

# 7 BREW GROUND LEASE

1907 SW GATLIN BLVD PORT ST. LUCIE, FL 34953



Representative Photo



BRAND NEW 10-YEAR  
GROUND LEASE WITH ZERO  
LANDLORD RESPONSIBILITIES



168,214 RESIDENTS IN PRIMARY  
TRADE AREA WITH \$107,574  
AVERAGE HOUSEHOLD INCOME



HARD CORNER LOCATION WITH  
56,800 VPD, ACROSS FROM  
WALMART SUPERCENTER









TRADITIONAL HOSPITAL  
EMERGENCY DEPARTMENT

TRADITION VILLAGE CENTER

THE LANDING AT TRADITION  
5M ANNUAL VISITORS, 95TH PERCENTILE  
OF COMMUNITY CENTERS IN FLORIDA



GATLIN PLAZA PORT ST. LUCIE



53,500 VPD



SW GATLIN BLVD



RESIDENTIAL  
COMMUNITIES  
168,214 RESIDENTS IN  
PRIMARY TRADE AREA





amazon  
FedEx

COSTCO  
WHOLESALE

FERGUSON

LEGACY PARK AT TRADITION  
3.2M SF LIGHT INDUSTRIAL AND  
DISTRIBUTION CENTER PARK

Walmart

2.5M ANNUAL VISITORS



NEWPORT ISLES  
HOMES



3,300 VPD

Stanton  
OPTICAL

Walgreens

DUNKIN' 

WAFFLE  
HOUSE



53,500 VPD

SW GATLIN BLVD

BRIGHTINE PL



RESIDENTIAL  
COMMUNITIES  
168,214 RESIDENTS IN  
PRIMARY TRADE AREA



# OFFERING SUMMARY



**\$1,583,000**

PRICE

**6.00%**

CAP RATE

## PROPERTY DETAILS

ADDRESS	1907 SW Gatlin Blvd Port St. Lucie, FL 34953
TENANT	Brew Horizons LLC
BUILDING SIZE	510± SF
LOT SIZE	0.72± Acres
YEAR BUILT	2025
RENT COMMENCEMENT	Est. 11/9/2025
RENT EXPIRATION	Est. 11/8/2035
TERM REMAINING	10 Years
OPTIONS	Six, 5-Year
LEASE TYPE	Absolute NNN Ground Lease
ROOF & STRUCTURE	Tenant Responsible
NOI	\$95,000
INCREASES	10% in Year 6 & in Options

## RENT SUMMARY

TERM	MONTHLY	ANNUAL
YEAR 1 - 5	\$7,917	\$95,000
YEAR 6 - 10	\$8,708	\$104,500
OPTION 1	\$9,579	\$114,950
OPTION 2	\$10,537	\$126,445
OPTION 3	\$11,591	\$139,090
OPTION 4	\$12,750	\$152,998
OPTION 5	\$14,025	\$168,298
OPTION 6	\$15,427	\$185,128







Representative Photo

## SECURE STREAM OF INCOME

- **New 10-Year Ground Lease**  
*Absolute NNN with zero landlord responsibilities*
- **Brand New 2025 Construction**  
*Latest prototype design with dual drive-thru on 0.72 acre parcel*
- **7 Brew Named QSR Magazine's 'Breakout Brand of 2023'**  
*141 locations opened in 2024, increasing total store count to over 320*
- **4.65% Implied Rent to Sales Ratio**  
*Based on average unit level sales of \$2,040,883 in 2024*
- **Blackstone Made a Growth Equity Investment in 7 Brew Coffee in Q1 2024**  
*Adding to their portfolio of over \$1 trillion in assets under management*
- **Brew Horizons is a Rapidly Growing Franchise with 26 Locations**  
*15 under development and 100+ store commitment over the next 5 years in Florida, Alabama, Indiana, Illinois and Michigan*





