



7 BREW

4647 Clemson Boulevard, Anderson, SC 29621

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PROPERTY DESCRIPTION

An exceptional single-tenant **NNN ground lease investment opportunity** featuring a brand-new 7 Brew Coffee strategically positioned within the Clemson Common Development at Exit 19 in Anderson, South Carolina.

The property benefits from a highly visible, *red-light corner* within the development, with approximately **32,500 vehicles per day** on US Hwy 76 and a strong surrounding tenant mix. The area is experiencing significant residential growth within a five-mile radius, providing an expanding population base and increasing demand for retail, dining, and convenience-oriented services.

ADDRESS

4647 Clemson Boulevard
Anderson, SC 29621

TRAFFIC COUNT

±32,500 VPD

ZONING

C2 — Anderson County

INVESTMENT OPPORTUNITY

OFFERING PRICE

\$1,779,661

CAP RATE

5.9%

NOI

\$105,000

PROPERTY TYPE

Retail / Restaurant

LOT SIZE

±0.76 Acres

INVESTMENT HIGHLIGHTS

- **5.90% Cap Rate** on Brand-New 7 Brew Coffee
- **NNN Ground Lease** — 15-Year Initial Term
- Four (4) 5-Year Renewal Options
- **7.5% Rent Increases** Every 5 Years
- ±32,500 VPD on US Hwy 76
- Prime red-light corner within Clemson Common
- *Minimal Landlord Responsibilities* under NNN
- Strong tenant mix: Buffalo Wild Wings, 7-Eleven, Guthrie's

TENANT OVERVIEW

7 BREW | ANDERSON, SC 29621



ABOUT 7 BREW COFFEE

Founded in 2017 in Rogers, Arkansas, **7 Brew** is a rapidly expanding drive-thru specialty coffee concept known for its signature seven original drinks, friendly "brewistas," and quick, high-volume service model. The brand focuses on a compact, purpose-built kiosk footprint that supports fast throughput and delivers a memorable customer experience.

With aggressive nationwide growth through both corporate and franchised units, 7 Brew has become one of the fastest-growing beverage concepts in the United States, competing directly with established players like Starbucks and Dutch Bros.

ABOUT THE FRANCHISEE

Piedmont Beverage Company

Piedmont Beverage Company is a well-capitalized, regional 7 Brew franchisee focused on developing and operating drive-thru coffee locations throughout the Carolinas and greater Southeast. Backed by an experienced leadership team with deep roots in multi-unit retail and food & beverage operations, Piedmont Beverage Company brings proven expertise in site selection, construction management, and day-to-day store operations, delivering consistent brand execution and long-term tenant stability at every location.

TENANT SNAPSHOT

2017
YEAR FOUNDED

300+
LOCATIONS OPEN

Rogers, AR
HEADQUARTERS

Private
OWNERSHIP

LEASE SUMMARY

TENANT	7 Brew Coffee
FRANCHISEE	Piedmont Beverage Company
LEASE TYPE	NNN Ground Lease
INITIAL TERM	15 Years
RENEWAL OPTIONS	Four (4) 5-Year Options
RENT INCREASES	7.5% Every 5 Years
NOI	\$105,000
CAP RATE	5.90%

ANDERSON, SOUTH CAROLINA

7 BREW | 4647 CLEMSON BOULEVARD

MARKET OVERVIEW

Anderson is a thriving city located in the **Upstate region of South Carolina**, strategically positioned along the I-85 corridor between Atlanta and Charlotte. Known as "The Electric City," Anderson combines Southern charm with a rapidly expanding economic base fueled by manufacturing, healthcare, education, and retail growth.

The subject property sits within the *Clemson Common Development* at Exit 19, one of the region's most active retail nodes. With approximately **32,500 vehicles per day** traveling US Hwy 76, the corridor benefits from proximity to Clemson University, Lake Hartwell, and a growing residential base that continues to drive demand for retail, dining, and service tenants.

