OFFERING MEMORANDUM

BRAND-NEW | 7 BREW COFFEE | DRIVE-THRU

9101 COLLEGE PKWY, FORT MYERS, FL 33919

Representative Photo

CBRE

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SEVEN BREW
DRIVE THRU COFFEE

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

INTRODUCTION

CBRE is pleased to present the exclusive net-lease offering for a newly constructed **7 Brew Drive-Thru Coffee** located at 9101 College Parkway in Fort Myers, Florida. The property is an out-parcel to a shopping center anchored by Walmart Neighborhood Market and Harbor Freight and features approximately 950± rentable square feet of building space situated on an estimated 0.91-acre parcel.

This 7 Brew Coffee is secured by an original 15-year Triple-Net (NNN) ground lease, with five (5) options to renew of 5-years each. The rent commenced on January 1, 2026, and the location is targeting a June 2026 opening date. The annual rent is $110,000, with scheduled increases of ten percent (10%) every five (5) years throughout the initial term and each of the renewal options.

INVESTMENT SUMMARY

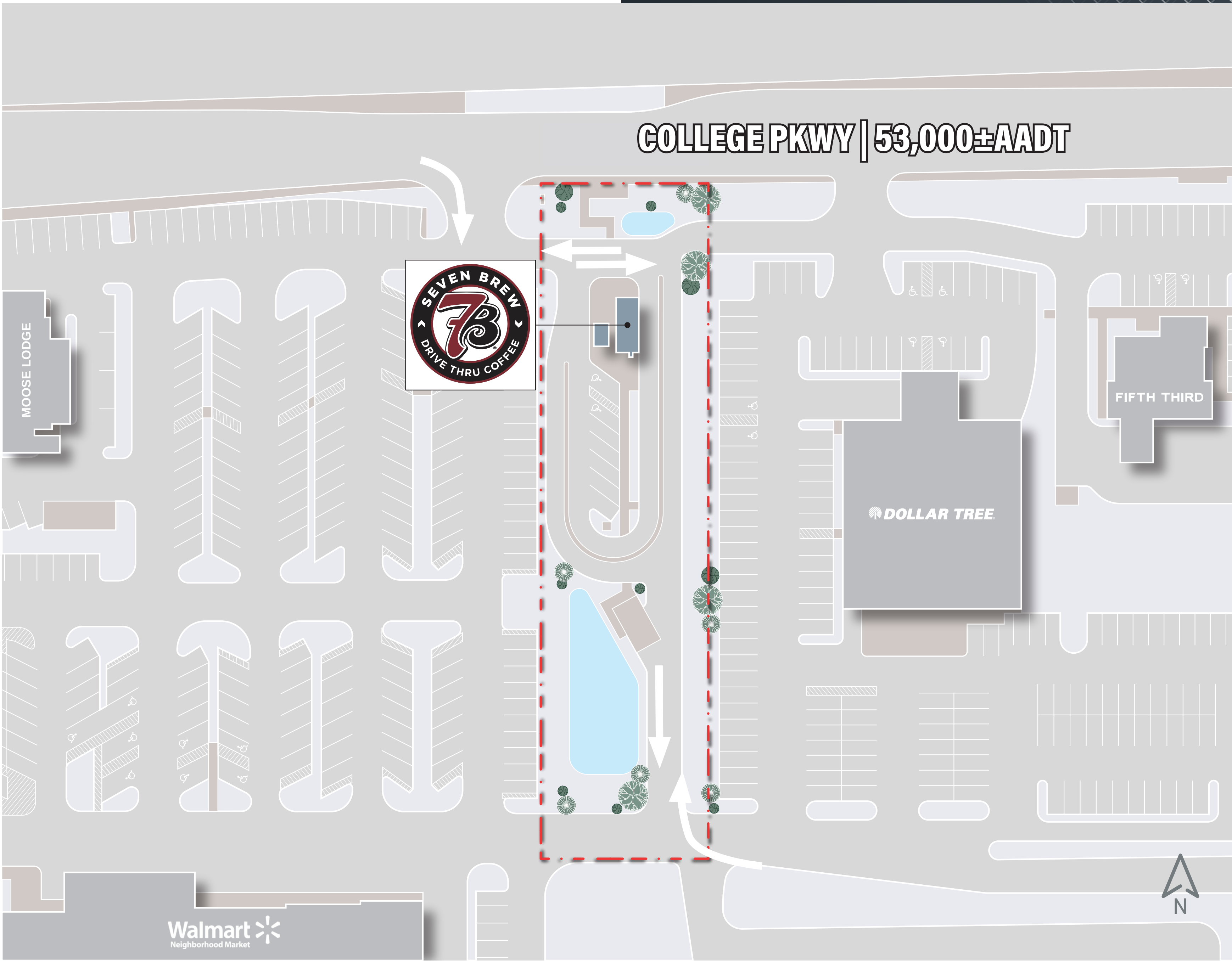
PROPERTY ADDRESS:	9101 College PKWY, Fort Myers, FL 33919
PRICE:	**$2,056,075**
ANNUAL RENT:	**$110,000**
CAP RATE:	**5.35%**
TENANT:	7Crew Florida, LLC [79 operational units + 35± under development]
GUARANTOR:	Franchissee – 7-Crew [79 operational units + 35± under development]
RENTAL INCREASES:	10% Every 5 Years
INITIAL LEASE TERM:	15 Years
REMAINING LEASE TERM:	15 Years
OPTIONS:	(5) 5-Year options
RENT COMMENCEMENT:	1/28/2026
LANDLORD OBLIGATIONS:	None – Absolute Triple Net (NNN) Lease
BUILDING SIZE:	950 ± SF
LAND SIZE:	.91 ± Acres
YEAR BUILT:	2026

