



7-Eleven - Brand New Relocation Store

\$7,870,500 | 5.40% CAP

170 W. Railroad Ave., Garnerville, NY 10923 [DRONE FOOTAGE](#)

- ✓ **Opening & Operating: September Rent Commencement**
- ✓ **Brand New 15-Year Absolute NNN Lease** with 10% Increases Every 5 Years + Option Periods
- ✓ **Hard Corner Signalized Site at the Intersection of** Railroad Ave (12,891 VPD) and just off of the N. Central HWY(14,788 VPD).
- ✓ **Affluent Demographics** – 1 Mile Population Exceeds 16,000 and Average HH Income is Over \$115,000
- ✓ **Located 40 Miles North of Downtown New York City** & an Hour Drive Between 3 International Airports

7-Eleven, Inc. is the premier name and **largest chain in the convenience-retailing industry**. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses **more than 83,000 stores in 19 countries**.



INVESTMENT OVERVIEW

7-ELEVEN GARNERVILLE, NY



CONTACT FOR DETAILS

Teddy Leonard

Vice President
(512) 387-9770

tleonard@securenetlease.com

Bob Jarosz

Broker Associate
(214) 271-8361

bjarosz@securenetlease.com

NY Broker of Record: Keith Stein
License #: 10491206074-NYS

\$7,870,500

5.40% CAP

NOI

\$425,000

Building Area

±3,032 SF

Land Area

±1.20 AC

Year Built

2023

Lease Type

Abs. NNN Lease

Occupancy

100%

- ✓ **Rent Commencement:** September 2023
- ✓ **New 15-Year Absolute NNN Lease** with 10% increases every 5 years and during the option periods.
- ✓ **Near Samsondale Plaza** with Tenants Stop & Shop Advance Auto Parts, Sports Clips, Kentucky Fried Chicken (KFC), and T-Mobile.
- ✓ **Hard Corner Signalized Location at the intersection of Railroad Ave (12,891 VPD) and N. Central HWY (14,788 VPD).**
- ✓ **Affluent Demographics:** 1-Mile population exceeds 16,000 and average household income is over \$115,000. 3-Mile Population is over 106,000 with an average household income of \$156,000.
- ✓ **Located within 1-mile of Helen Hayes Hospital.** A 155-bed facility that is one of the nation's Premier Physical Rehabilitation Hospitals.
- ✓ **Located within 40 Minutes North of New York City** (36.0 miles) and within an hour of three Major International Airports; John F. Kennedy International Airport(JFK) (51.5 miles), LaGuardia Airport(LGA) (39.7 miles), and Newark Liberty International Airport(EWR) (50.0 miles).

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

7-ELEVEN GARNERVILLE, NY

7-Eleven

REVENUE
\$36.1 B

CREDIT RATING
S&P: A

LOCATIONS
77,000+

STOCK TICKER
SVNDY



[7-eleven.com](https://www.7-eleven.com)

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan. Founded in 1927, 7-Eleven focuses on providing a broad selection of fresh, high quality products at everyday fair prices, serving over seven million customers per day in North America alone.

According to their company website, **approximately 25%** of the U.S. population lives within one mile of a 7-Eleven Store. Today, 7 Eleven is the world's largest convenience store chain with more than 77,000 stores in 19 countries, of which **approximately 14,000** are in the U.S. and Canada. These stores see approximately **64 million customers** per day. The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers **24-hour convenience** seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about **2,500 different products** and services is tailored to meet the needs and preferences of local guests.

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 can earn and redeem points on various items in stores nationwide through its 7Rewards® loyalty program with more than **40 million members**, place an order in the 7NOW® delivery app in over **1,300 cities**, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.

SUBJECT PROPERTY AS OF MAY 2023



IN THE NEWS

7-ELEVEN GARNERVILLE, NY

7-Eleven, Speedway, Stripes Announce Plan to Fill 60,000 Roles on National Hiring Day

DAVID BENNETT, OCTOBER 12, 2018 (CSTORE DECISIONS)

For 91 years, 7-Eleven Inc. has often been on the cutting edge of major trends across the convenience store industry.

Whether it was the company's launch of the first self-serve soda fountain, **24/7 store hours**, coffee sold in to-go cups, or the **first self-serve gas pumps and ATMs** installed at a c-store, 7-Eleven can count many "firsts." The biggest, of course, occurred in 1927. Convenience retailing got its start when employee "Uncle Johnny" Jefferson Green approached a young Joe C. Thompson of the Southland Ice Co. about selling bread, milk and eggs from the front dock of an ice house. With success comes growth.

