

7 BREW DRIVE-THRU COFFEE

225419 RIB MOUNTAIN DRIVE | WAUSAU, WISCONSIN 54401

Brand New 20-Year Lease
Affluent Demographics



FILE PHOTO

ADVISORY TEAM

BRIAN BROCKMAN

Principal Broker

LIC # 58914-90

brian@bangrealty.com

513.898.1551 - office

BANG
REALTY

BANG REALTY-WISCONSIN

2939 Vernon Place
Cincinnati, Ohio 45219

www.bangrealty.com



Hwy-51 | WI-29
65,529 CPD



Highlights



PRICE

\$1,864,000

CAP RATE

6.75%

NOI

\$125,791



POINTS OF INTEREST

Retailers | Entertainment: Major retailers in Wausau include Walmart, Sam’s Club, Hobby Lobby, Home Depot, Menards, Fleet Farm, Kohl’s, Dick’s Sporting Goods, T.J. Maxx, Ross Dress for Less, Old Navy, Sportsmans Warehouse, Dunham’s Sports, Men’s Warehouse, Maurices, Best Buy, OfficeMax, Ulta Beauty, Bath & Body Works, Petco, PetSmart, Michaels, Barnes & Noble, Aldi, Festival Foods, County Market, Goodwill, Slumberland Furniture; Neighboring Schofield include Target, Ollie’s Bargain Outlet, Harbor Freight, Ace Hardware, Pick ‘n Save

Higher Education: 6 miles from **Northcentral Technical College** - a public community & technical college serving 8,631 students with associate degrees, diplomas & certificates offered across 6 campuses & online

Healthcare: 5 miles from **Aspirus Wausau Hospital** - providing primary, secondary & tertiary care services such as cardiology & cardiothoracic surgery, orthopedics and cancer with 325 licensed beds; 6 miles from **Marshfield Medical Center- Weston** - serving the greater Wausau & Weston area, including a 60-bed hospital, providing 24/7 emergency department coverage along with adult & pediatric primary care, physical therapy & surgical 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 5 locations with a development agreement to build 15 more locations over the next 5 years! The lease is further backed by three Personal Guarantors!



BRAND NEW CONSTRUCTION

A custom-built new prototype designed specifically for 7 Brew, featuring an impressive 19 car-stack drive-thru - scheduled to open in November 2025 (est. - currently under construction)



DOMINANT RETAIL CORRIDOR | TRAFFIC COUNTS

Well-positioned on a ±0.727-acre parcel (across the street from Walmart/Sam’s Club & Dick’s) with exceptional visibility/access on Rib Mountain Dr (main north/south thoroughfare) with traffic counts of 21,382 CPD - just off the US 51/WI-29 exit ramp, with additional exposure to 65,529 CPD!



2025 AFFLUENT DEMOGRAPHICS

Population (5-mi)	67,798
Households (5-mi)	29,444

Average Household Income (1-MI)	\$99,449
--	-----------------

Financial Analysis

SITE ADDRESS	225419 Rib Mountain Drive Wausau, Wisconsin 54401
TENANT	Brew 4 You, LLC
GUARANTORS	Three Personal Guarantors
LESSEE ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±510 SF
LOT SIZE	±31,657 SF (±0.727 acre)
YEAR BUILT	November 2025 (Est. - under construction)
OWNERSHIP	Conveying ownership - underlying ground only
EXPENSE REIMBURSEMENT	This is a Absolute NNN Ground lease . Tenant is responsible for all expenses.
LEASE TERM	20 years (new)
RENTAL INCREASES	10% every 5 years
RENT COMMENCEMENT DATE	November 3, 2025 (Est. - under construction)
EXPIRATION DATE	November 30, 2045
OPTIONS	Four 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.