Representative Photo

## PROXIMITY

- **168,214 Residents in Primary Trade Area**  
*\$107,574 average household income within 5-mile radius*
- **Hard Corner Location with Visibility to 56,800 VPD**  
*Across from Walmart Supercenter with 2.5M annual visitors and strategically positioned within major retail trade area*
- **1.5 Miles to 'Tradition', an 8,200 Acre Master Planned Community**  
*41,000 residential units and 10M SF of commercial space*
- **Minutes to Legacy Park at Tradition**  
*A 3.2M SF light industrial and distribution center park with Amazon, Costco, FedEx and Ferguson*
- **Port St. Lucie is the 6th Largest City in Florida**  
*270,491 residents with population increasing 56% since 2010*
- **Just off I-95 with 103,500 VPD**  
*The main north-south artery on the east coast*



# ADDITIONAL PHOTOS

TAKEN JULY 26, 2025





# TENANT & FRANCHISE OVERVIEW

## TENANT: 7 BREW COFFEE

7 Brew Coffee is a rapidly growing drive-thru coffee chain that originated in Rogers, Arkansas, in 2017. Founded with the goal of transforming the traditional drive-thru coffee experience, 7 Brew emphasizes speed, quality, and a vibrant, people-first atmosphere. The brand began with seven original coffee drinks and has since expanded its menu to include a wide variety of handcrafted beverages like espresso-based drinks, teas, smoothies, infused energy drinks, and more.

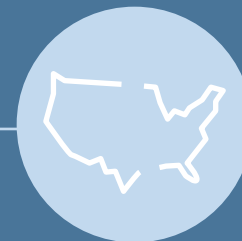
Headquartered in Fayetteville, Arkansas, 7 Brew operates over 440 locations with more than 1,000 employees. The company has become a major player in the competitive drive-thru coffee market, rivaling brands like Dutch Bros and Scooter's Coffee. Its unique blend of fast service, energetic culture, and community-focused values has fueled its rapid expansion across the U.S., making it one of the most exciting names in the beverage industry today

[WWW.7BREW.COM](http://WWW.7BREW.COM)

## FRANCHISE: BREW HORIZONS, LLC

Brew Horizons is a rapidly growing franchise, headquartered in Fort Pierce, FL, with 26 locations, 15 under development and 100+ store commitment over the next 5 years in Florida, Alabama, Indiana, Illinois and Michigan.

[WWW.BREWHORIZONS.7BREWCAREERS.COM](http://WWW.BREWHORIZONS.7BREWCAREERS.COM)



TOTAL 7 BREW LOCATIONS  
**441**



7 BREW HEADQUARTERS  
**FAYETTEVILLE**  
ARKANSAS



7 BREW YEAR FOUNDED  
**2017**



# DEMOGRAPHICS PORT ST. LUCIE

POPULATION	1 MI	3 MI	5 MI
2025 Total	10,476	86,086	168,214
2020 Total	8,812	68,643	137,066
2010 Total	7,179	51,060	107,646
Total Daytime Population	8,408	64,435	136,398
HOUSEHOLDS	1 MI	3 MI	5 MI
2025 Total Households	3,464	31,884	63,836
INCOME	1 MI	3 MI	5 MI
2025 Median Household Income	\$89,319	\$82,142	\$81,277
2025 Average Household Income	\$94,649	\$108,632	\$107,574

