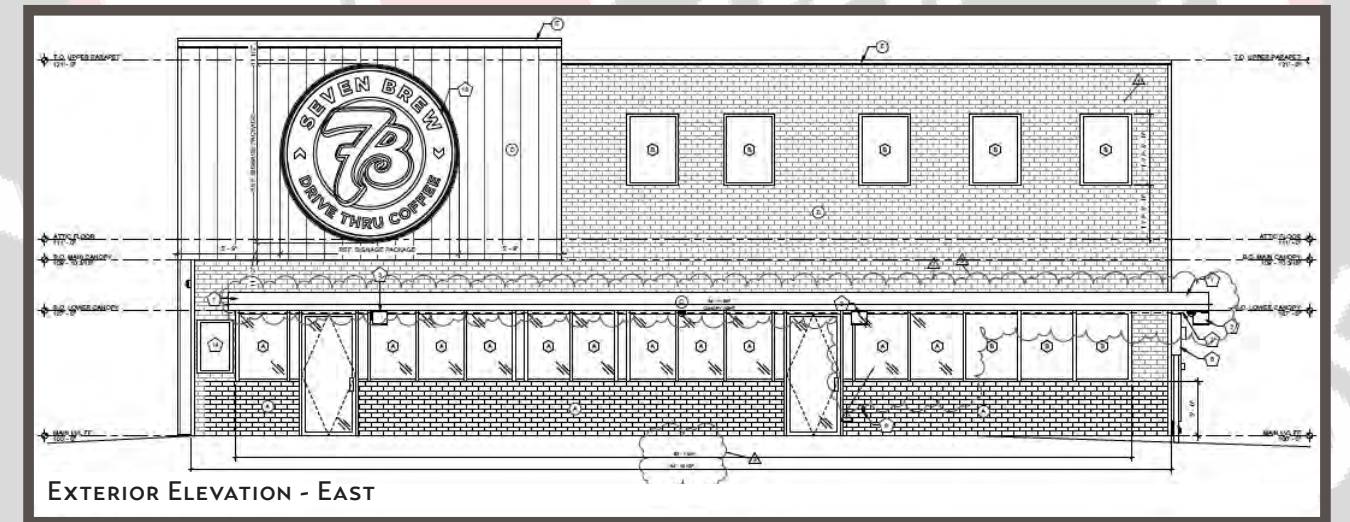
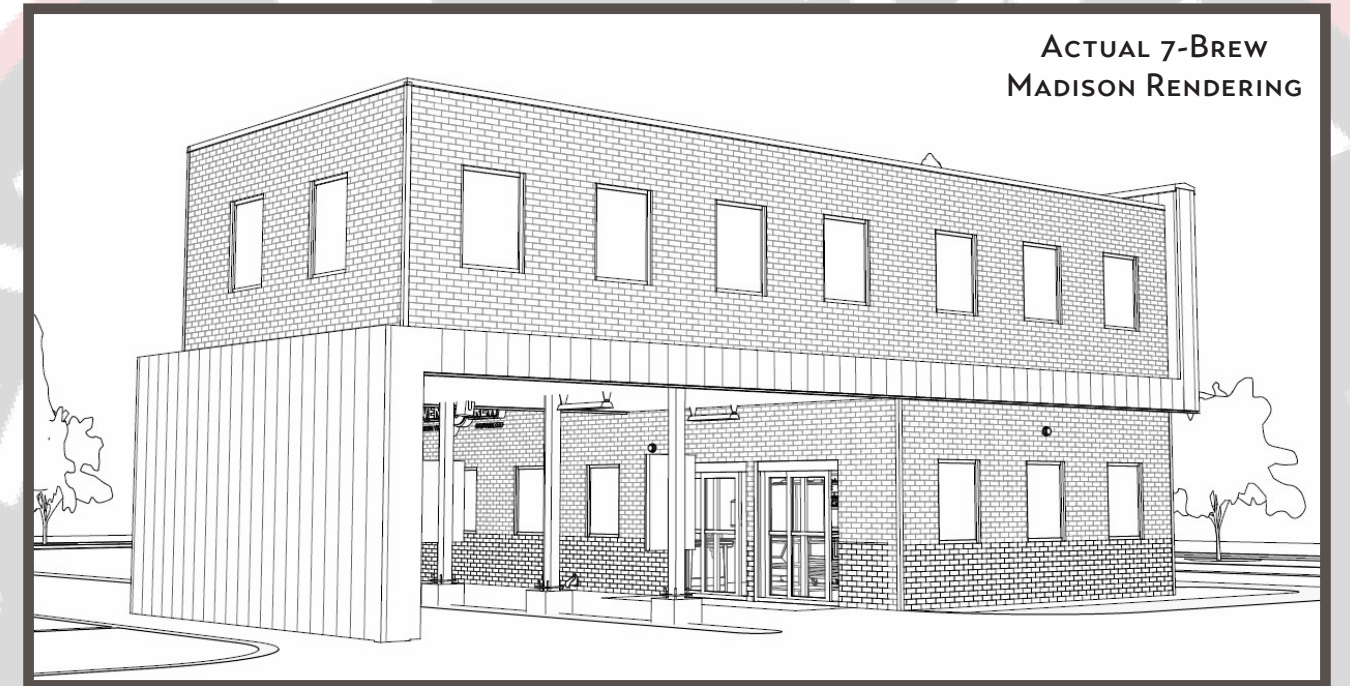


