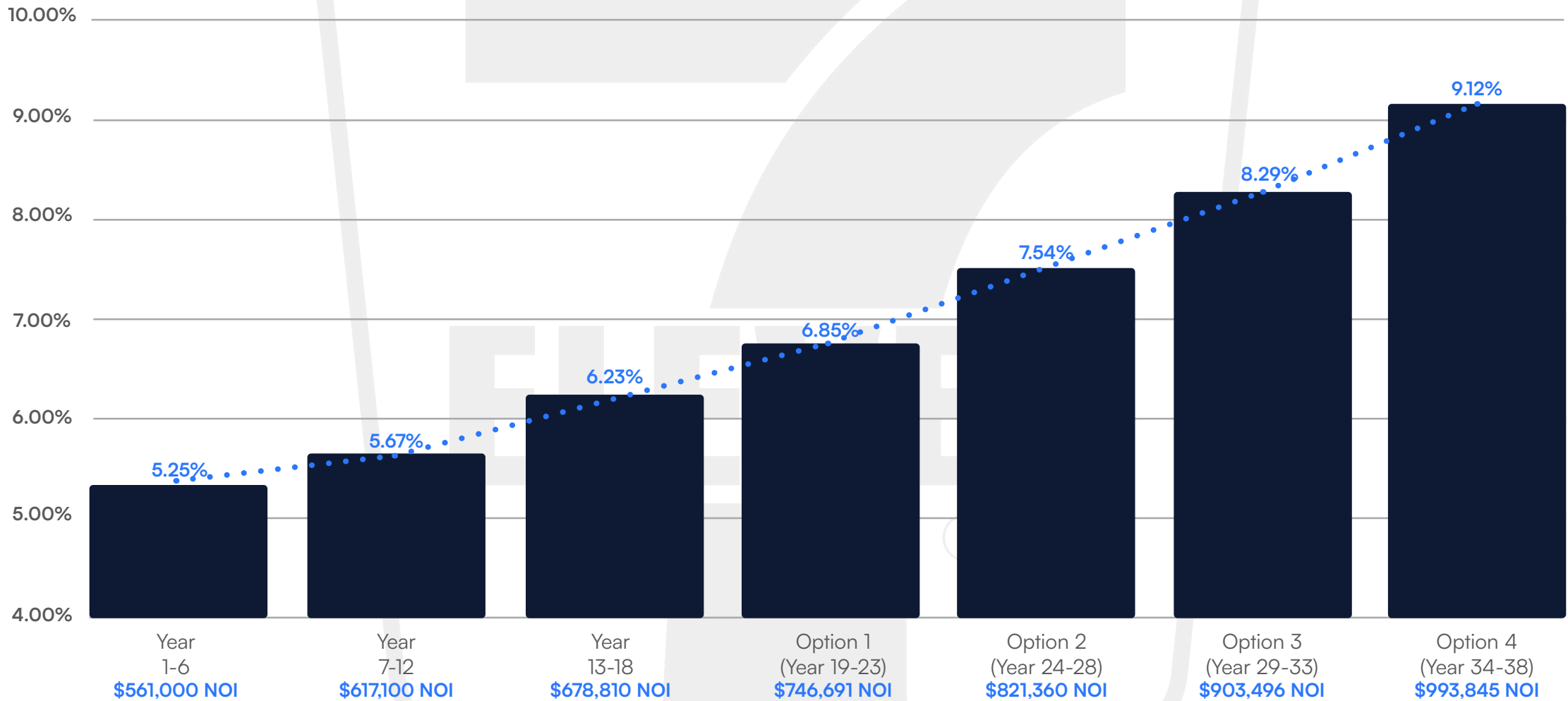
# Financial

## Overview



### 7-Eleven | Spartanburg, SC 29307

#### RETURN GROWTH (UNLEVERED)



**Gary Hood INC.**  
**BERGMANN**  
 Specialized Parts and Equipment  
 "Celebrating 20 Years"

**Hillcrest Market Place**  
**Publix** **Orangetheory**  
**petco** **Jersey Mike's** **WHATABURGER**  
**five BELOW** **NOTHING bundt CAKES**