Rent Roll

	TERM*	ANNUAL RENT	CAP RATE
Years 1-5	11/03/25 to 11/30/30	\$125,791	6.75%
Years 6-10	12/01/30 to 11/30/35	\$138,370	7.42%
Years 11-15	12/01/35 to 11/30/40	\$152,207	8.17%
Years 16-20	12/01/40 to 11/30/45	\$167,428	8.98%
		AVG ANNUAL RETURN	7.83%

RENEWAL OPTIONS

1st Option	12/01/45 to 11/30/50	\$184,171
2nd Option	12/01/50 to 11/30/55	\$202,588
3rd Option	12/01/55 to 11/30/60	\$222,846
4th Option	12/31/60 to 11/30/65	\$245,131

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

Tenant Profile



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).

7 Brew has grown to **451 locations in 34 states**. The brand is rapidly expanding, with nearly half of its stores opening in the past year. As a testament to its plans for growth, 7 Brew recently launched a campaign to open approximately 165 locations in Florida within the next five to seven years.

OUR SECRET SAUCE IS NOT A FLAVOR.

It's a feeling!

TAKE A SIP OF ANY DRINK AND JOY HITS YOU JUST AS HARD AS THAT DOUBLE-SHOT OF ESPRESSO.

BECAUSE GETTING YOUR DAILY DOSE OF ENERGY ISN'T JUST ABOUT QUALITY AND SPEED. AT 7 BREW, IT'S ABOUT THE CONNECTIONS WE MAKE.

WE BELIEVE PEOPLE ARE PRICELESS, SO WE TREAT THEM LIKE IT. OUR GOAL IS TO MAKE YOUR VISIT THE HAPPIEST PART OF YOUR DAY.

ONE STOP AT 7 BREW FILLS YOU WITH SO MUCH WARMTH, YOU CAN'T HELP BUT SHARE IT WITH OTHERS.



ABOUT THE TENANT

Brew 4 You, LLC owns & operates **5 locations** with a development agreement to build 15 more locations over the next 5 years! The lease is further backed by three Personal Guarantors!

**451
STANDS**

**20,000+
UNIQUE DRINKS SERVED**

**Millions
OF SATISFIED SMILES**

Site Plan



Conveniently located near Walmart,
Sam's Club, Kohl's, Hobby Lobby,
T.J. Maxx & Aldi



