



441 Alden Ave

Morrisville, PA 19067

**Retail
Investment Opportunity**

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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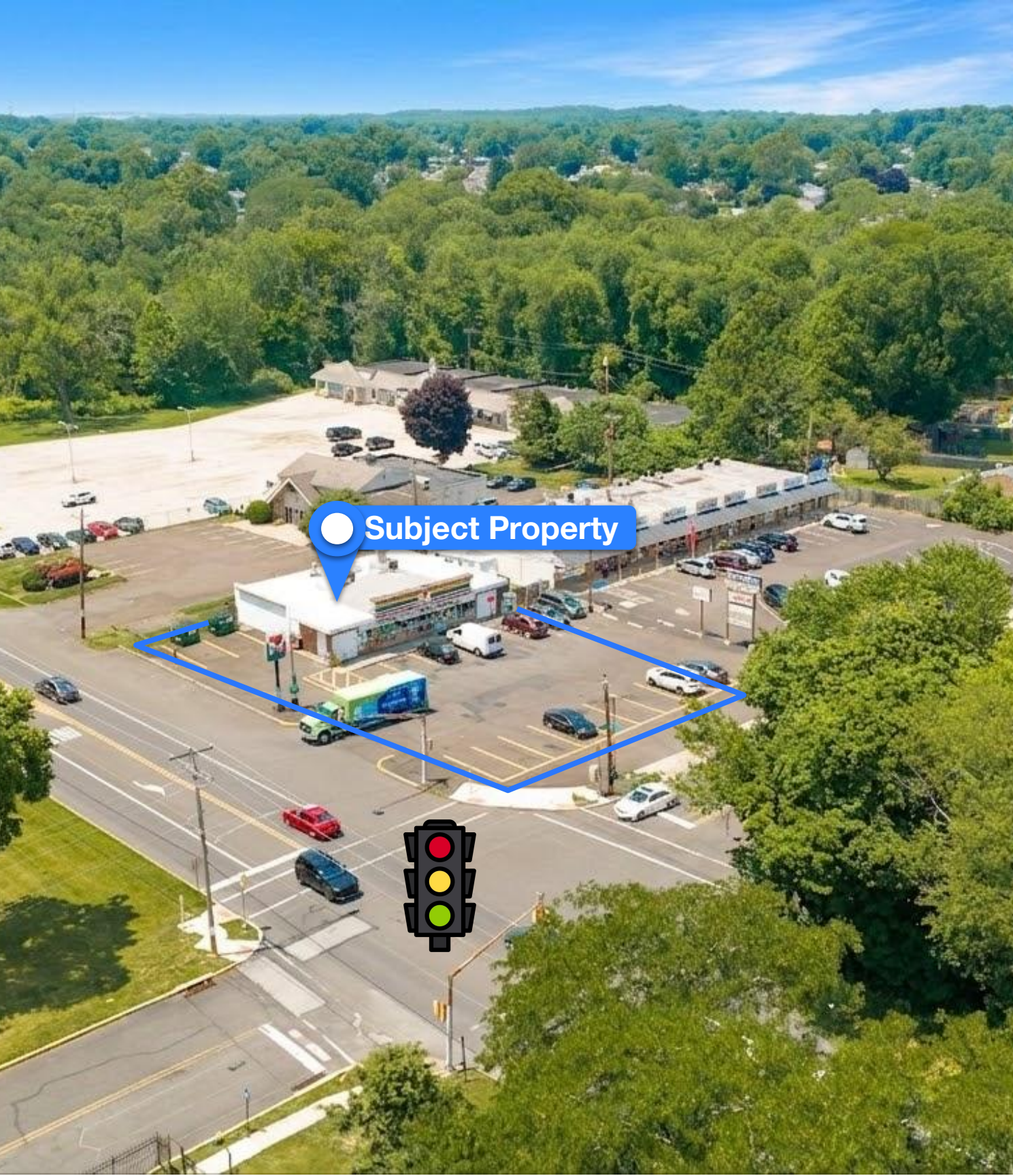


