



1655 W WASHINGTON ST

Bolivar, WV 25425

**Retail
Investment Opportunity**

Offering Memorandum



MATTHEWS™

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EXCLUSIVELY LISTED BY

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Property Overview



1655 W Washington St Bolivar, WV 25425



Investment Highlights

Tenant Highlights

- **Investment-Grade Corporate Guaranty:** The lease is backed by 7-Eleven, Inc., the world's largest convenience store operator, carrying a Standard & Poor's credit rating of "A-", providing institutional-quality security for the income stream.
- **Iconic Global Brand:** 84,000+ Locations Worldwide, 13,000+ in the United States and Canada, 7-Eleven commands unmatched brand recognition, foot traffic, and consumer loyalty.

Property Highlights

- **40+ Years of Proven Operations:** 7-Eleven has operated successfully at this exact location for over four decades — one of the strongest possible signals of site viability and sustained consumer demand.
- **NNN Lease:** Offering zero landlord responsibilities and a passive income stream for investors.
- **Recent 10-Year Lease Extension:** Showing a strong commitment to the location.
- **Hedge Against Inflation:** Built in rental increases, 10% every 5 years.
- **Fee Simple Ownership:** Opportunity to own both the land and improvements.
- **Sole 7-Eleven in the City:** This is the only 7-Eleven serving Bolivar, with no competing corporate c-store directly nearby, reinforcing its captive customer base.
- **Corner Location with Dual-Street Access:** Situated at the corner of W Washington Street and Paul Courtney Drive with entrances on both cross streets, maximizing ingress/egress, visibility, and impulse traffic capture.
- **Strategic Gateway Position:** Located on U.S. Route 340, the primary arterial corridor connecting the Washington, D.C. metro area to the Harpers Ferry/Bolivar market — capturing both local and visitor traffic daily.
- **Stable and Recession-Resistant Industry:** Convenience retail is one of the most resilient consumer categories, consistently maintaining strong sales through economic downturns.



Investment Highlights

Demographic Highlights

- **Affluent Market:** \$126,000+ average Household income within 3 miles.
- **DC Metro Proximity:** Bolivar sits off U.S. Route 340, approximately one hour from Washington, D.C. and Baltimore, MD, placing it squarely within the orbit of one of the nation's wealthiest and most stable metro economies.
- **Tourism and Outdoor Recreation Driver:** Harpers Ferry National Historical Park draws over half a million visitors per year. The area offers whitewater rafting, fishing, mountain biking, tubing, canoeing, hiking, ziplining, and rock climbing — generating consistent seasonal and year-round transient traffic that benefits this location directly.
- **Appalachian Trail Hub:** The longest continuous hiking-only footpath in the world, running directly through the area — drawing hikers, tourists, and outdoor enthusiasts as a reliable supplemental customer base.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,684	8,187	20,687
Current Year Estimate	1,602	7,604	19,164
2020 Census	1,567	7,415	18,188
Growth Current Year-Five-Year	5.11%	7.66%	7.95%
Growth 2020-Current Year	2.20%	2.55%	5.36%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	796	3,204	8,025
Current Year Estimate	764	3,010	7,494
2020 Census	730	2,840	6,863
Growth Current Year-Five-Year	4.24%	6.46%	7.08%
Growth 2020-Current Year	4.58%	5.96%	9.20%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$115,959	\$137,101	\$135,607





Drive Times

±9 Minutes to Walmart

±13 Minutes to Hollywood Casino at Charles Town Races

±14 Minutes to Jefferson Medical Center - WVU Medicine



Bolivar Court Apartments

±34 Units



Potomac Terrace Apartments

±38 Units

Bolivar-Harpers Ferry
Public Library



Harpers Ferry Middle School

±5,500 Students



W Washington St



Subject Property



Paul Courtney Dr

1655 W Washington St
Bolivar, WV 25425

±2,250 SF
GLA

1980
Year Built

±9.5
Term Remaining

NNN
Lease Type



Financial Overview



1655 W Washington St Bolivar, WV 25425



Financial Summary

\$2,143,000

List Price

7.00%

Cap Rate

\$150,000

NOI

±0.66 AC

Lot Size

Property Details

Lease Type	NNN
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Roof & Structure	Tenant Responsible
Original Lease Term	20
Rent Commencement Date	7/25/80
Lease Expiration Date	12/31/35
Term Remaining on Lease	±9.5
Increases	10% every 5 years
Options	Two (5) Year Options
Cap Rate	6.50%
Annual Rent	\$150,000

Annualized Operating Data

Lease Commence	Monthly Rent	Annual Rent	Rent PSF	CAP
Current - 12/31/2030	\$12,500.00	\$150,000.00	\$66.67	7.00%
1/1/2031 - 12/31/2035	\$13,750.00	\$165,000.00	\$73.33	7.70%
Option 1	\$15,125.00	\$181,500.00	\$80.67	8.47%
Option 2	\$16,637.50	\$199,650.00	\$88.73	9.32%



Tenant Summary

Year Founded
1927

Headquarters
Irving, TX

Ownership Status
Seven & I Holdings

Employees
±152,000

Locations
±85,000

Credit Rating
Baa2 (Moody's)



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.

