

# SINGLE TENANT QSR WITH DRIVE-THRU

Ground Lease Investment Opportunity



8+ Years Remaining | Scheduled Rental Increases | Dense Retail Corridor |  
University of Missouri (31,600 Students) | Top 40% of all 7 Brews (US) | Built in 2023



200 E. Nifong Boulevard

**COLUMBIA** MISSOURI

ACTUAL SITE



## EXCLUSIVELY MARKETED BY



### JAIME SALAZAR

Senior Associate  
National Net Lease

jaime.salazar@srsre.com  
D: 954.703.3602 | M: 786.768.7700  
200 SW First Avenue, Suite 970  
Fort Lauderdale, FL 33301  
FL License No. SL3452271

### PATRICK NUTT

Senior Managing Principal &  
Co-Head of National Net Lease

patrick.nutt@srsre.com  
D: 954.302.7365 | M: 703.434.2599  
1501 W. Cleveland Street, Suite 300  
Tampa, FL 33606  
FL License No. BK3120739

### WILLIAM WAMBLE

EVP & Principal  
National Net Lease

william.wamble@srsre.com  
D: 813.371.1079 | M: 813.434.8278  
1501 W. Cleveland Street, Suite 300  
Tampa, FL 33606  
FL License No. SL3257920

### MORGAN ZANT

Managing Broker  
SRS Real Estate Partners, LLC

morgan.zant@srsre.com  
D: 502.442.7074  
6100 Dutchmans Lane, Suite 1200  
Louisville, KY 40205  
MO License No. 2024015589







