



Rocky Mount, NC

7-Eleven / Speedway

Low Price Point | Bonus Depreciation Available



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc.
A Licensed North Carolina Broker #C32060



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Contact the Team

John Andreini
ja@cpcpre.com
PH: 415.274.2715
CA DRE# 01440360

Kirby Dederian
kirby@cpcpre.com
PH: 415.231.0598
CA DRE# 02095008

Scott Reid
ParaSell, Inc.
scott@parasellinc.com
PH: 949.942.6585
NC LIC# 316079

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7-Eleven / Speedway

1122 E Raleigh Blvd, Rocky Mount, NC 27801 ➔

PRICE: **\$2,200,000** CAP RATE: **5.00%**

NOI	\$110,000
LEASE TYPE	Absolute NNN
LEASE TERM REMAINING	14+ Years
RENT INCREASES	10% Every 5 Years
BUILDING SIZE	1,917 SF
LOT SIZE	0.90 AC



Carthage, NC

[VIEW OM](#) ➤

PRICE: **\$2,400,000**

CAP RATE: **5.00%**



Goldsboro, NC

[VIEW OM](#) ➤

PRICE: **\$2,800,000**

CAP RATE: **5.00%**



Kenansville, NC

[VIEW OM](#) ➤

PRICE: **\$2,600,000**

CAP RATE: **5.00%**



Rocky Mount, NC

[VIEW OM](#) ➤

PRICE: **\$2,200,000**

CAP RATE: **5.00%**



Vanceboro, NC

[VIEW OM](#) ➤

PRICE: **\$3,200,000**

CAP RATE: **5.00%**

7-Eleven / Speedway Portfolio

North Carolina (5 Property Locations)

Available as a Portfolio or for Individual Purchase

- **Strong Lease Fundamentals:** Recent 15-year lease extensions at below-market rental rates featuring 10% rental increases every 5 years
- **Favorable Tax Incentives:** All stores qualify for 100% bonus depreciation (subject to IRS qualification requirements - consult tax advisor to confirm eligibility)
- **Best-In-Class Credit:** Speedway is a wholly owned subsidiary of 7-Eleven, Inc., which ranks #162 on the Fortune Global 500 list and features an investment-grade credit rating of "A" from the S&P
- **Well Below Replacement Cost:** New construction gas station/c-store properties are trading at \$5M+ on average



Longstanding gas/c-store location eligible for 100% bonus depreciation

Recently renewed, 15-year absolute net lease featuring 10% rental increases every 5 years throughout the base term and options. The tenant is a **wholly owned subsidiary of 7-Eleven, Inc.** – ranked #162 on the Fortune Global 500 list and features an investment-grade credit rating of “A” from the S&P.

The subject property is **strategically positioned along E Raleigh Boulevard**, a prominent commercial corridor in Rocky Mount with strong connectivity to the surrounding retail and residential trade area. The location benefits from excellent accessibility and visibility, providing an attractive setting for retail and service-oriented tenants while benefiting from the corridor’s established commercial presence.

Tax benefits subject to IRS qualification requirements.

CURRENT		
Price		\$2,200,000
Capitalization Rate		5.00%
Building Size (SF)		1,917
Lot Size (AC)		0.90
Stabilized Income		
Scheduled Rent		\$110,000
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$110,000

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Speedway LLC
Lease Type	Absolute NNN
Lease Term Remaining	14+ Years
Rent Increases	10% Every 5 Years
Rent Commencement	5/20/2005
Options	Four, 5-Year
Year Built/Renovated	2004/2022
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof	Tenant's Responsibility
Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	CAP RATE
Speedway	1,917	5/20/2005	2/28/2031	\$110,000	\$9,167	\$110,000	5.00%
	10% Increase	3/1/2031	2/29/2036		\$10,083	\$121,000	5.50%
	10% Increase	3/1/2036	2/28/2041		\$11,092	\$133,100	6.05%
	Option 1	3/1/2041	2/28/2046		\$12,201	\$146,410	6.66%
	Option 2	3/1/2046	2/28/2051		\$13,421	\$161,051	7.32%
	Option 3	3/1/2051	2/29/2056		\$14,763	\$177,156	8.05%
	Option 4	3/1/2056	2/28/2061		\$16,239	\$194,872	8.86%
TOTALS:	1,917			\$110,000	\$9,167	\$110,000	5.00%