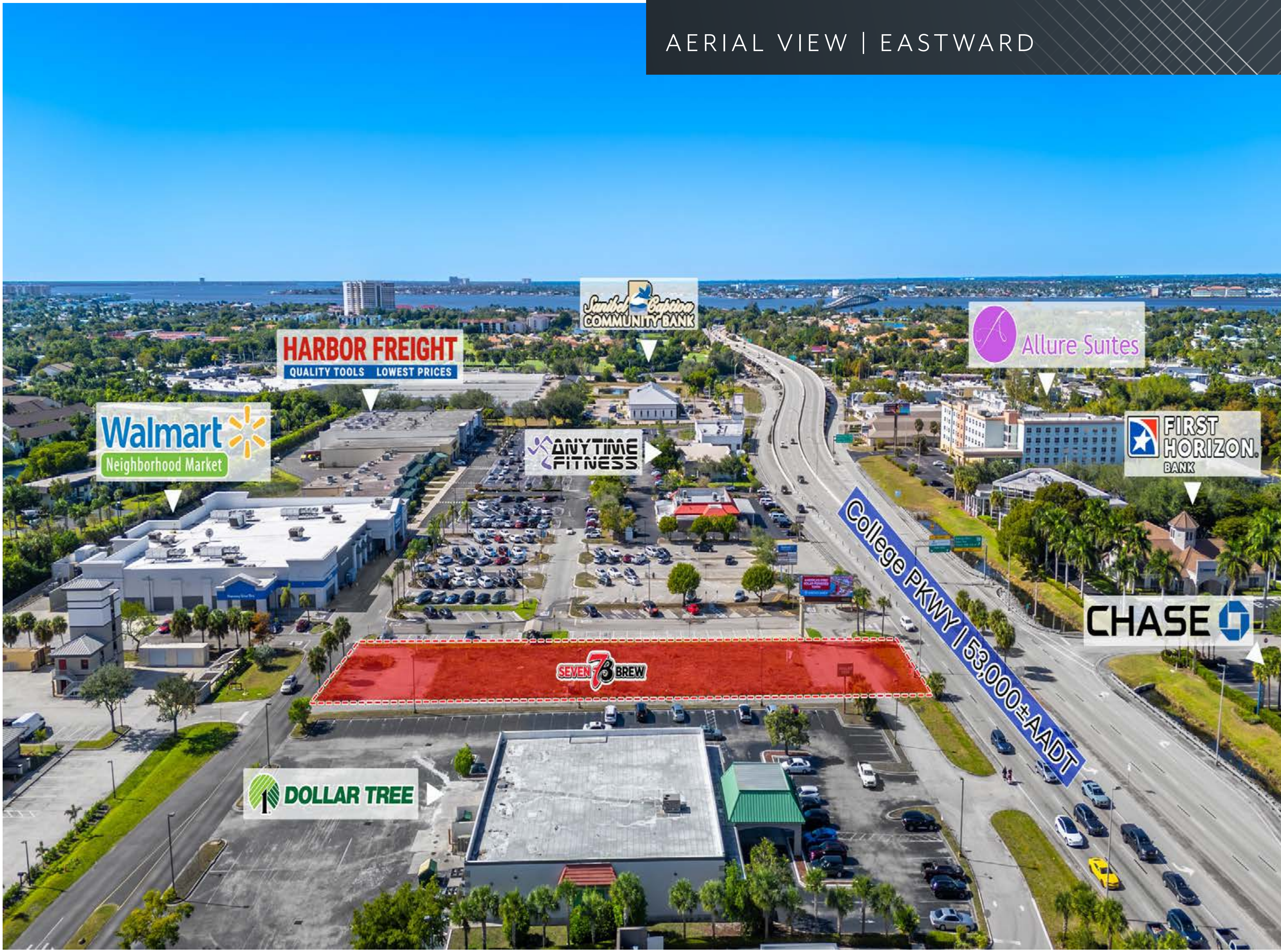
INVESTMENT HIGHLIGHTS

- 7 Brew Drive-Thru Coffee was founded in 2017 and has quickly grown to operate over 600+ locations in 38 states employing over 25,000 Brew Crew members
- Dense Retail Corridor | Outparcel to Walmart Neighborhood Market & Harbor Freight anchored shopping center and Adjacent to a Publix-anchored shopping center
- Affluent Suburban Market | Average Household Income Within a Three-Mile Radius Exceeds $99,000
- 7 Brew was recently ranked No. 1 in Franchise Times 2026 “Fast & Serious” list & No. 143 in the Top 400 for 2025
- Exceptional Traffic Counts | Excellent Visibility and Direct Frontage to College Parkway exposing Subject to over 53,000±Average Daily Vehicles
- Strategically located within close proximity to State Road 867 [35,000±AADT] & Less than 2-miles from Florida Southwestern State College [Estimated 14,000± undergraduate enrollment]
- Robust Demographics | Over 164,460 Residents with an AHHI exceeding $106K within a Five-Mile Radius