Columbia Mall

**TARGET**  
**Dillard's**  
**BARNES & NOBLE**  
**SHOE DEPT.**

**H&M**  
**HIBBETT SPORTS**  
**chico's**  
**Buckle**  
**LOFT**

Broadway Marketplace

**sam's club**  
**five BELOW Academy**  
**HyVee**

**Walmart**  
**Staples**  
**LOWE'S**

David H. Hickman High School

University of Missouri

**DUNKIN'**

163

18,500 VPD

MONTEREY DR

PHILLIPS 66

**Simmons Bank**

**SEVEN 73 BREW**

E NIFONG BLVD 19,400 VPD

**Hallmark**  
**Edward Jones**

**NextCare**

**SCOOTER'S COFFEE**

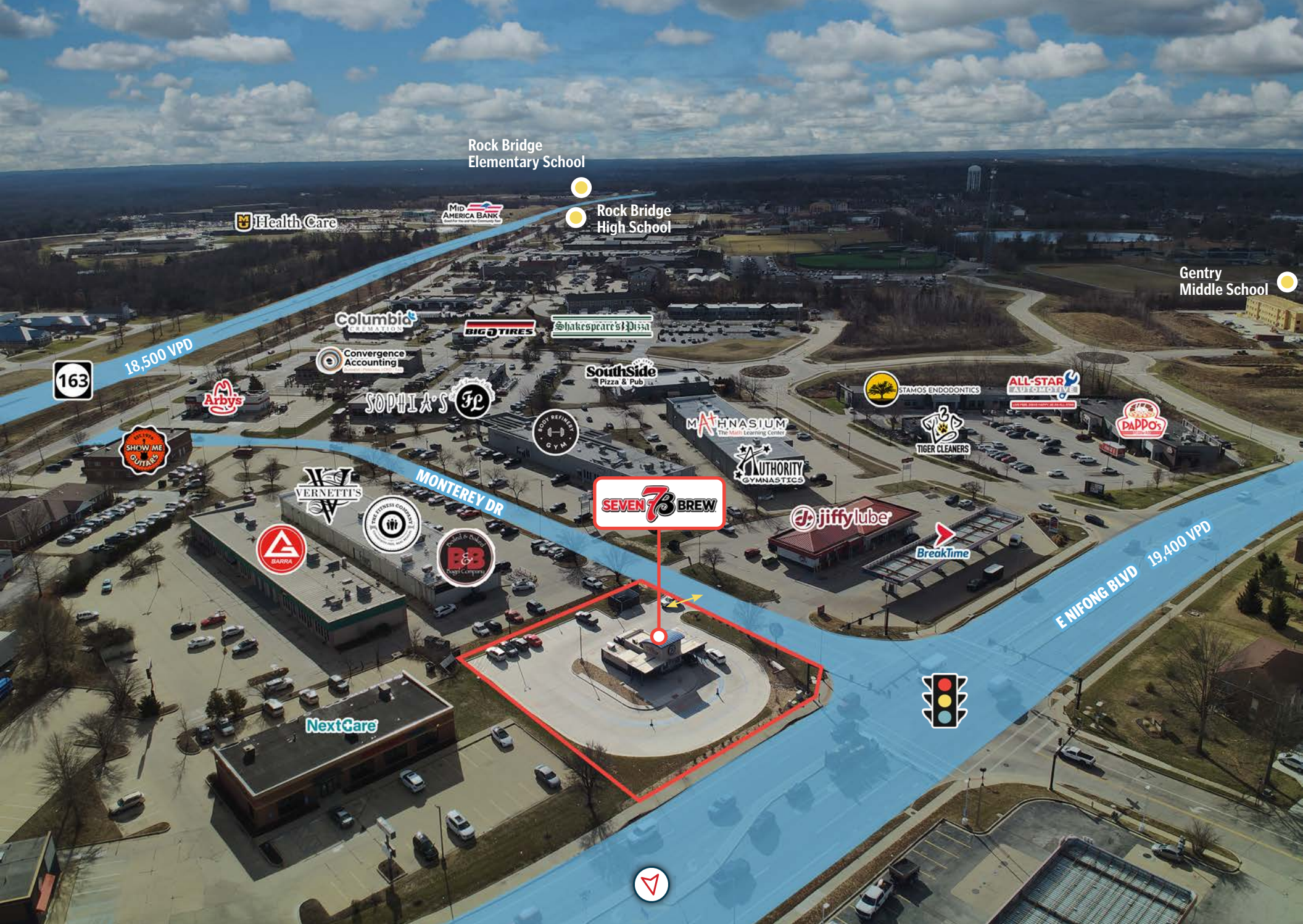
**SHERWIN-WILLIAMS**

**BreakTime**

**jiffy lube**













# OFFERING SUMMARY



[CLICK HERE FOR A FINANCING QUOTE](#)

**JORDAN YAROSH**

Vice President, Debt & Equity

jordan.yarosh@srsre.com | M: 516.382.1873

## OFFERING

Pricing	\$1,522,000
Net Operating Income	\$87,500
Cap Rate	5.75%

## PROPERTY SPECIFICATIONS

Property Address	200 E. Nifong Boulevard, Columbia, Missouri 65203
Rentable Area	510 SF
Land Area	0.58 AC
Year Built	2023
Tenant	7 Brew Coffee
Guaranty	Franchisee (Brew Crew - 50+ Operator in 4 States)
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	8+ Years
Increases	10% Every 5 Years
Options	4 (5-Year)
Rent Commencement	January 2024
Lease Expiration	January 2034
ROFO/ROFR	No

# RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
7 Brew	510	Jan. 2024	Jan. 2034	Current	-	\$7,292	\$87,500	4 (5-Year)
(Franchisee Guaranty)				2029	10%	\$8,021	\$96,250	

10% Increase Beg. of Each Option

## 8+ Years Remaining | Scheduled Rental Increases | Growing Brand

- The tenant currently has 8+ years remaining on their initial lease with 4 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 10% rental increases every 5 years and at the beginning of each option, growing NOI and hedging against inflation
- 7 Brew is a rapidly growing beverage brand, with more than 600 locations, that is revolutionizing how customers experience drive-thru coffee service and think about their morning energy boost
- The rent increase in 2029 will bring the cap rate to a 6.32%

## Absolute NNN | Leased Fee Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities - Ground Lease
- Ideal, management-free investment for a passive investor

## Strong Demographics in 5-mile Trade Area | Direct Consumer Base

- More than 114,000 residents and 129,000 employees support the trade area, providing a direct consumer base from which to draw
- \$95,788 average household income

