1601 S CROATAN HWY

Kill Devil Hills, NC 27948

Retail
Investment Opportunity

Offering Memorandum

MATTHEWS™

EXCLUSIVELY LISTED BY

Anthony Karimian
Associate
(747) 307-3673
anthony.karimian@matthews.com
License No. 02248570 (CA)

Conrad Sarreal
First Vice President & Director
(214) 692-2847
conrad.sarreal@matthews.com
License No. 01982875 (CA)

Gerard Hamas | Broker of Record
Broker Lic. No.: 362768 (NC)
Firm Lic. No.: C42113 (NC)

MATTHEWS™

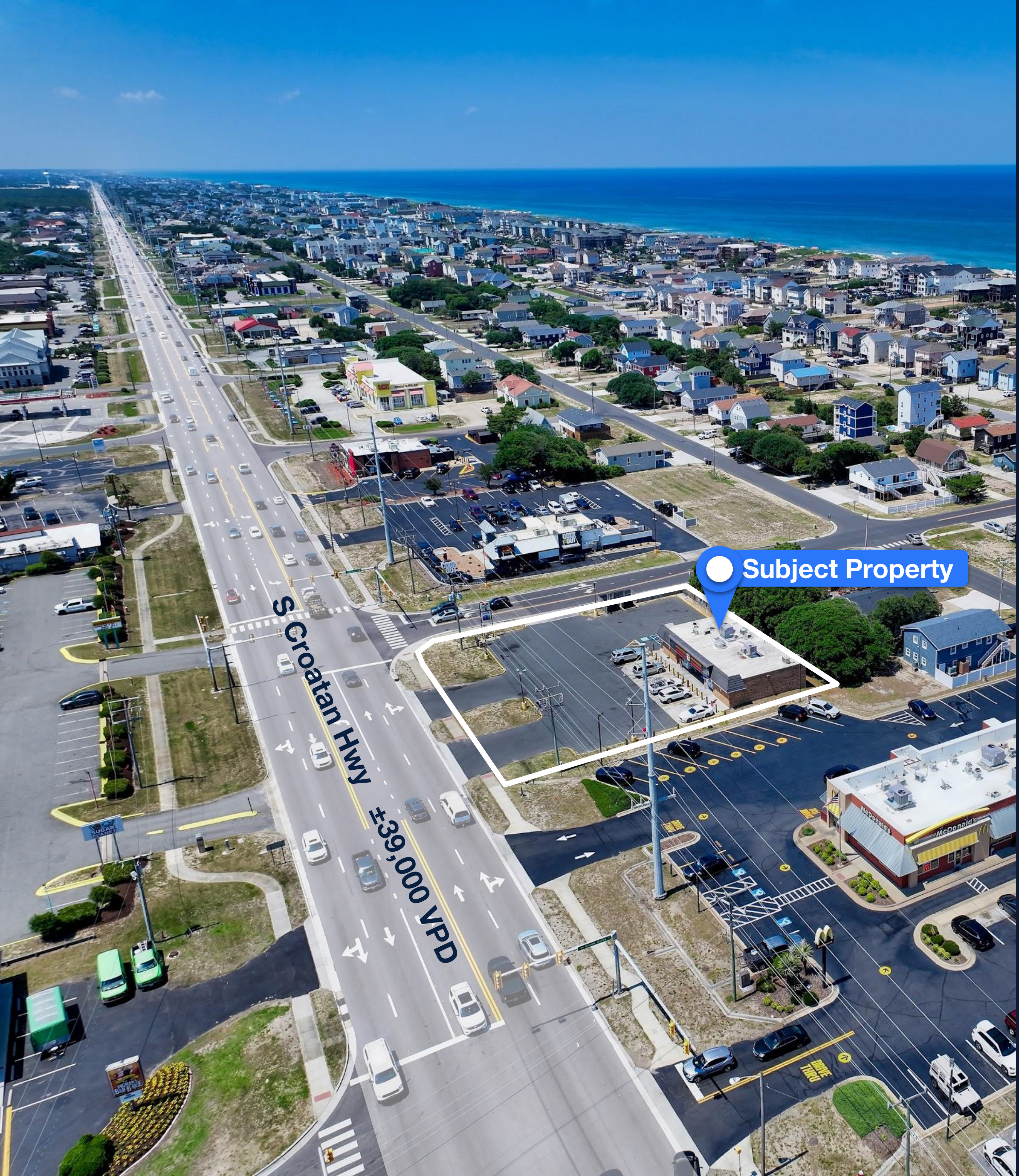


Table of Contents

01 Property Overview

02 Financial Overview

03 Tenant Overview

04 Market Overview

PROPERTY OVERVIEW

7-ELEVEN
1601 S Croatan Hwy Kill Devil Hills, NC 27948

INVESTMENT HIGHLIGHTS

Property Highlights

- **15-Year Extension:** 7-Eleven recently signed a brand new 15-year lease extension, taking the lease out to 2041 and also agreed to their standard 10% every 5 years increase structure. Committing to the longest lease term generally signed in net lease retail with multiple rent increases underscores the presumably strong performance of this store.

