

# MARSTELLER REALTY, INC.

Commercial Investment Real Estate  
Specializing in Net Leased Properties/Sales/Exchanges

**AVAILABLE FOR SALE**  
**7-Eleven**  
**2265 Colonial Blvd.**  
**Ft. Myers, FL 33907**



- Tenant:** 7-Eleven (S&P) AA- rating | 7-Eleven (7-11) is an international chain of convenience stores that operates, franchises, and licenses some 58,300 stores in 18 countries.
- Building:** 2,940 +/- sf built in 2012 on 0.82 +/- acres of land located outside of Edison Mall, over 1M sq. ft. of retail space with 160 stores. Located on a signalized intersection with Solomon Blvd and across from Ft. Myers Airport, serving 10.3M passengers annually. Daily traffic counts of 54,000 VPD in front of the site on Colonial Blvd.
- Ownership:** Fee simple ownership, land and building are included. May qualify for accelerated depreciation. Check with your accountant for more details.
- Lease Term:** 5.5 years remaining on the corporate NN lease running until August 31, 2027, with 4, 5-year options with 10% increases in the options. Landlord is responsible for roof, structure, and windstorm insurance. Existing 20 - year transferable roof warranty.
- Rent:** \$156,525 (including September 1, 2022 increase)
- Asking Price** **\$3,350,000 or 4.67% cap**
- Contact:**
- |   |  |
|---|--|
| <b>Robert Marsteller</b><br><b>bob@marstellerrealty.com</b><br><b>(301) 942-6462</b><br><b>(301) 473-4221 (FAX)</b> | <b>Rachel M. Story</b><br><b>rachel@marstellerrealty.com</b><br><b>(301) 831-4223</b><br><b>(301) 473-4221 (FAX)</b> |
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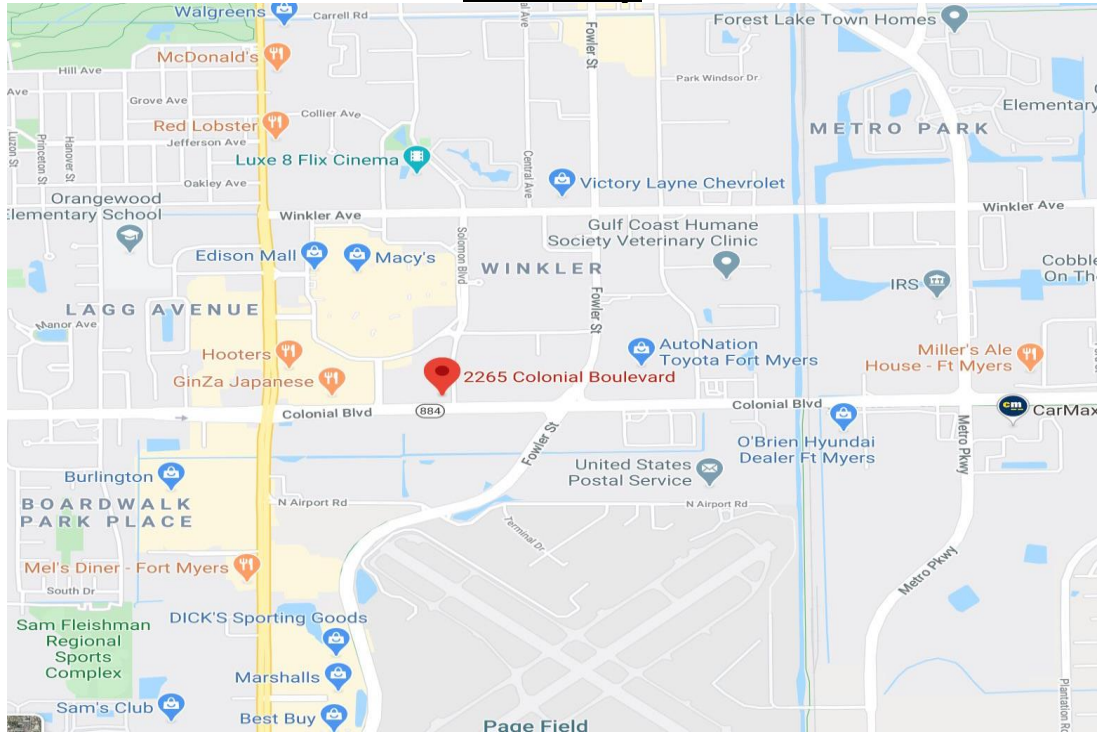
**Broker of Record: Rad von Werssowetz | Berkley Capital Advisors | FL Lic #: 3476156**

