



1312 SPRINGSTEEN RD
Rock Hill, SC 29730

**Retail
Investment Opportunity**
Offering Memorandum

#1% Foot Traffic Nationally | 10 Years Remaining | Corporate NNN | Surrounded by National Retailers



MATTHEWS™

Exclusively Listed By



Jake Stockton

Associate

(657) 284-6696

jake.stockton@matthews.com

License No. 02362981 (CA)



Nick Hahn

Vice President

(949) 662-2267

nick.hahn@matthews.com

License No. 02118006 (CA)

Broker of Record

Kyle Matthews

Broker Lic. No.: 105710 (SC)

Firm Lic. No.: 22684 (SC)

Table of Contents

03 | **Property Overview**

11 | **Financial Summary**

13 | **Tenant Overview**

14 | **Market Overview**

MATTHEWS™



PROPERTY OVERVIEW

7-ELEVEN
1312 Springsteen Rd | Rock Hill, SC 29730



Anderson Rd ≈14,300 VPD

PROPERTY OVERVIEW

±4,260 SF

Total GLA (SF)

±2.44 AC

Lot Size (AC)

±19,200 VPD

Total VPD (Hwy 159 & US-21)

2021

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 1% of 7-Eleven stores nationwide for foot traffic, per Alpha Maps data.
- **Recent 2021 Construction:** Modern ±4,260 SF building with a single-row canopy and 8 MPDs (16 pumps) on ±2.44 acres.
- **NNN Lease:** Offering a passive and secure investment.
- **Long Term Lease:** ±10 Years Remaining on the Base Term with Four, 5-Year Year Options to extend.
- **Hedge Against inflation:** Built in rental increases, 7.5% every 5 years and at each option period.
- **Prime Location:** Located on a hard signalized corner with strong visibility.
- **Located on Major Highway:** The property sits on Hwy 159 & US-21, a vital commuter route.

- **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:** As a 7-Eleven convenience store and fuel station, the property operates within an essential retail sector that benefits from consistent consumer demand and demonstrates resilience across various economic cycles.



PROPERTY OVERVIEW

NNN

Lease Type

±10 Years

Term Remaining

Demographic Highlights

- **Dense Population:** 93,484+ residents within 5-miles and 245,216+ residents within 10-miles.
- **Healthy Demographics:** Average household income north of \$117,461+ within 10 miles.
- **Substantial Retail Synergy:** The property is located within three miles of the Rock Hill Galleria, a premier regional shopping destination anchored by Walmart Supercenter, Dick's Sporting Goods, Belk, Ashley HomeStore, and numerous national retailers including Bath & Body Works, Victoria's Secret, American Eagle, Foot Locker, Hibbett Sports, Finish Line, Kay Jewelers, Chick-fil-A and GameStop, and many more.
- **Nearby Established Brands:** Target, Walmart Supercenter, Lowes, Dick's Sporting Goods, Ross, Michaels, Belk, Kohl's, McDonald's Dunkin', Bank of America, CVS Pharmacy, Starbucks, PNC Bank, PetSmart, TJ Maxx, Ulta Beauty, and many more.

