



2122 George Washington Memorial
Hwy
Hayes, VA 23072

Retail
Investment Opportunity
Offering Memorandum



MATTHEWS™

Exclusively Listed By



Will Rupli

Associate

Direct (469) 484-6091

Mobile (202) 669-8257

will.rupli@matthews.com

License No. 841813 (TX)



Lee Cordova

Vice President

Direct (214) 692-2191

Mobile (903) 316-9434

lee.cordova@matthews.com

License No. 714883 (TX)

Kyle Matthews

Broker of Record

Broker Lic. No.: 225225982 (VA)

Firm Lic. No.: 226035518 (VA)

MATTHEWS™





Table of Contents

- 04 Property Overview
- 10 Financial Overview
- 12 Tenant Overview
- 13 Market Overview

Property Overview

7-Eleven

2122 George Washington Memorial Hwy Hayes, VA 23072



Investment Highlights

Property Highlights

- **Highway Frontage:** Strategically positioned along George Washington Memorial Highway (US-17), benefiting from excellent visibility and consistent daily traffic.
- **Global Brand Recognition:** Opportunity to acquire a 7-Eleven, the world's largest convenience retailer with more than 85,000 locations globally and one of the most recognized retail brands.
- **Attractive Price Point:** Offered at under \$1 million, providing an accessible entry point for investors seeking a nationally recognized net lease asset.
- **Signalized Hard Corner:** Highly visible location situated at a signalized intersection, providing excellent accessibility and strong traffic exposure.
- **Top-Tier Brand Strength:** Located within an area featuring an 80th percentile brand rank, reflecting a strong retail trade area and consumer demand driven by established national retailers.
- **Affluent Demographics:** Average household income of \$108,100, supporting consistent consumer spending and long-term tenant performance within the immediate trade area.
- **Below-Market Rent:** Existing lease features below-market rental rates, creating long-term upside potential and enhancing future leasing flexibility through future rent growth.





 **Coleman's Crossing Clubhouse**
±89 Units

 **Abingdon Elementary**
±437 Students

 **Machicomoco State**
Park and Campground

Hayes Stores



Get to a healthier place.