7-Eleven, Inc., Speedway and Stripes, along with participating independent franchise owners and operators, are hosting a National Hiring Event on Tuesday, May 3 across more than 13,000 stores in the U.S. The convenience retailers are collectively hiring passionate, customer-focused employees for 60,000 jobs.

thanks to slight improvements across the board. At No. 18, **Sarasota, Florida**, debuted in the top 20, with the highest net migration score and increases in desirability, affordability, quality of life and job growth. **Tampa, Florida**, boasted housing affordability, net migration, quality of life, and job market scores that contributed to its climb from No. 75 to No. 56 this year.

The 2019 Best Places to Live were determined in part using a public survey of **thousands of individuals throughout the U.S.** to find out what qualities they consider important in a hometown.

EXPLORE ARTICLE



7-Eleven Launches 7NOW Gold Pass™, featuring Waived Delivery Fee and More

BEN UNGLESBEE, MARCH 5, 2021 (RETAIL DIVE)

The format targets rural communities of 3,000 to 4,000 people. CFO Kevin Wampler told analysts the combination format could reach 3,000 stores "at a minimum," according to a Seeking Alpha transcript..

The retailer opened **32 combination stores in the second half of 2020**, and now operates a **total of 50**. Comparable **sales are up 20%** on average at the new format stores, Dollar Tree said.

Since Dollar Tree's acquisition of Family Dollar in 2015, the latter has been something of a problem child for the deep discounter. Family Dollar's sales often have lagged Dollar Tree's, and the company has closed **hundreds of Family Dollar stores.**

With the new 7NOW Gold Pass™ subscription delivery service, customers can get their delivery fee waived on a choice of more than 3,000 of their favorite 7-Eleven products

That trajectory, however, reversed during the pandemic, when Family Dollar's offering of food and **household essentials helped feed sales** as consumers stocked up their houses and consolidated trips.

The new format is meant to combine "**Family Dollar's great value and assortment** with Dollar Tree's 'thrill of the hunt' and fixed price-point — creating a new strategic store format targeted for small towns and rural communities," the company said. Those markets, it added, are areas where the retailer "**would traditionally not open a Dollar Tree store alone.**"

