

BRAND-NEW | 7 BREW COFFEE | DRIVE-THRU

490 MARY ESTHER BLVD, MARY ESTHER, FL 32569



Representative Photo

CBRE

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INTRODUCTION

CBRE is pleased to present the exclusive net-lease offering for a newly constructed **7 Brew Drive-Thru Coffee**, comprising approximately 540± square feet of building area situated on a 0.57± acre parcel at 490 Mary Esther BLVD in Mary Esther, Florida.

The property benefits from direct frontage along Mary Esther BLVD — the primary thoroughfare serving the community—providing excellent visibility to over 22,500± vehicles per day. The subject property is strategically located less than one-half mile from the Santa Rosa Mall, a 773,996-sf enclosed mall currently undergoing a \$35M redevelopment into a mixed-use destination featuring a grocery anchor, restaurants, and residential units.

The 7 Brew Coffee is secured by an original 15-year, triple-net (NNN) ground lease with five (5) five-year renewal options. Rent is expected to commence on April 25, 2026, with the location targeting a May 2026 opening. The annual base rent is \$96,500, with scheduled increases of ten percent (10%) every five (5) years throughout the initial term and each renewal option.

INVESTMENT SUMMARY

PROPERTY ADDRESS:	490 Mary Esther BLVD, Mary Esther, FL 32569
PRICE:	\$1,608,333
ANNUAL RENT:	\$96,500
CAP RATE:	6.00%
TENANT:	7Crew Florida, LLC [79 operational units + 35± under development]
GUARANTOR:	Franchisee – 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:	4/25/2026 - Target Opening Date: 5/01/26
LANDLORD OBLIGATIONS:	None – Absolute Triple Net (NNN) Lease
BUILDING SIZE:	540 ± SF
LAND SIZE:	.569± Acres / 24,806± SF
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 | Adjacent to an Academy Sports-anchored shopping center and less than 1-mile from the \$35M Santa Rosa Mall “Live, Work, Play” redevelopment project with Grocery, Restaurant & Residential Components
- Affluent Suburban Market | Average Household Income Within a One & Three-Mile Radius Exceeds \$91,000 and Over \$100K within a Five-Mile Radius
- 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 Mary Esther BLVD exposing Subject to over 22,500±Average Daily Vehicles
- Strategically located on the ‘work-bound’ side of roadway to both residential and commuter traffic and capitalizing on drive-through convenience
- Triple-Net Ground Lease Structure | Providing for passive, long-term income with minimal Landlord Responsibilities & Enhanced Durability of Income



LEASE YEAR(S)	ANNUAL RENT	MONTHLY RENT	RENT ESCALATIONS %
YEARS 1 - 5	\$96,500	\$8,041.67	-
YEARS 6 - 10	\$106,150	\$8,845.83	10.00%
YEARS 11 - 15	\$116,765	\$9,730.42	10.00%
RENEWAL OPTIONS			
OPTION 1	\$128,441.50	\$12,089.92	10.00%
OPTION 2	\$141,285.65	\$11,773.80	10.00%
OPTION 3	\$155,414.22	\$12,951.18	10.00%
OPTION 4	\$170,955.64	\$14,246.30	10.00%
OPTION 5	\$188,051.20	\$15,670.93	10.00%

AERIAL VIEW | SOUTHWARD



\$35 Million - Live, Work, Play Re-development Project Underway

490
MARY ESTHER BLVD

PAGE BACON ROAD

MARY ESTHER BLVD | 22,500 EADT

Drive-Through



AERIAL VIEW | WESTWARD

ALDI BEALLS
Mobile tropical Publix. CAFE HIBBETT SPORTS
Office DEPOT
Michaels TJ-MAXX
DR. ED'S NUTRITION SHOPPE MOES

home OUTLET
Kitchens, Baths, Floors & More

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

FirstWatch

SEVEN BREW'S
DRIVE THRU COFFEE
490
MARY ESTHER BLVD

ExtraSpace Storage
Firestone COMPLETE AUTO CARE

LONGHORN STEAKHOUSE PEPPERS MEXICAN GRILL & BARBQ
SALLY BEAUTY Yard Birdz
WeightWatchers H&R BLOCK UPS TBS COMICS!