**Walmart Supercenter** **ALDI**

**INTERSTATE 85 ± 68,100 VPD**

**Gossett Rd ± 12,500 VPD**



**Subject Property**

**Aerial Map**



# Aerial Map



Gossett Rd ± 12,300 VPD



Subject Property

Dewberry Rd



# Aerial Map



Gossett Rd ± 12,300 VPD



Subject Property

Dewberry Rd



# Regional Map



Daniel Boone  
National Forest

Knoxville  
±179 Miles

Great Smoky Mountains  
National Park

Chattanooga  
±281 Miles



Subject Property

Spartanburg

Greenville  
±35 Miles

Atlanta  
±178 Miles

Charlotte  
±67 Miles

Greensboro  
±154 Miles

Columbia  
±104 Miles

Charlotte's East Coast location—midway between New York and Miami—offers access via four interstates, three ports, 800 miles of rail, and a top-10 global airport.

Atlanta's central location makes it a key logistics hub, offering two-day truck delivery to 80% of the U.S. and hosting the world's busiest airport.

# Site Plan



Dedicated access and fueling bays for trucks and other commercial vehicles traveling along the Interstate 85 Corridor.

4 Fueling Lanes

Convenience Store  

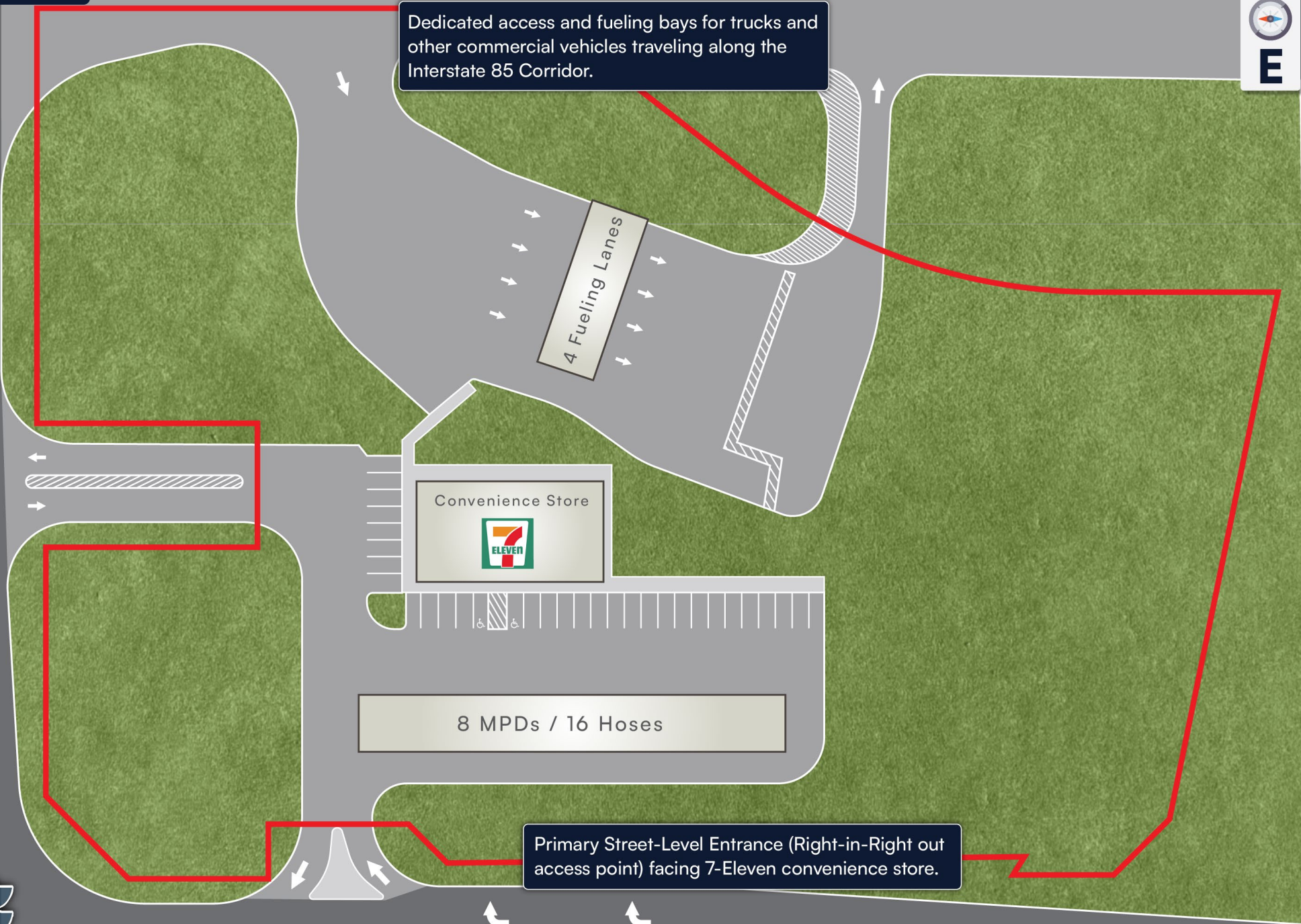

8 MPDs / 16 Hoses

Primary Street-Level Entrance (Right-in-Right out access point) facing 7-Eleven convenience store.