EXPLORE ARTICLE



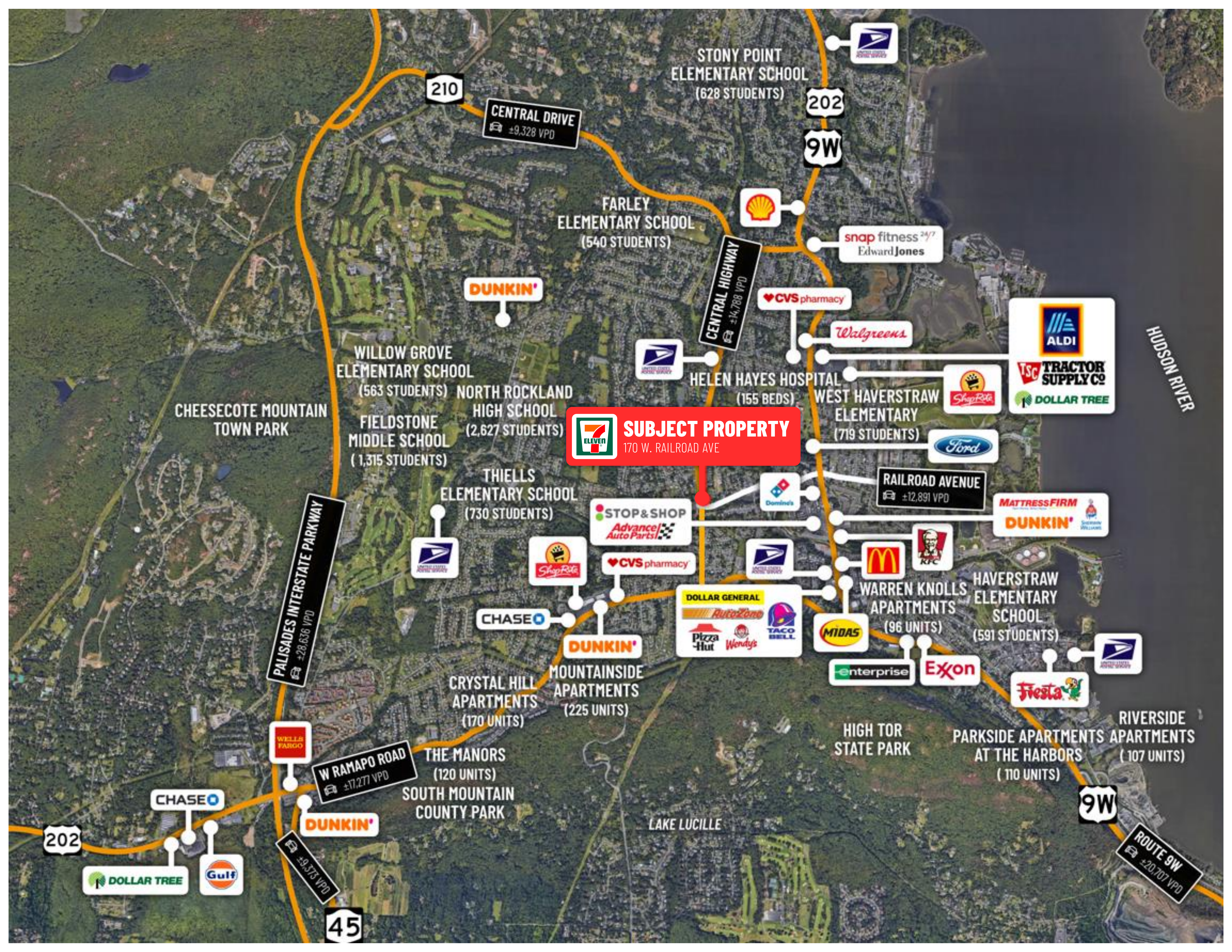
LEASE OVERVIEW

7-ELEVEN GARNERVILLE, NY

Initial Lease Term	15-Years, Plus (3), 5-Year Options to Renew
Rent Commencement	9/27/2023
Lease Expiration	9/26/2038
Lease Type	Abs. NNN
Rent Increases	10% Every 5 Years + Options
Annual Rent YRS 1-5	\$425,000.04
Annual Rent YRS 6-10	\$467,499.96
Annual Rent YRS 11-15	\$514,250.04
Option 1	\$565,674.96
Option 2	\$622,242.48
Option 3	\$684,466.80

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





STONY POINT
ELEMENTARY SCHOOL
(628 STUDENTS)

202
9W

210

CENTRAL DRIVE
±9,328 VPD

FARLEY
ELEMENTARY SCHOOL
(540 STUDENTS)

CENTRAL HIGHWAY
±14,788 VPD

snap fitness 24/7
Edward Jones

DUNKIN'

CVS pharmacy

Walgreens

ALDI
TSC TRACTOR SUPPLY CO
DOLLAR TREE

WILLOW GROVE
ELEMENTARY SCHOOL
(563 STUDENTS)

NORTH ROCKLAND
HIGH SCHOOL
(2,627 STUDENTS)

HELEN HAYES HOSPITAL
(155 BEDS)

WEST HAVERSTRAW
ELEMENTARY
(719 STUDENTS)

CHEESECOTE MOUNTAIN
TOWN PARK

FIELDSTONE
MIDDLE SCHOOL
(1,315 STUDENTS)

7-ELEVEN **SUBJECT PROPERTY**
170 W. RAILROAD AVE

ShopRite

Ford

THIELLS
ELEMENTARY SCHOOL
(730 STUDENTS)

STOP & SHOP
Advance Auto Parts

RAILROAD AVENUE
±12,891 VPD

MATTRESS FIRM
DUNKIN'

PALISADES INTERSTATE PARKWAY
±28,636 VPD

ShopRite

CVS pharmacy

CVS pharmacy

Domino's

McDonald's
KFC

DOLLAR GENERAL
AutoZone
Pizza Hut
Wendy's
TACO BELL

WARREN KNOLLS
APARTMENTS
(96 UNITS)

HAVERSTRAW
ELEMENTARY
SCHOOL
(591 STUDENTS)

CHASE

DUNKIN'

DOLLAR GENERAL
AutoZone
Pizza Hut
Wendy's
TACO BELL

MIDAS

enterprise

Exxon

Fiesta

CRYSTAL HILL
APARTMENTS
(170 UNITS)