Academy
SPORTS+OUTDOORS

MARY ESTHER BLVD | 22,500±AADT

El Paso
MEXICAN RESTAURANT

COMFORT
DENTAL CARE
YOUR SMILE IS OUR STRONG PRIORITY



Mary Esther Elem. School

SANTA ROSA MALL

\$35 Million - Live, Work, Play Re-development Project Underway



RENAISSANCE
SANTA ROSA
Renaissance Santa Rosa
229-Units | from \$1,880 - \$2,575



SANTA ROSA MALL

KAY claire's
JEWELERS

HIBBETT
SPORTS SHOE DEPT. ENCORE

OLD NAVY

FYE

REVIVAL
THRIFT STORE

TUSCANY JEWELERS

planet fitness
SPECIAL CREATIONS HOME DECOR

SEVEN BREWS
ONE THRU COFFEE

490
MARY ESTHER BLVD



MARY ESTHER BLVD | 22,500±AADT



Mary Esther Elem. School

DOLLAR GENERAL

piggly wiggly

Pedro's

Little Caesars

LENSCRAFTERS
VISION CARE SPECIALISTS

NAVY FEDERAL
Credit Union

FirstCash

HOT HEAD
BURRITOS

GameStop

SUBWAY



Enrollments: 612± Students



Fort Walton Beh High School

Enrollments: 1,647± Students

Wendy's

SONIC
America's Drive-In

TACO BELL

at&t



ALDI

BEALLS

BAM!
BOOKS-A-MILLION

Publix

tropical CAFE

HIBBETT SPORTS

Office DEPOT

Michaels

TJ-maxx

DR. ED'S NUTRITION SHOPPE

MOE'S

LONGHORN
STEAKHOUSE

PEPPERS
MEXICAN GRILL & CANTINA

SALLY BEAUTY

Yard Birdz

WeightWatchers

H&R BLOCK

ups

TBS COMICS!

FAIRFIELD INN & SUITES

Marriott



Advance Auto Parts

WHATABURGER

TOMMY'S EXPRESS
CAR WASH

O'Reilly
AUTO PARTS

Walgreens

golden corral

CHIPOTLE
MEXICAN GRILL



PROPERTY IMAGES





ABOUT THE BRAND



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	9,953	48,417	71,020
2030 Population (Projection)	10,187	49,356	72,547

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	60.6%	60.0%	63.0%
Black or African American	15.0%	13.3%	11.7%
Asian	5.4%	5.0%	4.7%
American Indian & Alaskan Native	0.4%	0.7%	0.7%
Pacific Islander	0.3%	0.2%	0.3%
Two or More Races	12.3%	13.3%	13.0%

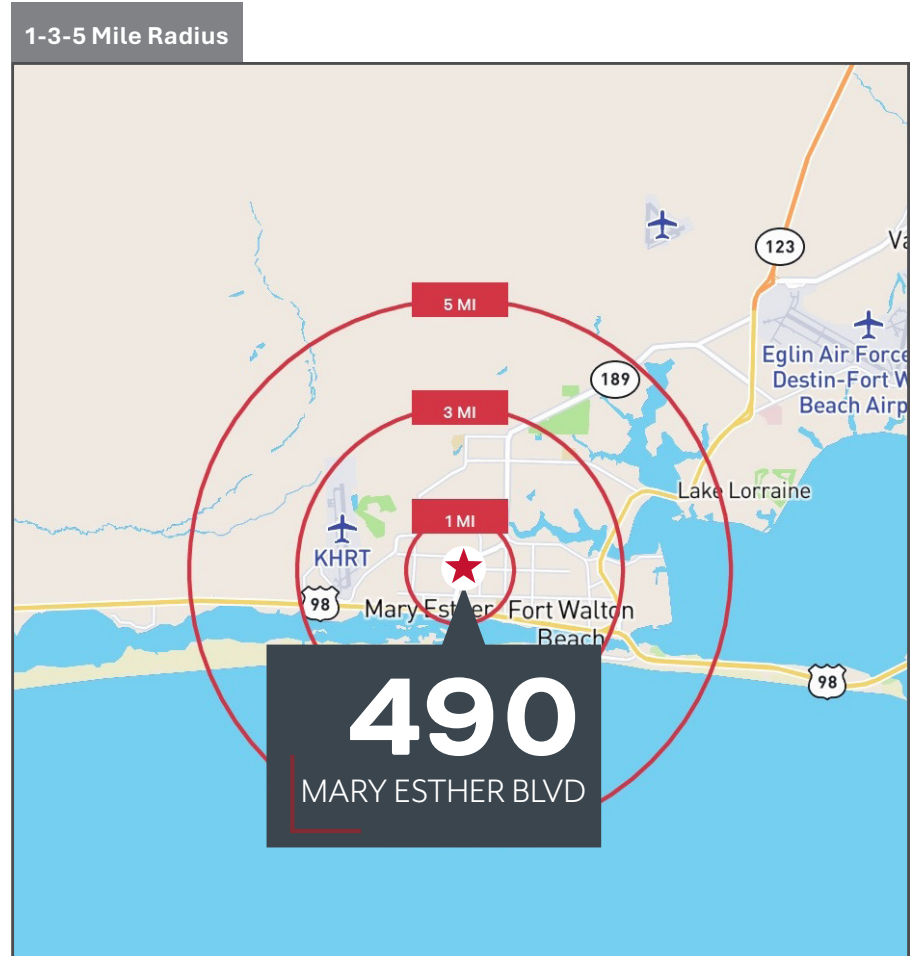
DAYTIME POPULATIONS	1 MILE	3 MILES	5 MILES
2025 Daytime Population	11,402	52,865	79,032
Daytime Workers	7,125	31,467	47,547
Daytime Residents	4,277	21,398	31,485