**\*\*\*COLLEGE TOWN LOCATION -  
RARE TWO-STORY PROTOTYPE\*\*\***



**ACTUAL SITE - CURRENTLY UNDER CONSTRUCTION**



**EXTERIOR ELEVATION - EAST**

# ADVISORY TEAM

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Principal Broker

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513.898.1551 - office

**BANG**  
REALTY

**BANG REALTY-WISCONSIN**

2939 Vernon Place  
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# Highlights



## PRICE

\$2,509,000

## CAP RATE

6.00%

## NOI

\$150,514

## POINTS OF INTEREST

**Retailers | Entertainment:** Nearby major retailers include Walmart, Target, Hobby Lobby, Michaels, Home Depot, Kohl's, Burlington, Marshalls, Ross Dress for Less, Old Navy, Hibbett, Ulta Beauty, Sally Beauty, Aldi, Hy-Vee Grocery, Mounds Pet Food Warehouse, Ashley Store, Best Buy, Office Depot, Goodwill; 1½ miles from East Towne Mall - anchored by Dick's Sporting Goods, Barnes & Noble, Planet Fitness & Flix Brewhouse

**Higher Education:** ½ miles from **Madison Area Tech College Truax Campus** - a public technical college offering associate degrees & technical diploma programs with over 17,000 students; 5½ miles from **University of Wisconsin-Madison** - a public land-grant research university offering academic programs serving 51,822 students (Fall 2025)

**Healthcare:** 6 miles from **UnityPoint Health - Meriter** - a 396-bed nonprofit regional medical center and teaching hospital affiliated with the University of Wisconsin-Madison, providing a full range of services including behavioral and mental health, primary care, therapy and rehabilitation, maternity and newborn care, and pediatric services

## BRAND NEW ABSOLUTE NNN GROUND LEASE

Brand new 20-year Absolute NNN Ground lease (conveying ownership - underlying ground only) with attractive 10% rental escalations every 5 years!

## TENANT | GUARANTORS

**Brew 4 You, LLC** owns & operates 6 locations with 5 more to open by YE 2026 (11 total). Tenant also has a development agreement to build 6 more locations in 2027! The lease is further backed by 3 Personal Guarantors!

## BRAND NEW CONSTRUCTION | RARE PROTOTYPE

A custom-built new RARE two-story prototype designed specifically for 7 Brew, featuring an impressive 19-car double-stack drive-thru - scheduled to open in June 2026 (est. - currently under construction).

## EXTREMELY HIGH BARRIERS TO ENTRY

Located in extremely high barrier to entry drive-thru area (**See Overlay District Page 8**)

## DOMINANT RETAIL CORRIDOR | TRAFFIC COUNTS

Positioned on a ±0.83-acre parcel with great visibility/access on US-151/E Washington Ave (main north/south thoroughfare) with traffic counts of 30,261 CPD!