MOUNTAINSIDE
APARTMENTS
(225 UNITS)

HIGH TOR
STATE PARK

PARKSIDE APARTMENTS
AT THE HARBORS
(110 UNITS)

RIVERSIDE
APARTMENTS
(107 UNITS)

WELLS FARGO

W RAMAPO ROAD
±17,277 VPD

THE MANORS
(120 UNITS)

SOUTH MOUNTAIN
COUNTY PARK

DUNKIN'

±9,373 VPD

202

CHASE

DOLLAR TREE

Gulf

45

LAKE LUCILLE






9W

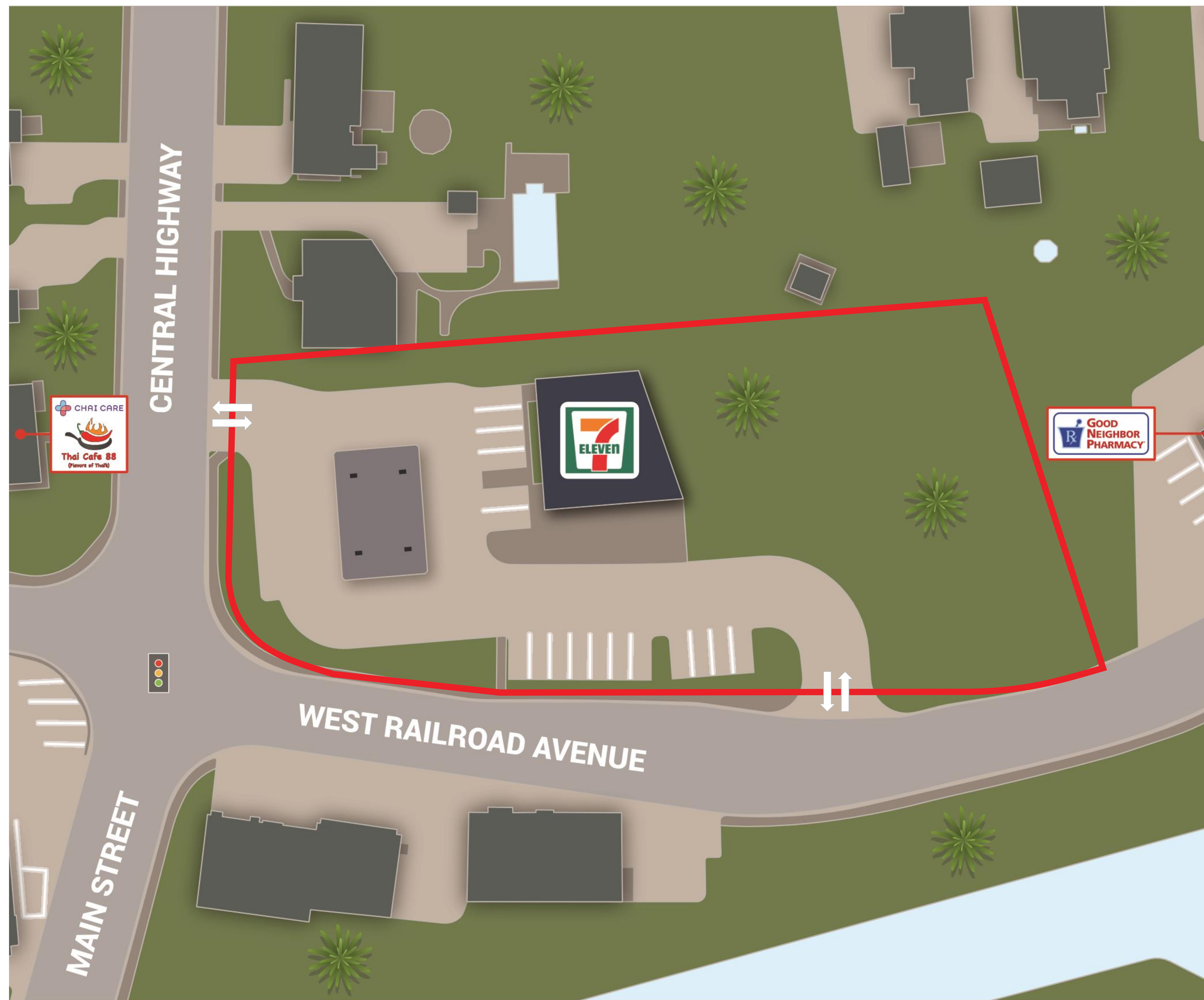
ROUTE 9W
±20,707 VPD

HUDSON RIVER

SITE OVERVIEW

7-ELEVEN GARNERVILLE, NY

	Year Built		2023
	Building Area		±3,032 SF
	Land Area		±1.20 AC
	Pumps		4
	Fueling Positions		8