Featuring an impressive 19-car
stack drive-thru



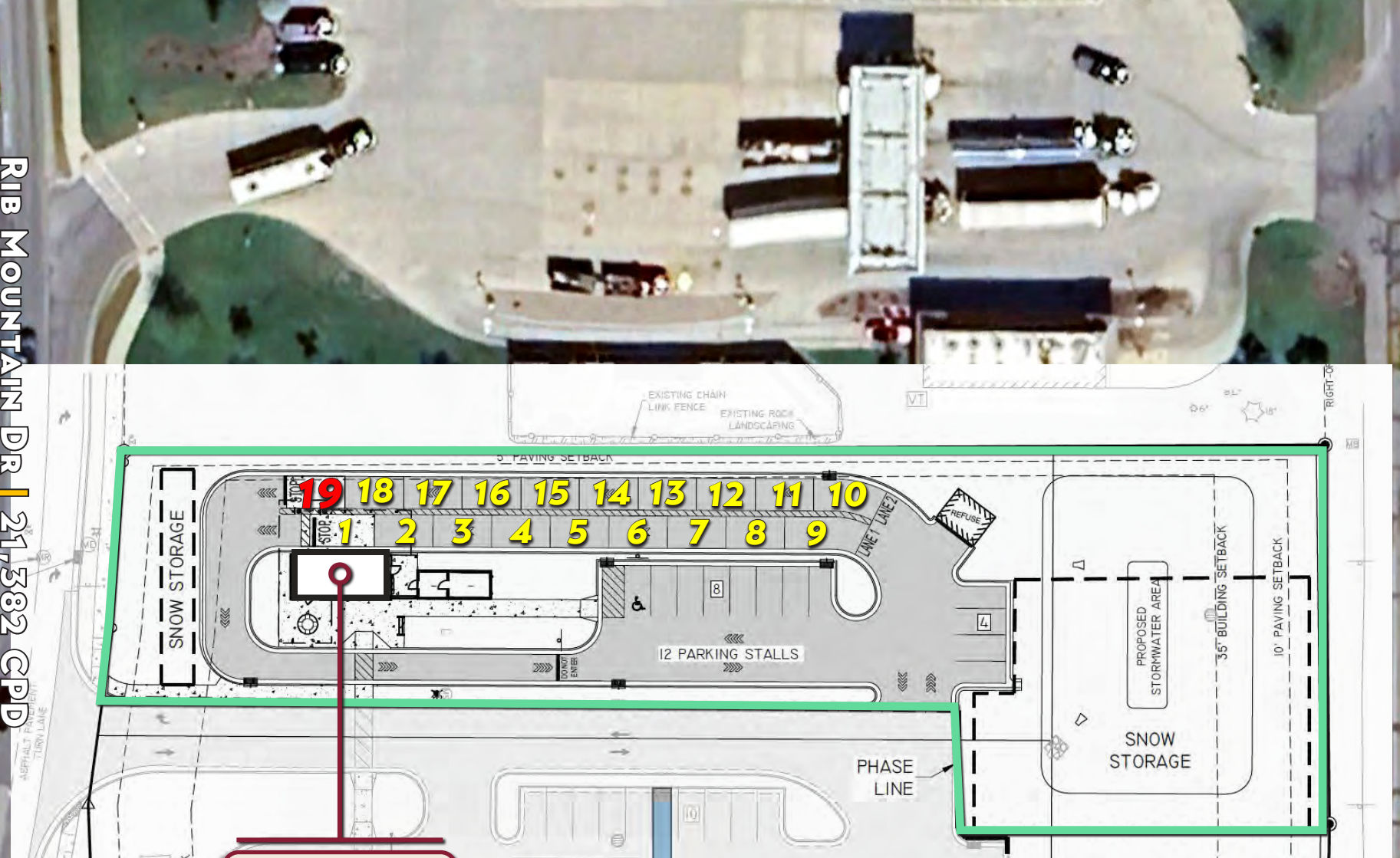
GLA: ±510 SF



Lot Size: 31,657 SF (±0.7270 acres)

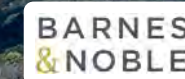
RIB MOUNTAIN DR | 21,382 CPD

LILAC AVE | 2,256 CPD



North

As of September 2025



Wisconsin River



RIB MOUNTAIN DR
21,382 CPD



Wisconsin River

51

29

Wisconsin Dept. of Transportation
DMV Customer Service Center

MOUNTAIN VIEW
CHURCH OF CHRIST

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

BMO

AMERICAN FAMILY
INSURANCE

DG
THE DIRKS GROUP
Beyond the Network

Hwy-51 | WI-29 | 65,529 CPD

RIB MOUNTAIN DR
21,382 CPD





City View



2025 AVERAGE HOUSEHOLD
INCOME (1-MI)
\$99,449



Oldcastle BuildingEnvelope
Manufactures architectural
glass, metal & hardware systems
for building envelopes

target **ACE Hardware** **Pick 'n Save**

Marshfield Medical Center
Weston
60 BEDS

**WESTON
ELEMENTARY**
525 STUDENTS

**DCEVEREST
SENIOR HIGH**
1,252 STUDENTS

**DCEVEREST
JUNIOR HIGH**
876 STUDENTS

WAUSAU TILE
Manufactures terrazzo tile,
architectural pavers, precast
concrete & site furnishings

**WAUSAU WEST
HIGH SCHOOL**
1,443 STUDENTS

GREENHECK
Air movement, control &
conditioning equipment supplier

**KraftHeinz
WAREHOUSE**

City of
SCHOFIELD

OLLIE'S
GOOD STUFF CHEAP
HARBOR FREIGHT
SALLY.