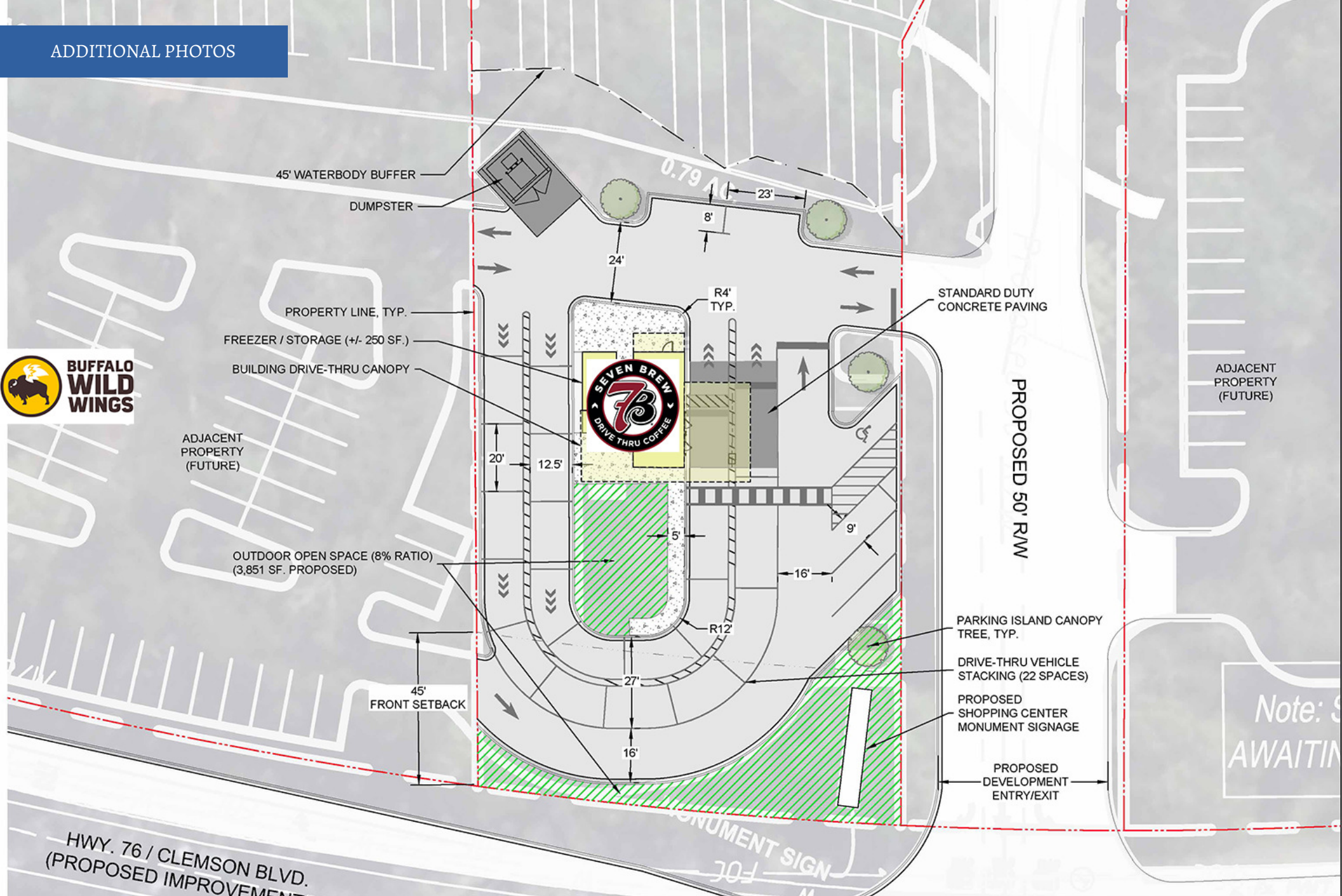


DEMOGRAPHICS SNAPSHOT

METRIC	5 MI	10 MI	TREND
Total Population	48,215	112,480	▲
Total Households	19,340	44,905	

AREA HIGHLIGHTS

- › Prime red-light corner in Clemson Common
- › ±32,500 VPD on US Hwy 76
- › Adjacent to Buffalo Wild Wings, 7-Eleven & Guthrie's
- › Minutes from Clemson University & Lake Hartwell
- › Direct access to I-85 via Exit 19
- › Rapidly expanding residential population base
- › Strong average household income of **\$102,469** within one mile