NEIGHBORING RETAILERS

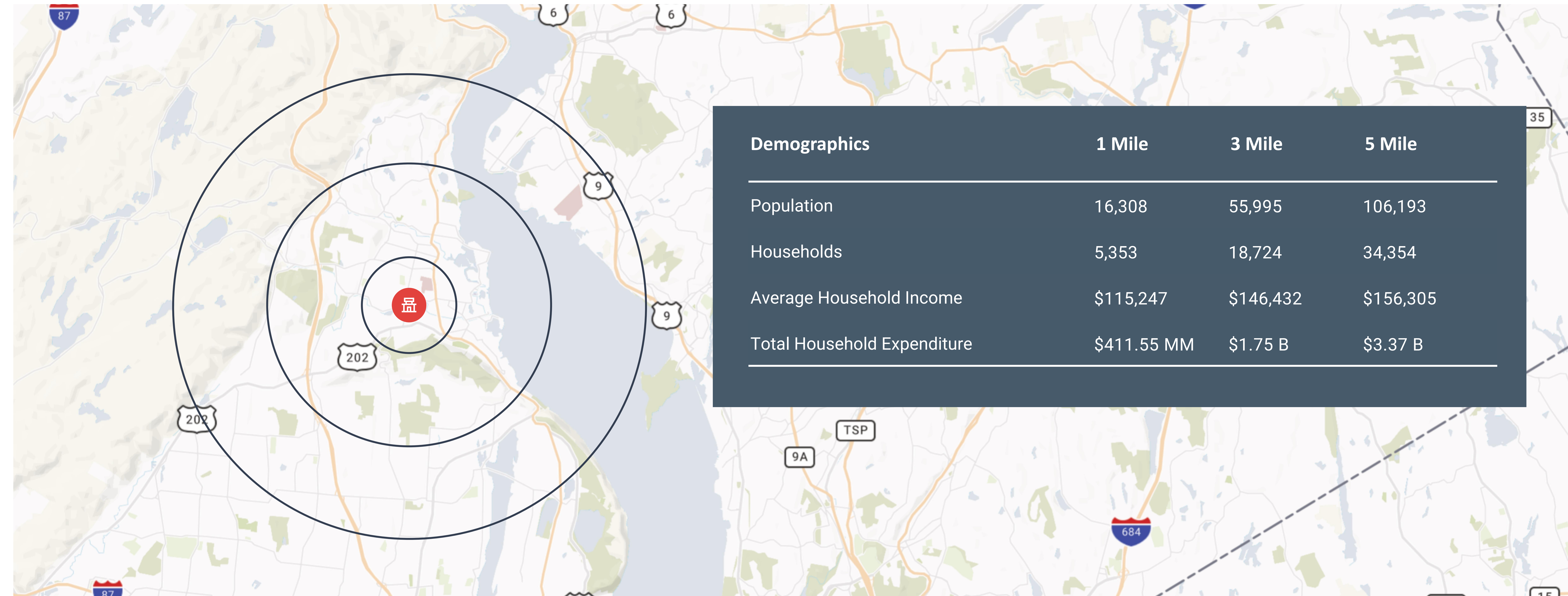
- Aldi
- Tractor Supply Co.
- Dollar General
- Walgreens
- CVS
- Shop Rite
- Dollar Tree
- Dunkin' Donuts
- Taco Bell
- AutoZone Auto Parts



File Photo

LOCATION OVERVIEW

7-ELEVEN GARNERVILLE, NY



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)


- 1. Hampik of Rockland County, Inc. (1,993)
- 2. Nyack Hospital (1,850)
- 3. Bon Secours Good Samaritan Hospital (1,751)
- 4. Rockland Psychiatric Center (1,219)
- 5. Jawonio, Inc. (1,100)
- 6. Helen Hayes Hospital (891)
- 7. Verizon Wireless (850)
- 8. Northern Services Group (832)
- 9. St. Dominic's Home (820)
- 10. Orange and Rockland Utilities (817)
- 11. Pfizer, Inc. (800)
- 12. AT & T Healthcare (800)
- 13. Nice-Pak / PDI (768)
- 14. ARC of Rockland (715)

LOCATION OVERVIEW

7-ELEVEN GARNERVILLE, NY

Garnerville-Haverstraw

New York

 37,049
Population

 \$91,310
Median Household Income



State Parks

10+

Garnerville-Haverstraw, New York is a town(Hamlet) located in Rockland County, New York just north of New York City.

