



7 BREW COFFEE

5879 STAGE RD, MEMPHIS (BARTLETT) , TN 38134

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INVESTMENT SUMMARY

List Price:	\$1,400,000
Current NOI:	\$84,000.00
Initial Cap Rate:	6.0%
Land Acreage:	0.83
Building Size:	525 SF
Lease Type:	Absolute NNN Ground Lease
Lease Term:	15 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present a brand new construction 7 Brew Coffee Ground Lease Investment opportunity in Memphis (Bartlett), TN. The tenant, 7B Memphis, LLC will sign a new 15 year absolute NNN Ground Lease at the Close of Escrow making this a hands off investment for the Landlord. The lease will include 8.0% increases every 5 years. These increases will also be included in the Four, 5 year option periods. 7B Memphis currently operates 4 units and will have a total of 10 units open by the end of 2026.

The Franchisee is a 30 year multi concept Operator including Taco Bell, Freddy's Frozen Custard, and 7 Brew. They will be operating Fifty (50) 7 Brew locations by year end 2026 in multiple States. They have agreed to develop and operate a total of 70+ over the next several years in New Mexico, Texas, Kansas, Oklahoma, Tennessee, and Mississippi. This is an ideal opportunity for an investor to purchase a passive income real estate asset with absolutely zero management responsibilities. The tenant is responsible for all property taxes, insurance and capital expenditures including the roof, structure & HVAC.



PRICE \$1,400,000



CAP RATE 6.00%



LEASE TYPE Absolute NNN Ground Lease



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- New 15 Year Absolute NNN Ground Lease Signed at COE
- Zero Landlord Responsibility
- 8.0% Increases Every Five Years
- More than 68,000 People within 3 Mile Radius
- 22,765 VPD on Wyoming Blvd.
- Median Home Value is \$231,700 within 3 Mile Radius
- Average Household Income \$126,000 within 10 Miles
- Located within the Memphis MSA
- Tennessee is a Tax Free State

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PROPERTY SUMMARY

Lot Size:	36,057 SF
Building Size:	525 SF
Zoning:	CG-MS

LEASE SUMMARY

Tenant:	7 Brew Coffee
Lease Type:	Absolute NNN Ground Lease
Primary Lease Term:	15 Years
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	At close of escrow
Lease Term Remaining:	15 Years
Rent Increases:	8.0% Every 5 years
Renewal Options:	Four - (5) Year Options
Lease Guarantor:	7B Memphis, LLC
Tenant Website:	https://7brew.com/



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TENANT BACKGROUND

Founded in 2017 with an initial store in Rogers, AR, 7 Brew specializes in coffee, energy drinks, smoothies, sodas, and tea. Its menu contains seven original specialty coffee drinks, including the Blondie, Smooth 7, White Mac, and German Chocolate. 7 Brew was born from a desire to change drive-thru coffee into a fun, mind-blowing experience for everyone. We dreamed of serving premium coffee in record time and making new friends while we're at it. The dream came alive with our first "stand" in Rogers, AR and our 7 original coffees.

In 2021, 7 Brew initiated a franchise program after receiving a major investment from Drink House Holdings, led by Jimmy John's founder Jimmy John Liautaud and Lone Star Steakhouse founder, Jamie Coulter. 7 Brew has signed agreements with Franchisees nationwide and is planning a rapid expansion.

Today, we're cranking out all kinds of custom-hand crafted drinks in different locations throughout the country. 7 Brew is so much more than just a coffee stand. It's the concept of cultivating kindness and joy with every drink – through our service, speed, quality, energy and atmosphere. It's contagious and it's changing the drive-thru coffee industry.

OVERVIEW

Company: 7 Brew Coffee

Founded: 2016

Headquarters: Rogers, Arkansas

Number Of Locations: 275+ Open

Website: www.7brew.com

TENANT HIGHLIGHTS

- Aggressive National Expansion Plan
- 3,000 Units Under Commitment
- Average Unit Volume (AUV) > \$2.3m
- AUV is Approximately 26% > Dutch Bros. 46% . Starbucks & 60% > Dunkin
- Average 7 Brew Sales PSF > \$4,600
- There are currently more than 275 7-Brew locations Nationwide



