



Kenansville, 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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7-Eleven / Speedway

206 N. Main Street, Kenansville, NC ➔

PRICE: **\$2,600,000** CAP RATE: **5.00%**

NOI	\$130,000
LEASE TYPE	Absolute NNN
LEASE TERM REMAINING	14+ Years
RENT INCREASES	10% Every 5 Years
BUILDING SIZE	1,322 SF
LOT SIZE	0.52 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 located along N. Main Street**, the primary north-south thoroughfare through Kenansville and the center of the community’s commercial activity. Its location provides convenient access to the surrounding Duplin County trade area and benefits from its proximity to the town’s civic, retail, and service-oriented uses.

Tax benefits subject to IRS qualification requirements.

CURRENT		
Price		\$2,600,000
Capitalization Rate		5.00%
Building Size (SF)		1,322
Lot Size (AC)		0.52
Stabilized Income		
Scheduled Rent		\$130,000
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$130,000

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	6/1/2005
Options	Four, 5-Year
Year Built/Renovated	1993/2022
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	1,322	6/1/2005	2/28/2031	\$130,000	\$10,833	\$130,000	5.00%
	10% Increase	3/1/2031	2/29/2036		\$11,917	\$143,000	5.50%
	10% Increase	3/1/2036	2/28/2041		\$13,108	\$157,300	6.05%
	Option 1	3/1/2041	2/28/2046		\$14,419	\$173,030	6.66%
	Option 2	3/1/2046	2/28/2051		\$15,861	\$190,333	7.32%
	Option 3	3/1/2051	2/29/2056		\$17,447	\$209,366	8.05%
	Option 4	3/1/2056	2/28/2061		\$19,192	\$230,303	8.86%
TOTALS:	1,322			\$130,000	\$10,833	\$130,000	5.00%