## 2025 AFFLUENT DEMOGRAPHICS (5-MI)

Population 146,428

Households 69,427

**Average Household Income \$109,849**

# Financial Analysis

<b>SITE ADDRESS</b>	3915 Lien Road Madison   Wisconsin 53704
<b>TENANT</b>	<b>Brew 4 You, LLC</b>
<b>GUARANTORS</b>	<b>Three Personal Guarantors</b>
<b>LESSEE ENTITY TYPE</b>	Franchise
<b>GROSS LEASABLE AREA</b>	±1,128 SF (\$2,220.74 PSF)
<b>LOT SIZE</b>	±0.83 acre (±35,979 SF = \$69.62 PSF)
<b>YEAR BUILT</b>	June 2026 (Est. - under construction)
<b>OWNERSHIP</b>	Conveying ownership - underlying ground only
<b>EXPENSE REIMBURSEMENT</b>	This is a <b>Absolute NNN Ground lease</b> . Tenant is responsible for all expenses.
<b>LEASE TERM</b>	20 years (new)
<b>RENTAL INCREASES</b>	10% every 5 years
<b>RENT COMMENCEMENT DATE</b>	June 8, 2026 (Est. - under Construction)
<b>EXPIRATION DATE</b>	June 30, 2046
<b>OPTIONS</b>	Four 5-Year Renewal Options
<b>FINANCING</b>	All Cash or Buyer to obtain new financing at Close of Escrow.



## Rent Roll

	<b>TERM*</b>	<b>ANNUAL RENT</b>	<b>CAP RATE</b>
Years 1-5	<b>06/08/26</b> to 06/30/31	\$150,514	6.00%
Years 6-10	07/01/31 to 06/30/36	\$165,566	6.60%
Years 11-15	07/01/36 to 06/30/41	\$182,122	7.26%
Years 16-20	07/01/41 to <b>06/30/46</b>	\$200,335	7.98%
		<b>AVG ANNUAL RETURN</b>	<b>6.96%</b>

### RENEWAL OPTIONS

1st Option	07/01/46 to 06/30/51	\$220,368
2nd Option	07/01/51 to 06/30/56	\$242,405
3rd Option	07/01/56 to 06/30/61	\$266,645
4th Option	07/01/61 to 06/30/66	\$293,310

\* Estimated dates are subject to change based on construction completion and tenant opening.

# Tenant Profile

**\*\*\*7 BREW AVERAGE UNIT VOLUME IS \$2,000,000 TO \$2,300,000!\*\*\***



**7 Brew Coffee** founded its first coffee stand in 2017 in Rogers, Arkansas. The brand was created with the goal of serving premium coffee while providing a fun experience. Every 7 Brew Coffee store is a double drive-thru and serves coffee from beans sourced from Ethiopia, Columbia, and Brazil. From coffee to energy drinks, tea, smoothies, and shakes, 7 Brew has a variety of beverages. The menu at 7 Brew features unique and imaginative drinks, such as the **Blondie** (hazelnut & caramel mocha), **Smooth 7** (white chocolate & Irish cream breve), **Cinnamon Roll** (white chocolate & brown sugar cinnamon), **White Chocolate Mocha** (white & milk chocolate mocha), **German Chocolate** (coconut & caramel mocha) and **Sweet & Salty** (salted caramel & white chocolate breve).

## ABOUT THE TENANT

**Brew 4 You, LLC owns & operates 6 locations** with 5 more to open by YE 2026 (11 total). Tenant also has a development agreement to build 6 more locations in 2027! The lease is further backed by three Personal Guarantors!

## OUR MISSION

*Cultivate Kindness*

Cultivating Kindness means choosing connection - serving with heart, uplifting others, and creating small moments that can brighten someone's day.

**600+**

STANDS AND COUNTING

**38**

STATES AND COUNTING

**25,000+**

BREW CREW MEMBERS

**20,000+**

DRINK COMBINATIONS

**5 Million+**

TOTAL DRINKS DONATED

**\$1,300,000+**

TOTAL DOLLARS DONATED

7 CLASSICS

7 ORIGINALS

SHAKES

7 FIZZ SODAS

7 ENERGY

FEATURED DRINKS

SMOOTHIES

TEAS, CHAI & MATCHA

# Construction Site Photos

As of April 2026



# Site Plan



Brand new construction - slated to open June 2026 (est.)