## Dense Retail Corridor | Strong National/Credit Tenant Presence | Nearby Schools

- The site is ideally situated in a dense retail corridor, with numerous nearby national/credit tenants including Walmart Supercenter, Aldi, McDonald's, Planet Fitness, Taco Bell, O'Reilly Auto Parts and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- The subject property is in close proximity to Gentry Middle School (730 students) and Rock Bridge High School (2,056 students), further increasing traffic to the trade area
- 3 miles to University of Missouri (Mizzou) with 31,600 enrolled students
- According to Placer.ai, this 7 Brew gets around 500K visits per year vs the Starbucks down the road with around 280K visits

## Signalized, Hard Corner Intersection | Excellent Visibility

- The asset is located at the signalized, hard corner intersection of Monterey Drive and E Nifong Blvd which combined average 19,400 VPD
- The asset has excellent visibility via significant street frontage
- This location is the first 7 Brew to open in Columbia, MO

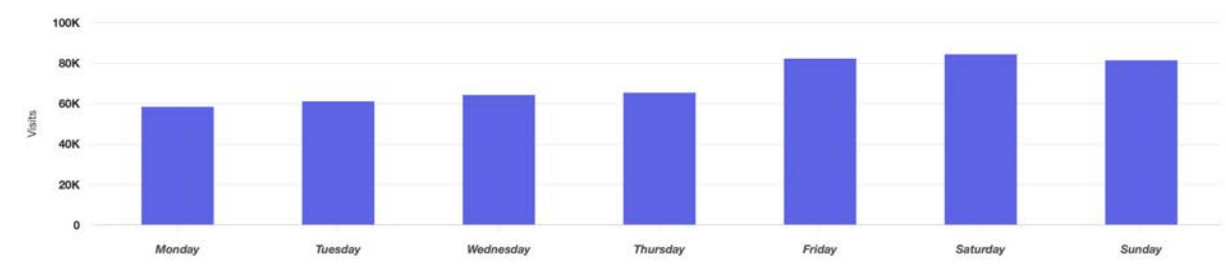


7 BREW | 200 E NIFONG BOULEVARD, COLUMBIA, MO 65203

METRICS

Visits	497.5K	Avg. Dwell Time	8 Min
Visits / sq ft	175.62	Panel Visits	85.1K
Size - sq ft	2.8K	Visits YoY	-19.3%
Visitors	75.2K	Visits Yo2Y	+1,234.7%
Visit Frequency	6.61	Visits Yo3Y	--

DAILY VISITS



February 6, 2025 - February 6, 2026

This data was provided by Placer.ai, a company that tracks consumer data via smartphone apps. Currently, there are over 20+ million active devices and various platforms and metrics to compare industry trends and analyze trade areas.

RANKING OVERVIEW

Nationwide

131 / 329

[View List](#)

Missouri

19 / 27

[View List](#)

Local: 15mi

1 / 2

[View List](#)



PROPERTY PHOTOS





PROPERTY PHOTOS





## BRAND PROFILE



### 7 BREW

**7brew.com**

**Company Type:** Private

**Locations:** 600+

7 Brew is a rapidly growing beverage brand that is revolutionizing how customers experience drive-thru coffee service and think about their morning energy boost. 7 Brew serves espresso-based coffee, Chillers, tea, infused 7 Energy, 7 Fizz Sodas and more, all with an extra boost of kindness from their team. The dream of 7 Brew came alive with the first “stand” in Rogers, Ark., and its seven original coffees. 7 Brew now boasts more than 600 stands across the country.

### BREW CREW / 7 BREW BRAND (GUARANTOR)

Brew Crew is the second-largest franchisee of 7 Brew Drive-Thru Coffee, a brand currently recognized as one of the fastest-growing beverage chains in the United States. 7 Crew currently operates over 50 stands with a massive development pipeline. By the end of 2026, the operator is on track to open more than 200 new locations across four primary states: Texas, Florida, Oklahoma, and New Mexico. In 2025, 7 Brew’s system-wide sales growth surged by over 160%, placing the brand in direct competition with giants like Dutch Bros and Starbucks.

- Named a 2025 Outstanding Operator by Food On Demand for its innovative use of technology and speed.
- Acknowledged as America’s Fastest-Growing Franchise (by unit percentage) in multiple industry reports.
- Consistently ranked in the Top 10 of the “QSR 50” Contenders for high-growth potential.