Pick 'n Save
Marcus
THEATRES **planet
fitness**

**HORACE MANN
MIDDLE SCHOOL**
662 STUDENTS

**FAMILY
DOLLAR**

**FRANKLIN
ELEMENTARY**
191 STUDENTS



marathon

Pick 'n Save

City of
WAUSAU

**Northcentral
TECHNICAL COLLEGE**
8,631 STUDENTS

KOLBE
WINDOWS & DOORS
Manufactures premium, built-
to-order windows & doors for
residential & commercial markets

Domtar
Produces premium
printing & publishing
papers

**WAUSAU WEST
HIGH SCHOOL**
1,443 STUDENTS

**JOHN MUIR
MIDDLE SCHOOL**
977 STUDENTS

Fleet Farm

festival **Country
Market**



**HOBBY
LOBBY**
ROSS
SPORTSMAN'S
Michaels



**Wausau
Homes**
Specializes in fully custom homes
using a component-building method
w/ customizable floor plans & a
structured process that ensures cost
control & efficiency



**ASPIRUS
HEALTH**
WAUSAU
325 BEDS

MENARDS

**Granite Peak
Ski Area**
**Rib Mountain
State Park**

Walmart **DICK'S**
KOHL'S **sam's club**
TJ-maxx **BEST
BUY**
**Dunham's
SPORTS**



Wausau Synopsis

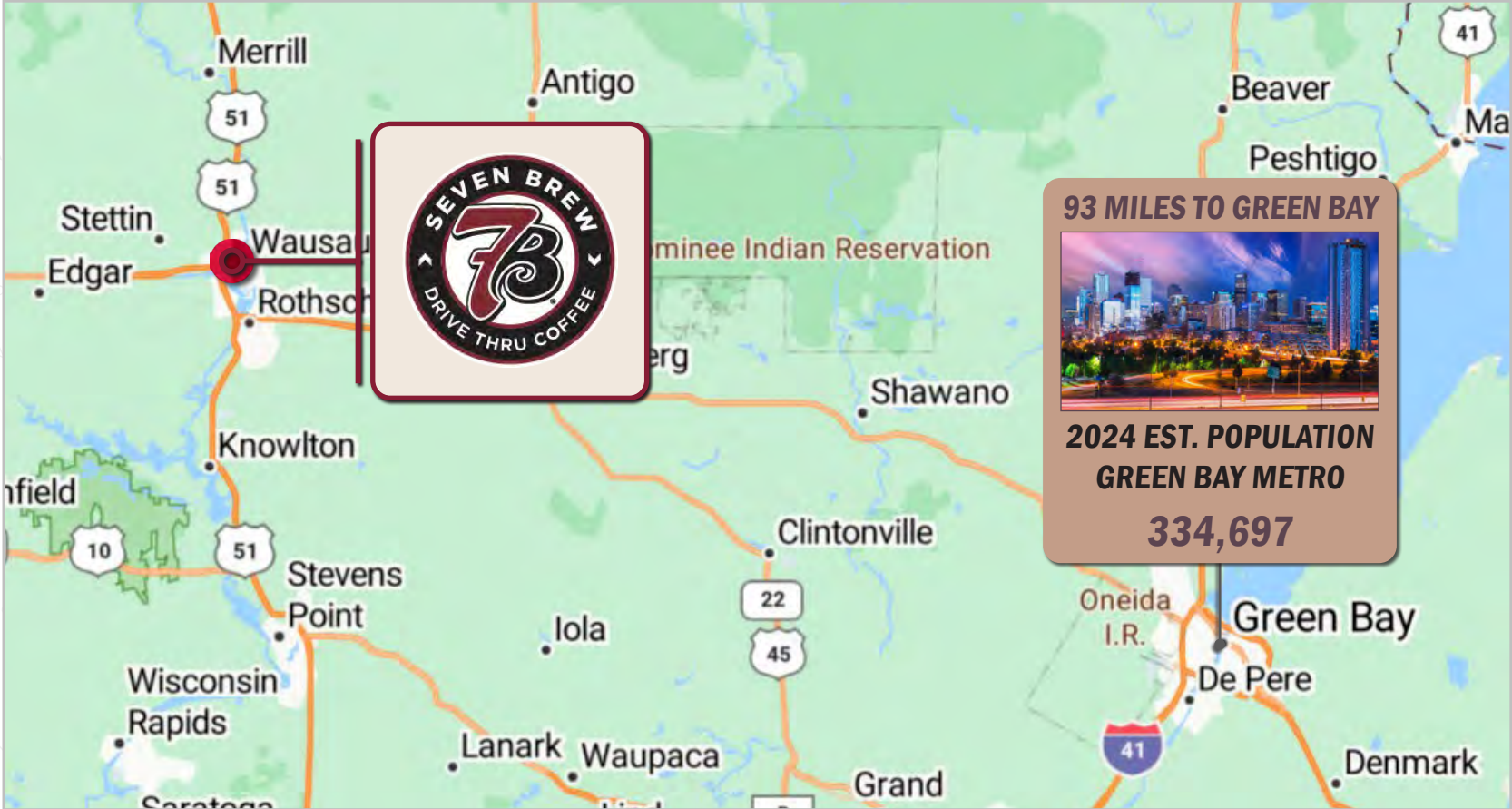
Wausau is the county seat of Marathon County in central Wisconsin, nestled along the Wisconsin River. Cultural life thrives with institutions such as the **Leigh Yawkey Woodson Art Museum** and the **Grand Theater** showcasing vibrant arts programming, while **Rib Mountain State Park** and **Granite Peak Ski Area** offer year-round outdoor recreation.