7 Brew RARE two-story prototype



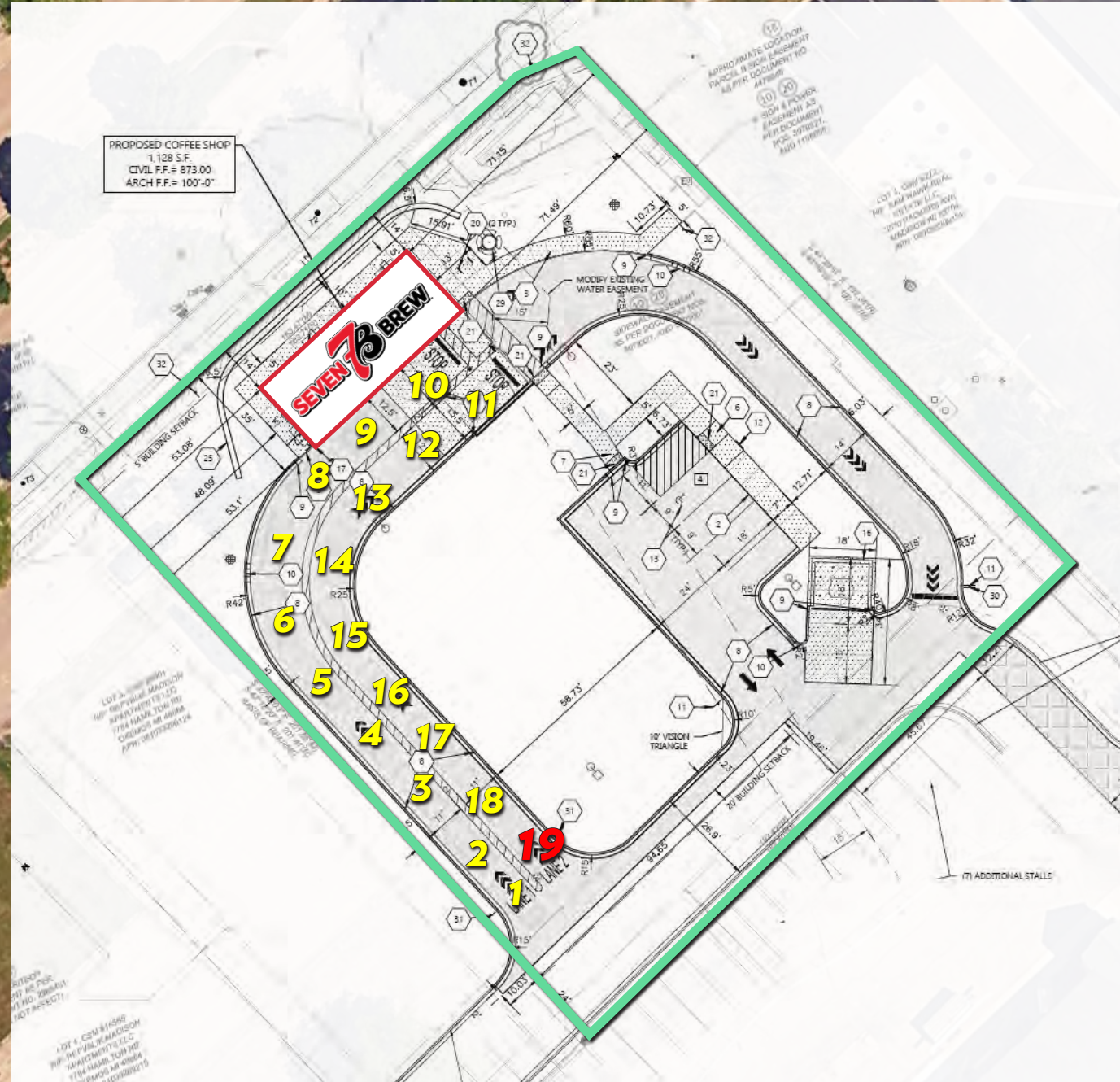
Impressive 19-car double-stack drive-thru



