5399 Park St N

St. Petersburg, FL 33709

Corporately Guaranteed by 7-Eleven Inc. | Bonus Depreciation | Signalized Hard Corner (Pinellas County)

Abs. NNN Leased
Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

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Property Overview

7-ELEVEN
5399 Park St N St. Petersburg, FL 33709

Investment Highlights

Property Highlights

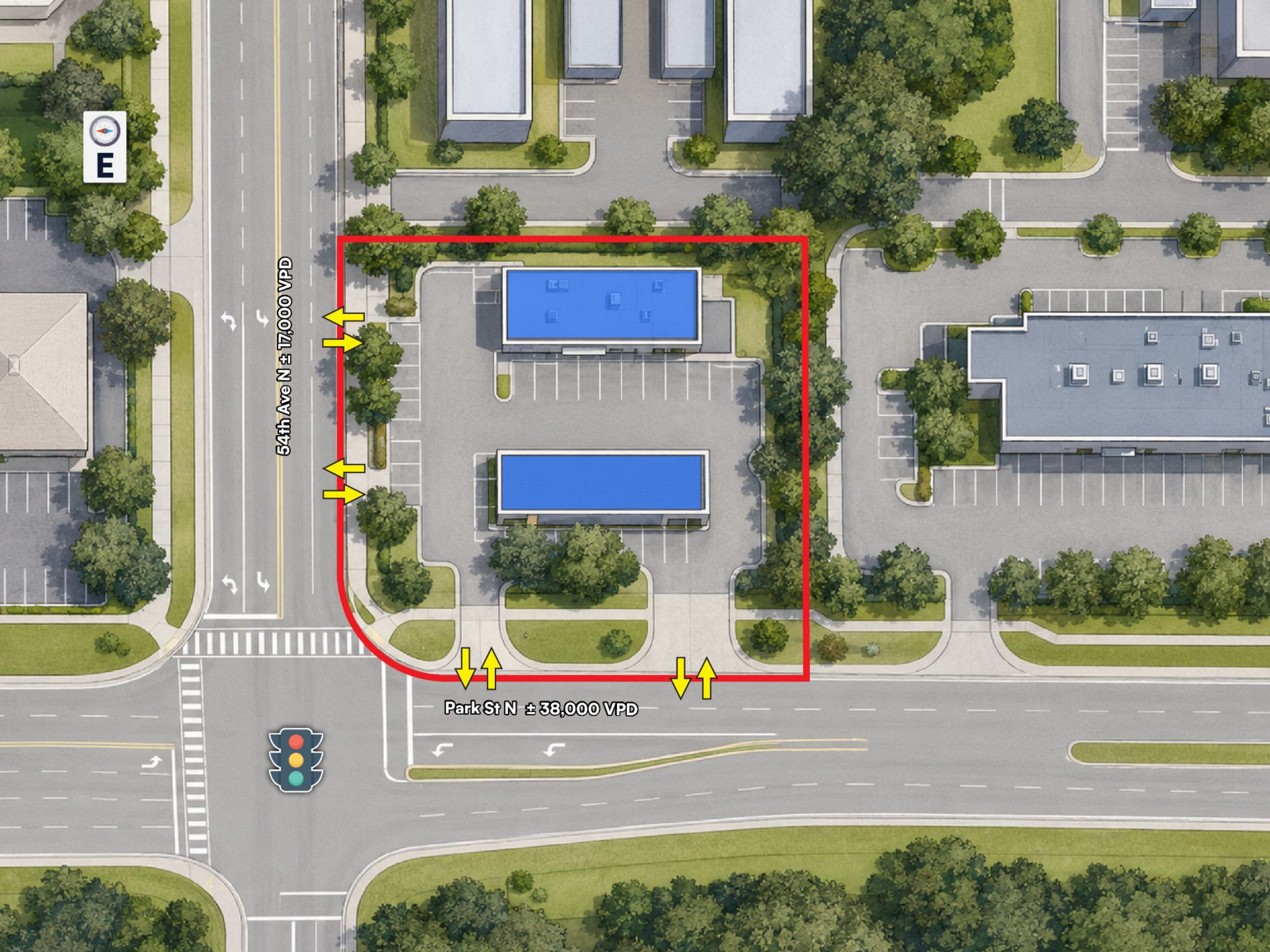
- **Investment-Grade Corporate Credit:** Leased to 7-Eleven, Inc., one of the world's largest convenience store operators, backed by investment-grade credit ratings of A- (S&P) and Baa2 (Moody's), providing investors with the security of a nationally recognized corporate tenant.
- **Absolute NNN Lease:** The lease is structured as an absolute net lease, providing truly passive ownership with zero landlord responsibilities, including roof, structure, and all operating expenses.
- **Compelling Low-Basis Acquisition:** Represents one of the lowest-basis 7-Eleven investment opportunities currently available in Florida, providing investors with a rare opportunity to acquire an investment-grade convenience store asset at an attractive price point.
- **Modern Fuel Tank System:** The underground storage tanks were replaced in 2009, reducing near-term capital expenditure risk and enhancing the long-term functionality of the property.
- **Highly Functional 0.80-Acre Site:** Positioned on an approximately 0.80-acre parcel, the property offers efficient site layout, ample circulation, and excellent visibility at a signalized intersection
- **Premier Signalized Hard Corner with 55,000+ Combined VPD:** Located at the signalized intersection of Park Street N (38,000+ VPD) and 54th Avenue N (17,000+ VPD), the property benefits from outstanding visibility, excellent accessibility, and exposure to more than 55,000 vehicles per day, supporting strong customer traffic and long-term tenant performance.
- **Prime St. Petersburg Retail Corridor:** Located in the heart of St. Petersburg, one of Pinellas County's most established and densely populated retail markets, the property is surrounded by a dominant lineup of national retailers including Target, Kohl's, Total Wine, Ross Dress for Less, Verizon, Truist, Wendy's, Jeremiah's Italian Ice, Steak 'n Shake, and numerous additional traffic-driving retailers that reinforce the strength and durability of the trade area.
- **High Barrier-to-Entry Pinellas County Market:** Positioned within a mature, fully developed retail corridor in Pinellas County, where scarce developable land, dense surrounding development, and restrictive zoning make new convenience store development increasingly difficult, helping preserve the long-term value and competitive position of existing locations.