Rich Bennett, Senior Vice President | 864.642.8655 | rich@mccoywright.com

ADDITIONAL PHOTOS



Rich Bennett, Senior Vice President | 864.642.8655 | rich@mccoywright.com

974 Single Family Homes
688 Apartments



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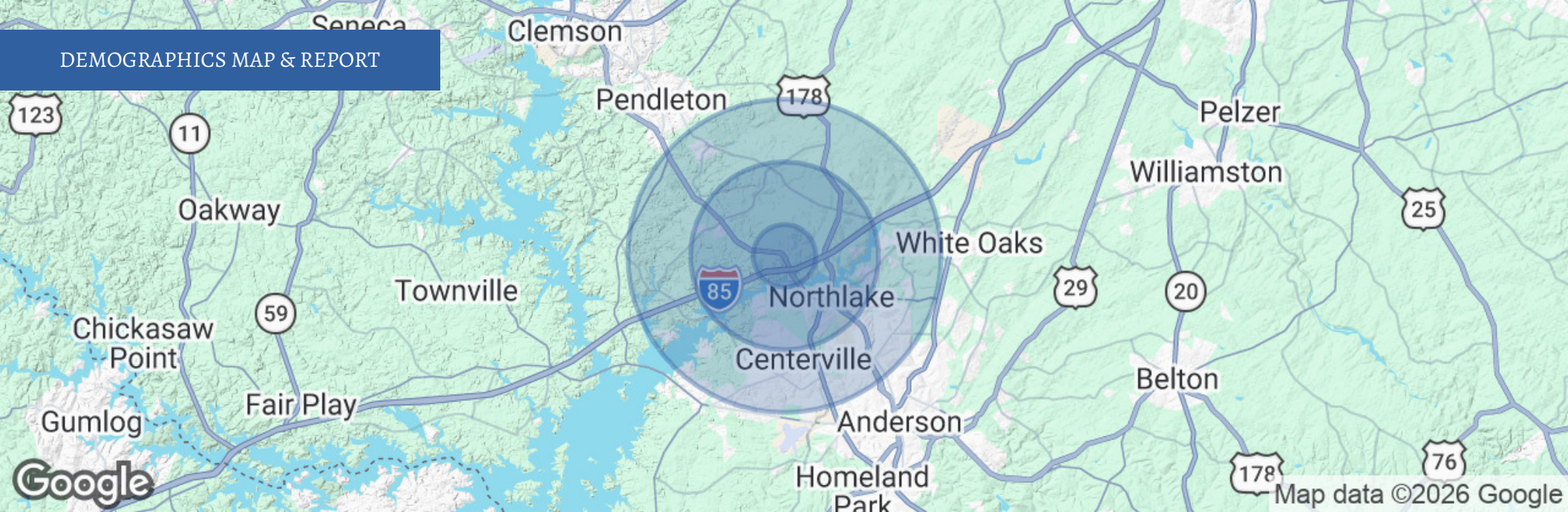


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	494	10,606	38,018
Average Age	52.9	42.7	43.6
Average Age (Male)	52.5	43.0	42.5
Average Age (Female)	53.4	43.9	44.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	225	4,383	16,486
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$102,469	\$99,319	\$92,147
Average House Value	\$265,394	\$243,530	\$243,535

2023 American Community Survey (ACS)



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**RICH BENNETT**

Senior Vice President

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Direct: **864.642.8655****PROFESSIONAL BACKGROUND**

Rich is a generational member of the Western Upstate community and began his real estate career in the residential housing, land and development sector where he excelled in areas surrounding Lake Hartwell. He soon moved into the commercial area and expanded his focus in development, BTS, land banking and investment. His specter of business is broad and includes at any one time, industrial, land banking, retail, build to suit and investment properties from outlying growth areas to downtown re-development projects.

He serves as the SVP of Development for McCoy Wright, Inc. and primarily supplies the firm with development inventory and oversight of brokerage and contemplated development projects. He works with the firm's brokerage staff on a daily basis to determine demand and absorption by national retailers and industrial users. He also provides direction to the company on financing, purchasing and construction strategies. He maintains an excellent command of horizontal & vertical development, financing, site work, utilities, infrastructure needs investment and capital needs in all areas including single and multi-family, retail, specialty and industrial development.

MEMBERSHIPS

Rich maintains excellent relationships throughout the overall community lending success to development in conjunction with major employers, governments and stakeholders in the geography including Clemson University. His projects have supplied a higher level of home ownership and growth in areas resulting in a more substantial tax base for several municipalities. Rich is a member of the Western Upstate of REALTORS®, South Carolina Association of REALTORS®, National Association of REALTORS® and International Council of Shopping Centers.

McCoy Wright

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