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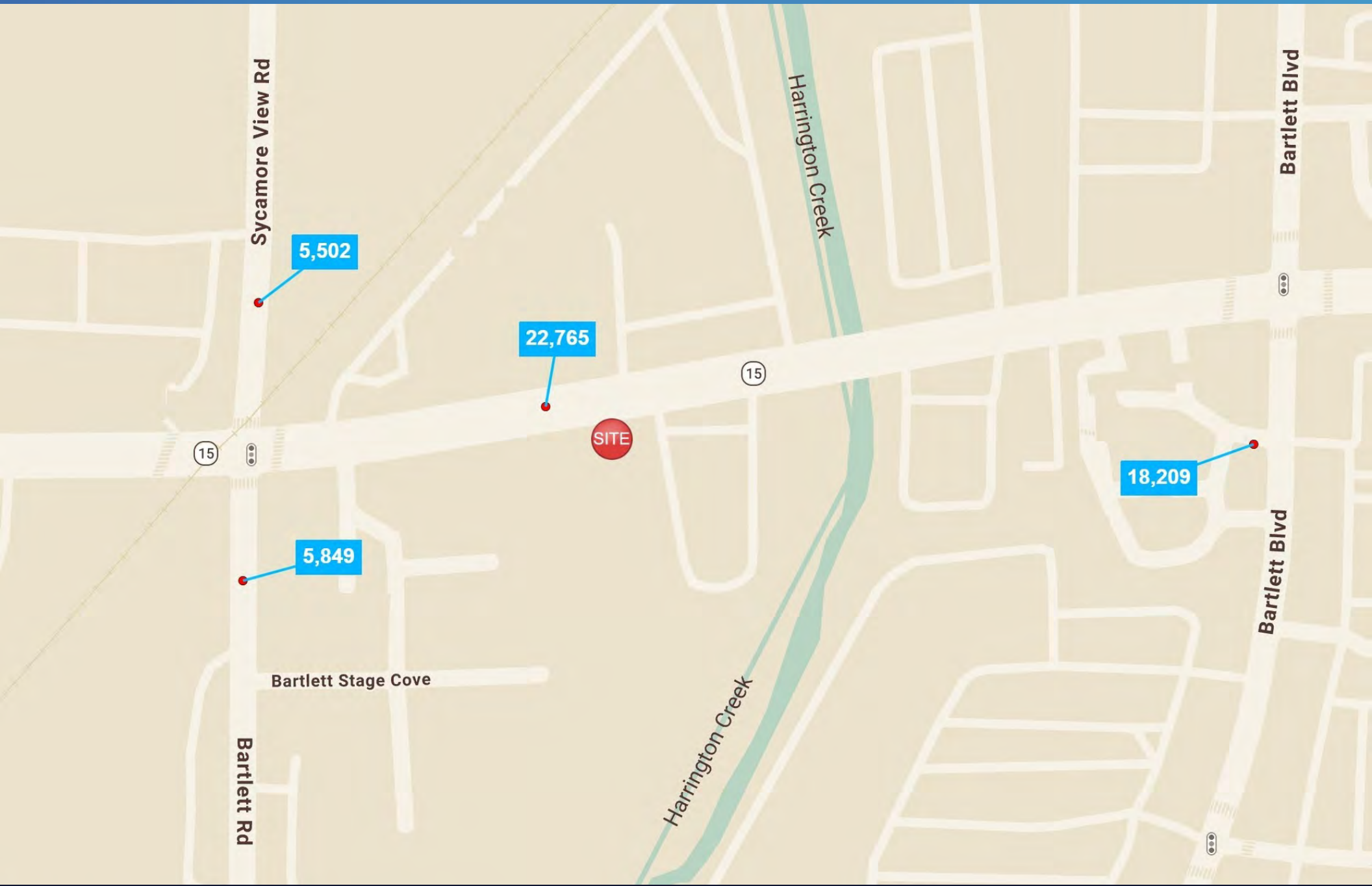