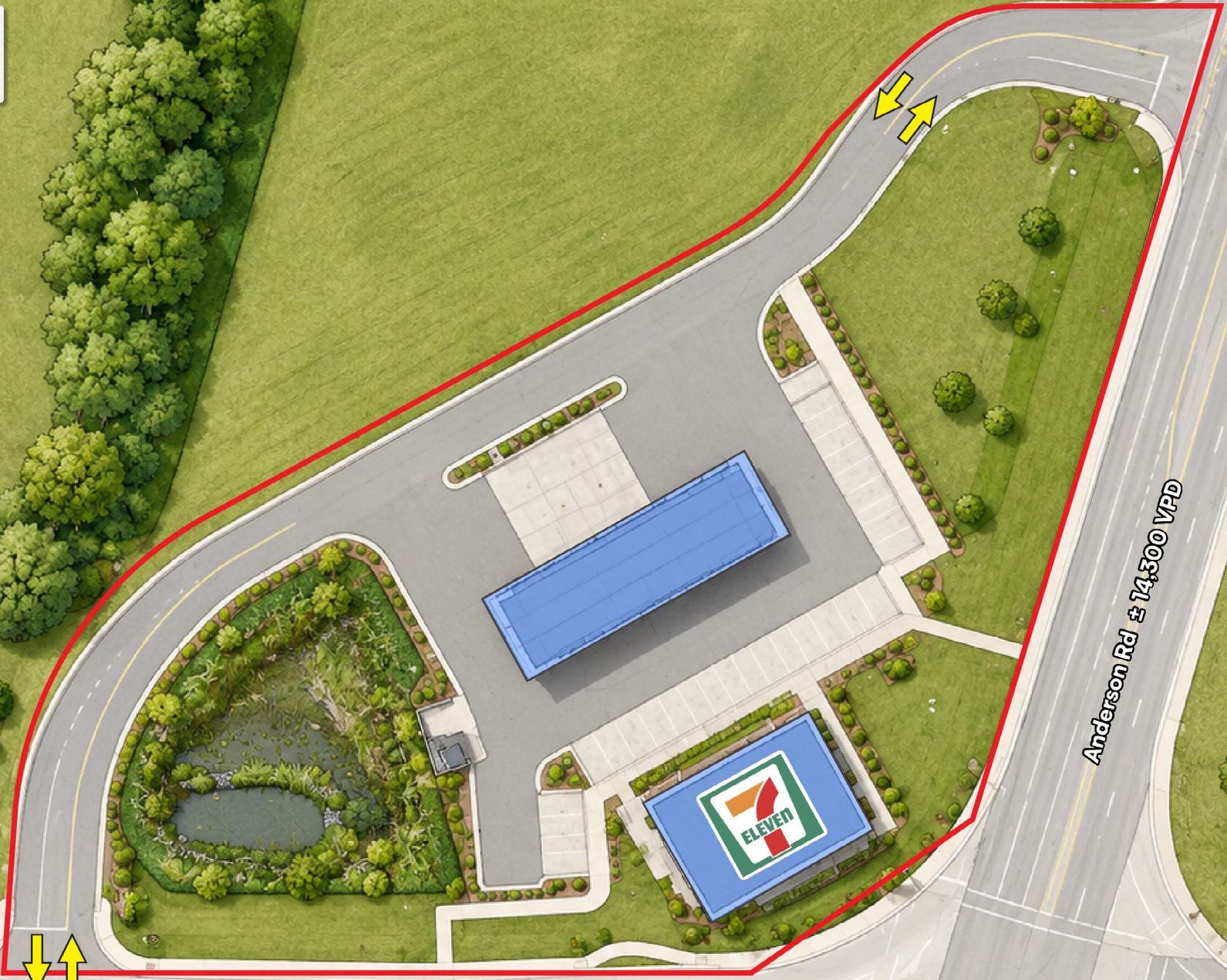


PROPERTY PHOTOS



PROPERTY PHOTOS





Springsteen Rd \pm 4,900 VPD



Anderson Rd \pm 14,300 VPD



Rock Hill Galleria

Walmart Supercenter
 Bath & Body Works
Ashley HOMESTORE
DICK'S SPORTING GOODS
belk
HIBBETT SPORTS

LOWE'S
sam's club
Academy SPORTS+OUTDOORS
FOOD LION
TSC TRACTOR SUPPLY CO
BOOT BARN

ROSS
 DRESS FOR LESS®
 Distribution Center
 ±700 Employees

±72,300 VPD

York Technical College
 York Technical College
 ±4,771 Students | ±550 Employees

TARGET **BEST BUY**
 BANK OF AMERICA
 McDonald's **DUNKIN'** CVS pharmacy

PADDOCK
 POOL EQUIPMENT COMPANY
 Commitment. Innovation. Service.
 Manufacturer
 ±200 Employees