All of the above is deemed accurate; however, it is subject to errors, omissions and all sizes are approximate. Broker assumes no liability for the condition of the legal status of the property. Property is offered subject to prior sale, change of price and/or terms or withdrawal from the market; all without prior notice.

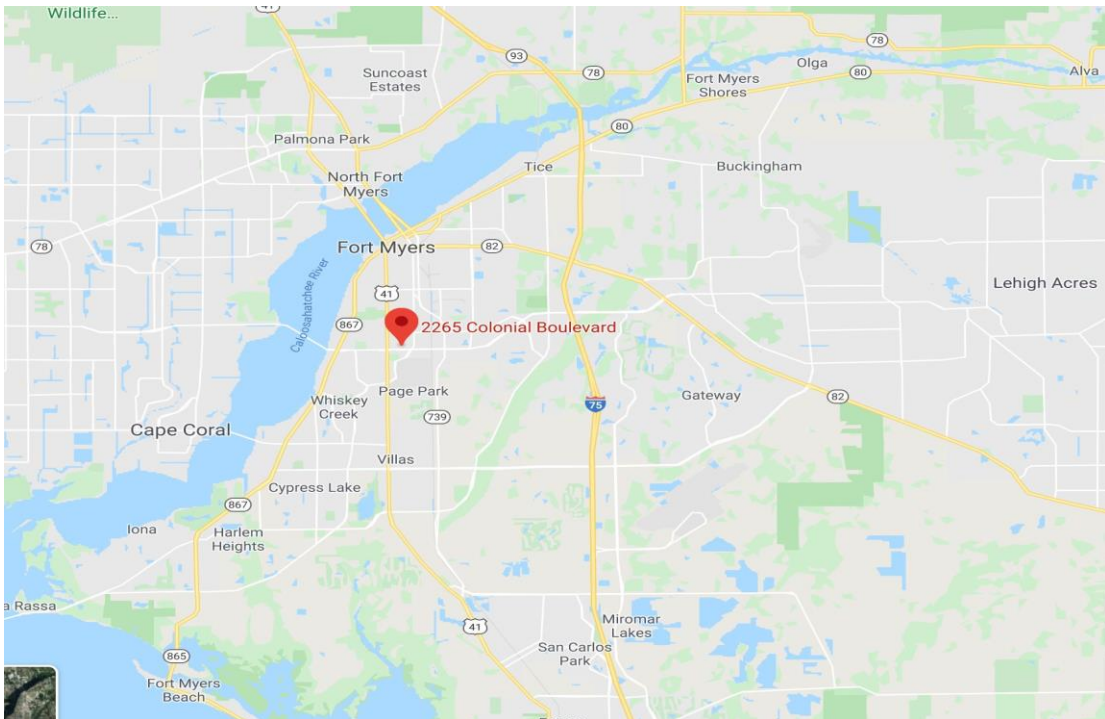
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### Local Map