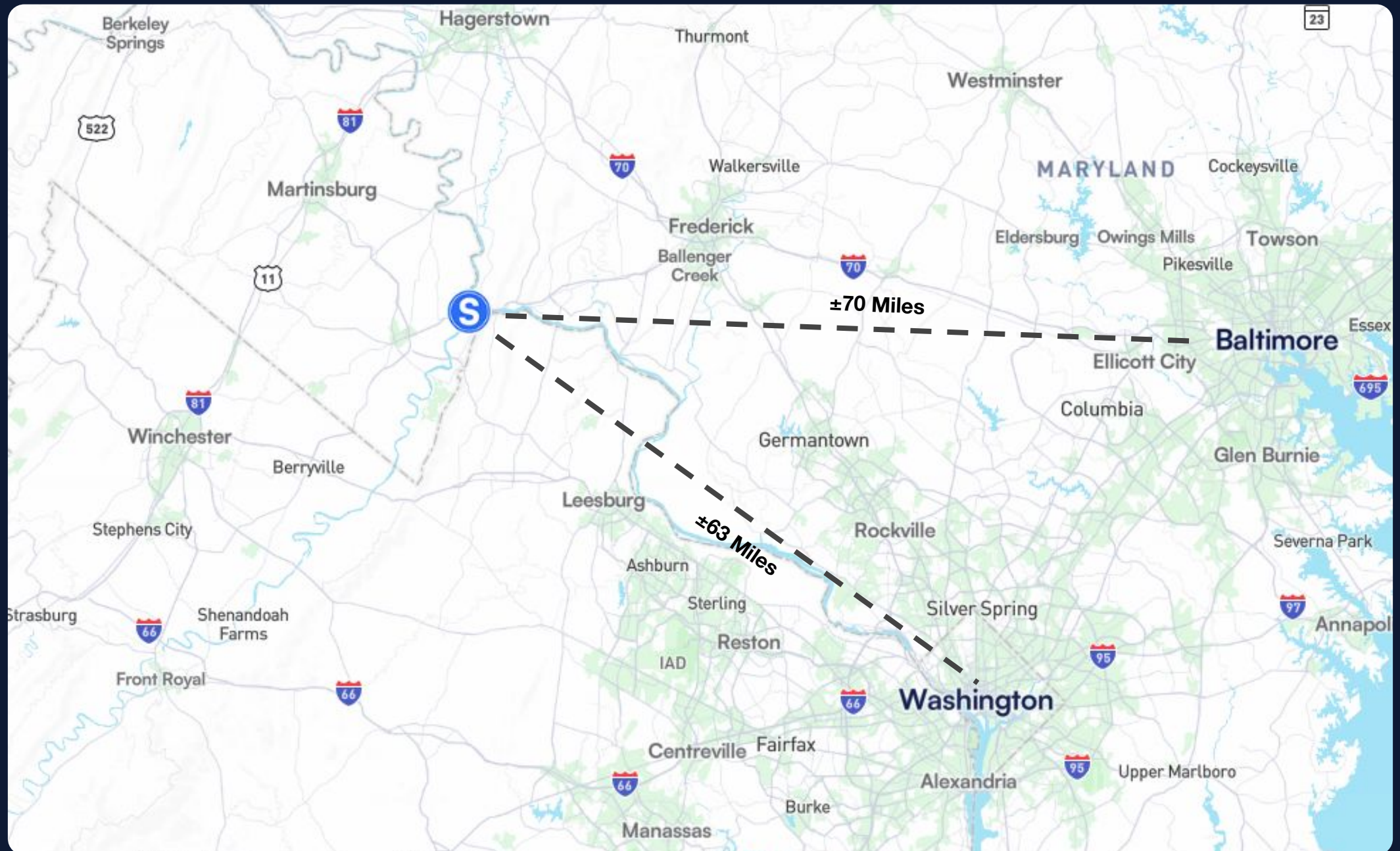
Why Invest in 7-Eleven?

- **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



1655 W Washington St Bolivar, WV 25425



HARPERS FERRY, WV

Market Demographics

60,000

Jefferson County Population

\$116,587

Median HH Income

80.0%

Home Ownership Rate

\$23.8 Million

Tourism Direct Spending



Local Market Overview

Harpers Ferry benefits from a strategic location at the intersection of West Virginia, Virginia, and Maryland, positioning the community within the broader Washington-Baltimore economic corridor. The local economy is supported by a growing mix of tourism, small business development, professional services, and regional employment opportunities. Continued population growth in nearby Jefferson County has increased demand for housing, retail services, and infrastructure investment, helping to strengthen economic activity throughout the area. The town's historic character and proximity to major transportation routes continue to attract new residents, visitors, and private investment.

Key demand drivers include sustained in-migration from higher-cost metropolitan markets, expanding commuter access to employment centers in Northern Virginia and the Washington, D.C. region, and strong tourism activity associated with Harpers Ferry National Historical Park and outdoor recreation assets. Growth in remote and hybrid work arrangements has further enhanced the area's appeal, allowing more professionals to reside locally while maintaining access to regional job markets. These factors have supported ongoing residential development, increased consumer spending, and a positive outlook for future economic expansion across the Harpers Ferry area.

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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 1655 W Washington St, Harpers Ferry, WV, 25425 ("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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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.

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