Cowan Farms Apartments
 ±248 Units

Springsteen Rd ±4,900 VPD



Subject Property

Anderson Rd ±14,500 VPD

FINANCIAL OVERVIEW

7-ELEVEN
1312 Springsteen Rd | Rock Hill, SC 29730



FINANCIAL OVERVIEW

\$5,037,000

List Price

5.50%

Cap Rate

±4,260 SF

GLA

Tenant	7-Eleven
GLA	±4,260 SF
Lot Size	106,286 SF (2.44 Acres)
Year Built	2021
Parking Spaces	±28
Lease Type	NNN
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Roof & Structure	Tenant Responsible
Original Lease Term	15
Rent Commencement Date	5/27/21
Lease Expiration Date	5/31/36
Term Remaining on Lease	±10 Years
Increases	7.5% every 5 years
Options	Four, 5-Year Options

Lease Commence	Monthly Rent	Annual Rent	CAP
Current - 05/31/2031	\$23,087.86	\$277,054.32	5.50%
06/01/2031 - 05/31/2036	\$24,819.45	\$297,833.40	5.91%
Option 1	\$26,680.91	\$320,170.92	6.36%
Option 2	\$28,681.98	\$344,183.76	6.83%
Option 3	\$30,833.13	\$369,997.56	7.35%
Option 4	\$33,145.62	\$397,747.44	7.90%