### Overview Map



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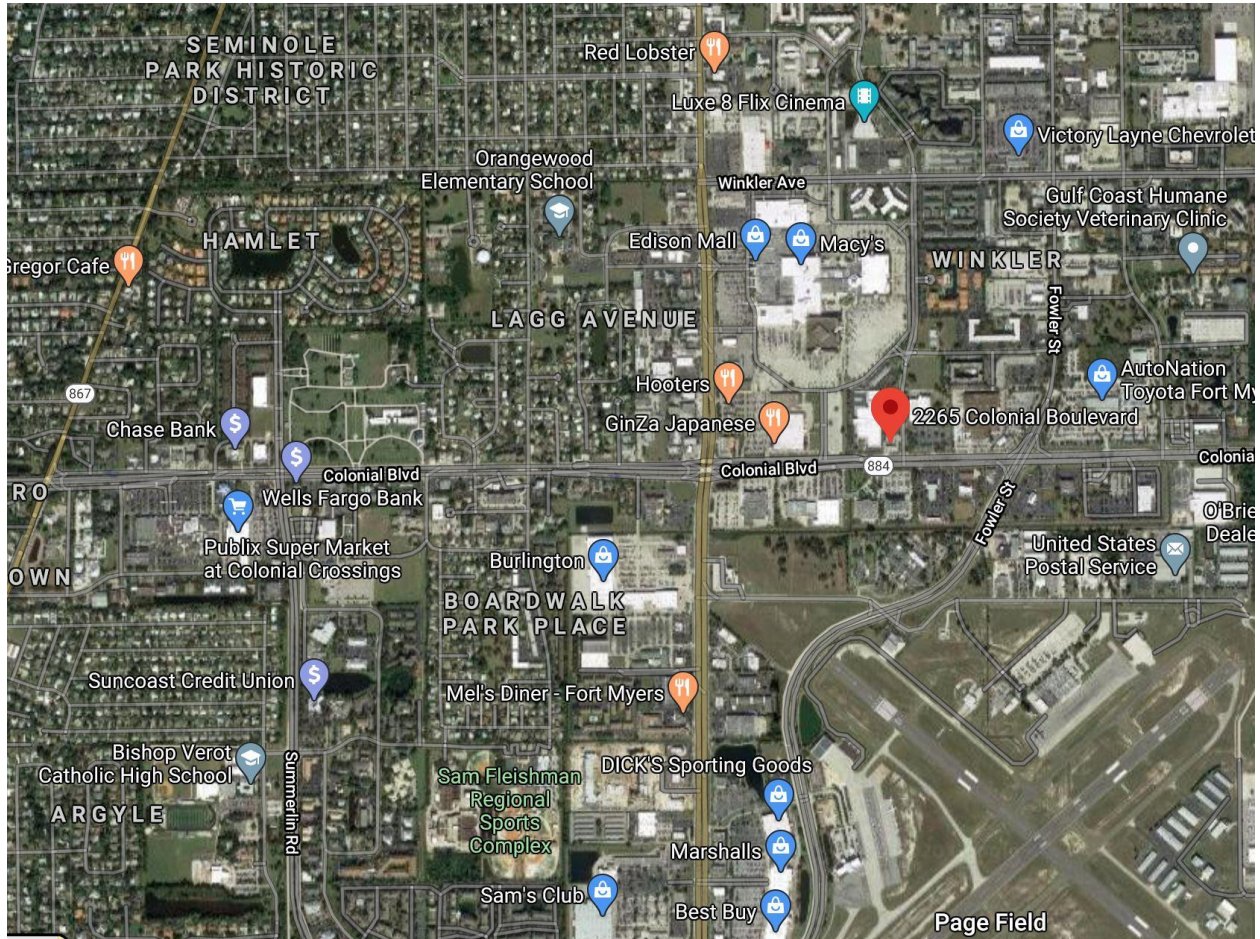
6101 Ed Crone Lane, Frederick, Maryland 21703

[www.MarstellerRealty.com](http://www.MarstellerRealty.com)

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## Satellite View



## Demographics

	1 Mile	3 Mile	5 Mile
Population	8,336	62,352	137,207
Avg. Household Income	\$38,932	\$48,165	\$50,431
Households	3,345	24,447	54,565

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