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Property Overview

7-Eleven

441 Alden Ave, Morrisville, PA 19067



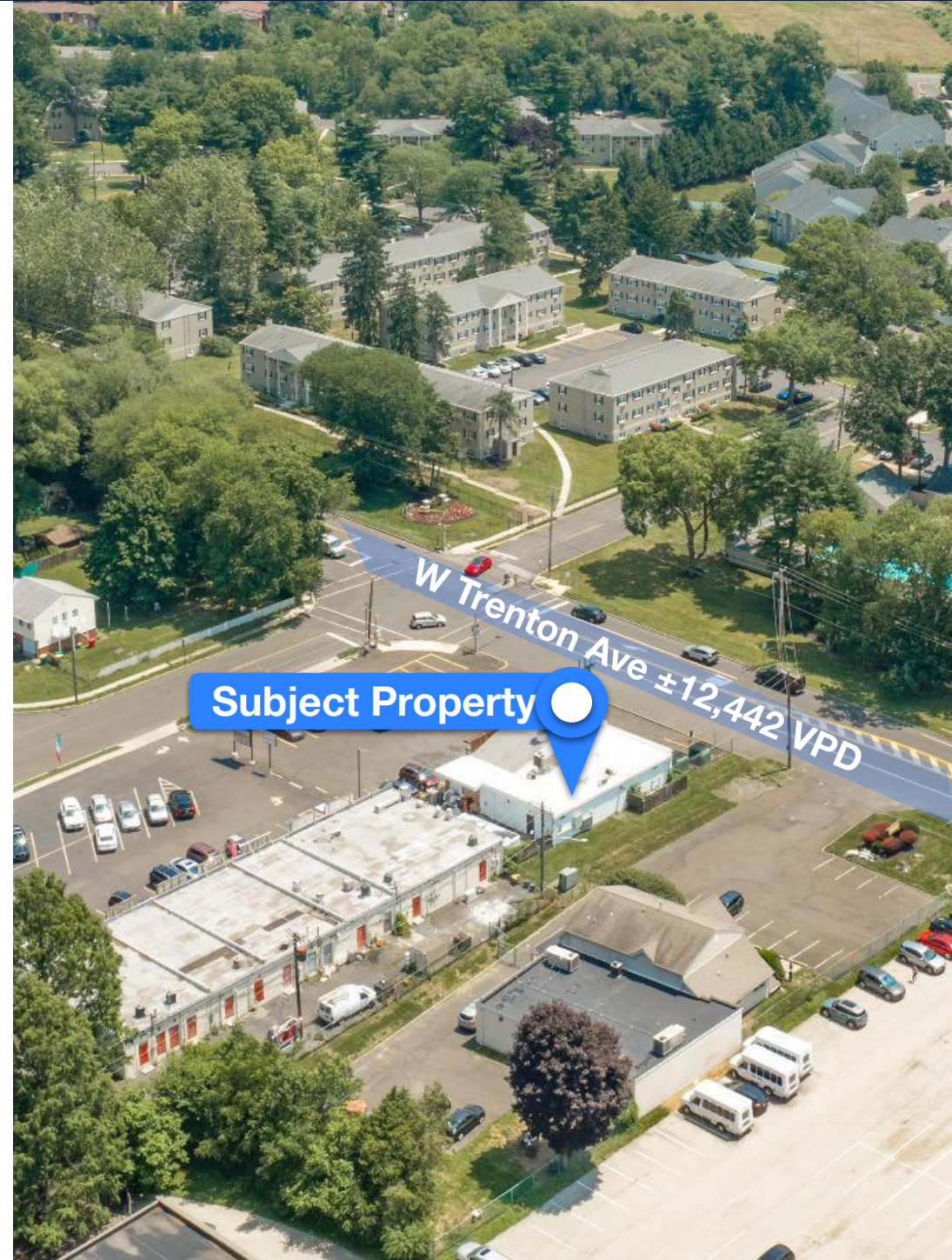
Investment Highlights

Tenant Overview

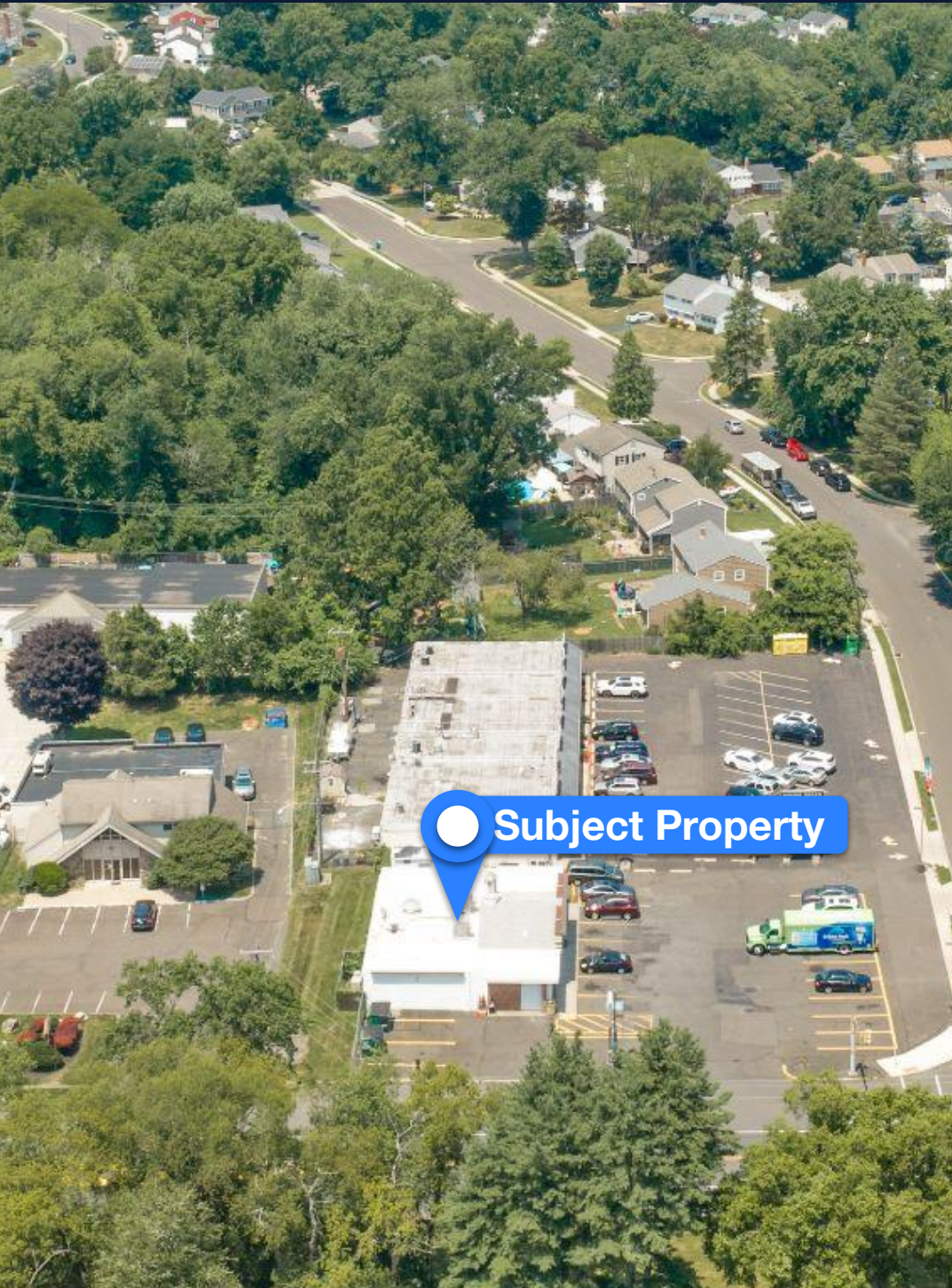
- **Top-Rated Tenant:** 7-Eleven has investment-grade credit, rated 'A-' by Standard and Poor's, reflecting strong financial stability and institutional-grade credit quality.
- **Iconic Brand:** 84,000+ Locations Worldwide, 13,000+ in the United States and Canada, underscoring unparalleled brand recognition and operational scale.

Property

- **NNN Lease:** Offering a secure and passive investment.
- **10 Year Lease Extension:** Showing a strong commitment to the location.
- **Proven Location:** Operating successfully at this site for 65+ years, demonstrating proven long-term viability.
- **Hard Signalized Corner:** Located at the intersection of Trenton & Alden with over 13,000 vehicles per day.
- **Hedge Against Inflation:** Built in rental increases, 10% every 5 years.
- **Fee Simple Ownership:** Opportunity to own both the land and improvements.
- **High Accessibility:** Entrances are located on both cross streets, enhancing convenience and traffic flow.
- **Stable and Recession-Resistant Industry:** Provides you with a consistent income stream.