- **Multi-Decade Operation –** 7-Eleven has operated at this property since 1978, demonstrating nearly 50 years of successful history at the site. With the new extension through 2041, 7-Eleven is now committed to this location for a total operating period of approximately 63 years.

- **Absolute NNN Lease –** The tenant is responsible for taxes, insurance, and all property maintenance, offering investors a passive, hands-off ownership structure with zero landlord responsibilities.

- **Top-Tier Investment-grade Tenant:** 7-Eleven is one of the strongest convenience store operators in the world, with more than 9,300 U.S. stores and 83,000+ locations globally. The company carries an “A-” credit rating from S&P and is backed by one of the most dominant convenience retail platforms in the country.

- **Located on Main Highway –** The subject property is located directly on Croatan Highway, Highway 158, the primary north-south thoroughfare and retail corridor through Kill Devil Hills and the Outer Banks beaches. With more than 39,000 vehicles per day, the site benefits from constant exposure to local residents, daily shoppers, beach traffic, vacationers, and travelers entering from Highway 64.

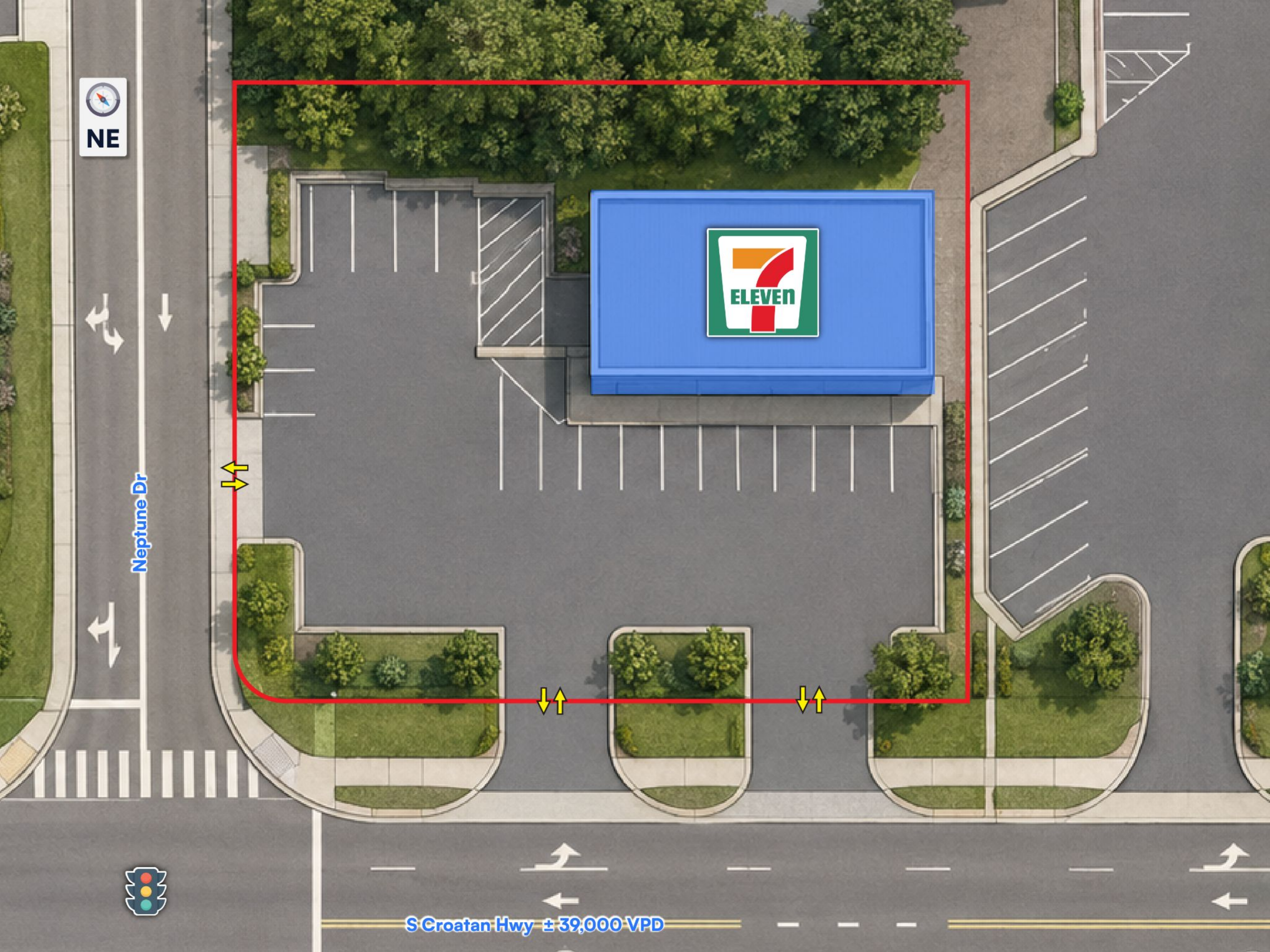
- **Major Vacation Economy:** Kill Devil Hills is a core commercial hub of North Carolina’s Outer Banks beaches, supported by year-round residents, vacation homes, short-term rentals, hotels, beach traffic, and the Wright Brothers National Memorial. While the town’s permanent population is modest, it benefits from Dare County’s major tourism economy, which generated over $2.1 billion in visitor spending in 2024 and ranked 4th among all North Carolina counties.