Bonus Depreciation

Unlike many traditional net lease investments, this property includes substantial building improvements and fuel-related infrastructure that may qualify for accelerated depreciation through a cost segregation study. Eligible purchasers may be able to take advantage of bonus depreciation on qualifying assets, potentially generating significant first-year tax deductions that can enhance after-tax investment returns and improve overall cash flow. The combination of stable, investment-grade income and potential tax benefits makes this offering particularly attractive for investors seeking both reliable passive income and tax-efficient ownership. Please consult with a CPA.


SE
T·J·maxx
ROSS
DRESS FOR LESS
ULTA
Burlington
Tyrone Square
Dillard's
DSW
macy's
DICK'S
ALDI
five BELOW
PETSMART
publix
Treasure Island
±5.8 Miles Away
TARGET
PETSMART
KOHL'S
Total Wine & MORE
West
ParkStreet DENTAL
COMPREHENSIVE
Hematology Oncology
U-HAUL
Carmelita's
MEXICAN RESTAURANT
Paradise Shores Apartments
±330 Units
THE LAST SLICE
ESTD 2024
Subject Property
Park St N ± 38,000 VPD
54th Ave N ± 17,000 VPD


E
St. Pete—Clearwater International Airport
±10 Miles Away
St. Petersburg
±10 Miles Away
Landings at Cross Bayou
±184 Units
Sunshine
Mobile Home Park
Club Chalet
Mobile Home Park
Terrace Park of Five Towns
±330 Units
Paradise Shores Apartments
±330 Units
54th Ave N ± 17,000 VPD
Subject Property
Park St N ± 38,000 VPD