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

1312 Springsteen Rd | Rock Hill, SC 29730



ROCK HILL, SC

\$256B

Charlotte Metropolitan GDP

±22 Miles

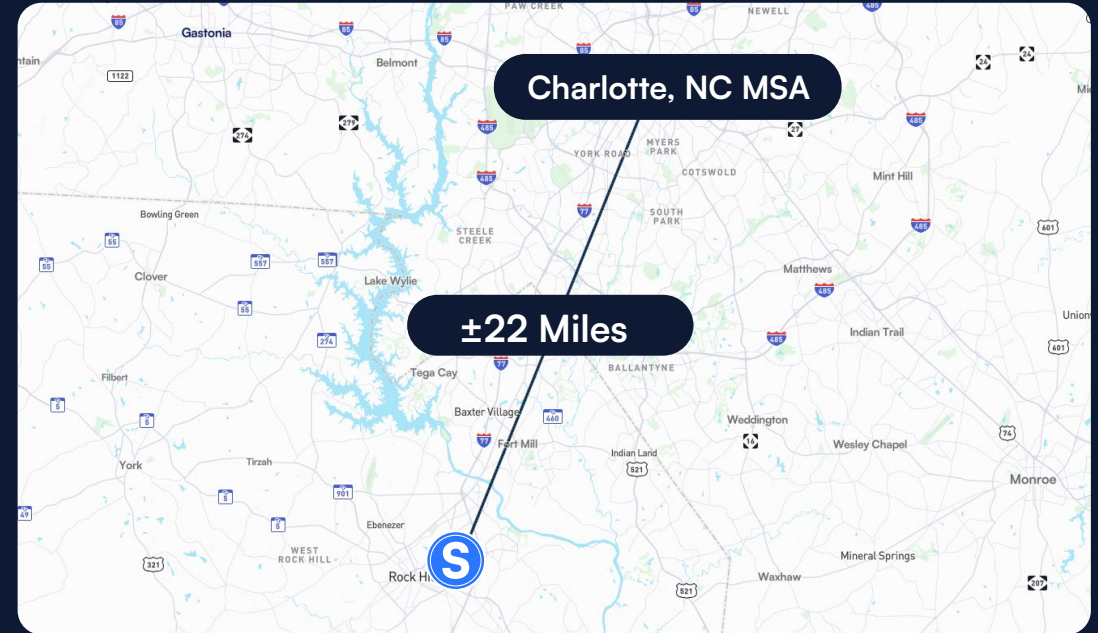
Distance to Charlotte MSA

Top 25

Fastest-Growing MSA

3.0M+

Charlotte MSA Population



Local Market Overview

Rock Hill, South Carolina is one of the fastest-growing markets in the Charlotte metropolitan area, strategically located along the I-77 corridor approximately 20 miles south of Charlotte, NC. As the largest city in York County, Rock Hill benefits from continued population growth, strong residential development, and expanding employment opportunities that support a healthy consumer base. The city's economy is anchored by healthcare, manufacturing, technology, education, and professional services, creating a diverse and stable workforce. Rock Hill has evolved into a regional retail destination, drawing consumers from throughout York County and neighboring communities while generating more than \$2.1 billion in annual retail sales.

The area's favorable demographics, growing household incomes, and strong commuter population provide consistent demand for convenience-oriented retail uses such as fuel stations, quick-service restaurants, and neighborhood retail centers. Major traffic corridors including I-77, Dave Lyle Boulevard, Celanese Road, and Cherry Road experience significant daily traffic volumes, enhancing visibility and accessibility for retailers. Additionally, Rock Hill's proximity to Charlotte continues to attract new residents and businesses seeking a lower-cost alternative within the region's growth corridor. These factors position Rock Hill as a highly attractive market for retail investment and long-term consumer spending growth.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	40,264	89,184	224,715
2025 Population	43,533	94,207	246,525
2030 Population Projection	46,013	99,169	263,395
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	16,078	35,745	87,101
2025 Households	17,711	38,034	95,752
2030 Household Projection	18,794	40,102	102,422
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$67,179	\$84,867	\$117,758

Charlotte, NC

Charlotte has emerged as one of the fastest-growing and most economically dynamic metropolitan areas in the United States, supported by strong population growth, expanding employment, and continued corporate investment. The metro benefits from a highly diversified economy anchored

by financial services, technology, healthcare, logistics, and advanced manufacturing industries. Continued in-migration, a growing labor force, and sustained development activity continue reinforcing Charlotte's position as one of the premier growth markets in the Southeast.