Investment Highlights



Demographics

- **Dense Population:** 272,563+ residents within 5-miles.
- **Affluent Area:** Average household income north of \$155,573 within 1 mile.
- **Dense Retail & Commercial Trade Area:** Nearby Morrisville Square (27,000 SF GLA), Big Oak Shopping Center (23,000 SF GLA), and Pennsbury Plaza, a 67,000 SF GLA regional shopping center, reinforcing the trade area's retail density.
- **Education Anchors Nearby:** Mercer County College, Thomas Edison State University, Morrisville Middle/High School, Grandview Elementary School, Eleanor Roosevelt Elementary School, William Penn Middle School, Pennwood Middle School, Charles Boehm Middle School and Makefield Elementary School providing a steady built-in customer base of students, families and staff.
- **Cross-River Gateway Location:** Morrisville benefits from its location directly across the Delaware River from Trenton, NJ, giving the site a natural trade-area draw from both Bucks County, PA and Mercer County, NJ. West Trenton Avenue, a major commercial corridor, also serves as a direct commuter route to the Trenton Transit Center, and the broader corridor connects to US Highway 1, Route 13, I-95, and the PA/NJ Turnpike.



Downtown Trenton
±2.8 Miles Away

 **capitalhealth**
±265 Beds | ±4,300 Employees

 **POPEYES**
DOLLAR GENERAL
 **metro**
by T Mobile

Pennsbury Plaza
GIANT *Advance Auto Parts*
Wawa  **CVS pharmacy** 
Wendy's  **planet fitness** 


Trenton Major Retail
Walmart Supercenter  **THE HOME DEPOT**
TARGET
 **PET SMART** 
ShopRite **ExtraSpace Storage**

Pennsbury Heights
Average Household Income: \$177K
Average Home Price: \$560K
Number of Households: ±305 Homes

