

Estimated Store
Opening: 8/1/2024



7 Brew Coffee

15-YEAR ABSOLUTE NET GROUND LEASE – NEW CONSTRUCTION WITH DRIVE-THRU
SIGNALIZED ENTRANCE TO 625,000 SQUARE FOOT MALL

MUSKEGON, MI (GRAND RAPIDS CSA)



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In Association with ParaSell, Inc. | A Licensed Michigan Broker #6505425224



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7 Brew Coffee

5510 HARVEY ST, MUSKEGON, MI 49444 [↗](#)

\$1,600,000

PRICE

6.25%

CAP RATE

NOI	\$100,000
LEASE TYPE	Ground
LEASE TERM	15 Years
LOT SIZE (SF)	34,848 SF
LOT SIZE (AC)	0.80 AC



15-Year Absolute Net Ground Lease – Signalized Mall Entrance

A 15-year absolute net ground lease 7 Brew featuring 10% rental increases every 5 years throughout the base term and option periods. Subject property serves as a **main outparcel to The Lakes Mall with direct ingress/egress from Harvey Street (22,875 VPD)** and exposure to the **3.2M annual visitors** of the shopping center (per Placer.ai).

The Offering

- 15-year absolute net lease featuring 10% rental increases every 5 years throughout the base term and options
- 2024 build-to-suit construction with drive-thru
- Outparcel to The Lakes Mall with direct ingress/egress from Harvey Street – 22,875 VPD
- Zero Landlord maintenance or expense obligations make this a truly “hands-off” investment

Strength Of The Operator

- In February, 7 Brew announced that Blackstone made a growth equity investment to accelerate its already-rapid growth across the U.S. ([learn more here](#))
- Brew Horizons LLC is currently a 25-unit 7 Brew franchisee with a 200-unit franchise agreement in place

The Lakes Mall

- A 645,000 SF regional mall subject to 3.2M annual visitors, which ranks in the 90th percentile of malls in Michigan per Placer.ai
- National anchors driving traffic to the center include Dick's Sporting Goods, JCPenney, Men's Wearhouse, Bath & Body Works, and Starbucks

Location Highlights

- 7.5% population growth since 2020 and average household incomes of \$85,581 within a 3-mile radius of the subject property
- Grand Rapids CSA
- Muskegon is the outdoor recreation hub of Michigan's “Sunset Coast”, boasting three state parks, miles of multi-use trails, two major paddle sport rivers, and 26 miles of beaches



INCOME & EXPENSE		
Price		\$1,600,000
Capitalization Rate		6.25%
Lot Size (AC)		0.80
Lot Size (SF)		34,848
Stabilized Income	\$/SF	
Scheduled Rent	\$2.87	\$100,000
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$100,000

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	7 Brew Coffee
Lease Signed By	Brew Horizons LLC
Lease Type	Ground
Lease Term	15 Years
Rent Increases	10% Every 5 Years
Rent Commencement	8/1/2024*
Options	6, 5-Year
Year Built	2024

**Estimated Store Opening*

Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	LOT SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	RENT/SF
7 Brew Coffee	34,848	8/1/2024	7/31/2029	\$100,000	\$8,333	\$100,000	\$2.87
	<i>10% Increase</i>	8/1/2029	7/31/2034		\$9,167	\$110,000	\$3.16
	<i>10% Increase</i>	8/1/2034	7/31/2039		\$10,083	\$121,000	\$3.47
	Option 1	8/1/2039	7/31/2044		\$11,092	\$133,100	\$3.82
	Option 2	8/1/2044	7/31/2049		\$12,201	\$146,410	\$4.20
	Option 3	8/1/2049	7/31/2054		\$13,421	\$161,051	\$4.62
	Option 4	8/1/2054	7/31/2059		\$14,763	\$177,156	\$5.08
	Option 5	8/1/2059	7/31/2064		\$16,239	\$194,872	\$5.59
	Option 6	8/1/2064	7/31/2069		\$17,863	\$214,359	\$6.15
TOTALS:	34,848			\$100,000	\$8,333	\$100,000	