**CLASSIC COLLISION**

Hayes Plaza





York River Crossing





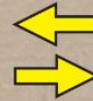


Subject Property

641

± 4,041 VPD

± 32,277 VPD
17



641

± 4,041 VPD

17

± 43,000 VPD

2122 George Washington Memorial Hwy
Hayes, VA 23072

±2,744 SF
GLA

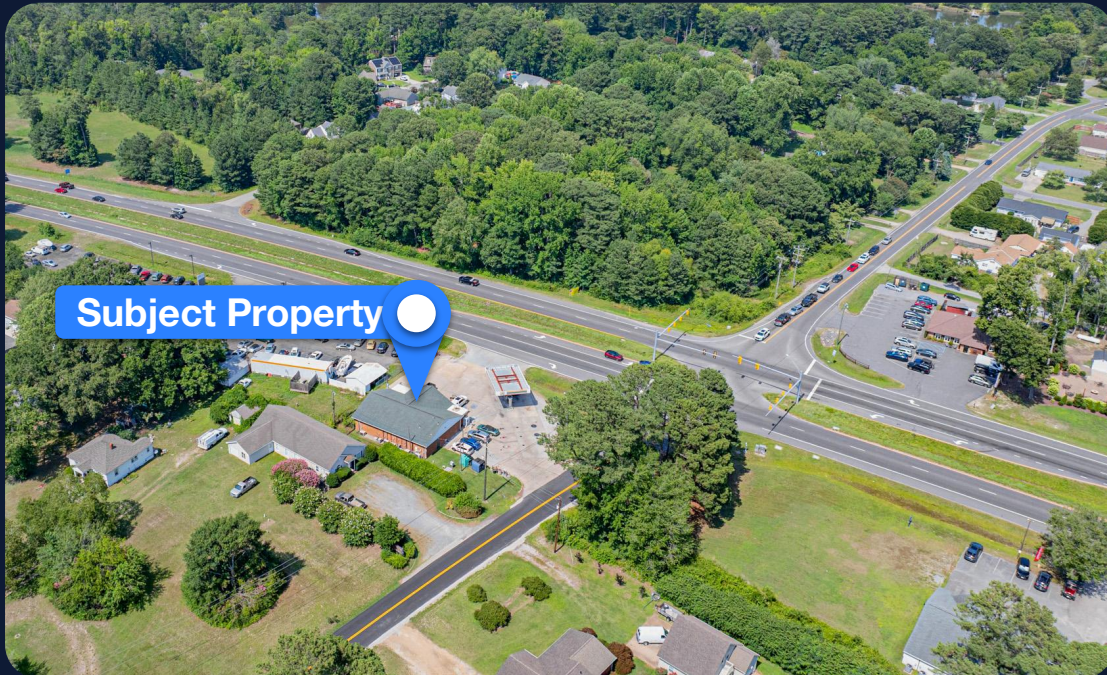
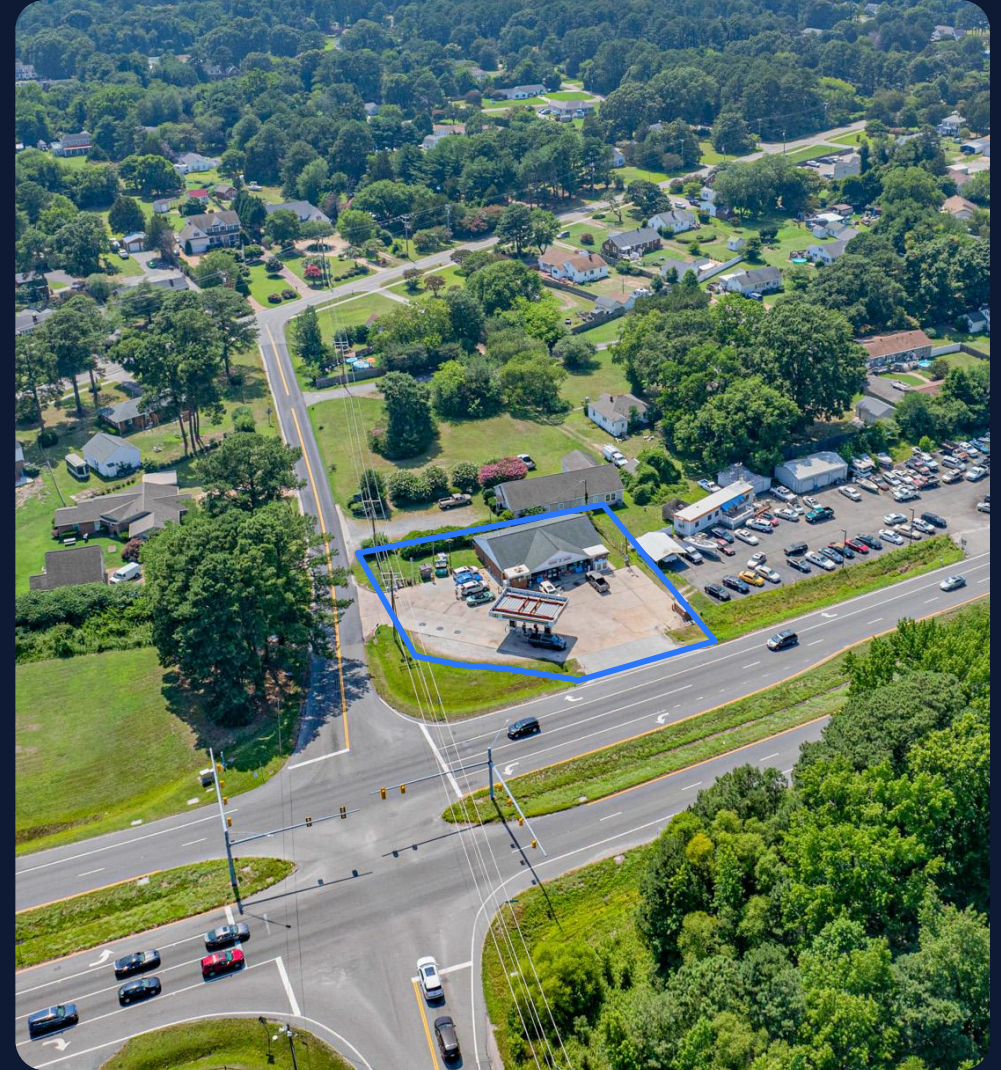
1969
Year Built