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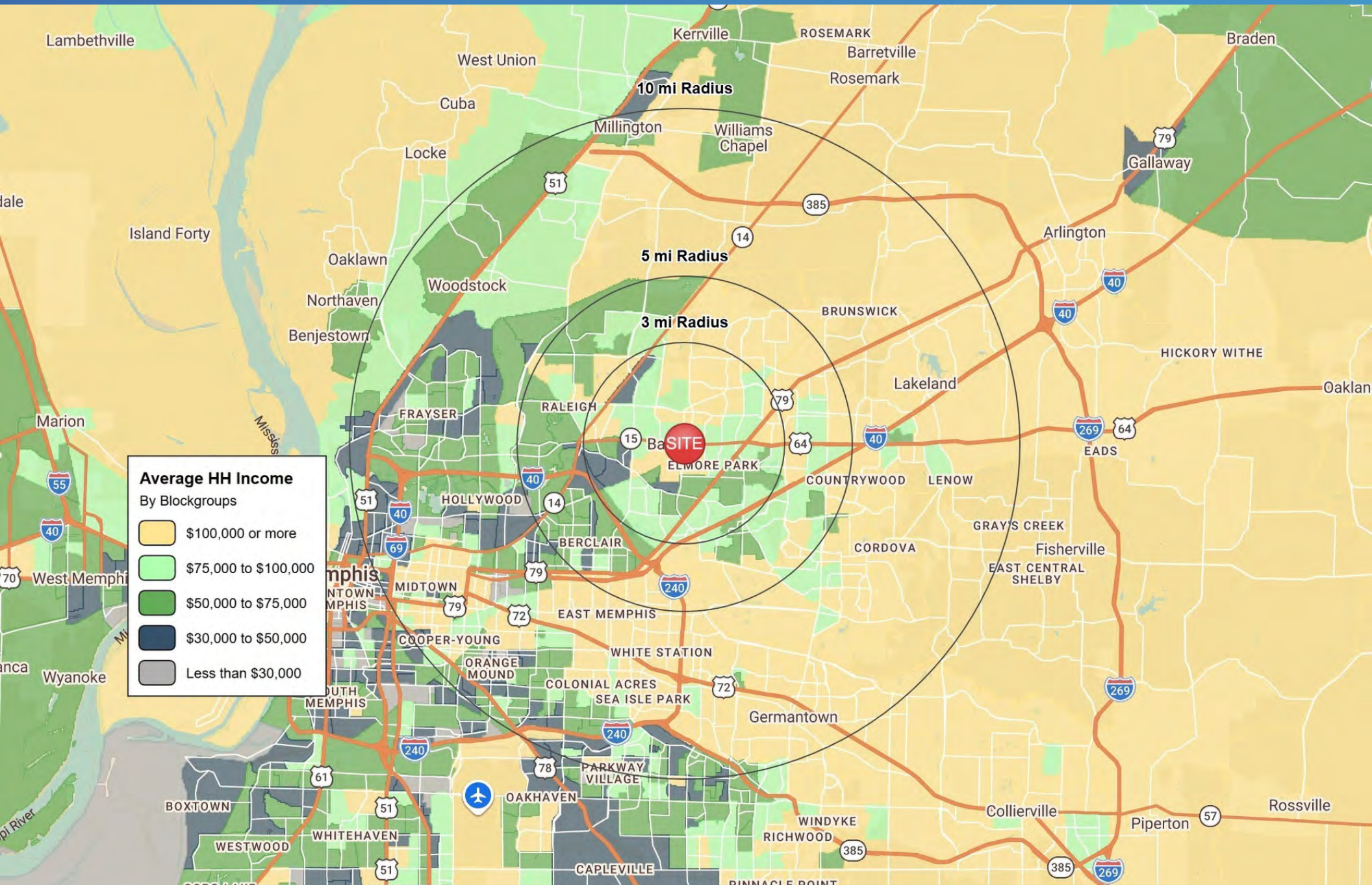