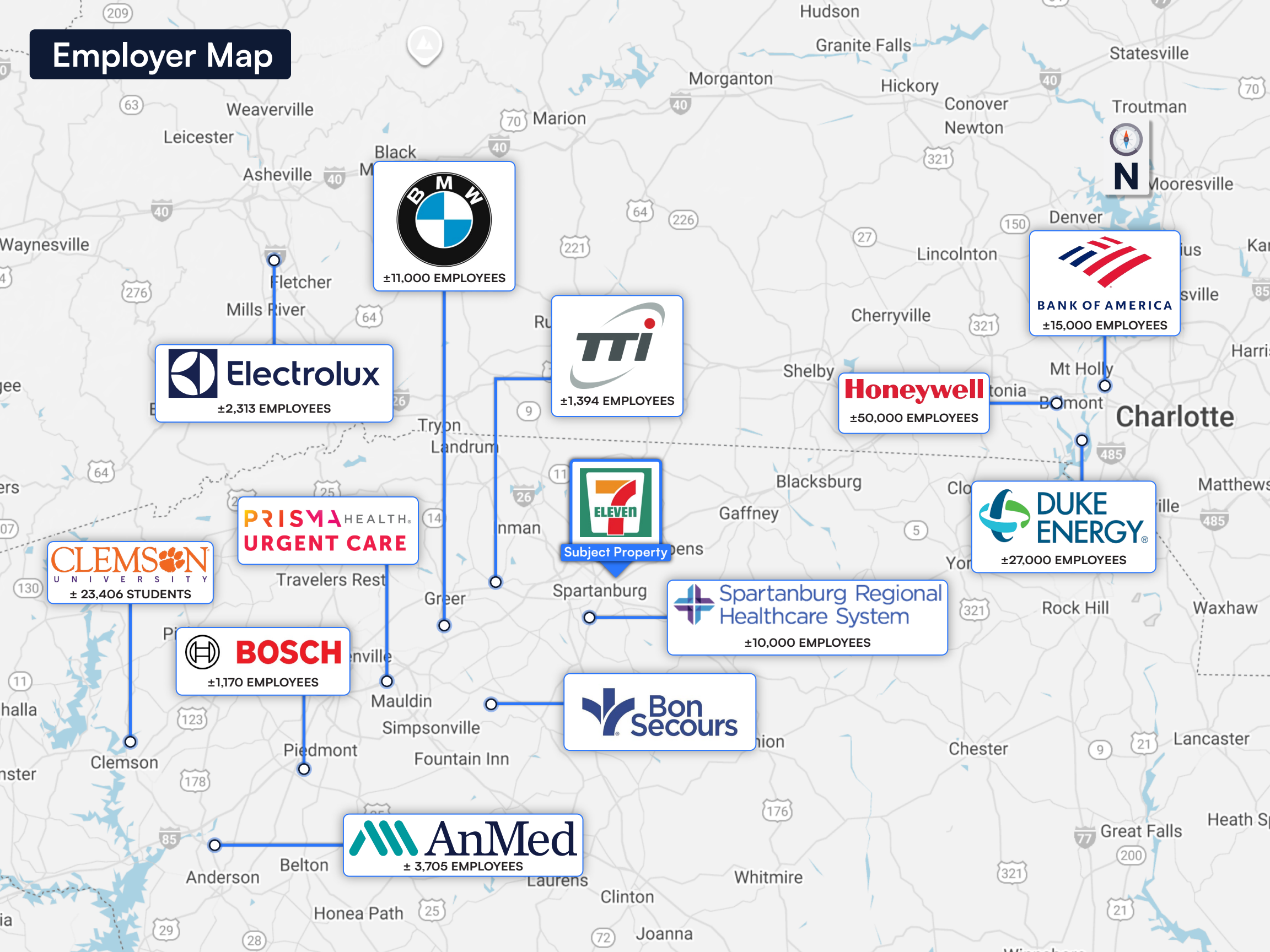
Dewberry Rd



Gossett Rd ± 12,300 VPD



# Employer Map





Tenant

Overview



**7-ELEVEN.**

7-Eleven operates over 13,000 stores across the United States, making it one of the most recognized convenience store chains in the country. Its locations are spread throughout urban centers, suburban neighborhoods, and along highways, providing easy access to customers in nearly every state. From major cities like New York and Los Angeles to smaller communities, 7-Eleven stores are positioned to serve people on the go. The company continues to expand its reach through franchising and new store openings in both established and emerging markets.

As a business, 7-Eleven offers a variety of products and services focused on convenience. Customers can find snacks, beverages, coffee, hot foods, and household essentials at anytime of day, as many stores operate 24/7. The chain is known for popular items like the Slurpee and Big Gulp, as well as fresh food options such as sandwiches and pizza. Additionally, many stores offer services like bill payment, money transfers, and ATMs, making 7-Eleven a convenient stop for everyday needs. Its commitment to quick service and product variety has helped it remain a leader in the convenience store industry for decades.

**Irving, TX**  
Headquarters

**1927**  
Year Founded

**85,000+**  
Locations

**\$81.46 Billion**  
Total 2024 Revenue



### Spartanburg, SC

Spartanburg, South Carolina, is a steadily growing city in the Upstate region, located about 30 miles east of Greenville along the I-85 corridor between Atlanta and Charlotte. The area has a strong foundation in manufacturing, logistics, and healthcare, supported by major employers such as BMW Manufacturing and Spartanburg Regional Healthcare System. Downtown Spartanburg has experienced meaningful redevelopment, featuring historic buildings, local restaurants, and cultural venues that