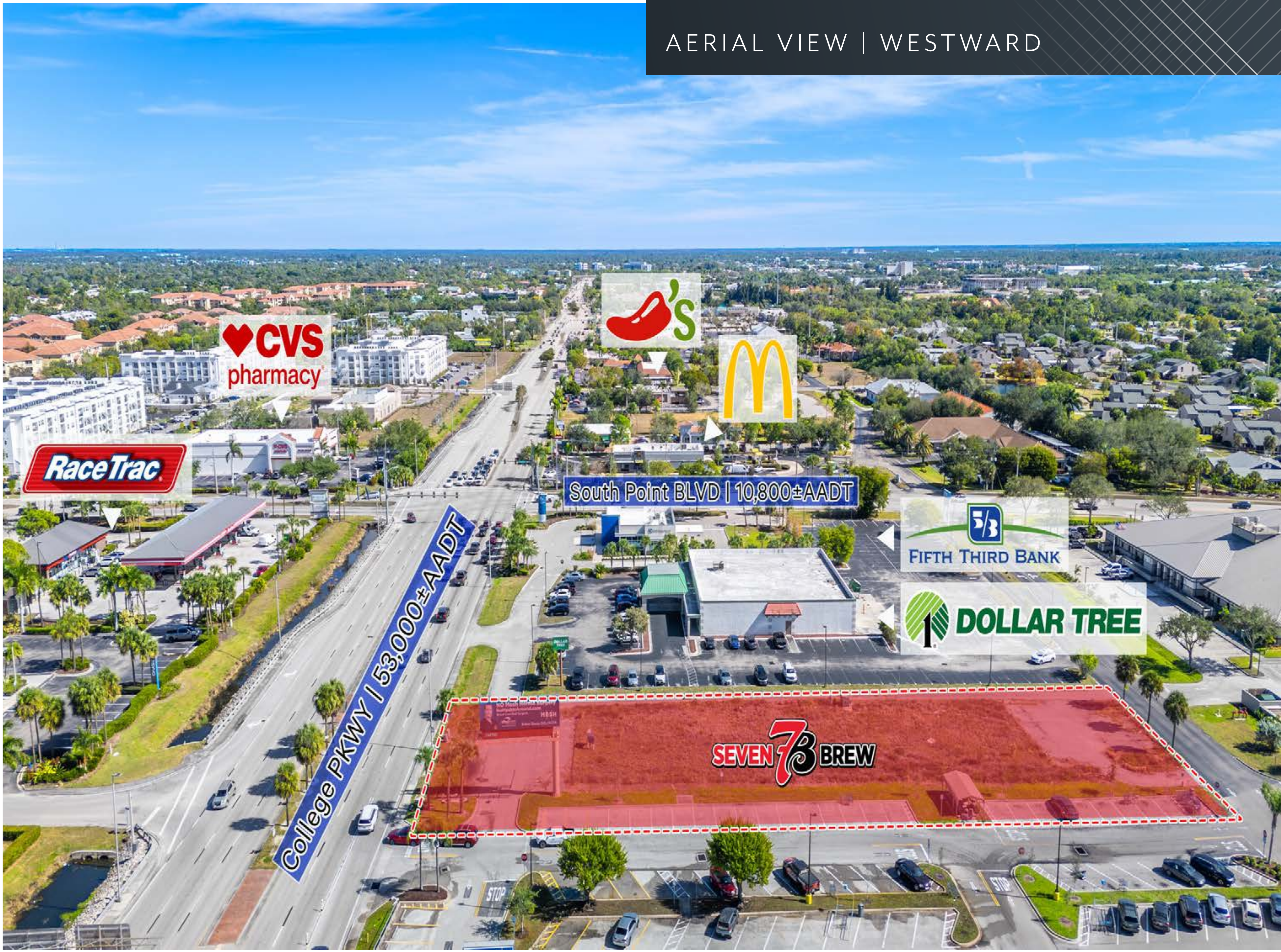
LEASE YEAR(S)	ANNUAL RENT	MONTHLY RENT	RENT ESCALATIONS %
YEARS 1 - 5	$110,000	$9,167	-
YEARS 6 - 10	$121,000	$10,083	10.00%
YEARS 11 - 15	$133,100	$11,092	10.00%
RENEWAL OPTIONS			
OPTION 1	$146,410	$12,201	10.00%
OPTION 2	$161,051	$13,421	10.00%
OPTION 3	$177,156	$14,763	10.00%
OPTION 4	$194,872	$16,239	10.00%
OPTION 5	$214,359	$17,863	10.00%

SITE PLAN


COLLEGE PKWY | 53,000±AADT
SEVEN BREW
7B
DRIVE THRU COFFEE
MOOSE LODGE
FIFTH THIRD
DOLLAR TREE
Walmart
Neighborhood Market
N


Sanibel Captiva COMMUNITY BANK
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
Allure Suites
Walmart
Neighborhood Market
ANYTIME FITNESS
FIRST HORIZON. BANK
College PKWY | 53,000±AADT
CHASE
SEVEN BREW
DOLLAR TREE