E
54th Ave N ± 17,000 VPD
Park St N ± 38,000 VPD

5399 Park St N
St. Petersburg, FL 33709

±2,908 SF
GLA - C Store

2009
Year Tanks Were Replaced

±55,000 VPD
Park St N & 54th Ave N

Absolute NNN
Lease Type

±0.80 Acres
Lot Size

Financial Overview

7-ELEVEN
5399 Park St N St. Petersburg, FL 33709

Financial Summary

$2,304,761	5.25%	±5 Years	$121,000
List Price	Cap Rate	Term Remaining	NOI

Property Details

Tenant Trade Name	7-Eleven Inc.
Type of Ownership	Fee Simple
Lease Guarantor	7-Eleven, Inc., a Texas Corporation
Lease Type	Absolute NNN
Roof and Structure	Tenant
Rent Commencement Date	3/29/2016
Lease Expiration Date	3/31/2031
Initial Term	15 years
Term Remaining on Lease	±5 Years
Increase	10% Every 5 Years
Options	Four, Five Year Options

Annualized Operating Data

Date	Monthly Rent	Annual Rent	Increases	Cap Rate
04/01/2026 - 03/31/2031	**$10,083.33**	**$121,000**	**-**	**5.25%**
Options				
04/01/2031 - 03/31/2036	$11,091.67	$133,100.04	10.00%	5.78%
04/01/2036 - 03/31/2041	$12,200.83	$146,409.96	10.00%	6.35%
04/01/2041 - 03/31/2046	$13,420.92	$161,051.04	10.00%	6.99%
04/01/2046 - 03/31/2051	$14,763.01	$177,156.12	10.00%	7.69%

Tenant Overview

Year Founded
1927

Headquarters
Irving, TX

Ownership
Seven & I Holdings

Employees
±152,000

Locations
±85,000

Credit Rating
A- (S&P)

Status
Public Company

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

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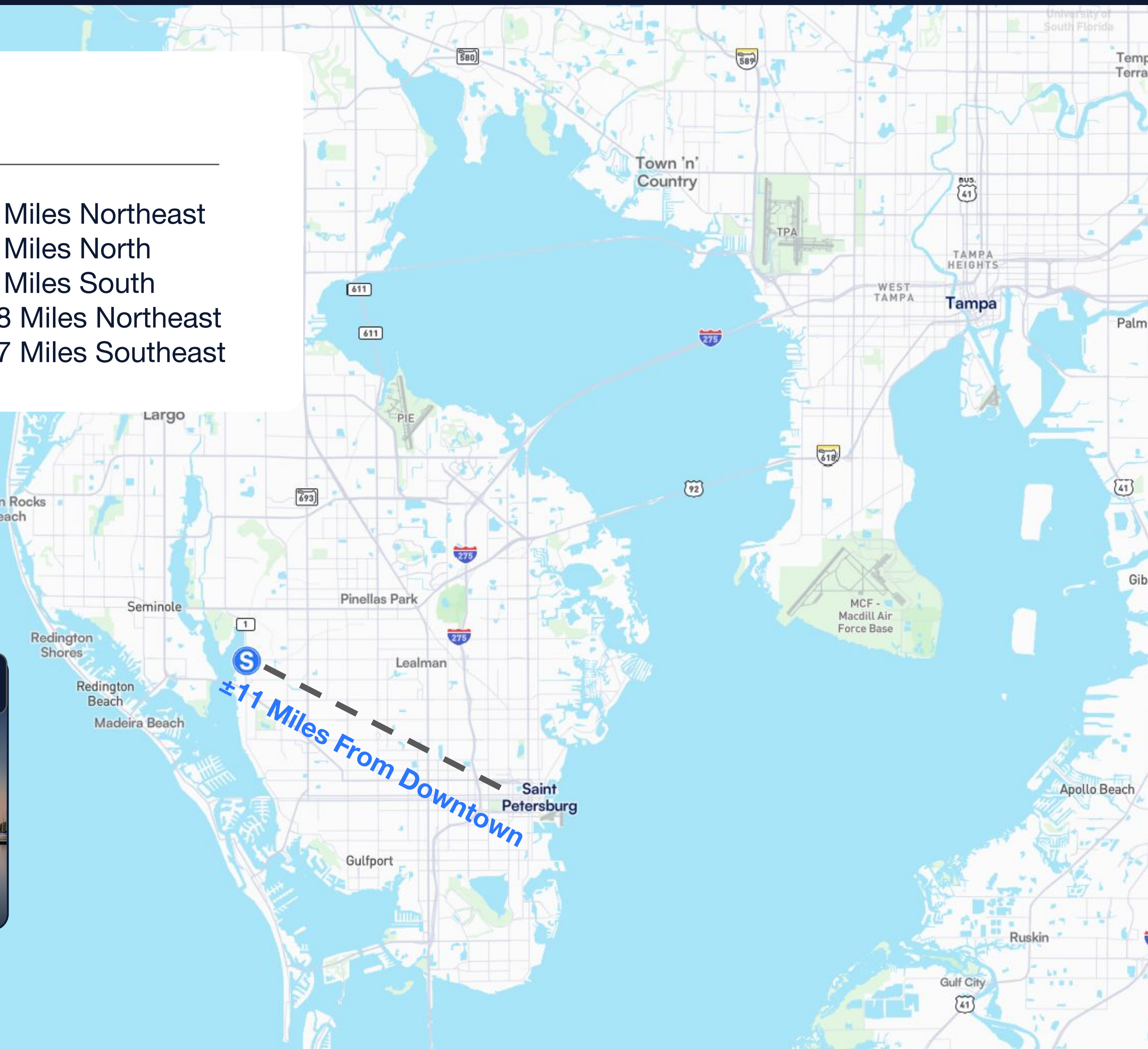
Regional Map