It is about 36 miles(55 minutes away from Manhattan, New York

Haverstraw is a town in Rockland County, New York, United States, located north of the Town of Clarkstown and the Town of Ramapo; east of Orange County; south of the Town of Stony Point; and west of the Hudson River.

Garnerville-Haverstraw, NY sits right along the Hudson River, where there is an abundant amount of state parks for both visitors and residents to enjoy. Some notable State Parks are; Bowline Point Park, Haverstraw Bay Park, Haverstraw Beach State Park, and High Tor State Park.

Located in Haverstraw is Samsondale Plaza; a Stop & Shop Grocery Store anchored with other major national retailers; KFC, Dunkin' Donuts, and T-Mobile. The Village of Haverstraw was incorporated in 1854 as the Village of Warren, for purposes of organizing a fire department to protect the area and residents. The Town of Haverstraw was founded in 1666, but the area has been known as "Haverstroo" on Dutch maps since as early as 1616. "Haverstroo" means oatstraw, which is what the mariners on the Hudson saw all along our shores as they traveled North. One of Haverstraw's greatest assets is its architecture. Innumerable examples of 19th and early 20th century architecture abound. From common row houses to Victorian mansions to iconic bank buildings and churches, Haverstraw has it all. Most such architecture is still in largely original condition or has been painstakingly restored. The grandeur of the Hudson Avenue homes of business scions of old, the stained glass Louis Comfort Tiffany windows of the Central Presbyterian Church and the ship captains'our homes of First Street are all on display. Edward Hopper's "The House by the Railroad" sits high stop Route 9W looking down on the village and its historic railroad station.

IN THE NEWS

7-ELEVEN GARNERVILLE, NY

Haverstraw projects set for \$10M state grant

PETER KATZ, DECEMBER 24, 2022 (WEST FAIR ONLINE)

Property at 49 West Broad St. is due to be revitalized with \$1,677,000 to support a new five-story mixed-use building with approximately 55 residential units, a café, and community space.

Other projects include:

- **\$4,000,000** to support reuse of a former chair factory site by constructing a **3,000 linear** foot walkway and stabilizing the shoreline;
- a new shelter at the NY Waterway Ferry Dock at a cost of **\$200,000**;

"Ten projects have been identified in the Village of Haverstraw to receive funding as part of a \$10 million Downtown Revitalization Initiative (DRI) award from New York state. The projects are designed to enhance Haverstraw's historic, cultural and natural resources while improving its walkability."

- two new basketball courts next to the Haverstraw Center to integrate into the surrounding park and outdoor recreation area at a cost of **\$400,000**;
- restoration and expansion of the Haverstraw Brick Museum for **\$1,500,000**;
- installation of a Harriet Tubman statue and improvements at the Haverstraw African American Memorial Park for **\$201,000**;
- creating four murals along Main Street for **\$180,000**;
- repurposing the ground floor of the Stone Building as a brewery and restaurant for the Stonyard Brewing Company at **\$665,000**;
- Establishing a Downtown Façade Restoration Fund with \$577,000;
- **\$300,000** for branding and marketing of Haverstraw.

EXPLORE ARTICLE



What's The Big Deal? Haverstraw Mixed-Use On New Main Sells For \$2.8 Million; 12-Unit Condo To Be Constructed On Single Family Jackson Avenue Lot; Summit Avenue To Yield Two TriPlexes

February 28, 2023 (RCBJ)

The mixed-use property at 2 New Main Street in the Village of Haverstraw has sold for \$2.8 million, or \$254 per square foot.

The **11,000 square foot** property on the corner of New Main and West Street was purchased by **Airmont-based** 2 New Main Street, LLC whose sole member is Levy Kohn.

"Mixed-Use Haverstraw Building on New Main Sells For \$2.8 Million."

Mortgage financing was provided by Kingston-based Ulster Savings Bank in the amount of **\$2,117,000**. The note carries an initial interest rate of **6.75 percent** and is subject to adjustment every five years. The adjustment is based on the published five-year fixed advance rate of the Federal Home Loan Bank of New York, plus 2.75 percent.