 **Morrisville Middle/Senior High School**
±405 Students

 **Americana Apartments**
±92 Units

 **Wellington Woods**
±247 Units

 **Rock Springs Apartments**
±169 Units

 **BREAD & BUTTER**
Specialty Sandwiches

 **7-ELEVEN**
Subject Property

 **MORRISVILLE VETERINARY HOSPITAL**

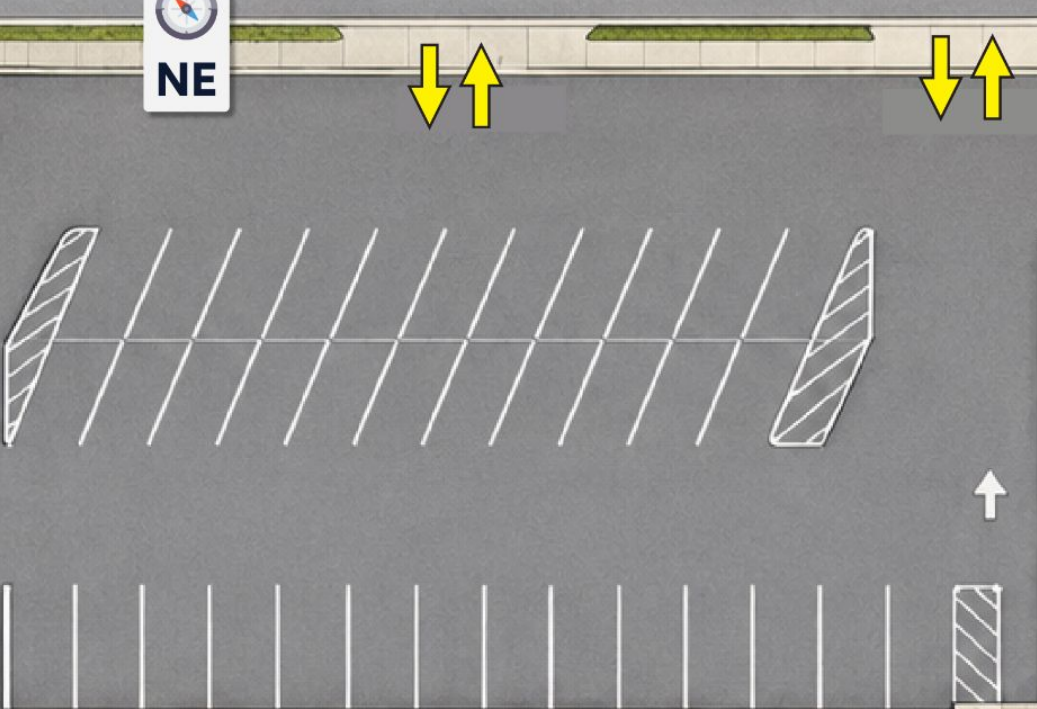
Alden Ave

W Trenton Ave ±12,442 VPD

Alden Ave



W Trenton Ave ± 12,442 VPD



441 Alden Ave
Morrisville, PA 19067

±2,620 SF
GLA

1960
Year Built

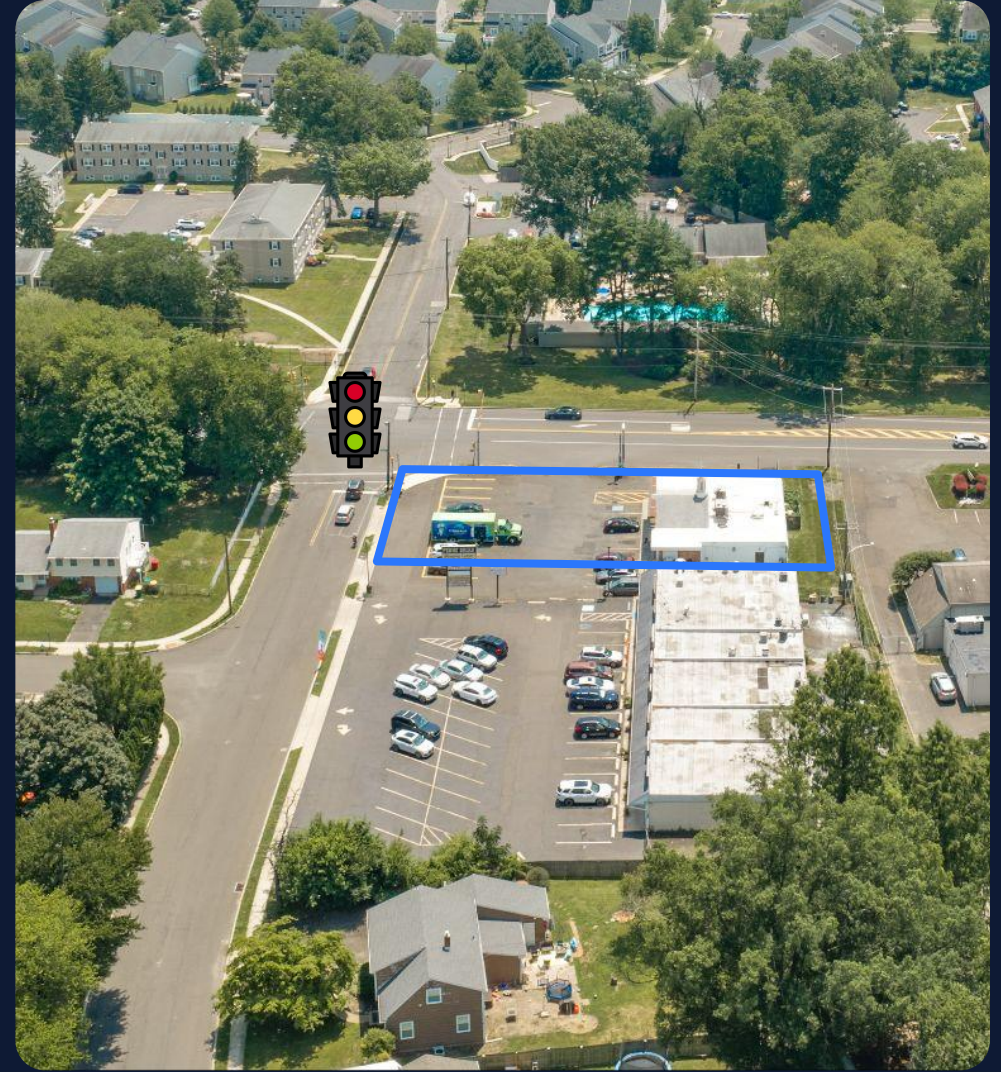
±12,442 VPD
W Trenton Ave

NNN
Lease Type

±9.42 Years
Term Remaining on Lease



Property Photos



Financial Overview

7-Eleven

441 Alden Ave, Morrisville, PA 19067



Financial Summary

\$1,818,000

List Price

5.50%

Cap Rate

NNN

Lease Type

±0.38 AC

Lot Size

Property Details

Tenant Trade Name	7-Eleven
Parking Spaces	±18
Lease Type	NNN
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Foundation & Structure	Landlord Responsible
Original Lease Term	20
Rent Commencement Date	8/23/1960
Lease Expiration Date	11/30/2035
Term Remaining on Lease	±9.42 Years
Increases	10% every 5 years
Options	Four, 5-Year Options