GLA: ±1,128 SF



Lot Size: ±0.83 acre

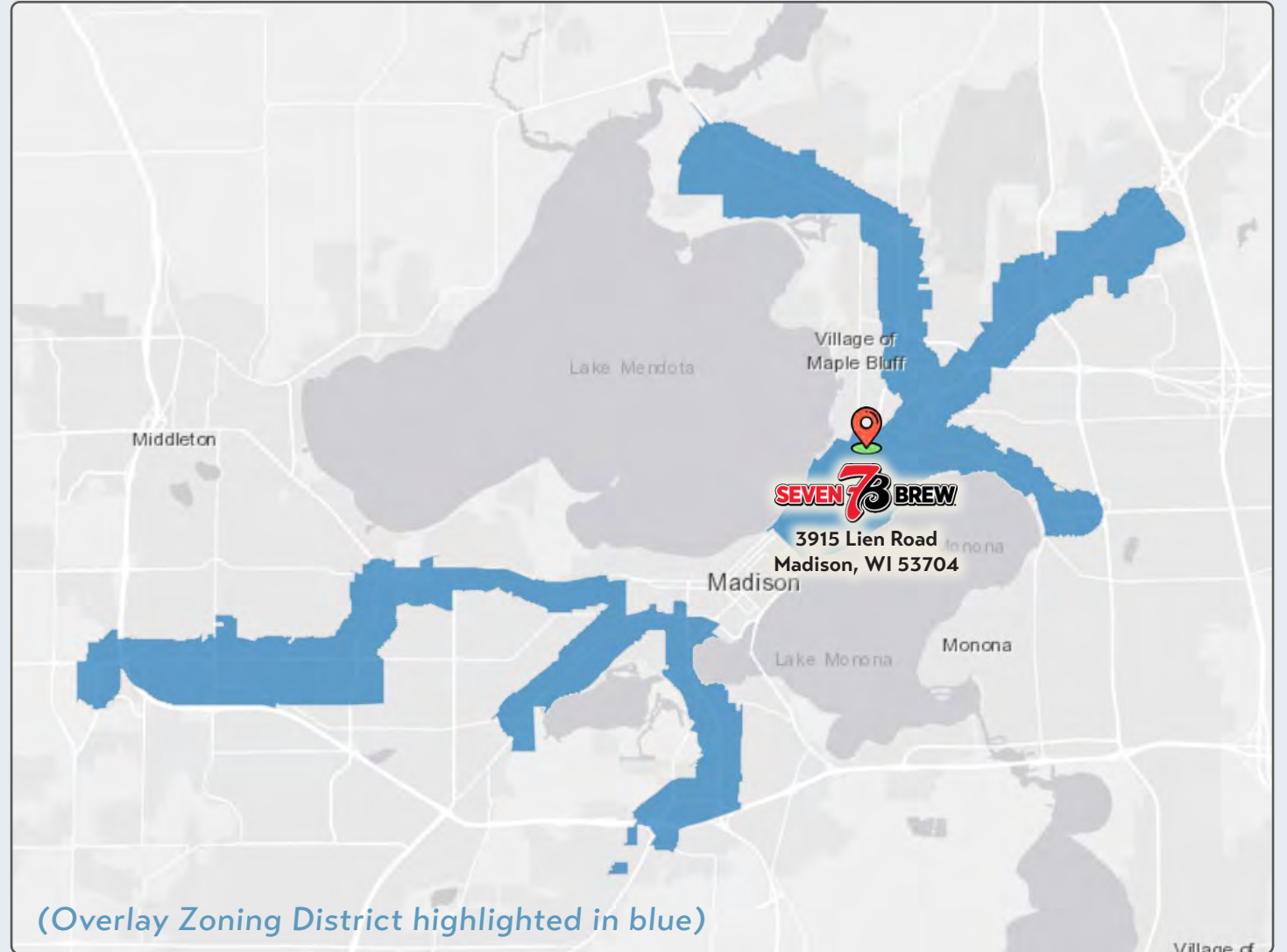


# WHAT IS TRANSIT-ORIENTED DEVELOPMENT (TOD) & TOD OVERLAY?

Transit-Oriented Development (TOD) promotes compact, pedestrian-friendly, mixed-use environments centered around high-quality public transit. These districts typically integrate residential, office, retail, and neighborhood amenities within convenient walking distance of transit stations.

The City of Madison has adopted a TOD Overlay District to encourage dense, walkable development near Bus Rapid Transit (BRT) corridors. This framework prioritizes housing growth, removes parking minimums, and enhances pedestrian safety, while generally restricting new auto-oriented uses such as drive-thrus, car washes, and gas stations.