The commercial property, on **.12 acres** was sold by YandJ Associates; LLC. YandJ purchased the property in May of 2022 for \$1.7 million.

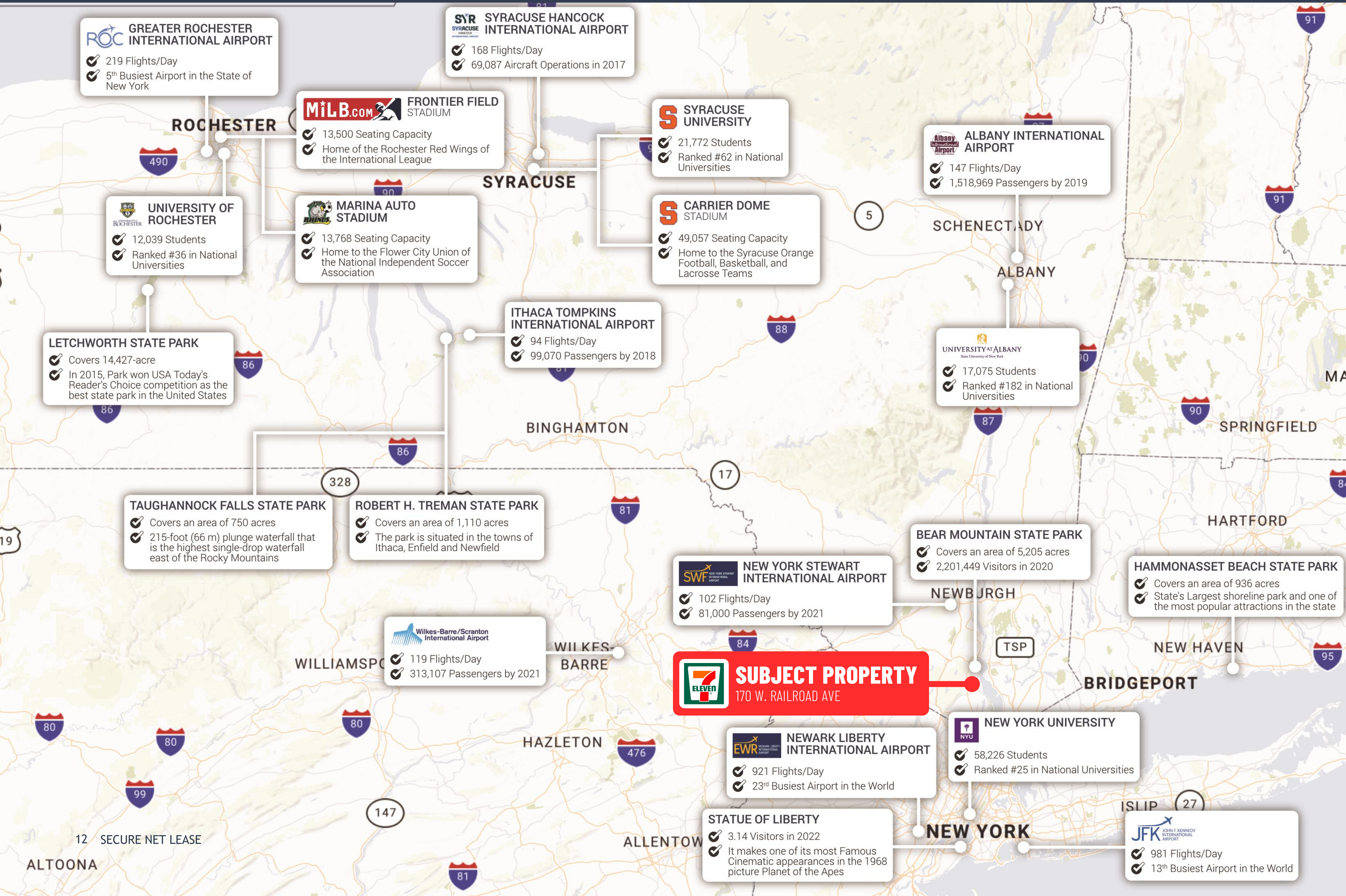
Jackson Avenue Legacy LLC, owned by Yisroel Berger, has borrowed **\$5,011,357** from White Plains-based Northeast Community Bank to construct twelve condominium units on the **.52 acre property** located at 18 Jackson Avenue in New Square. The condominium units are slated to replace what was a single-family home on the lot.