LEGEND



Property Boundary

34,848

Lot Size SF

0.80

Lot Size Acres



Egress



LEGEND



Property Boundary

34,848

Lot Size SF

0.80

Lot Size Acres



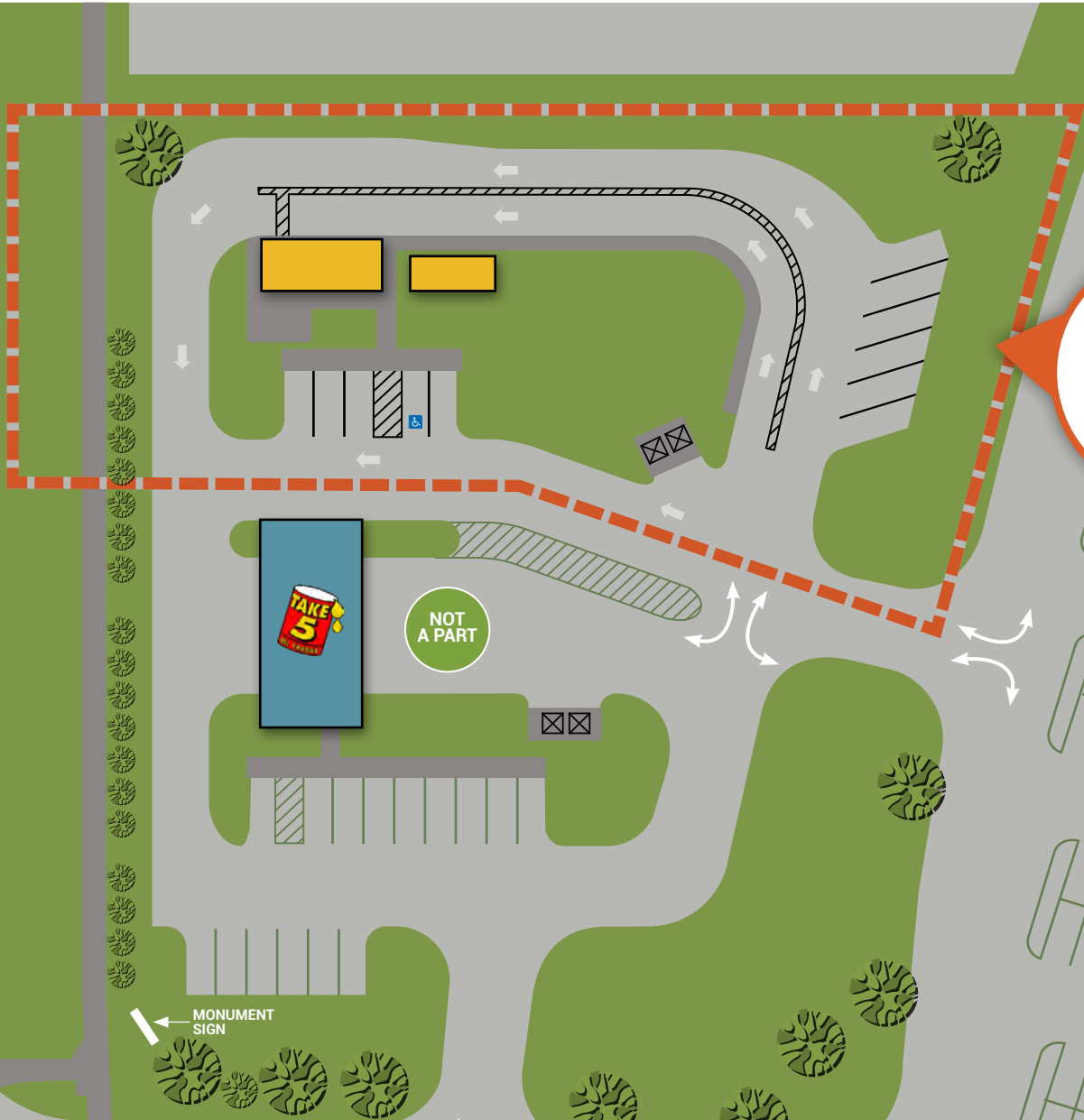
Egress



HARVEY STREET



ENTRANCE FOR THE LAKES MALL



PARKING FOR THE LAKES MALL

An Emerging Drive-Thru Coffee Brand



20,000+

UNIQUE DRINKS SERVED

211+

LOCATIONS ACROSS THE U.S.