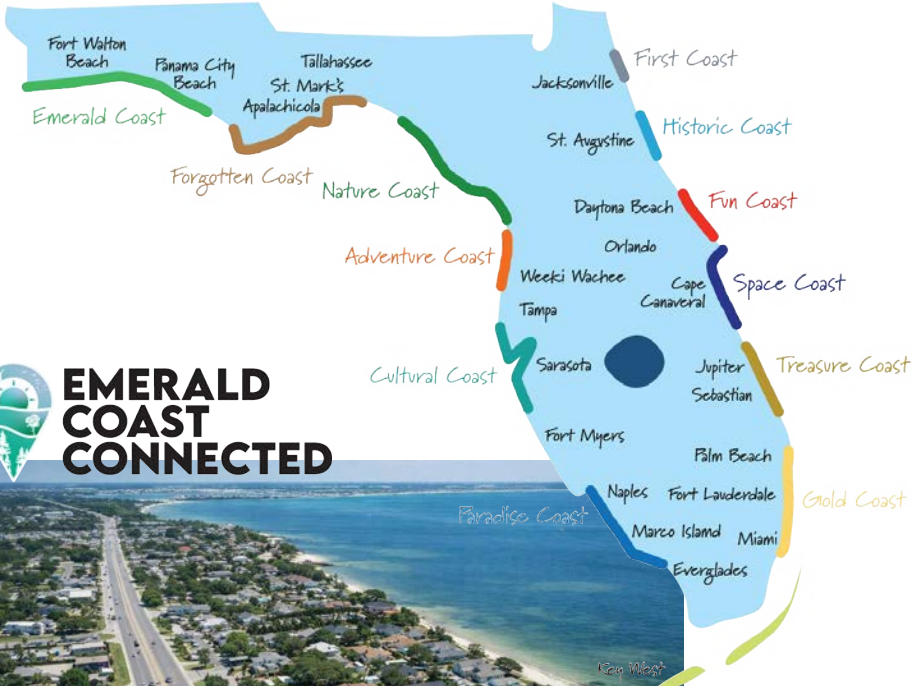
PLACE OF WORK	1 MILE	3 MILES	5 MILES
2025 Businesses	602	2,673	3,933
2025 Employees	5,693	22,499	33,324

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Average Household Income	\$99,643	\$91,556	\$100,053

AGE	1 MILE	3 MILES	5 MILES
2025 Median Age	39.7	38.4	38.8

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Households	4,157	20,800	30,617
2030 Households (Projection)	4,296	21,364	31,555
2020–2025 Annual Household Growth Rate	1.22%	0.65%	0.70%
2025–2030 Annual Household Growth Rate	0.66%	0.54%	0.61%





EMERALD COAST CONNECTED



Mary Esther and Fort Walton Beach function as one seamlessly connected coastal community, with residents and buyers often experiencing the two as a single market. Situated between downtown Fort Walton Beach and Navarre, Mary Esther benefits from a highly central location along Florida’s Emerald Coast.

Positioned directly along U.S. Highway 98, Mary Esther offers efficient east–west access throughout Okaloosa County and beyond. The community sits adjacent to Hurlburt Field—whose main gate is located within Mary Esther—while downtown Fort Walton Beach lies just minutes to the east, further reinforcing the area’s integrated feel.

Mary Esther extends along Mary Esther Boulevard and portions of Hollywood Boulevard, with residential and commercial pockets that naturally blend into neighboring Fort Walton Beach. This proximity allows residents to enjoy the same beaches, retail, dining, and employment centers—often with more approachable home prices and less competition than higher-density coastal corridors.

Convenient Access to Key Destinations Includes:

- Minutes from Hurlburt Field Air Force Base
- Approximately 10–15 minutes to Okaloosa Island beaches
- Short drive to Navarre Beach
- Quick access to downtown Fort Walton Beach

For many buyers, Mary Esther’s location strikes an ideal balance—offering central access to employment, beaches, and regional amenities without the congestion or density associated with tourist-driven submarkets. This positioning continues to make Mary Esther an attractive and practical choice along the Emerald Coast.





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