contribute to the community’s appeal. The city’s proximity to higher education institutions, including Wofford College and the University of South Carolina Upstate, adds to its skilled workforce and stable economy. With ongoing infrastructure improvements and convenient access to major transportation routes, Spartanburg continues to experience measured growth and investment interest.

**47,369**

Population (5 Mile Radius)

**19,040**

Households (5 Mile Radius)

**\$83,800**

Avg Household Income

### Economy

Spartanburg’s economy is anchored by manufacturing, logistics, healthcare, and education, with a strong presence of international companies such as BMW, Toray, and Milliken. The BMW Manufacturing Plant, one of the region’s largest employers, has spurred growth in automotive suppliers and related industries. The city also benefits from a skilled workforce supported by local colleges and universities, and its strategic location along I-85 and I-26 makes it a key transportation and distribution hub in the Southeast. Recent investments in downtown redevelopment and industrial expansion continue to strengthen Spartanburg’s economic base and attract new business opportunities.

### Major Employers



### Drive Time Trade Area

	5 Min Drive		10 Min Drive		15 Min Drive	
	Current Year	5 Year Forecast	Current Year	5 Year Forecast	Current Year	5 Year Forecast
Total Population	3,163	3,306	30,187	31,570	109,361	115,555
Workday Population	2,882	-	33,891	-	132,401	-
Total Households	1,278	1,342	11,584	12,119	42,063	44,523
Avg Household Income	\$83,300	\$92,600	\$73,600	\$82,100	\$78,500	\$87,500
Total Consumer Spend	\$30.8M	\$32.9M	\$541.7M	\$592.6M	\$1.6B	\$1.8B

**TENANT:** 7-Eleven, Inc., a Texas corporation

**LEASE GUARANTOR:** 7-Eleven, Inc., a Texas corporation

**UTILITIES:** “Tenant agrees to pay all charges for gas, electricity, telephone, sewer, water and other utilities used by Tenant on the Premises.”