About The Operator

- Brew Horizons LLC is currently a 25-unit 7 Brew franchisee with a 200-unit franchise agreement in place

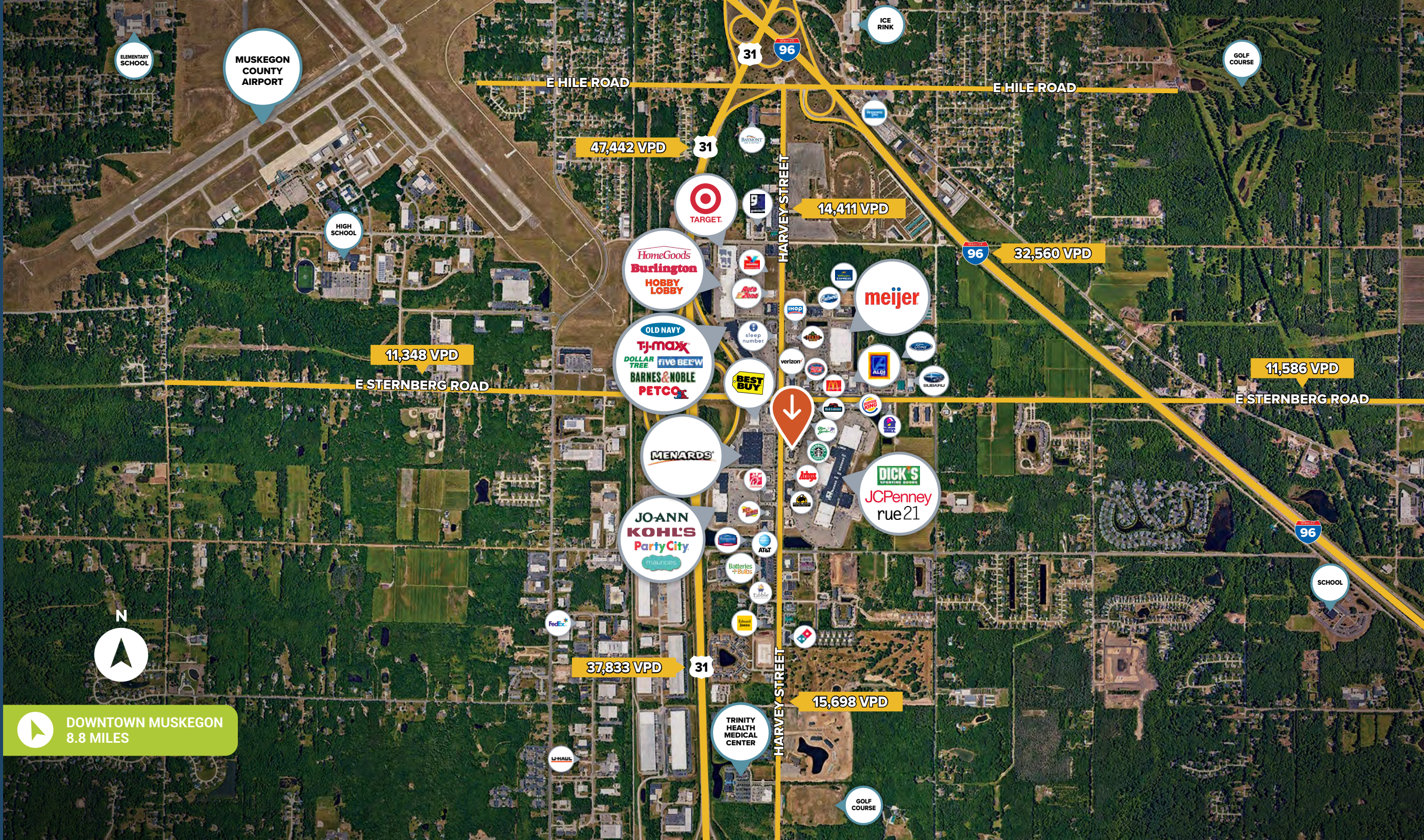
About 7 Brew

- 7 Brew is a rapidly growing chain of drive-thru coffee stands founded in Rogers, AR, with seven original coffee beverages
- In February, 7 Brew announced that Blackstone made a growth equity investment to accelerate its already-rapid growth across the U.S. [\(learn more here\)](#)
- Together, the partnership continues to grow the coffee revolution that is 7 Brew, additional information on the lessee will be made available to qualified buyers (Contact Agent for more details)
- 7 Brew has plans to continue expansion by opening more stands in the United States
- The coffee brand prides themselves on being more than a coffee stand; they strive to maintain the concept of cultivating kindness and joy with every drink through service, speed, quality, energy, and atmosphere