±32,277 VPD
Highway 17

Absolute NNN
Lease Type



Property Photos



Financial Overview

7-Eleven

2122 George Washington Memorial Hwy Hayes, VA 23072



Subject Property

Financial Summary

\$792,000

List Price

5.00%

Cap Rate

NNN

Lease

±0.42 AC

Lot Size

Property Details

Tenant Trade Name	7-Eleven
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Landlord's Responsibilities	None
Original Lease Term	5 Years
Rent Commencement Date	03/01/2024
Lease Expiration Date	02/28/2029
Term Remaining on Lease	±2.7 Years
Increases	10% at Beginning of Option Period
Options	Three (3), Five-Year Options

Annualized Operating Data

	Monthly Rent
Current Term	
Years 1–5: 3/1/2024 – 2/28/2029	\$3,300.00
Option 1	
Years 1–5: 3/1/2029 – 2/28/2034	\$3,630.00
Option 2	
Years 1–5 (<i>up to 5 years, at Tenant's sole discretion</i>)	\$3,993.00
Option 3	
Years 1–5 (<i>up to 5 years, at Tenant's sole discretion</i>)	\$4,392.30



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.

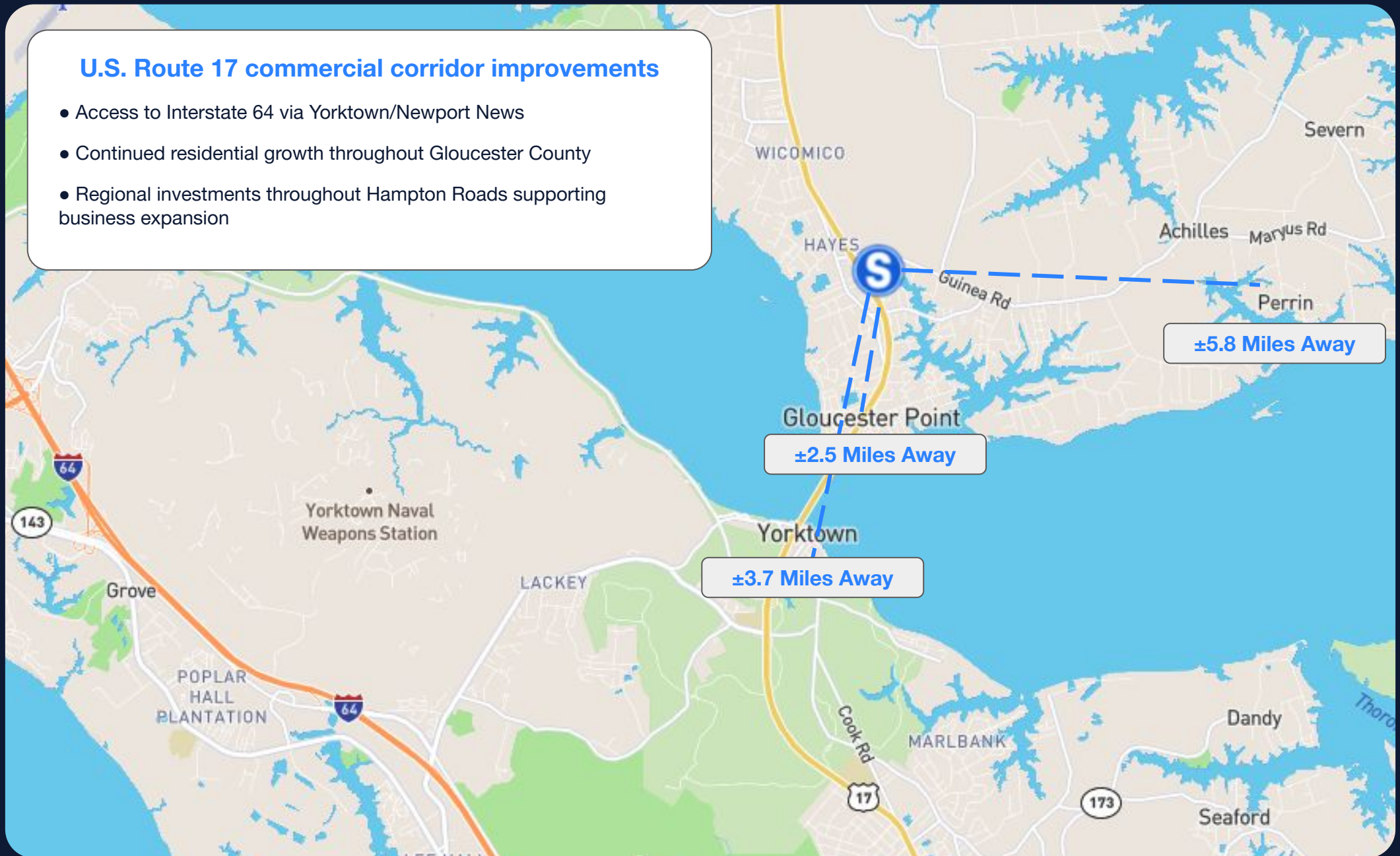
Market Overview

7-Eleven

2122 George Washington Memorial Hwy Hayes, VA 23072

U.S. Route 17 commercial corridor improvements

- Access to Interstate 64 via Yorktown/Newport News
- Continued residential growth throughout Gloucester County
- Regional investments throughout Hampton Roads supporting business expansion



Hayes, VA

Market Demographics

20,138

Total Population

\$93,000

Median HH Income

19,000

Employed Population

5.5%

Retail Vacancy

Major Employers

- Gloucester County Public Schools
- Riverside Health System
- Virginia Institute of Marine Science
- Rappahannock Community College
- Walmart