Source: businesswire.com





## 7 Brew hits 500th stand milestone in just 8 years

by Alicia Kelso | October 12, 2025

No restaurant company grew as fast as 7 Brew in 2024. The 8-year-old, Arkansas-based drive-thru coffee company's sales jumped by 163% year-over-year, while its footprint increased by 78% to end with 321 total stores, according to Technomic data.

It's worth noting that 2024 was no fluke. Since 2019, the chain has achieved more than 4,000% growth.

Today, 7 Brew is celebrating the opening of its 500th stand, located in Toms River, N.J. The company is also opening nine additional stands today, in Alabama, Arkansas, Connecticut, Louisiana, Mississippi, Ohio, South Carolina, Tennessee, and Utah.

Source: NRN

**Read Full Article** [HERE](#)



## From Rogers stand to national brand, 7 Brew hits the big-time

by AMP Staff | November 10, 2025

Brew Drive-Thru Coffee celebrated a “made it” moment last week when it posted to Facebook a video of its larger-than-life ad in Times Square highlighting the brand's recognition as No. 1 drive-thru coffee by USA Today.

“Mom, we made it!” the post reads. “From our first stand in Rogers, AR to Times Square, NYC. This moment is all thanks to YOU! Maybe one day soon we will have 7 Brew in the Big Apple.”

That is not too far-fetched, given the brand's recent trajectory. The chain has nearly tripled its footprint over two years, growing from 174 stands at the beginning of 2024 to more than 500 today. Prominent investors have recently shown interest in the franchise.

Source: Arkansas Money & Politics

**Read Full Article** [HERE](#)



## Fast-Growing 7 Brew Now a 500-Store Coffee Powerhouse

by Jim Hoffman | October 15, 2025

In just eight years, drive-thru coffee chain 7 Brew has sped past many of its rivals—and now it officially joins the half-thousand club. The brand celebrated its 500th stand opening in Toms River, New Jersey, with race-themed events and fanfare, marking a milestone many legacy coffee brands would envy.

“Restaurant Dive” reports that growth in 2025 has been especially steep with a storebase increase of more than 50% this year alone, putting pressure on established players like Starbucks and Dunkin’. The coffee chain had 321 locations at the end of 2024, and as of Monday, October 13, 2025, it's reached the 500 mark. According to KFSM-TV, that's a grown rate of of 4000% since 2019, making 7 Brew one of the fastest growing chains in the country.

Source: Men's Journal

**Read Full Article** [HERE](#)





# Retailers Embrace Efficiency with Smaller, Drive-Thru Only Formats

**Starbucks, Take 5 Oil Change, 7 Brew, Wawa are just a few examples.**

By Will Wamble | December 02, 2024

Recently there has been a proliferation of smaller prototype and drive-thru only format tenants in retail real estate. There are a wide range of retailers involved in this heightened trend including oil change companies, quick service restaurants (QSRs), and multiple coffee concepts, among others. Some specific brands include Starbucks, Take 5 Oil Change, 7 Brew, Wawa, Caribou Coffee, Scooter's, Salad and Go, Smalls Sliders, Jimmy John's, Checkers, Elliano's, Greenlane, Tim Hortons, and The Human Bean. Other QSRs like Chick-Fil-A, McDonald's, Chipotle, Taco Bell, and Portillo's have also recently experimented with drive-thru only models and buildings. Typically, the building size for this format is about 1,500 square feet (sf) or less.

Drive-thru only buildings enable retailers to maximize operational efficiencies by reducing facilities management expenses and labor costs. They also allow for increased customer convenience and accommodate shifting consumer preferences by streamlining digital and mobile ordering. Building construction is less capital intensive for both landlords and tenants with a lot of these users starting to incorporate prefabricated buildings in their designs. The smaller building footprints allow operators to establish a presence in denser, infill markets which otherwise have high barriers to entry.