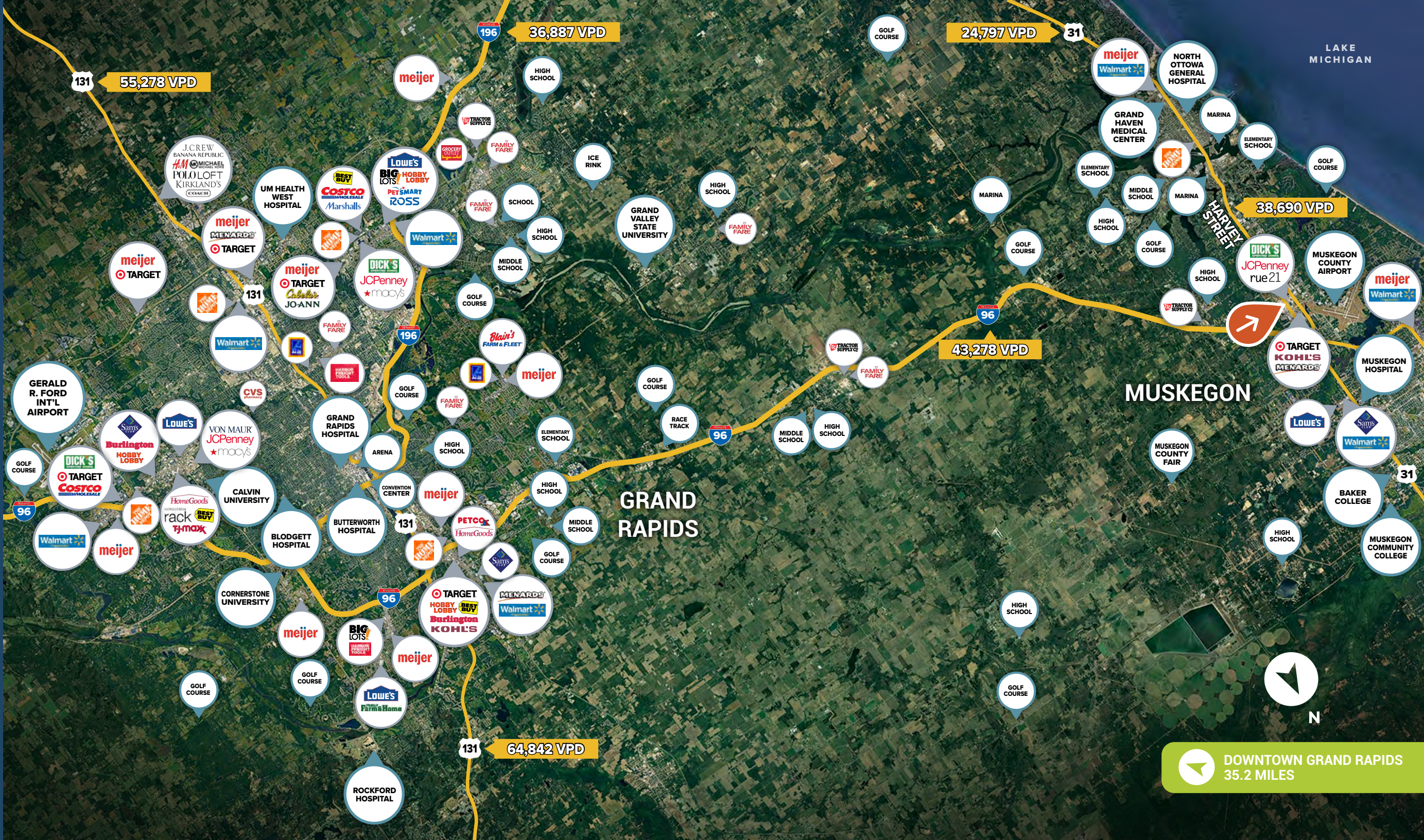
[Tenant Website](#)

Subject property is a pad to **The Lakes Mall**, which receives **3.2M annual visits** (Placer.ai)





DOWNTOWN MUSKEGON
8.8 MILES



 DOWNTOWN GRAND RAPIDS
35.2 MILES

Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2020	2,336	17,781	64,044
2022	2,789	19,100	64,345

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$79,553	\$85,581	\$76,276
Median	\$48,373	\$64,376	\$55,273