LEGEND

Property Boundary

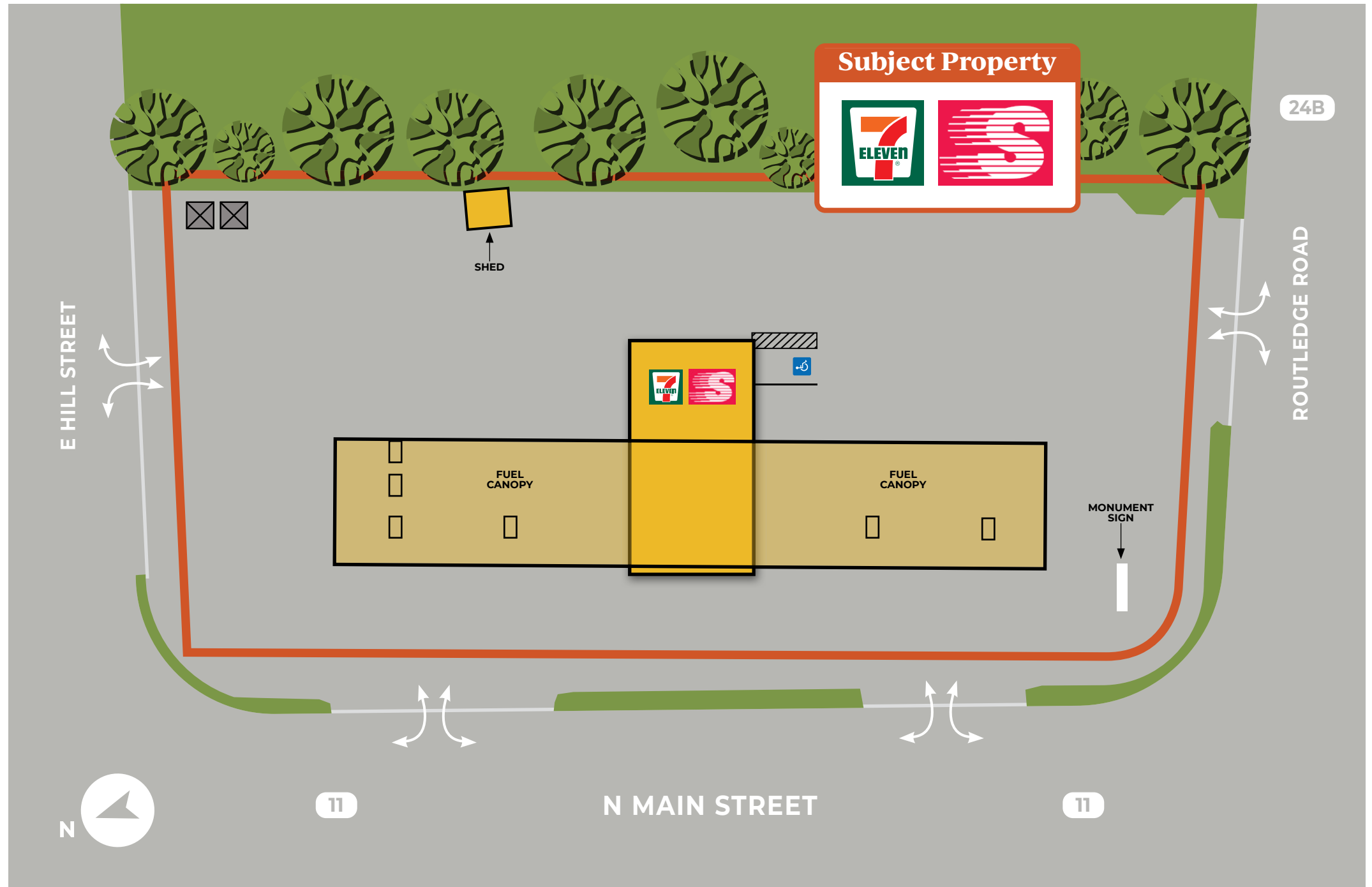
1,322
Rentable SF

0.52
Acres

2
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](#) ➤



DOLLAR
GENERAL

CVS
pharmacy®



FAMILY DOLLAR



ACE
Hardware

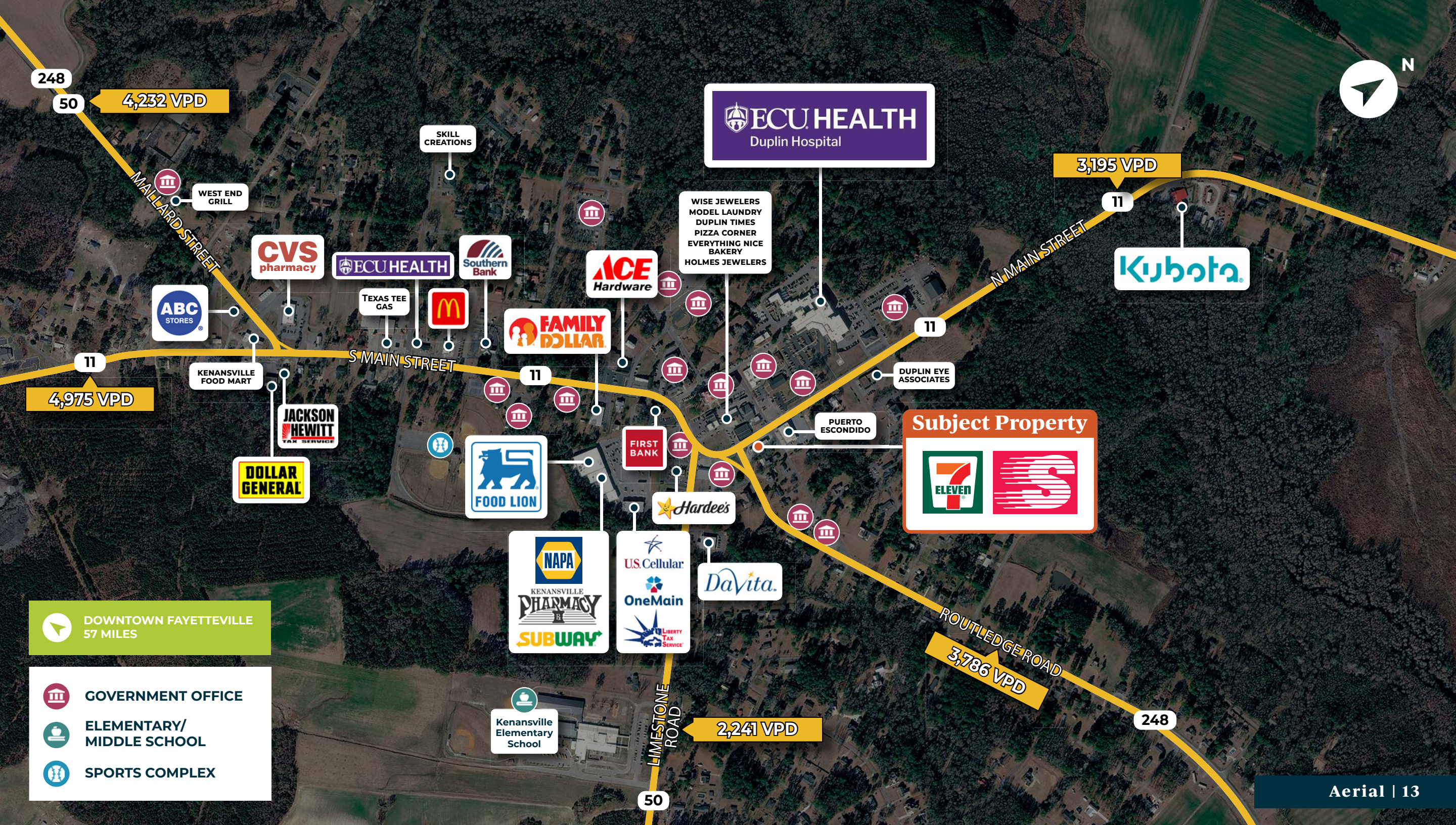


Subject Property



Duplin County
Courthouse

N MAIN STREET



248

50

4,232 VPD

MALLARD STREET

WEST END GRILL

CVS
pharmacy

ECU HEALTH

Southern
Bank

TEXAS TEE
GAS

McDonald's

FAMILY
DOLLAR

ACE
Hardware

WISE JEWELERS
MODEL LAUNDRY
DUPLIN TIMES
PIZZA CORNER
EVERYTHING NICE
BAKERY
HOLMES JEWELERS

ECU HEALTH
Duplin Hospital

3,195 VPD

11

Kubota

N MAIN STREET

11

4,975 VPD

KENANSVILLE
FOOD MART

JACKSON
HEWITT