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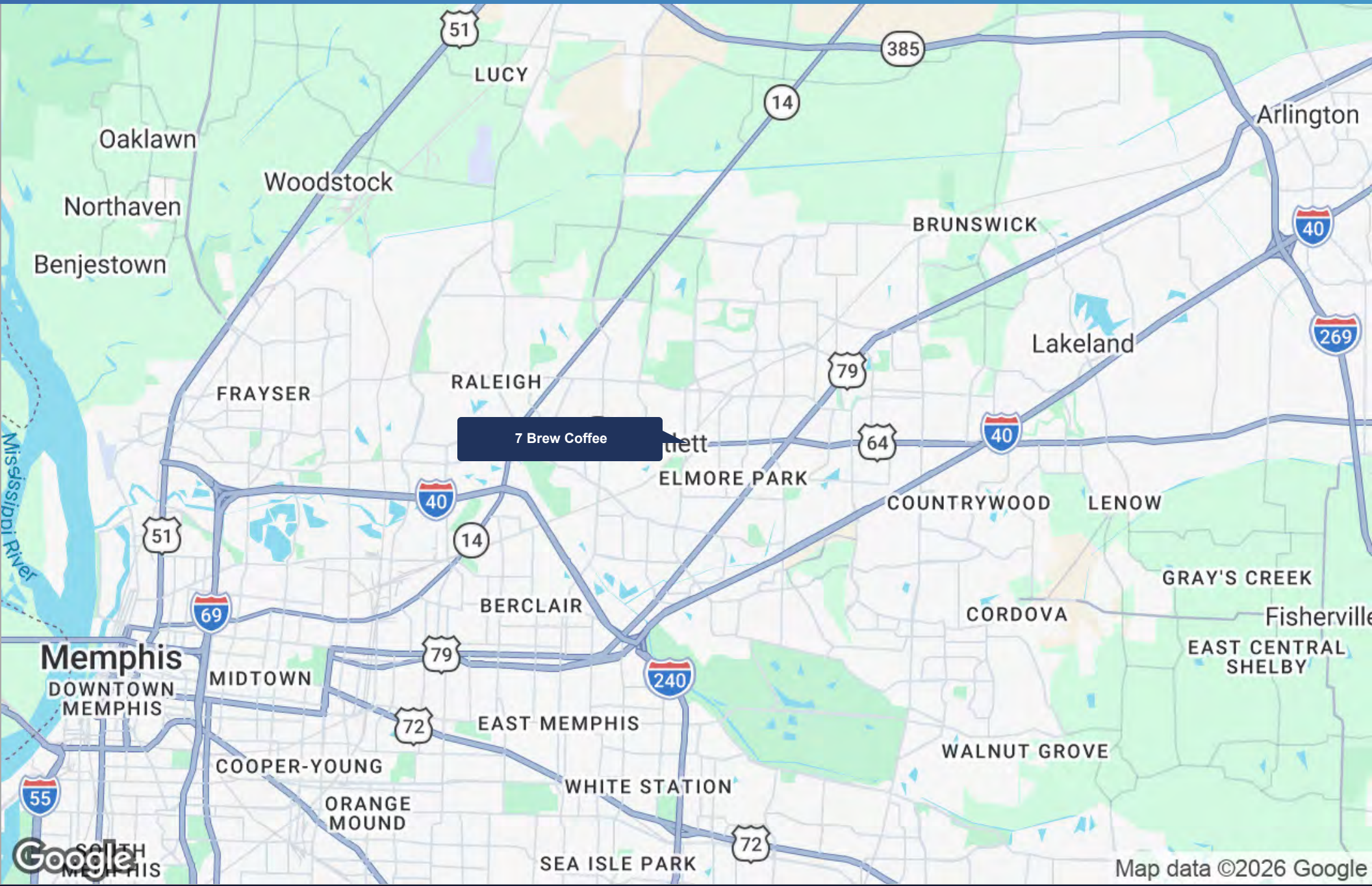
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Bartlett is a growing suburban community located in the northeastern portion of the Memphis metropolitan area, approximately 15 miles from downtown Memphis. Known for its strong residential base, well-regarded public schools, and family-oriented atmosphere, Bartlett has become one of the most desirable suburbs in Shelby County. The city benefits from convenient access to major regional corridors including Interstate 40 and U.S. Highway 64, allowing residents and businesses to easily connect to Memphis and the broader Mid-South region. This strategic accessibility supports a steady flow of commuter traffic and enhances the area's appeal for retail and service-oriented businesses.

Bartlett features a stable and expanding local economy supported by a mix of healthcare, logistics, manufacturing, and retail employment throughout the greater Memphis market. The community is characterized by well-established neighborhoods, ongoing residential development, and a strong consumer base with consistent household growth. In addition, Bartlett's proximity to major distribution hubs, industrial parks, and Memphis International Airport positions the area within one of the country's most important logistics corridors. These factors, combined with steady population growth and continued commercial development, make Bartlett an attractive location for retailers and long-term commercial

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2025	68,077	173,273	552,419
Total Population 2030	62,726	159,945	517,220
Median Age	36.2	34.7	36.0
# of Persons per HH	3.2	3.2	3.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	26,228	64,559	217,232
Average HH income	\$108,495	\$104,242	\$126,000
Median House Value	\$231,735	\$236,891	\$284,116
Consumer Spending	\$2.5 B	\$6.13 B	\$21.32 B





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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