## HIGHLIGHTS

**168,214** Total Population within 5 Miles

**\$108,632** Average Income within 3 Miles

**63,836** Total Households within 5 Miles





# SITE OVERVIEW

LOT SIZE

**0.73±**

ACRES

VPD

**53,500**

ALONG SW GATLIN BLVD

PARKING

**12**

SPACES

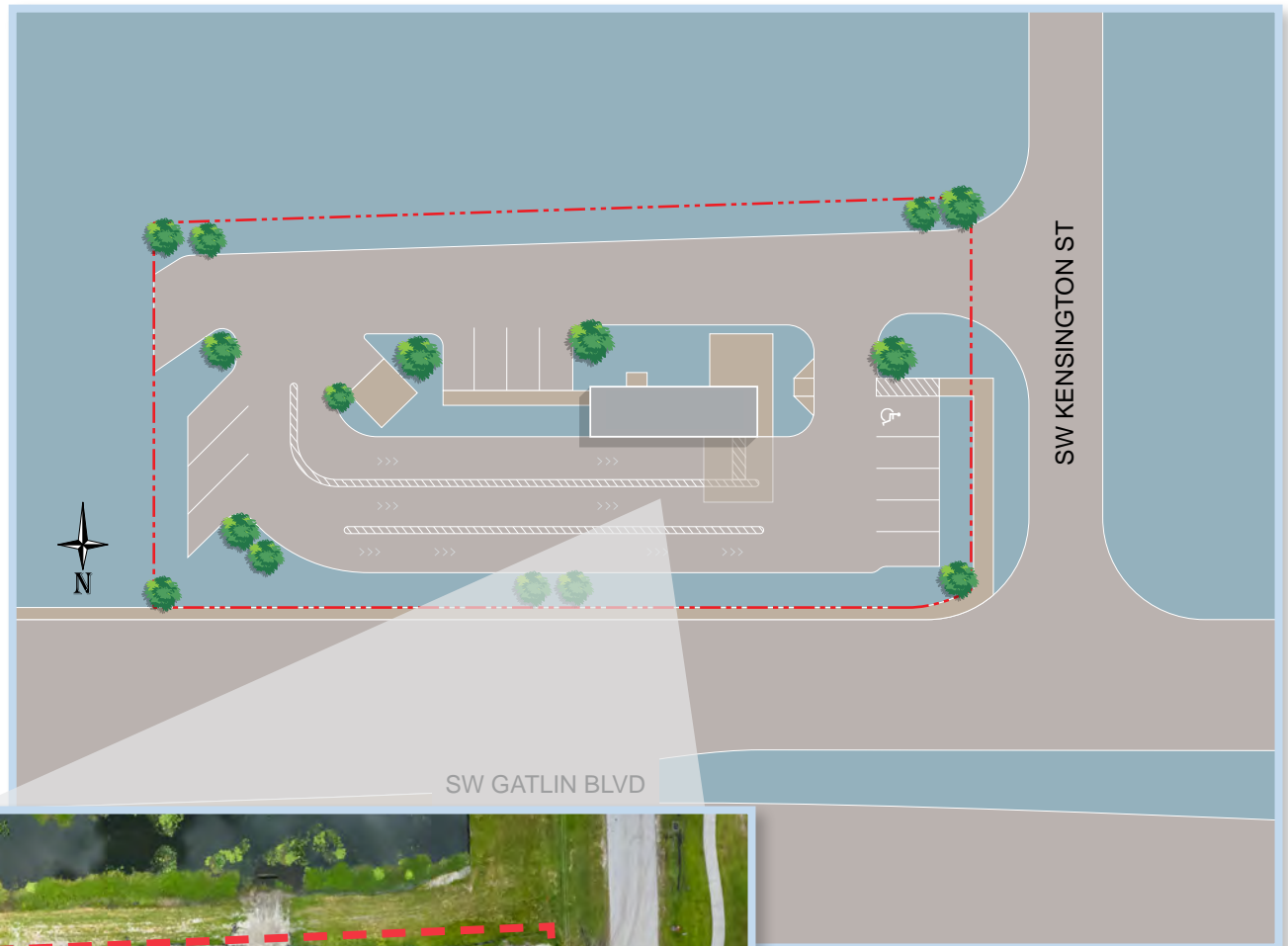
## NEARBY TENANTS

WALMART, SAM'S CLUB,  
HOME DEPOT, TARGET, ALDI'S,  
CVS, DUNKIN', WALGREENS,  
MCDONALDS AND MORE

## DAYTIME POPULATION

**136,398**

TOTAL WITHIN 5 MILES





# PORT ST. LUCIE, FLORIDA



## ABOUT PORT ST. LUCIE

Port St. Lucie, Florida, is a vibrant and fast-growing city located along the state's scenic Treasure Coast. Known for its welcoming community, lush natural preserves, and relaxed coastal lifestyle, the city offers a perfect blend of suburban comfort and outdoor adventure. Residents and visitors enjoy access to pristine beaches, world-class golf courses—including the PGA Village—and a revitalized downtown area with shopping, dining, and cultural attractions. With its strong sense of community, excellent schools, and expanding business opportunities, Port St. Lucie is an ideal destination for families, retirees, and professionals seeking a high quality of life in a beautiful, sun-soaked setting.



### ATTRACTIONS

Port St. Lucie, Florida, offers a diverse array of tourist attractions that highlight its natural beauty, recreational opportunities, and vibrant local culture. Visitors can explore the serene Port St. Lucie Botanical Gardens, stroll along the scenic Veterans Park at Rivergate, or enjoy a baseball game at Clover Park, home to the St. Lucie Mets and New York Mets Spring Training. Adventure seekers can take airboat tours, kayak through mangrove islands, or hike the trails of McCarty Ranch Preserve and Spruce Bluff. For family fun, Popstroke offers mini-golf with dining, while the Shell Bazaar provides a quirky shopping experience. Whether you're catching a sunset on the river, attending a concert at the MidFlorida Event Center, or relaxing at the all-inclusive Sandpiper Bay Resort, Port St. Lucie delivers memorable experiences for every kind of traveler.