**Within the overlay, drive-through facilities face stringent requirements, including a mandated two-story design with the second floor comprising at least 75% of the building footprint and the drive-through lane located beneath the structure. Additionally, detailed standards governing site layout, building materials, and design further increase development complexity, costs, and approval timelines.**



## CITY OF MADISON Transit-Oriented Development Overlay Zoning District Boundary

# Madison



Dane County  
Regional  
Airport

115TH FIGHTER WING

labcorp

MADISON  
AREA TECHNICAL  
COLLEGE  
17,000 STUDENTS

BRIDGES  
GOLF COURSE  
Madison, Wisconsin



State of Wisconsin -  
Dept of Transportation

51

US-51/N STOUGHTON Rd | 21,376 CPD

FedEx  
Ground  
SHIP CENTER



w

NAPA

HyVee

DOUBLE TREE  
by Hilton



Office DEPOT

DISCOUNT  
TIRE

ALDI

GOODWILL  
SOUTH CENTRAL WISCONSIN

Tekni-Plex

Therma-Stor

Quest Climate

Ancor Flexibles

LIEN Rd | 4,998 CPD

US-151/E WASHINGTON AVE | 30,261 CPD

Aspen  
Dental



verizon

IHOP

HARBOR FREIGHT

151

INTERSTATE  
90

I-90  
119,602 CPD

BW Best Western



KOHL'S

ULTA  
BEAUTY

Burlington

ROSS  
HIBBETT

OLD NAVY

DSW  
Designer  
Shoe  
Warehouse

PET SMART

Michael's

BOB'S Discount  
Furniture

SALLY.

ASHLEY

La-Z-Boy

goodwill



Olive Garden  
Panera  
Portillo's  
QDOBA  
MEXICAN EATS  
Applebee's  
Red Robin  
FIVE GUYS  
Firestone  
COMPLETE AUTO CARE  
MISSION BBQ

JCPenney

DICK'S

FLIX BREWHOUSE

FINISH LINE

maurices

Buckle

BARNES  
& NOBLE

SHOE  
CARNIVAL

H&M

planet  
fitness

THRILLY  
FACTORY  
FAMILY ENTERTAINMENT CENTER

SIGNATURE POINTE  
215 UNITS

AUTUMN CREEK  
250 UNITS

SIGNS  
BY TOMORROW  
SIGNS & GRAPHICS NATIONWIDE

Kwik TRIP

Gallant Knight  
Limousine

target  
MOUNDS  
PET FOOD WAREHOUSE

Michael's  
HOBBY  
LOBBY



# Madison Synopsis

**Madison** is the capital of Wisconsin and is the county seat of Dane County. In 2024, Madison is the fastest-growing city in the state. It is also home to the **University of Wisconsin–Madison**, the flagship campus of the University of Wisconsin System. Major companies in the city include **American Family Insurance** and **TruStage Financial Group**.

Major employers in Madison include, **State of Wisconsin** (state government - 36,000 employees); **University of Wisconsin-Madison** (higher education - 25,000 employees); **UW Hospitals & Clinics** (healthcare - 18,000 employees); **EPIC Systems** (software service); **SSM Health Care of WI** (healthcare); **Madison Metropolitan School District** (public education); **Wisconsin Physicians Service Insurance** (health benefits); **UnityPoint Health-Meriter** (healthcare); **American Family Insurance** (insurance); **Dane County** (county government); and **CUNA Mutual Holding Co** (insurance).

## UNIVERSITY OF WISCONSIN-MADISON



**University of Wisconsin-Madison** is a public land-grant research university, organized into 13 schools & colleges, offering academic programs including 136 undergraduate majors, 148 master's degree & 120 doctoral programs, serving 51,822 students (Fall 2025)

### 2025 Demographics

	1-MI	3-MI	5-MI
Population	5,777	66,849	146,428
Projected Population (2030)	5,790	69,581	149,841
Households	2,595	32,178	69,427
Daytime Demographics Age 16+	8,673	47,806	132,851
<b>Average Household Income</b>	<b>\$87,575</b>	<b>\$103,215</b>	<b>\$109,849</b>



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By accepting this Marketing Brochure you agree to release Bang Realty-Wisconsin hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

## FOR MORE INFORMATION:

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