**TAXES:** “Tenant agrees to pay all taxes levied upon its personal property, including trade fixtures and inventory, located on the Premises.”

**MAINTENANCE:** “At all times during the Term and any Extended Term, Tenant agrees to maintain the Premises, including, without limitation, the foundation (including the slab), roof, and structural, soundness of the Premises.”

**CASUALTY DAMAGE:** “Tenant shall from and after the Delivery Date maintain a standard “Special Form” coverage property insurance policy in an amount equal to the full replacement value of the Premises. If, in the reasonable business judgement of Tenant, the Premises are rendered substantially unfit for the occupancy or use herein contemplated by an casualty or peril insured against in a standard “Special Form” coverage property insurance policy (including windstorm coverage, flood coverage if the Premises is located in a flood zone, and earthquake coverage) (such casualty or peril being hereinafter referred to as an insured casualty or peril), Tenant shall promptly and diligently restore the Premises to the condition existing prior to the occurrence” “however, that if such casualty or peril occurs within the last two (2) years of the Term or any Extended Term, Tenant may instead elect to release and turn over to Landlord the insurance proceeds as a result thereof and cancel and terminate this Lease effective as of the date of the occurrence of the casualty or peril.”

**LIABILITY INSURANCE:** “Tenant agrees at Tenant’s expense, to maintain in force continuously throughout the Term, and any Extended Term, commercial general public liability insurance covering the Premises with combined single limit coverage of \$2,000,000.00 and shall, upon Landlord’s written request, furnish Landlord and its mortgagee as additional insured under the policy.”

**MOTOR FUELS:** “If Tenant operates a motor fuels facility on the Premises, Tenant shall, upon expiration or termination of this Lease, remove its motor fuels facility. Tenant agrees, at its expense, to comply with all requirements of the appropriate governmental authorities regarding conditions determined to have resulted from Tenant’s operations of the motor fuels facility (the “Remedial Measures”). Upon conclusion, of the Remedial measures, to the extent by the performance of the Remedial Measures, Tenant shall restore the Premises to the condition substantially similar to that condition existing prior to the performance of the Remedial measures including, but not limited to, the refilling of any excavation performed in the course of the Remedial Measures.”

**ASSIGNMENT & SUBLETTING:** “Tenant shall not assign this Lease sublease the Premises without first obtaining the written consent of Landlord, which consent shall not unreasonably withhold. Any assignment or sublease, and any transfer or demise to a Permitted Transferee, shall be subject to all of the terms, covenants and conditions of this Lease and Tenant shall remain primarily liable for the payment of rent and the performance of the terms, covenants and conditions of this Lease.”

**RIGHT OF FIRST REFUSAL:** Yes, 20 days upon receiving written notice from the Landlord.

**PERCENTAGE OF MOTOR FUELS SALES:** “Landlord may request in writing, no more than twice in any twelve (12) month period over the course of the first two (2) years of the Term, and for a period of two (2) years after any sale of the Premises, the percentage of unaudited total gross revenue from the sale of motor fuels and motor oil.”

# Disclaimers



This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **808 Gossett Rd, Spartanburg, SC 29307** (“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.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

# MATTHEWS™

Exclusively Listed By

**SONNY MOLLOY**  
Executive Vice President

**(404) 610-6677**  
sonny.molloy@matthews.com  
License No. 249161 (GA)

**JARED KAYE**  
Senior Vice President & Senior Director

**(770) 597-2989**  
jared.kaye@matthews.com  
License No. 348701 (GA)

**GRANT MORGAN**  
Associate

**(205) 610-8670**  
grant.morgan@matthews.com  
License No. 430218 (GA)

**KYLE MATTHEWS**  
Broker of Record  
License No. 22684 (SC)



808 Gossett Rd | Spartanburg, SC 29307

**Greenville, SC MSA**  
**Spartanburg County**

Offering Memorandum