In addition to the above efficiencies, smaller building footprints help landowners maximize value of smaller parcels. For example, most traditional QSRs typically



require 1.25 to 1.5 acres while, a majority of the newer drive-thru only concepts can utilize three-fourths of an acre or less. This allows developers or landowners to optimize smaller parcels and, in some cases, they can accommodate an additional tenant. Landowners aren't sacrificing much on annual rents since retailers are willing to pay higher rents for smaller buildings in order to be in prime locations that might have otherwise been unattainable. These tenants are typically creditworthy and willing to sign long-term absolute net leases or ground leases. If the property owner intends to sell the property, this helps them to attain attractive cap rates when selling the stabilized properties to investors seeking passive income.

**Source: GIOBE STREET**  
Read Full Article [HERE](#)



# PROPERTY OVERVIEW



## LOCATION



Columbia, Missouri  
Boone County

## ACCESS



Monterey Drive: 1 Access Point

## TRAFFIC COUNTS



E. Nifong Boulevard: 19,400 VPD  
S. Providence Road/State Highway 163: 18,500 VPD

## IMPROVEMENTS



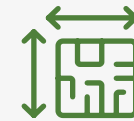
There is approximately 510 SF SF of existing building area

## PARKING



There are approximately 13 parking spaces on the owned parcel.  
The parking ratio is approximately 25.49 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 16-911-00-01-275.00 01  
Acres: 0.58  
Square Feet: 25,456