Annualized Operating Data

	Monthly Rent	Annual Rent	Cap Rate
Current - 11/30/2030	\$8,333.33	\$100,000.00	5.50%
12/1/2030 - 11/30/2035	\$9,166.67	\$110,000.00	6.05%
Option 1	\$10,083.33	\$121,000.00	6.66%
Option 2	\$11,091.67	\$133,100.00	7.32%
Option 3	\$12,200.84	\$146,410.00	8.05%
Option 4	\$13,420.92	\$161,051.00	8.86%



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.

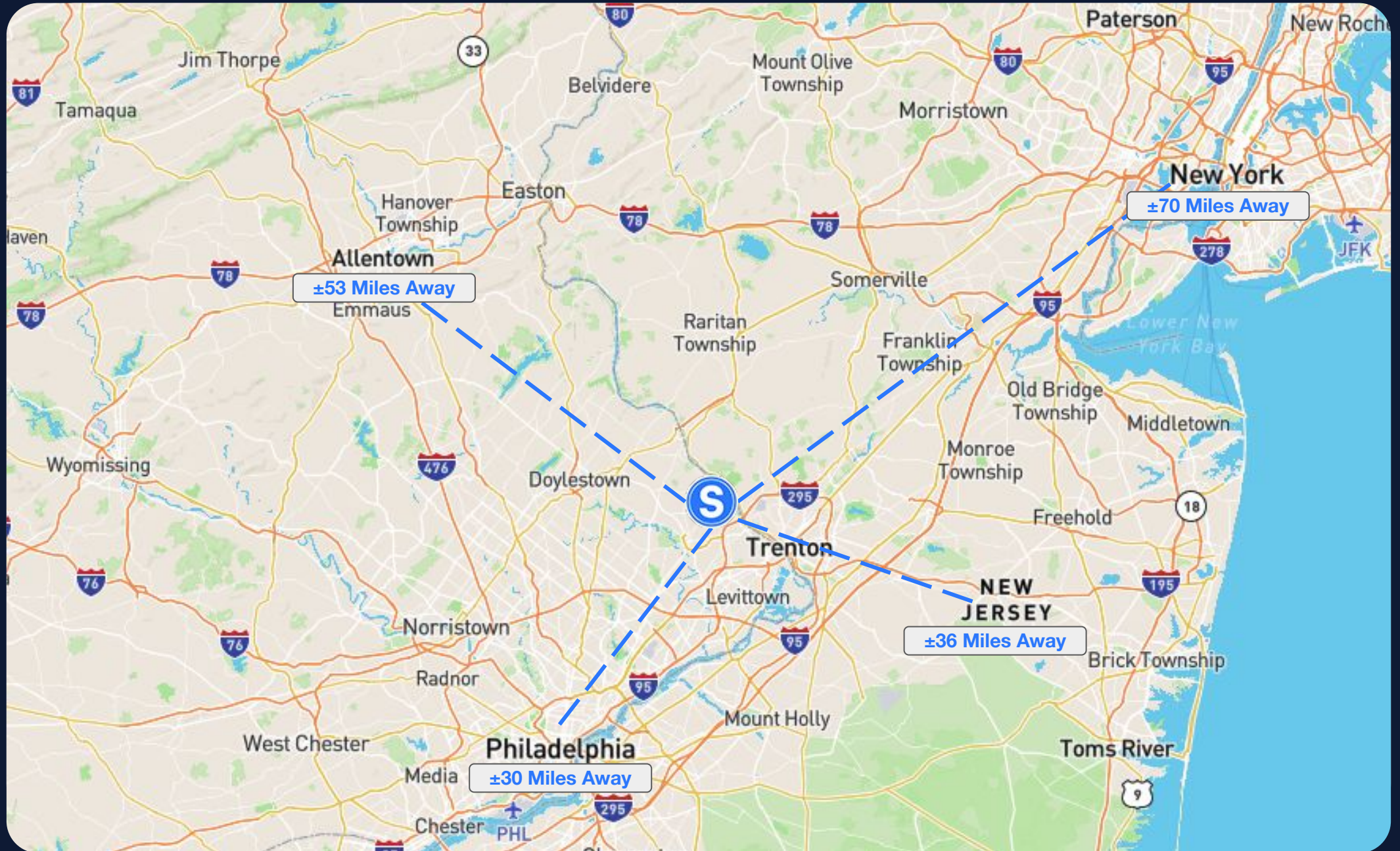
Why Invest in 7-Eleven?