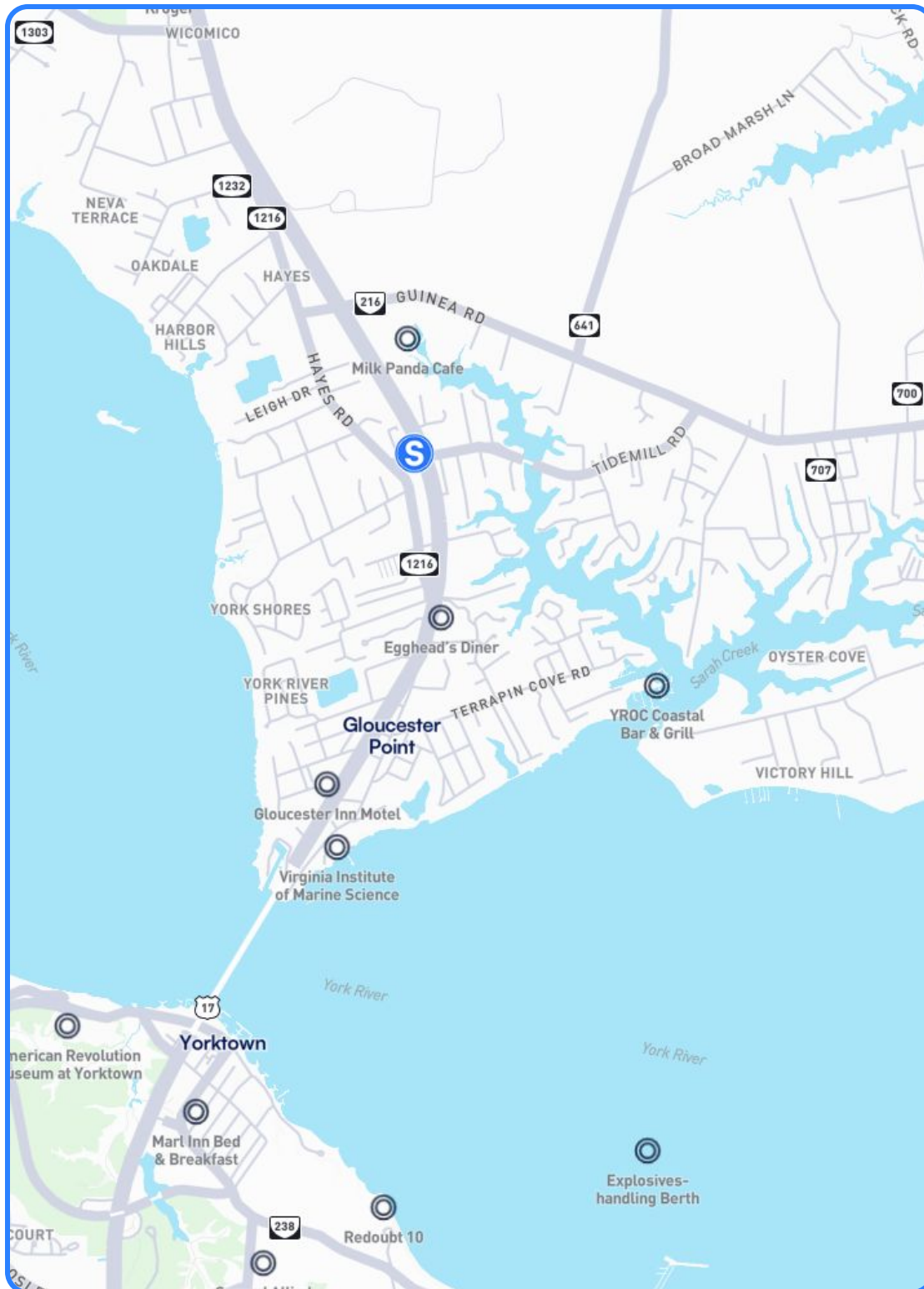
Local Market Overview

Located within Gloucester County along the highly traveled U.S. Route 17 corridor, the Hayes retail trade area serves as one of the county's primary commercial centers. The corridor benefits from strong commuter traffic between Gloucester County and the Virginia Peninsula via the George P. Coleman Memorial Bridge, connecting residents to Newport News, Hampton, and the broader Hampton Roads metropolitan area. Retail development along George Washington Memorial Highway includes neighborhood shopping centers, restaurants, financial institutions, medical offices, and service-oriented businesses that draw customers from Gloucester Point, Hayes, and surrounding waterfront communities.

The local economy is supported by government employment, healthcare, education, tourism, marine industries, and a steadily growing residential population seeking suburban and coastal lifestyles. Retail properties benefit from limited competition within Gloucester County while serving both year-round residents and seasonal visitors traveling throughout Virginia's Middle Peninsula.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,343	10,614	20,138
2020 Census	3,386	10,665	20,023
Growth Current Year-Five-Year	0.5%	0.4%	0.1%
Growth 2020-Current Year	0.7%	0.6%	0.3%
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	1,525	4,572	8,211
2020 Census	1,498	4,470	8,056
Growth Current Year-Five-Year	0.5%	0.4%	0.1%
Growth 2020-Current Year	0.5%	0.6%	0.8%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$90,527	\$98,610	\$110,112



\$65B+
Hampton Roads
Regional GDP

±23 Miles
Hampton, VA

4M+
Annual Passengers- Newport
News/Williamsburg International Airport

Economic Drivers

Gloucester County serves as the commercial and governmental hub for Virginia's Middle Peninsula.

Gloucester County maintains a diversified economy supported by healthcare, education, local government, tourism, marine industries, defense-related employment, and professional services. While many residents commute to employment centers in Newport News, Hampton, and Williamsburg, Gloucester continues to attract residential growth and commercial investment due to its coastal location and quality of life.

MATTHEWS™

Exclusively Listed By



Will Rupli

Associate

Direct (469) 484-6091

Mobile (202) 669-8257

will.rupli@matthews.com

License No. 841813 (TX)



Lee Cordova

Vice President

Direct (214) 692-2191

Mobile (903) 316-9434

lee.cordova@matthews.com

License No. 714883 (TX)

Kyle Matthews | Broker of Record | Broker Lic. No.: 225225982 (VA) | Firm Lic. No.: 226035518 (VA)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2122 George Washington Memorial Hwy, Hayes, VA, 23072** ("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.