### EDUCATION

Port St. Lucie offers a strong and growing education system, anchored by St. Lucie Public Schools, which features a range of traditional, magnet, and charter schools focused on academic achievement. The city also provides access to private education options and higher learning through institutions like Keiser University and nearby Indian River State College. With a focus on career readiness and lifelong learning, Port St. Lucie supports students from early education through advanced degrees in a supportive, community-driven environment.



### ECONOMY

Port St. Lucie, Florida, boasts a dynamic and steadily growing economy driven by a diverse mix of industries and a rapidly expanding population. With over 184,000 regional jobs and a projected growth of more than 12,000 new positions in the next five years, the city is a hub for opportunity and innovation. Key sectors include healthcare, education, construction, and professional services, supported by major employers like Cleveland Clinic, St. Lucie Public Schools, and Amazon. The city is also investing in advanced manufacturing, clean energy, and life sciences, making it attractive for both startups and established businesses.



### TRANSPORTATION

Port St. Lucie's transportation network is designed to support its growing population with a mix of modern infrastructure and multimodal options. The city maintains over 900 miles of roadway, organized into arterial, collector, and local classifications to ensure efficient traffic flow. Public transit is provided by Area Regional Transit (ART), a fare-free system serving Port St. Lucie and surrounding communities. Ongoing investments through the city's Capital Improvement Plan include major roadway upgrades, expanded water and utility systems, and enhanced pedestrian and bike mobility, all aimed at improving connectivity and supporting long-term growth.



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**LP** LADT | PATEL  
INVESTMENT ADVISORS



Colliers International  
5901 Priestly Dr, Suite 100 Carlsbad, CA 92008

Broker of Record | Dustin Ballard | [Dustin.Ballard@colliers.com](mailto:Dustin.Ballard@colliers.com)

**Thomas T. Ladt**

+1 760 930 7931

[Thomas.Ladt@colliers.com](mailto:Thomas.Ladt@colliers.com)

CA License No. 01803956

**Jay Patel**

+1 760 930 7927

[JPatel@colliers.com](mailto:JPatel@colliers.com)

CA License No. 01512624

**Nico Lautmann**

+1 650 575 6219

[Nico.Lautmann@colliers.com](mailto:Nico.Lautmann@colliers.com)

CA License No. 01915278