TAX SERVICE

DOLLAR
GENERAL

S MAIN STREET

11

FOOD LION

FIRST BANK

Hardee's

PUERTO
ESCONDIDO

Subject Property
7-Eleven
Speedway

DUPLIN EYE
ASSOCIATES

NAPA
KENANSVILLE
PHARMACY
SUBWAY

U.S. Cellular
OneMain
LIBERTY
TAX SERVICE

DaVita

ROUTLEDGE ROAD

3,786 VPD

248

2,241 VPD

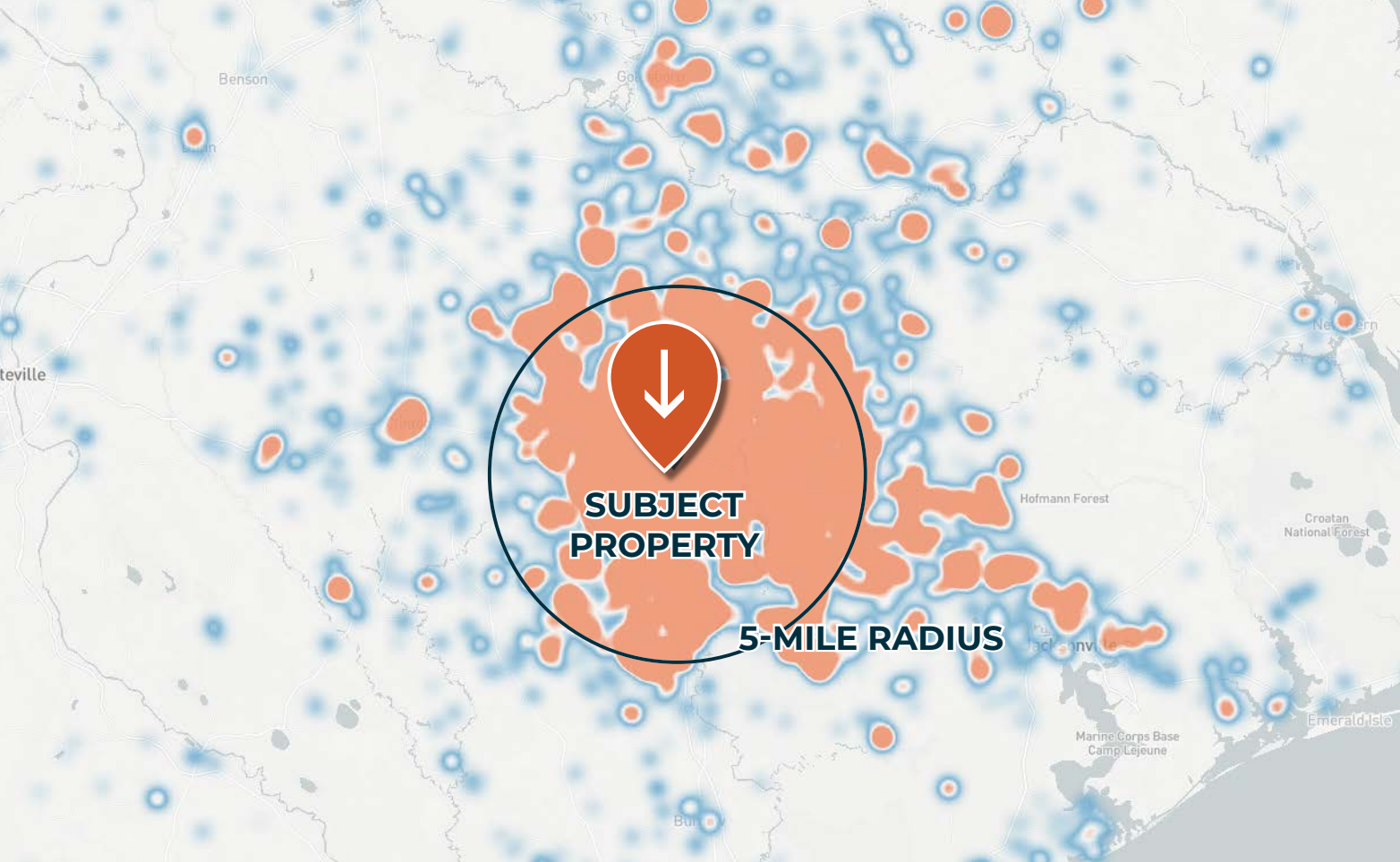
50

LIMESTONE
ROAD

Kenansville
Elementary
School

DOWNTOWN FAYETTEVILLE
57 MILES

- GOVERNMENT OFFICE
- ELEMENTARY/
MIDDLE SCHOOL
- SPORTS COMPLEX



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

202.5K Visits

OVER THE PAST 12 MONTHS TO
THE SUBJECT PROPERTY

8 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



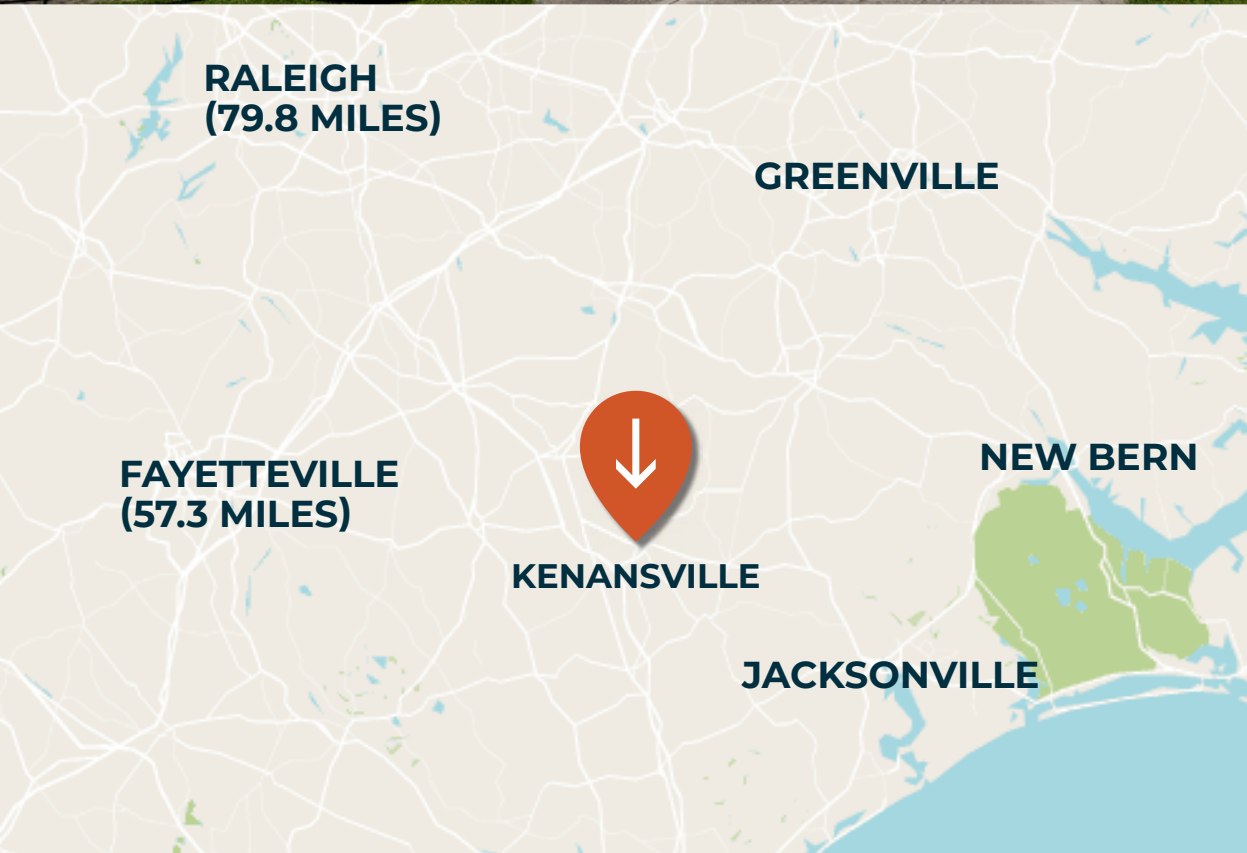