## CONSTRUCTION



Year Built: 2023

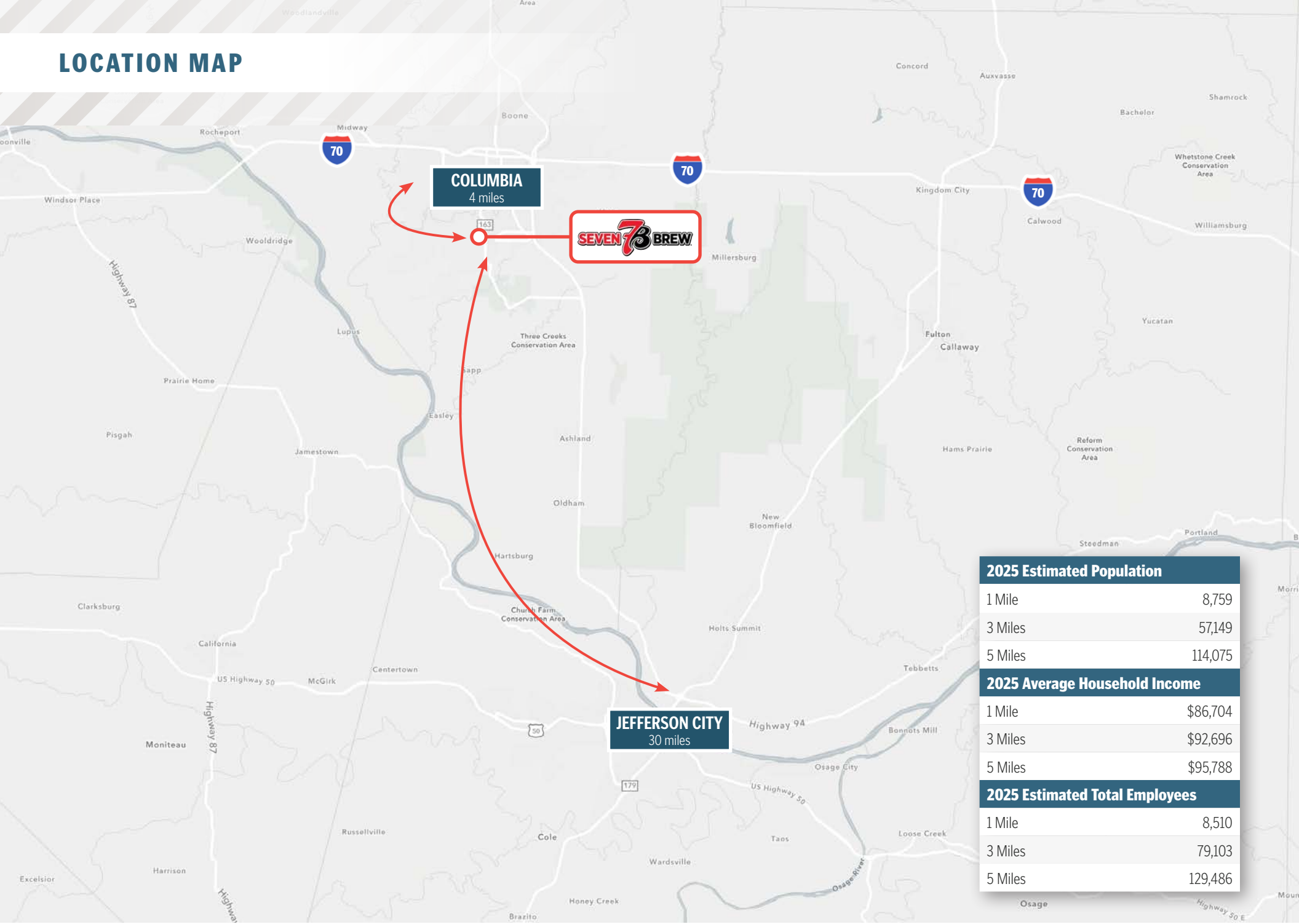
## ZONING



C-3 General Business

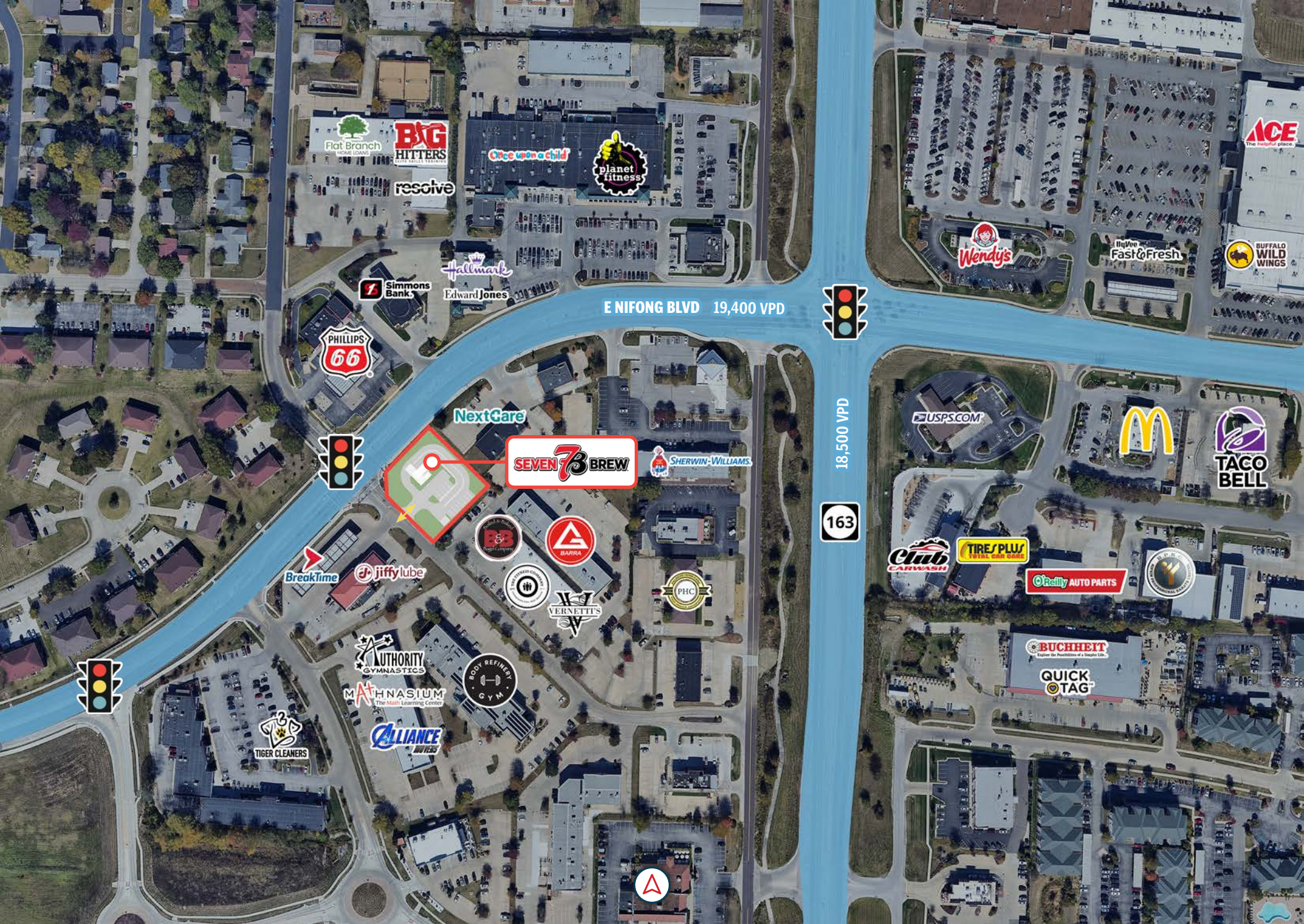


LOCATION MAP



2025 Estimated Population	
1 Mile	8,759
3 Miles	57,149
5 Miles	114,075
2025 Average Household Income	
1 Mile	\$86,704
3 Miles	\$92,696
5 Miles	\$95,788
2025 Estimated Total Employees	
1 Mile	8,510
3 Miles	79,103
5 Miles	129,486