2.97M

Total Population

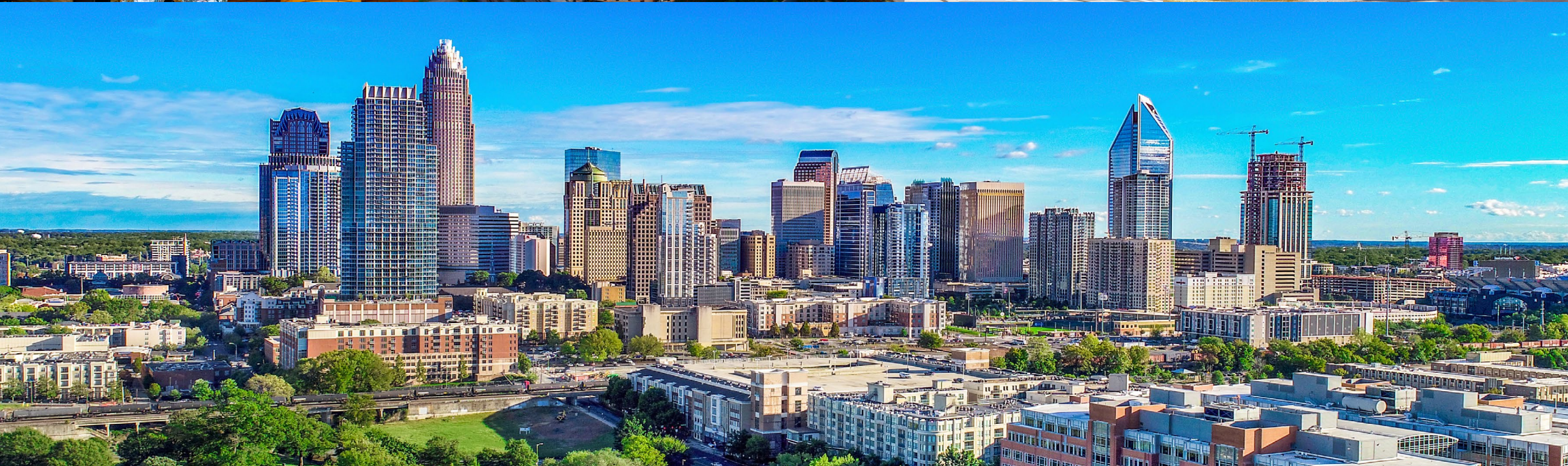
#3 Fastest Growing

United States Metro

\$88.7K

Median HH Income

Source: CoStar Group, U.S. Census Bureau, Charlotte Regional Business Alliance | 2025 Dataset



Employment

Charlotte continues establishing itself as one of the nation's leading employment and corporate growth markets, driven by sustained business relocations, headquarters expansions, and strong white-collar job creation. The metro's deep financial services talent pool, highly educated workforce, and business-friendly operating environment continue attracting major corporate investment across banking, technology, healthcare, and professional services. Combined with North Carolina's favorable corporate tax structure and rapid population growth, Charlotte continues outperforming many major U.S. metros in annual job growth.

1.42M+ Total Jobs
37.6K+ Jobs Added YoY
2.7% Annual Job Growth

Major Job Expansions

Scout

1,200+ New Jobs
\$207M+ Investment

JABIL

1,181+ New Jobs
\$500M+ Investment

MAERSK

520+ New Jobs
\$16M+ Investment

CITI

510+ New Jobs
\$16.1M+ Investment

Source: CoStar Group, U.S. Bureau of Labor Statistics, Charlotte Regional Business Alliance, NC Commerce, company reports | 2025 Dataset

Top Employers

Largest Employer

 **Atrium Health**

35,700+
Employees

Wells Fargo

26,000+ Employees

Charlotte-Mecklenburg Schools

18,500+ Employees

Walmart

16,100+ Employees

Bank of America

15,000+ Employees

Novant Health

12,000+ Employees

American Airlines

11,000+ Employees

Lowe's

9,200+ Employees



Charlotte Retail Performance

154M+

Square Feet of
Retail Inventory



1.3M+

Square Feet
Under Construction

\$247

Market Sale Price
Per Square Foot

\$27.22

Market Asking
Rent Per Square Foot

Charlotte's retail market continues benefiting from strong population growth, rising consumer spending, and sustained residential development across the metro. Rapid in-migration, expanding household incomes, and continued corporate growth have supported strong demand for grocery-anchored centers, mixed-use retail districts, and experiential retail throughout high-growth submarkets including South End, Midtown, and South Charlotte. Limited new retail supply and continued leasing activity have helped maintain tight market fundamentals across much of the region.