	1-Mile	3-Mile	5-Mile
2025	838	2,066	3,890
2035 PROJ.	858	2,099	3,954

Ring Radius Household Income Data



	1-Mile	3-Mile	5-Mile
AVERAGE	\$77,887	\$90,203	\$89,500
MEDIAN	\$45,208	\$70,312	\$69,149

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



Kenansville, NC

Historic Heart of Duplin County

Liberty Hall's Home & Heritage

- Kenansville is an unincorporated town and county seat of Duplin County, situated in the Coastal Plain region of eastern North Carolina
- Located near Interstate 40, which runs through the county and connects to Wilmington to the southeast and Raleigh to the northwest
- The town is home to approximately 1,090 residents and serves as the administrative and government hub for Duplin County, a rural county of roughly 51,500 people
- Kenansville itself functions as the county's administrative and government hub, supporting public-sector employment tied to county offices and the courthouse

Industry & Workforce

- Duplin County's economy is anchored by agriculture, particularly hog and poultry production, ranking among the top counties in the nation for livestock output
- Major private-sector employers in the county include Butterball, Smithfield Foods, House of Raeford, and Murphy Family Ventures

51,571

**DUPLIN COUNTY ESTIMATED
POPULATION (2025)**



 **ECU HEALTH**
Duplin Hospital

Subject Property

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