LEGEND



Property
Boundary

1,917

Rentable SF

0.90

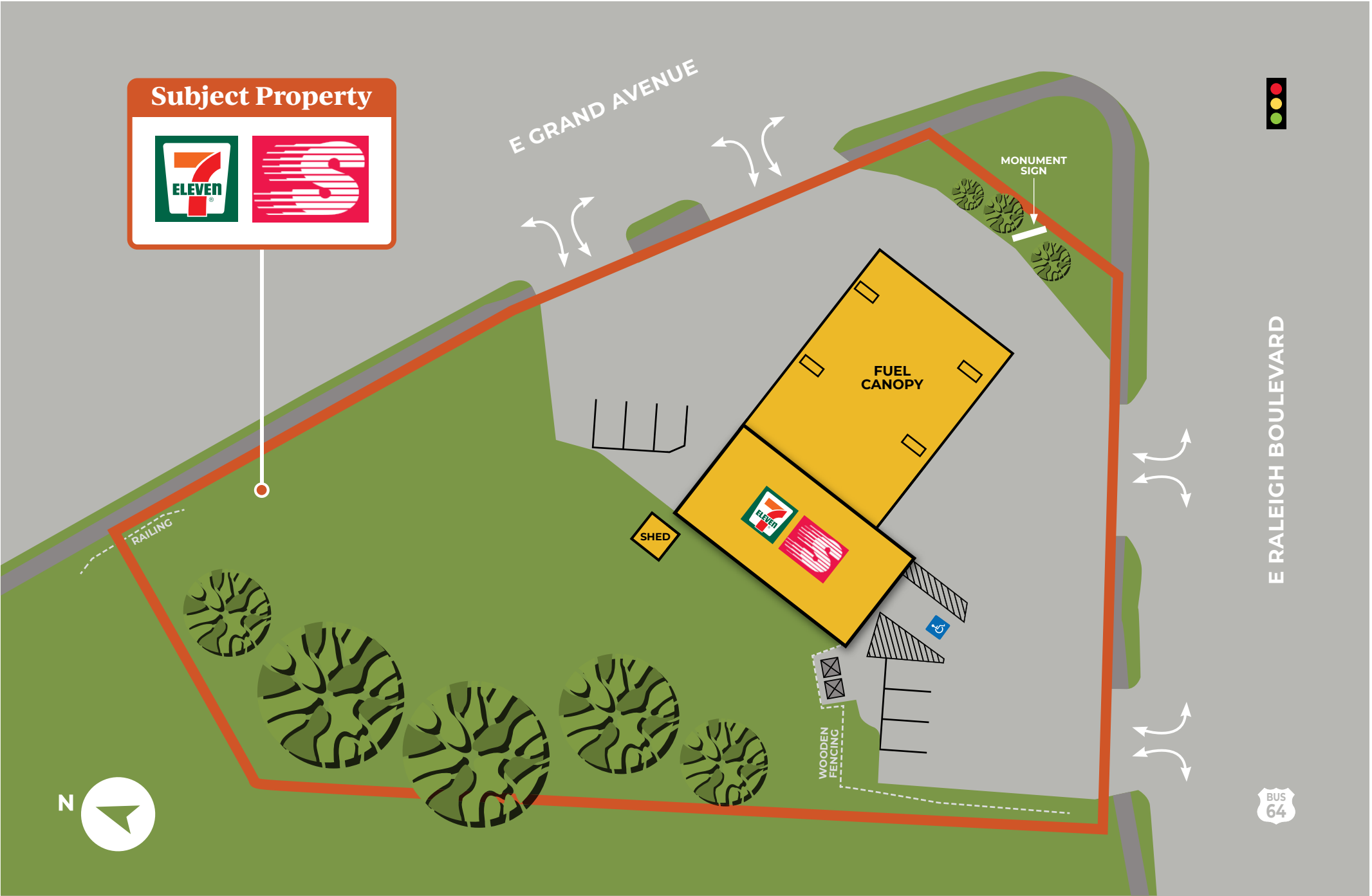
Acres

7

Parking Spaces



Egress





Speedway

Convenience and Fuel, Coast to Coast

Overview

- Speedway is a major American gas station and convenience store chain, operating primarily as a company-owned and operated network rather than through franchising
- The brand operates under 7-Eleven Inc., which operates, franchises and/or licenses more than 77,000 stores in 18 countries and regions, including 12,000 in the U.S. and Canada
- Speedway was historically recognized as the second largest company-owned and operated convenience and fuel store chain in the United States prior to its acquisition
- In May 2021, 7-Eleven Inc. completed its \$21 billion acquisition of the Speedway convenience-store chain from Marathon Petroleum Corp., a deal reported as the biggest in the history of the convenience-store sector