EXPLORE ARTICLE



TRI-STATE AREA(NEW YORK-NEWARK-JERSEY CITY)

7-ELEVEN GARNERVILLE, NY



12 SECURE NET LEASE

ALTOONA

147

HAZLETON

476

ALLENTOWN

NEW YORK

ISLIP

27

JFK

JOHN F. KENNEDY INTERNATIONAL AIRPORT

981 Flights/Day
13th Busiest Airport in the World

NEW YORK UNIVERSITY

58,226 Students
Ranked #25 in National Universities

NEWARK LIBERTY INTERNATIONAL AIRPORT

921 Flights/Day
23rd Busiest Airport in the World

STATUE OF LIBERTY

3.14 Visitors in 2022
It makes one of its most Famous Cinematic appearances in the 1968 picture Planet of the Apes

BEAR MOUNTAIN STATE PARK

Covers an area of 5,205 acres
2,201,449 Visitors in 2020

HAMMONASSET BEACH STATE PARK

Covers an area of 936 acres
State's Largest shoreline park and one of the most popular attractions in the state

NEW YORK STEWART INTERNATIONAL AIRPORT

102 Flights/Day
81,000 Passengers by 2021

ROBERT H. TREMAN STATE PARK

Covers an area of 1,110 acres
The park is situated in the towns of Ithaca, Enfield and Newfield

TAUGHANNOCK FALLS STATE PARK

Covers an area of 750 acres
215-foot (66 m) plunge waterfall that is the highest single-drop waterfall east of the Rocky Mountains

ITHACA TOMPKINS INTERNATIONAL AIRPORT

94 Flights/Day
99,070 Passengers by 2018

ALBANY INTERNATIONAL AIRPORT

147 Flights/Day
1,518,969 Passengers by 2019

SYRACUSE UNIVERSITY

21,772 Students
Ranked #62 in National Universities

CARRIER DOME STADIUM

49,057 Seating Capacity
Home to the Syracuse Orange Football, Basketball, and Lacrosse Teams

MARINA AUTO STADIUM

13,768 Seating Capacity
Home to the Flower City Union of the National Independent Soccer Association

FRONTIER FIELD STADIUM

13,500 Seating Capacity
Home of the Rochester Red Wings of the International League

UNIVERSITY OF ROCHESTER

12,039 Students
Ranked #36 in National Universities

GREATER ROCHESTER INTERNATIONAL AIRPORT

219 Flights/Day
5th Busiest Airport in the State of New York

SYRACUSE HANCOCK INTERNATIONAL AIRPORT

168 Flights/Day
69,087 Aircraft Operations in 2017

ROCHESTER

SYRACUSE

SCHENECTADY

ALBANY

BINGHAMTON

SPRINGFIELD

HARTFORD

NEW HAVEN

BRIDGEPORT

WILKES-BARRE

WILLIAMSPORT

328

17

84

81

476

81

88

81

17

84

81

476

81

5

17

84

81

476

81

88

81

17

84

81

476

81

5

17

84

81

476

81

88

81

17

84

81

476

81

5

17

84

81

476

81

88

81

17

84

81

476

81

5

17

84

81

476

81

88

81

17

84

81

476

81

5

17

84

81

476

81

88

81

17

84

81

476

81

5

17

84

81

476

81

88

81

17

84

81

476

81

5

17

84

81

476

81

88

81

17

84

81

476

81

5

17

84

81

476

81

88

81

17

84

81

476

81

5

17

84

81

476

81

88

81

17

84

81

476

81

5

17

84

81

476

81

88

81

17

84

81

476

81

5

17

84

81

476

81

88

81

17

84

81

476

81

5

17

84

81

476

81

88

81

17

84

81

476

81

5

17

84

81

476

81

88

81

17

84

81

476

81

5

17

84

81

476

81

88

81

17

84

81

476

81

5

17

84

81

476

81

88

81

17

84

81

476

81

5

17

84

81

476

81

88

81

17

84

81

476

81

5

17

84

81

476

81

88

81

17

84

81

476

81

5

17

84

81

476

81

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

Teddy Leonard

Vice President
(512) 387-9770

tleonard@securenetlease.com

Bob Jarosz

Analyst
(214) 271-8361

bjarosz@securenetlease.com