- **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

441 Alden Ave, Morrisville, PA 19067



Morrisville, PA

Market Demographics

9,665

Total Population

\$99,526

Median HH Income

6,450

Employed Population

4.6%

Retail Vacancy

Local Market Overview

Morrisville benefits from a strategic Lower Bucks County location along the Delaware River, positioned between the Philadelphia and Trenton employment bases. The borough offers a dense, established residential setting with strong household incomes, convenient commuter access, and proximity to U.S. Route 1, I-295, and regional employment corridors. For retail users, the market is supported by day-to-day consumer demand from surrounding households, nearby schools, local services, and cross-border traffic between Pennsylvania and New Jersey.

The area's retail fundamentals are strengthened by a high homeownership rate, stable residential base, and a median household income approaching six figures.

Morrisville's compact borough layout creates recurring trips for convenience-oriented retail, food service, fuel, pharmacy, and neighborhood-service concepts. Its location within Bucks County also provides access to a larger suburban consumer base while remaining connected to Philadelphia International Airport, the Trenton corridor, and regional logistics infrastructure.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	10,727	91,672	271,513
Current Year Estimate	11,044	92,705	272,563
2020 Census	11,179	91,973	264,396
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,231	35,618	100,639
Current Year Estimate	4,319	35,792	100,439
2020 Census	4,268	34,432	94,746
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$155,573	\$126,504	\$125,111

Philadelphia, PA MSA

Greater Philadelphia serves as a historic, cultural, and economic anchor on the East Coast, with an estimated 2024 population of over 6,050,000, continuing steady growth fueled by a strong healthcare, education, and technology base. Known for its world-class universities and medical institutions, the region attracts students, researchers, and professionals, reinforcing Philadelphia's role as a hub of innovation and talent. Its strategic location between New York and Washington, D.C. enhances its appeal for long-term residence, investment, and commerce.

The metro demonstrates robust economic fundamentals, with a 2024 median household income of about \$75,000, supported by leading industries such as life sciences, financial services, logistics, and higher education. While affordability challenges exist, Philadelphia remains more accessible compared to other major U.S. metros, sustaining housing demand and consumer spending. Its blend of historic character and modern economic diversity continues to make the city resilient for both developers and investors.

Total Population

1,585,010

Annual Visitors

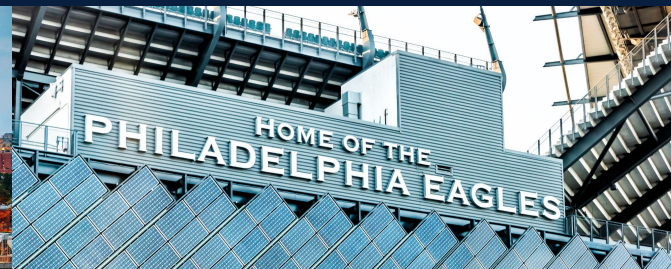
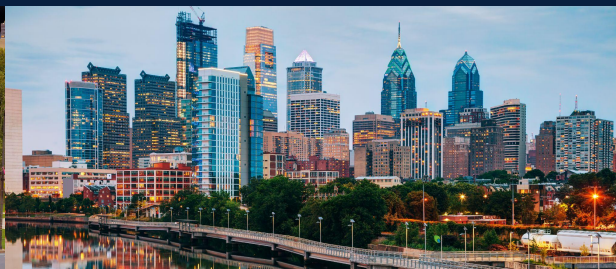
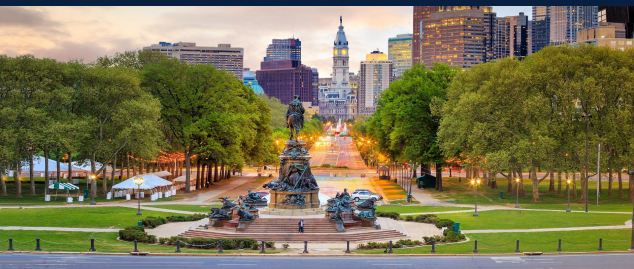
46 Million

Tourism Economic Impact

\$12.4 Billion

GDP

\$500+ Billion



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