[TENANT WEBSITE](#) ➤



2+ Million

DAILY CUSTOMERS

3,800+

LOCATIONS IN 36 STATES

Reported at 7-Eleven Inc. acquisition



85,000+

LOCATIONS IN 18
COUNTRIES

\$50 Billion

NORTH AMERICAN REVENUES
(2025)

7-Eleven

The Largest Chain of Convenience Stores Worldwide

Overview

- 7-Eleven is the premier name and largest chain in the convenience retail industry
- 7-Eleven Inc. is a wholly owned subsidiary of the global company, Seven& Holdings Co. Ltd. 7-Eleven Inc. is the North American branch of the larger corporation
- Based in Irving, Texas, 7-Eleven Inc. operates, franchises, or licenses 12,272 stores in North America
- Known for its iconic brands such as Slurpee, Big Bite, and Big Gulp, 7-Eleven has expanded into high-quality salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings, cheeseburgers, and hot chicken sandwiches
- 7-Eleven offers customers industry-leading private brand products under the 7-Select brand including healthy options, decadent treats and everyday favorites, at an outstanding value
- Customers also count on 7-Eleven for payment services, self-service lockers and other convenient services
- In addition to 7-Eleven stores, 7-Eleven, Inc. operates and franchises Speedway®, Stripes®, Laredo Taco Company® and Raise the Roost® Chicken and Biscuits locations

[TENANT WEBSITE](#) ➤





Located
in eastern
North
Carolina

159.4K

ANNUAL VISITS TO ROSES
DISCOUNT STORE

52,289

5-MILE RADIUS POPULATION

Immediate Trade Area | 12



BUS 64

8,198 VPD

FAMILY DOLLAR

ROSES

DOLLAR TREE

Pizza Hut

McDonald's

EXXON

GARDNER'S BBQ

SECU
State Employees' Credit Union

JACKSON HEWITT
TAX SERVICE

CITI TRENDS

FOOD LION

RAC

CHILL SPOT

bp

252 SMOKE SHOP

ALMAND'S
DRUG STORES

FRESENIUS
KIDNEY CARE

6,104 VPD

N FAIRVIEW ROAD

S FAIRVIEW ROAD

Fairview
Elementary School

D.S. Johnson
Elementary School

Subject Property

7-ELEVEN

Speedway

Hardee's

Advance
Auto Parts

6,361 VPD

E GRAND AVENUE

E RALEIGH BOULEVARD

6,506 VPD

BUS 64



DOWNTOWN ROCKY
MOUNT (1.1 MILES)



GOVERNMENT OFFICE



ELEMENTARY/
MIDDLE SCHOOL



SPORTS COMPLEX



DOLLAR GENERAL
market



**NORTH CAROLINA
WESLEYAN
COLLEGE**



BIG LOTS! **HARBOR FREIGHT**
TSC TRACTOR SUPPLY CO.