AERIAL VIEW | WESTWARD



MICRO AERIAL

MACRO AERIAL

Seven Brew operates on a specialized drive-thru-only model, emphasizing speed, convenience, and a customer-centric approach. Unlike traditional coffee shops, it does not offer indoor seating, focusing solely on quick service. Customers are often greeted by “texters” who use iPads to take orders, fostering a personal connection while maintaining efficiency. The menu is designed to be streamlined yet highly customizable with over 20,000+ drink combinations, featuring a wide array of coffee beverages, energy drinks, teas, sparkling infused waters, shakes, and smoothies, with extensive options for customization.

Seven Brew’s growth has been explosive, driven largely by a strong franchising model and strategic capital investments. The company expanded from just 14 locations at the beginning of 2022 to **over 600+ locations** by October 2025, operating in **38 states** and employing over **25,000 Brew Crew members**.

The company’s operational philosophy centers on “cultivating kindness and joy with every drink,” prioritizing friendly interactions and a positive atmosphere. Seven Brew has established itself as one of the fastest-growing coffee chains in the U.S., particularly within the drive-thru sector. The company was recently ranked No. 1 in Franchise Times 2026 “Fast & Serious” list and No. 143 in the Top 400 for 2025.

COMPANY OVERVIEW

ANNUAL REVENUE:	Unknown - Private Company
LOCATIONS:	600+ shops across 38 states
FRANCHISE RATING:	Established Brand – Ranked among top quick-service beverage chains
OWNERSHIP:	Private
HEADQUARTERS:	Fayetteville, Arkansas

AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	10,621	67,752	164,460
2030 Population (Projection)	11,239	69,969	171,761

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	8,605	49,988	120,696
Black or African American	309	3,329	9,676
Asian	436	1,792	3,976
American Indian & Alaskan Native	25	285	640
Pacific Islander	6	33	86
Two or More Races	855	7,911	19,485

DAYTIME POPULATIONS	1 MILE	3 MILES	5 MILES
2025 Daytime Population	12,961	81,939	206,498
Daytime Workers	6,594	41,267	106,989
Daytime Residents	6,367	40,672	99,509

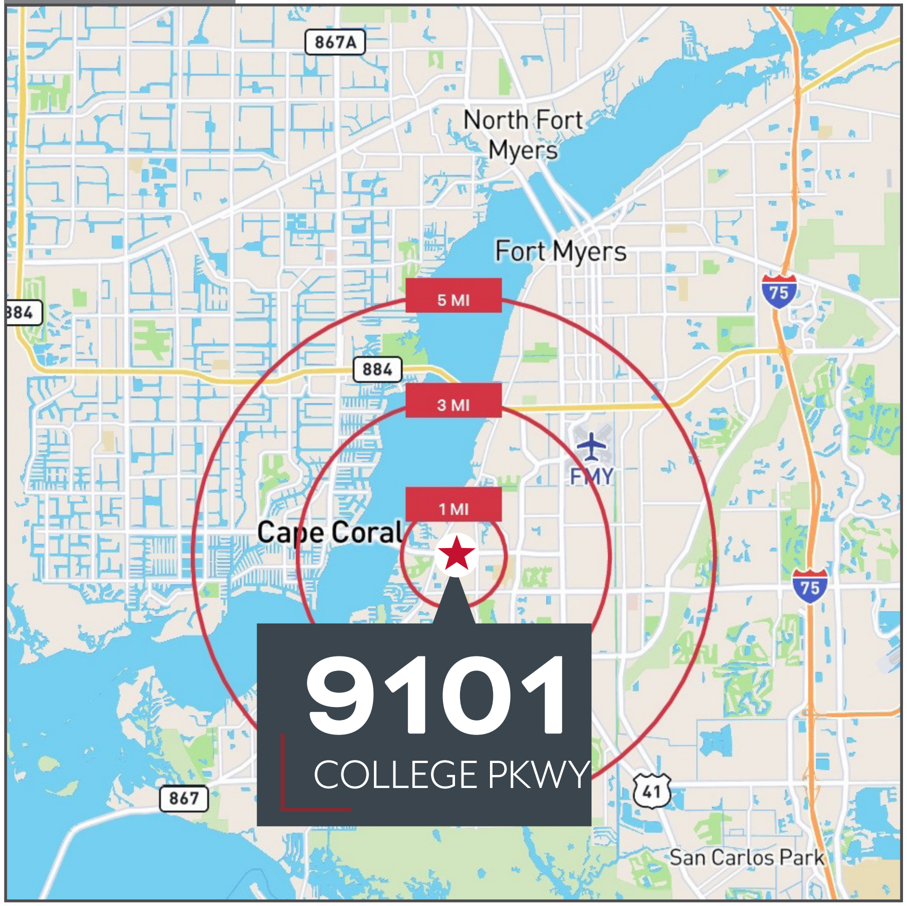
PLACE OF WORK	1 MILE	3 MILES	5 MILES
2025 Businesses	839	5,118	11,298
2025 Employees	6,440	39,691	119,146

