

FORT PIERCE-FL 7-ELEVEN SINGLE TENANT GROUND- LEASE- BRAND NEW CONSTRUCTION

7310 INDRIIO ROAD
FORT PIERCE, FL 34951



Status: Active

Price: \$1,950,000.00

Type: Commercial

Square Footage: 4,434

Lot Size: 1.95

Brand New 15-Year Lease | Investment Grade Tenant (S&P: AA-) | Scheduled Rental Increases | Brand New Construction

- Brand new 15-year lease with 10 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease is signed by 7-Eleven, Inc., an investment grade (S&P: AA-), a globally recognized and established convenience store/gas operator (77,000 locations)
- The lease features a rare 10% rental increase every 5 years and at the beginning of each option period, increasing NOI and hedging against inflation
- Brand new construction featuring high-quality materials used and 7-Eleven's traditional styling Absolute NNN Lease | Zero Landlord Responsibilities | No Income Tax State
- Tenant pays for CAM, taxes, and insurance and maintains all aspects of the premises
- Investor benefits from fee-simple ownership of the building and land
- Fee-simple ownership of a convenience store
- No landlord responsibilities
- Ideal management-free investment in a state with no state income

View Property Online

<https://properties.millscommercial.net/property/220>

Mills Commercial Real Estate Group, LLC

Phone: 772-562-0018

bmills@millscommercial.net

www.millscommercial.net

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