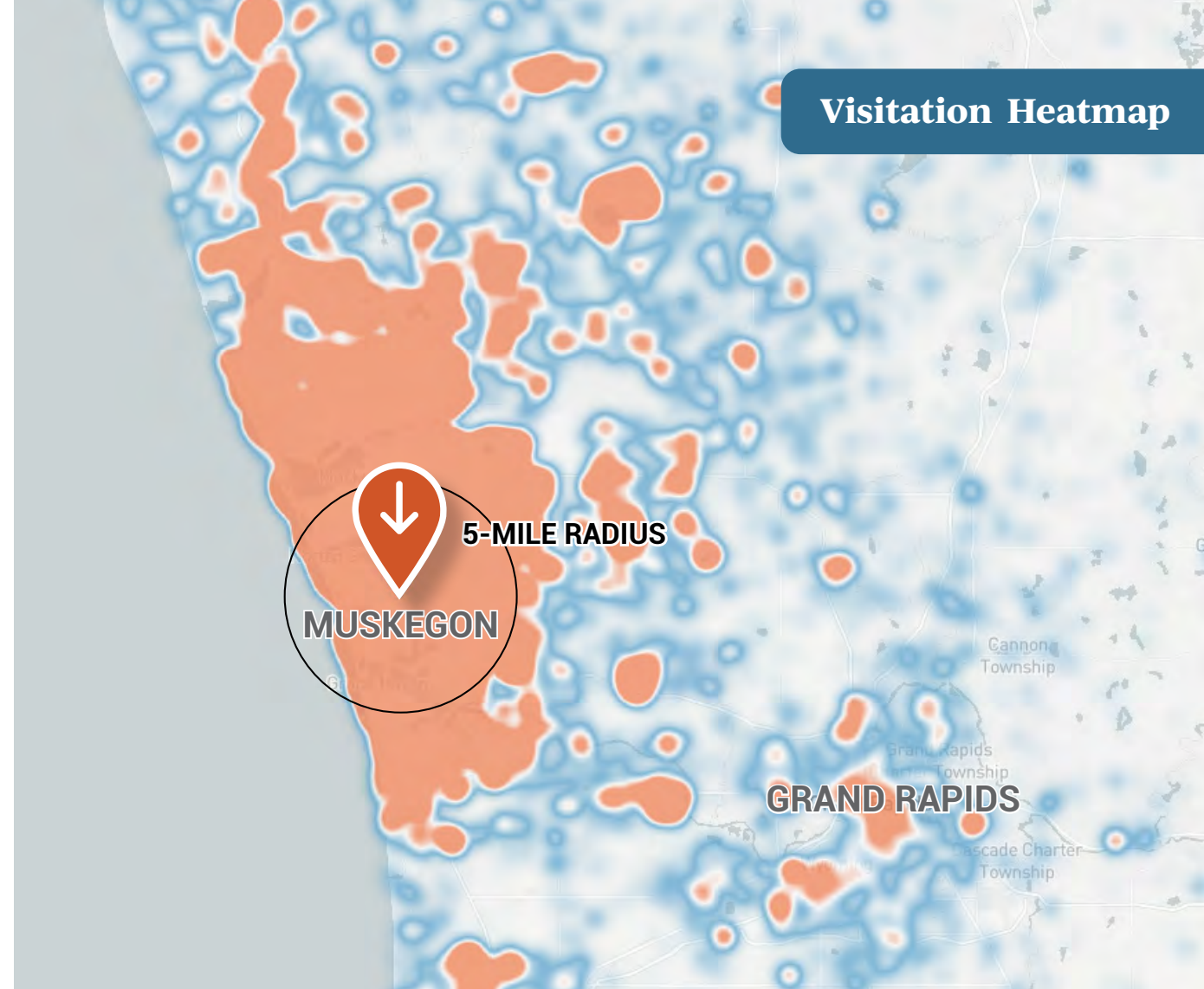
The Lakes Mall is ranked in the **90th percentile (top 10%)** in Michigan based on number of visits to shopping centers in the last 12 months