- **Substantial Infrastructure Investment:** Kill Devil Hills and Dare County continue to benefit from meaningful public investment that supports long-term market growth. Recent and planned projects include the newly completed Kill Devil Hills Police Department headquarters, an upcoming $10 million EMS station, a $42 million Public Works revitalization, and critical 2026 beach nourishment initiatives.

- **Dense Retail Corridor:** The city features a strong retail corridor surrounded by national and regional tenants including Harris Teeter, Target, Lowe’s, T.J. Maxx, Starbucks, McDonald’s, Wendy’s, and other major traffic drivers. This concentration of retailers helps capture consistent demand from both local residents and seasonal Outer Banks visitors.

SE
Tallest Sand Dune
Tourist Attraction | ±1 M Annual Visitors
Nags Head Golf Links
Golf Course
Bonnett Street Public Beach Access
±2.8 Miles Away
Seawalk Condominiums and Vacation Rentals
±18 Units
FOOD LION
CALIBER
the YMCA
Waveriders
COFFEE • DELI • MARKET
Ranked in the 91st Percentile
Harris Teeter
OUTER BANKS JEEP RENTALS
OBX BOWLING CENTER
NOOSA SCOOPS
NOOSA BEACH GRILLE
First National Bank
OCEAN ATLANTIC RENTALS
S Croatan Hwy ± 39,000 VPD
DOLLAR TREE
TJ maxx
STAPLES
PETSMART
Restaurant
TOWNEPLACE SUITES BY MARRIOTT
McDonald's
7 ELEVEN
Subject Property
Candy Store
Sugar Planet


NW
First Flight High School
±874 Students
Wright Brothers Monument
Historical landmark
First Flight Elementary
±285 Students
First Flight Middle School
±604 Students
Publix
Lost Treasure Golf
Lowe's
Walgreens
Five Guys
Burgers and Fries
Target
Truist
Sherwin Williams
Wawa
Days Inn
by Wyndham
Sea Ranch Resort
Mariner
Inn & Suites
Domino's
Circle K
Wendy's
Plaza Azteca
Restaurantes Mexicanos
Cook Out
Clark Street Beach Access
±0.9 Miles Away
Bathhouse Beach
±1.5 Miles Away
First Flight Retreat Condominium
±45 Units
S Croatan Hwy ± 39,000 VPD
Candy Store
Sugar Planet
7 Eleven
Subject Property
Neptune Dr
McDonald's


NE
Neptune Dr
S Croatan Hwy ± 39,000 VPD

1601 S Croatan Hwy
Kill Devil Hills, NC 27948

±2,220 SF
GLA

1977
Year Built

±39,000
Vehicles Per Day

Absolute NNN
Lease Type

PROPERTY PHOTOS

FINANCIAL OVERVIEW

7-ELEVEN
1601 S Croatan Hwy Kill Devil Hills, NC 27948

FINANCIAL SUMMARY

$3,431,373
List Price

5.10%
Cap Rate

±0.42 AC
Lot Size

Property Details

Type of Ownership	Fee Simple
Lessee Guarantor	Corporate
Lease Type	Absolute NNN
Building Size	±2,220 SF
Lot Size	±0.42 AC
Lease Start Date	10/01/1978
Lease Expiration Date	6/30/2041
Term Remaining	±15 Years
Increases	10% Every 5 Years
Options	Three, 5-Year
Tenant Responsibilities	Insurance, Taxes, Maintenance, Repairs & Roof
Landlord Responsibilities	None
ROFR	Yes

Annualized Operating Data

	Monthly Rent	Annual Rent	Cap Rate
Years 1-5	$14,583.33	$175,000.00	5.00%
Years 6-10	$16,041.67	$192,500.00	5.50%
Years 11-15	$17,645.83	$211,750.00	6.05%

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
1601 S Croatan Hwy Kill Devil Hills, NC 27948