Major Cities

• Tampa	24 Miles Northeast
• Clearwater	21 Miles North
• Sarasota	38 Miles South
• Orlando	108 Miles Northeast
• Miami	267 Miles Southeast

Saint Petersburg, FL

St. Petersburg, FL

265,351+	136,000+	5.3%	$84,054
Total Population	Employed Population	Retail Vacancy	Average HH Income

Local Market Overview

St. Petersburg is one of Florida's premier retail markets, supported by a diverse economy, steady population growth, and a strong influx of visitors throughout the year. Positioned along Florida's Gulf Coast within the Tampa Bay region, the city benefits from excellent connectivity via Interstate 275, U.S. Highway 19, and the Howard Frankland Bridge, providing convenient access to Tampa, Clearwater, and surrounding communities. A growing residential base, expanding employment centers, and continued mixed-use redevelopment have reinforced consumer demand and supported ongoing retail investment across the market.

The property is located within the Crescent Lake neighborhood, just north of Downtown St. Petersburg, placing it in close proximity to one of the region's most active retail and entertainment districts. The surrounding area features a dense mix of established neighborhoods, office users, healthcare facilities, and hospitality destinations that generate consistent daytime and evening consumer traffic. Residents and visitors benefit from convenient access to neighborhood shopping centers, national retailers, local restaurants, and waterfront attractions, while continued redevelopment throughout Downtown St. Petersburg and adjacent corridors continues to strengthen the area's long-term retail fundamentals.

Population	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	10,223	94,407	244,777
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	5,615	43,513	114,588
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$84,054	$112,010	$112,659

St. Petersburg, FL

St. Petersburg is a mature, high-barrier coastal market supported by a dense and established population base, ongoing urban reinvestment, and strong regional fundamentals within the Tampa Bay area. The city continues to benefit from infill residential development, downtown revitalization, and sustained in-migration, all of which enhance neighborhood vitality and expand the consumer base. Limited land availability and development constraints restrict new supply, preserving long-term market stability. Together, these factors position St. Petersburg as one of Tampa Bay's most resilient and supply-constrained submarkets with durable demographic and economic momentum.

The city benefits from strong tourism activity driven by its waterfront location, nationally recognized beaches, cultural institutions, professional sports, and year-round event programming. Attractions such as the St. Pete Pier, Central Avenue Arts District, museums, and nearby beach destinations generate consistent visitation from both domestic and international travelers, supplementing a strong local customer base. Limited land availability, zoning constraints, and coastal development restrictions create high barriers to entry, curbing new commercial supply and reinforcing long-term market stability.

FORT DE SOTO PARK
2.7 Million Visitors Per Year

TROPICANA FIELD
1.1 Million Visitors Per Year

ST. PETE PIER
2.3 Million Visitors Per Year

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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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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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