3.2M Visits

OVER PAST 12 MONTHS AT THE LAKES MALL

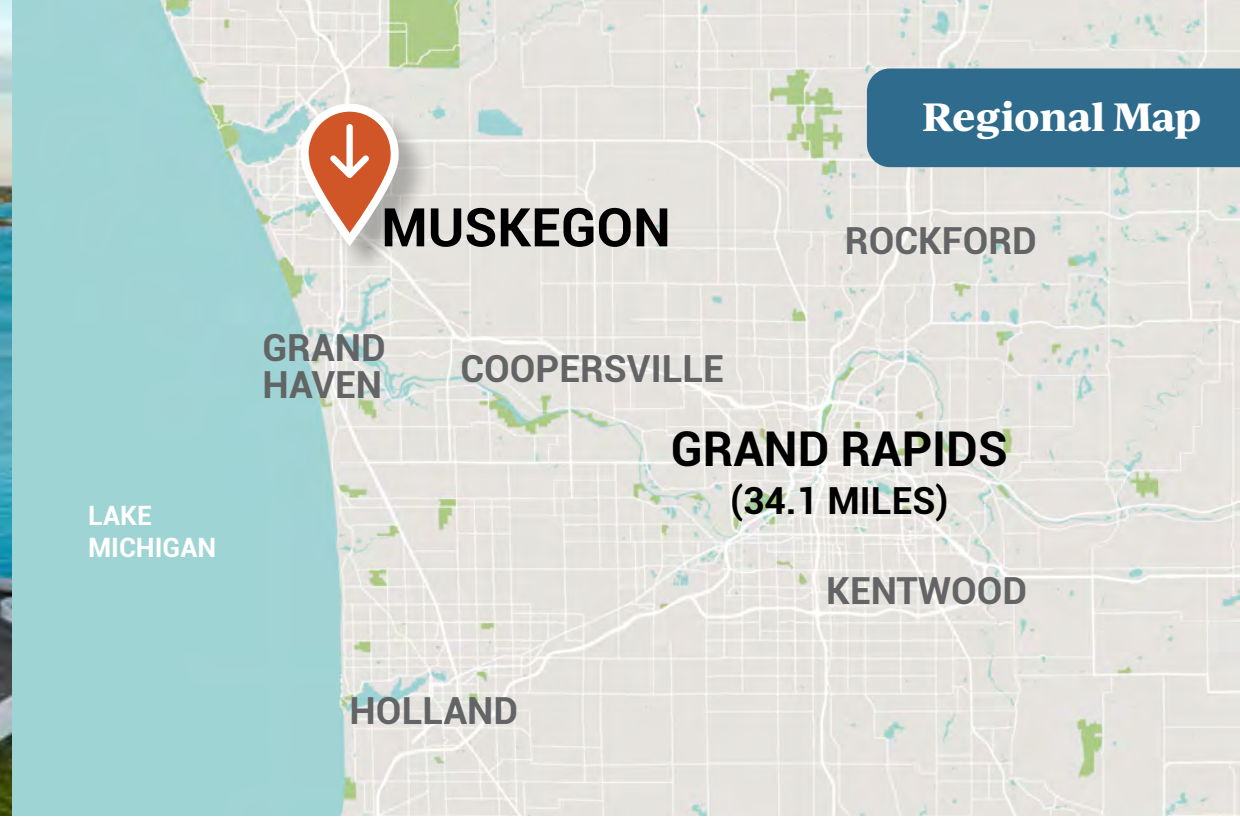
46 Minutes

AVERAGE DWELL TIME AT THE LAKES MALL



The shading on the map above shows the **home location of people who visited the Lakes Mall over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



Muskegon, MI

WEST MICHIGAN'S SHORELINE CITY



176,565

MUSKEGON MSA
ESTIMATED POPULATION

A Vibrant Lakeside City with Rich History and Outdoor Adventure

- Located in western Michigan, Muskegon is nestled by an extensive harbor that includes Muskegon Lake, an inland lake connected to Lake Michigan
- Home to approximately 37,183 residents, it serves as the county seat of Muskegon County and is part of the Grand Rapids-Kentwood-Muskegon combined statistical area (CSA)
- Muskegon County is the outdoor recreation hub of Michigan's sunset coast, boasting three state parks, miles of multi-use trails, two major paddle sport rivers, and 26 miles of beaches
- Popular attractions include Pere Marquette Park with its white-sand beach, the Muskegon Heritage Museum showcasing the city's industrial history, and the USS Silversides Submarine Museum, offering a glimpse into naval history
- The local economy, bolstered by the Port of Muskegon, traditionally driven by manufacturing, trade, and commerce, with the port facilitating both cargo and passenger transportation

Regional Map

MUSKEGON

ROCKFORD

GRAND HAVEN

COOPERSVILLE

GRAND RAPIDS
(34.1 MILES)

KENTWOOD

LAKE MICHIGAN

HOLLAND



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