18,357 VPD

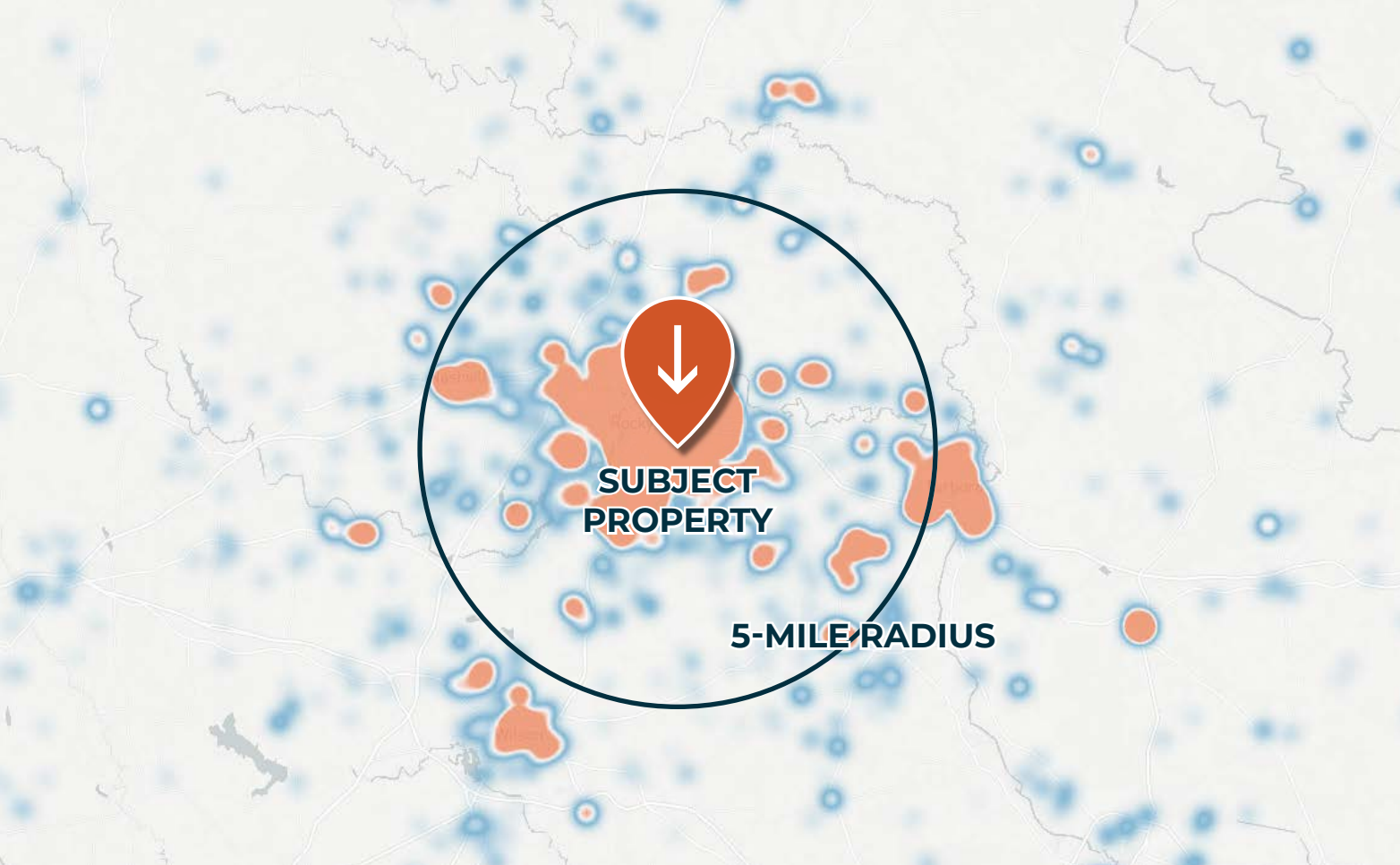


TALBOTS



Harris Teeter
Your Neighborhood Food Market

Zoomed-Out Aerial | 14



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property** over the past 12 months.