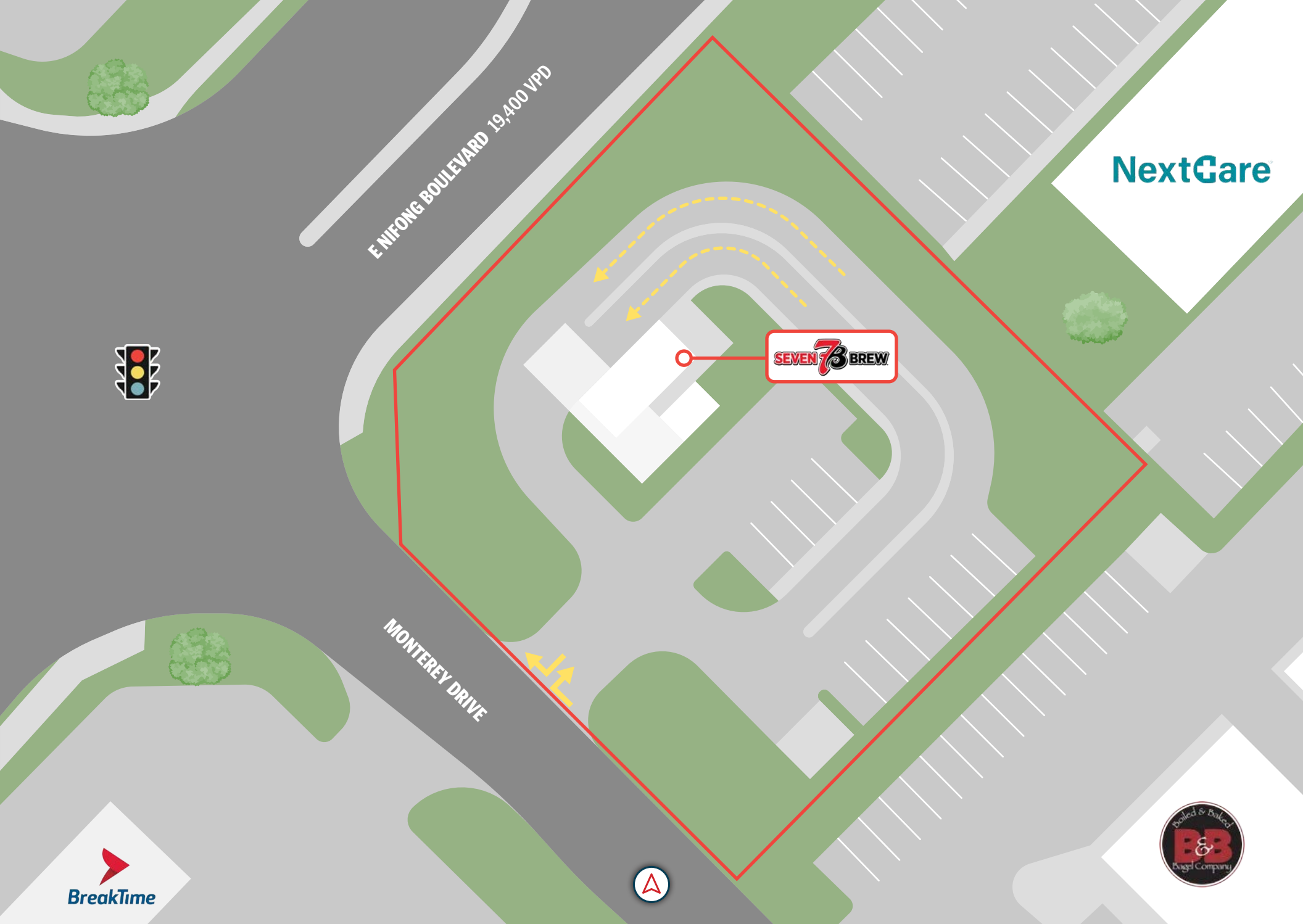














## AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	8,759	57,149	114,075
2030 Projected Population	8,947	58,519	117,637
2025 Median Age	29.6	24.7	29.1
<b>Households &amp; Growth</b>			
2025 Estimated Households	4,246	22,252	47,085
2030 Projected Households	4,390	23,119	49,189
<b>Income</b>			
2025 Estimated Average Household Income	\$86,704	\$92,696	\$95,788
2025 Estimated Median Household Income	\$60,933	\$62,138	\$66,045
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	691	2,546	5,500
2025 Estimated Total Employees	8,510	79,103	129,486



## COLUMBIA, MISSOURI

The Missouri city of Columbia, located in Boone County, is home to the University of Missouri as well as Columbia College and Stephens College. The city lies in the heart of the state, almost equidistant from Kansas City (127 miles to the west) and St. Louis (124 miles to the east), both of which are connected to the city by Interstate Highway 70. Columbia is also 30 miles north of Jefferson City. The City of Columbia is the 4th largest city in Missouri with a population of 131,703 as of July 1, 2025.

Columbia has an exciting mix of entertainment and culture to offer visitors and residents alike. The Twilight Festivals draw thousands to the downtown area every June and September. Art in the Park and the Fall Festival of the Arts are also big attractions, showcasing the work of local, regional and national artists. The Heritage Festival is an annual fall event featuring traditional and contemporary crafts, and the Blind Boone Ragtime & Early Jazz Festival honors one of Columbia's most renowned citizens, John William "Blind" Boone. The Columbia Festival of the Arts is a weekend-long celebration of visual and performing arts held on the last full weekend of September. To round out the year, Columbia hosts its own First Night Celebration on New Years Eve, capped by sensational fireworks display at midnight.

Historic and cultural sites include the Walters-Boone County Historical Museum, the Jewell Cemetery State Historic Site, and the University of Missouri Museum of Art and Archaeology. Nearby recreational areas include Finger Lakes State Park, Big Muddy National Fish and Wildlife Refuge, Rock Bridge Memorial State Park, and the 225-mile-long Katy Trail State Park.

The city has three institutions of higher education: the University of Missouri, Stephens College, and Columbia College, all of which surround Downtown Columbia.

The city is served by Columbia Regional Airport. The closest rail station is Jefferson City station, in the state capital Jefferson City.





## THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners, LLC

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$5B+**

TRANSACTION  
VALUE

company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2024

**\$2.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2024

© 2025 SRS Real Estate Partners, LLC. All rights reserved.

All information in this document and related marketing materials is confidential and intended solely for the recipient and their authorized representatives. This document was prepared by SRS Real Estate Partners, LLC ("SRS") and approved for distribution. While reasonable efforts were made to ensure accuracy, SRS and those represented by SRS make no guarantees, representations, or warranties—express or implied—regarding the completeness or accuracy of the information provided, whether in this document or any other form of communication. Documents have been referred to in summary and should not be considered legal analysis. This material is not all-inclusive and may not contain all the information you require. Any financial projections are provided for reference only and reflect assumptions as of the date of preparation. They may not account for changes in economic performance, market conditions, or future activities related to the property. These materials were created for marketing purposes only and no recipient should make any investment decision predicated on the information contained within. Recipients are strongly encouraged to conduct their own independent evaluation and analysis of any received information and of the subject property.

**SRSRE.COM**