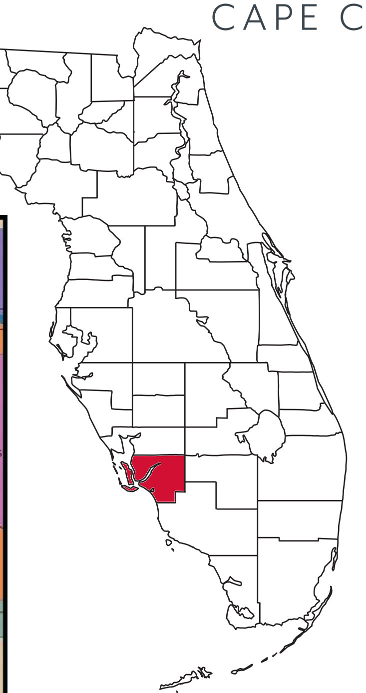
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Average Household Income	$108,265	$99,805	$106,087

AGE	1 MILE	3 MILES	5 MILES
2025 Median Age	58.1	55.0	54.9

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Households	5,464	33,493	79,055
2030 Households (Projection)	5,875	35,143	83,789
2020–2025 Annual Household Growth Rate	0.71%	1.05%	1.28%
2025–2030 Annual Household Growth Rate	1.46%	0.97%	1.17%

1-3-5 Mile Radius





Fort Myers, also known as the City of Palms, is located on Southwest Florida's Gulf Coast, is a premier tourist destination known for its white-sand beaches, exceptional fishing, and historic, palm-lined streets. As the seat of Lee County, it serves as a gateway to nearby islands like Sanibel, offering a mix of vibrant downtown nightlife, cultural attractions, and, historically, the winter homes of Thomas Edison and Henry Ford. The city has a population of approximately **96,000** and offers an urban-suburban mix popular with families, young professionals, and retirees. Served by Southwest Florida International Airport (RSW), the city is easily accessible via **I-75** and **U.S. 41.** Tourism is the primary economic driver, complemented by a growing healthcare sector (anchored by **Lee Health**) and higher education institutions like **Florida Gulf Coast University**.

Key Highlights & Attractions:

- **Beaches & Islands: Famous for shelling and, nearby, Sanibel Island (the "Seashell Capital of the World") and Fort Myers Beach.**
- **Historic Sites: The** Edison and Ford Winter Estates are major attractions, showcasing the inventors' homes, laboratories, and botanical gardens.
- **Downtown River District: Features brick-paved streets with restaurants, bars, shopping, and art galleries.**
- **Sports & Nature: Spring training home for the Boston Red Sox and Minnesota Twins. Top spots for fishing, boating, and wildlife viewing at Manatee Park.**
- **Family Activities: The IMAG History & Science Center offers interactive, educational exhibits.**

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