Source: CoStar Group | 2025 Dataset



Submarket Strength

Mixed-Use & Experiential

South End & Midtown

Charlotte's fastest-growing walkable retail corridor

30%

Population Growth | 10 Yr

25K/Day

Lynx Blue Line Riders

The Line & RailYard South
Key Projects



Luxury Retail

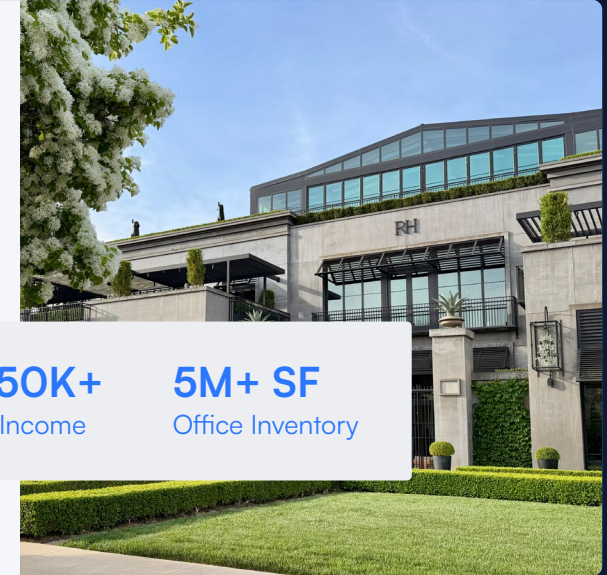
SouthPark

The Southeast's premier luxury retail destination

1.6M+ SF
SouthPark Mall

\$150K+
HH Income

5M+ SF
Office Inventory



Suburban Growth

Ballantyne

Fast-growing South Charlotte trade area

±535 AC

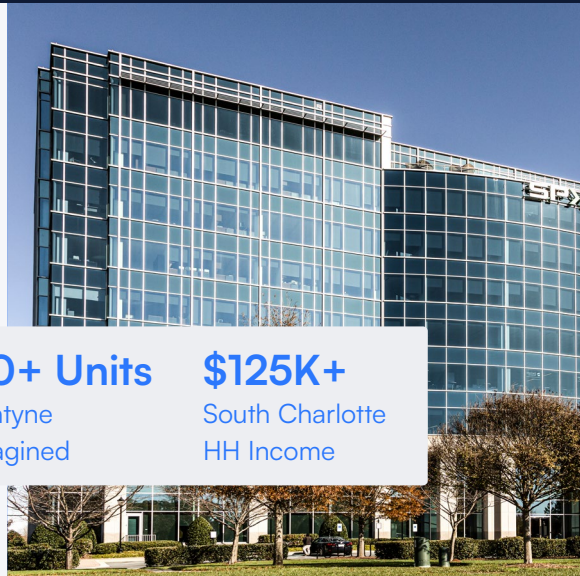
Ballantyne Corporate Park

600+ Units

Ballantyne Reimagined

\$125K+

South Charlotte HH Income



University Corridor

University City

Anchored by UNC Charlotte and transit growth

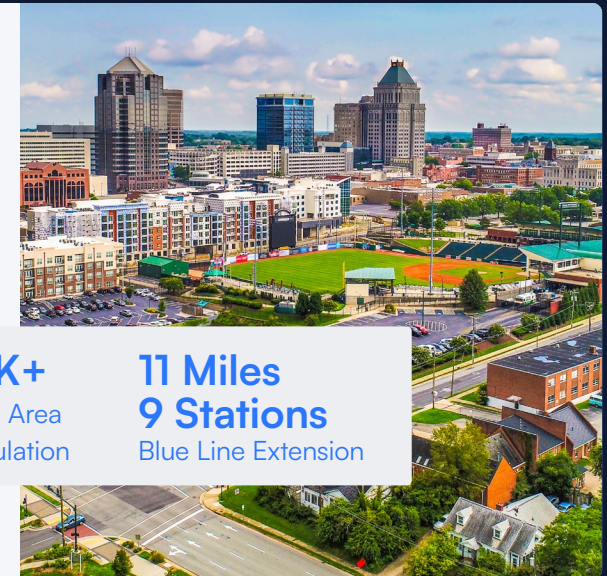
31K+

UNC Charlotte Students

75K+

Total Area Population

11 Miles
9 Stations
Blue Line Extension



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 **1312 Springsteen Rd Rock Hill, SC 29730** ("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.

7-ELEVEN®

1312 Springsteen Rd | Rock Hill, Sc 29730

Exclusively Listed By



Jake Stockton

Associate

(657) 284-6696

jake.stockton@matthews.com

License No. 02362981 (CA)



Nick Hahn

Vice President

(949) 662-2267

nick.hahn@matthews.com

License No. 02118006 (CA)

Broker of Record | Kyle Matthews | Broker Lic. No. 105710 (SC) | Firm Lic. No. 22684 (SC)

MATTHEWS™