Wausau is a culturally rich mid-sized city with a diversified economy rooted in healthcare, manufacturing, insurance, and education. Its proximity to Milwaukee and Minneapolis situates it well in the region, while employers ranging from the sizable hospital to insurance firms and manufacturers underpin its economic vitality. **Aspirus Wausau Hospital** is cited as the largest employer with around 2,200 employees. **Liberty Mutual Insurance** operates a sizable insurance operations center near downtown, employing approximately 900 employees.

Broader regional listings in the Marathon County economic profile also highlight **Greenheck Group, Kolbe Windows & Doors, United Healthcare,** and academic institutions such as **Northcentral Technical College** and **UW–Marathon County (UWSP-Wausau)** among the major employers.

2025 Demographics

	1-MI	3-MI	5-MI
Population	2,226	25,615	67,798
Households	930	10,949	29,444
Daytime Demographics Age 16+	2,186	19,738	62,177
Median Age	44.7	40.5	38.7
Average Household Income	\$99,449	\$92,259	\$93,507



NORTHCENTRAL TECHNICAL COLLEGE

A public community college offering over 190 programs, serving 8,631 students



ASPIRUS WAUSAU HOSPITAL

A short-term acute care facility with 325 beds

CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Bang Realty-Wisconsin and should not be made available to any other person or entity without the written consent of Bang Realty-Wisconsin. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Bang Realty-Wisconsin has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Any projections, opinions, assumptions or estimates used in the Marketing Brochures are for example only and do not represent the current or future performance of any property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Bang Realty-Wisconsin has not verified, and will not verify, any of the information contained herein, nor has Bang Realty-Wisconsin conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Like all real estate investments, all of these investment carries significant risks. Purchaser and Purchaser's legal and financial advisors must request and carefully review all legal and financial documents related to the properties and tenants. While the tenant's past performance at these locations or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Purchaser is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Purchaser may be able to negotiate with a potential replacement tenant considering the location of the property, and Purchaser's legal ability to make alternate use of the property. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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:

BRIAN BROCKMAN

Principal Broker

office - 1.513.898.1551

brian@bangrealty.com

LIC # 58914-90