Visitation Data

154.5K Visits

OVER THE PAST 12 MONTHS TO
THE SUBJECT PROPERTY

7 Min

AVERAGE DWELL TIME AT
THE SUBJECT PROPERTY

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics

Ring Radius Population Data



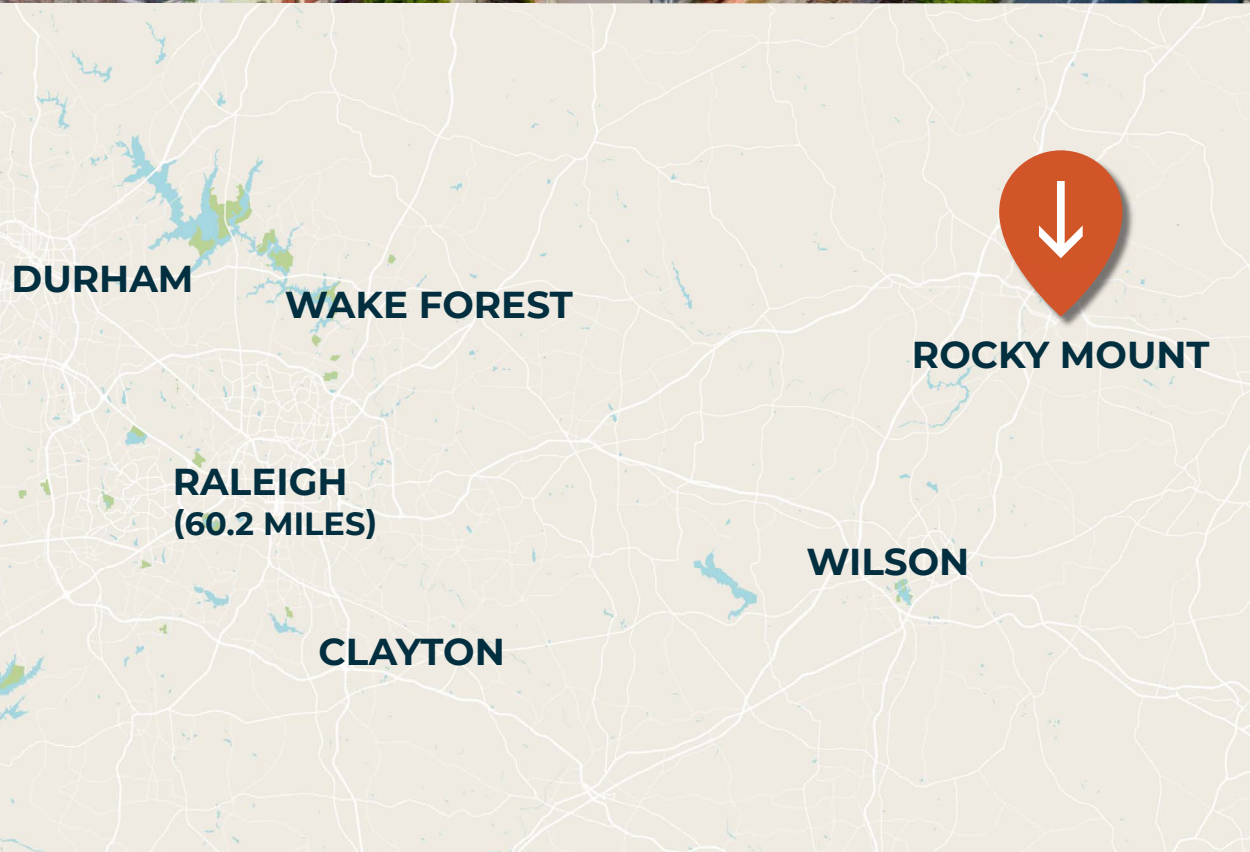
	1-Mile	3-Mile	5-Mile
2025	6,883	26,366	52,289

Ring Radius Household Income Data



	1-Mile	3-Mile	5-Mile
AVERAGE	\$47,015	\$62,046	\$74,229
MEDIAN	\$38,394	\$43,304	\$55,826

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Rocky Mount, NC

Eastern Carolina’s Historic Rail Gateway

The Twin Counties of Commerce

- Rocky Mount sits in eastern North Carolina, split between Nash County (western two-thirds) and Edgecombe County (eastern third), earning it the nickname “The Twin Counties”
- Located along the Tar River at the fall line separating the Piedmont from the Coastal Plain, a geographic feature that gave the city its name
- Positioned roughly 58 miles east of Raleigh and 75 miles west of the Outer Banks, placing it within reach of both the state capital and the coast

History & Lifestyle

- The arrival of the Wilmington and Weldon Railroad in 1845 transformed the settlement into a regional transportation and trade hub
- Officially incorporated in 1867, with growth long tied to its dual role as a railroad and textile manufacturing center spanning two counties
- Offers a lower cost of living relative to nearby Raleigh and the Triangle, while retaining convenient access to larger metro amenities

148,486

ROCKY MOUNT MSA ESTIMATED
POPULATION (2025)

\$8.73 Billion

ROCKY MOUNT MSA GDP



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Contact the Team

John Andreini

ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

Kirby Dederian

kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

Scott Reid

ParaSell, Inc.
scott@parasellinc.com
PH: 949.942.6585
NC LIC# 316079

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