KILL DEVIL HILLS , NC

12,260
Tourism Supported Jobs

$2.1B+
Annual Visitor Spending

73.9%
Home Ownership Rate

$109,903
Average HH Income

Local Market Overview

Kill Devil Hills, NC is one of the most desirable communities on North Carolina’s Outer Banks, offering a unique combination of coastal lifestyle, strong tourism demand, and year-round amenities. As the largest municipality in Dare County and home to the iconic Wright Brothers National Memorial, the town benefits from consistent visitor traffic while maintaining a welcoming residential atmosphere. Residents and visitors enjoy miles of beaches, outdoor recreation, local dining, and easy access to the broader Outer Banks region, making Kill Devil Hills a highly attractive destination for both primary and second-home buyers. Its established infrastructure, strong community identity, and enduring appeal continue to support long-term real estate demand.

The local economy is driven primarily by tourism, one of the strongest economic sectors in North Carolina. Dare County generated more than ***$2.1 billion in visitor spending*** in 2024, ranking among the top tourism counties in the state. Tourism supports approximately ***12,260 jobs***, accounting for nearly ***46% of all employment*** in the county, while generating more than ***$147 million in state and local tax revenues annually***. This robust visitor economy helps fund public services, infrastructure improvements, and beach nourishment projects that preserve the area's desirability and quality of life. The continued strength of the Outer Banks tourism market provides a solid economic foundation for Kill Devil Hills and contributes to its reputation as a stable and attractive coastal investment market.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,192	7,641	15,769
Current Year Estimate	2,175	7,652	15,833
2020 Census	1,783	7,335	15,147
Growth 2020-Current Year	21.99%	4.32%	4.53%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	973	3,326	6,941
Current Year Estimate	968	3,341	7,005
2020 Census	744	3,047	6,493
Growth 2020-Current Year	30.09%	9.65%	7.89%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$103,020	$109,903	$115,060

OUTER BANKS, NC

Outer Banks The Outer Banks of North Carolina is a premier tourist destination, drawing millions of visitors each year with its pristine beaches, historic sites, and outdoor recreation. Known for its charming coastal towns, iconic lighthouses, and rich maritime history, the OBX is a magnet for vacationers, particularly road-trippers traveling from major metropolitan areas along the East Coast. The region's reliance on seasonal tourism fuels a strong hospitality and retail sector, with an influx of visitors supporting local businesses, restaurants, and lodging establishments. The consistent flow of travelers heading to and from the Outer Banks creates a dynamic commercial environment, presenting valuable opportunities for businesses strategically positioned along key access routes.

Given its location north of the Outer Banks, ***the subject property benefits from high traffic volumes as visitors drive southward to their vacation destinations***. The surge of roadtrippers, particularly during peak summer months, generates demand for convenience retail, fuel stations, dining, and other roadside services. This steady stream of seasonal and year-round travel bolsters the local economy, enhancing the viability of commercial real estate assets along major corridors leading into the OBX. With tourism as a primary economic driver, businesses catering to these travelers stand to capitalize on the region's thriving visitor economy, making well-placed properties highly attractive investment opportunities.

$147 Million
Annual State & Local Tax Revenue

$2.15 Billion
Annual Revenue

Cape Hatteras Lighthouse
Standing 198 feet tall, the Cape Hatteras Lighthouse is the tallest brick lighthouse in the United States and one of the most recognizable landmarks on the East Coast. Visitors travel from across the country to experience its history, scenic views, and connection to the maritime heritage of the Outer Banks.

Wright Brothers National Memorial
Located in Kill Devil Hills, the Wright Brothers National Memorial commemorates the site of the first successful powered flight in 1903. The monument and visitor center attract hundreds of thousands of visitors annually and serve as one of the Outer Banks' most significant historical landmarks, drawing aviation enthusiasts and tourists from around the world.

Corolla Wild Horses

The Corolla Wild Horses are among the most unique attractions in the Outer Banks. Descendants of Spanish Mustangs believed to have arrived centuries ago, these free-roaming horses can be viewed along the northern beaches and have become a signature symbol of the region, drawing thousands of visitors annually through guided tours and sightseeing excursions.

Cape Hatteras National Seashore

Stretching more than 70 miles along the Outer Banks, Cape Hatteras National Seashore preserves some of the most pristine beaches and coastal ecosystems in the country. The seashore is a major draw for fishing, surfing, boating, wildlife viewing, and outdoor recreation, attracting millions of visitors each year.

MATTHEWS™

EXCLUSIVELY LISTED BY

Anthony Karimian
Associate
(747) 307-3673
anthony.karimian@matthews.com
License No. 02248570 (CA)

Conrad Sarreal
First Vice President & Director
(214) 692-2847
conrad.sarreal@matthews.com
License No. 01982875 (CA)

Gerard Hamas | Broker of Record | Broker Lic. No.: 362768 (NC) Firm Lic. No.: C42113 (NC)