

7 BREW

100 HYDRAULIC FALLS ROAD
IRON MOUNTAIN | MICHIGAN 49801

BRAND NEW 20-YEAR
ABSOLUTE NNN GROUND LEASE



FILE PHOTO

ADVISORY TEAM

JUSTIN ZAHN Vice President

justin@ciadvisor.com
480.718.5555 - direct
402.730.6021 - cell

BRIAN BROCKMAN In-State Broker

Bang Realty-Michigan, Inc
LIC # 6502428679
bor@bangrealty.com
513.898.1551 - office



COMMERCIAL INVESTMENT ADVISORS
CIA BROKERAGE COMPANY
9383 East Bahia Drive, Suite 130
Scottsdale, Arizona 85260
480.214.5088
www.ciadvisor.com



Highlights



PRICE	CAP RATE	NOI
\$1,670,000	6.25%	\$104,374

POINTS OF INTEREST

Retailers | Entertainment: Nearby major retailers include Walmart, Home Depot, Dunham's Sports, Maurices, Shoe Dept., Glik, Sally Beauty, GNC, Pet Supplies Plus, Aldi, Super One Foods, Ace Hardware, Tractor Supply, True Value, Sherwin Williams, Slumberland Furniture, Dollar General, Dollar Tree, Family Dollar, Advance Auto Parts, O'Reilly Auto Parts, NAPA Auto Parts, Carquest, Walgreens, Verizon, AT&T, Habitat for Humanity, Anytime Fitness

Higher Education: 3½ miles from **Bay College - Iron Mountain Campus** - an accessible, personalized community college serving Michigan's Dickinson County, offering affordable associate degrees, fast-track certificates, and workforce training, serving 2,000 students in both Iron Mountain & Escanaba campuses

Healthcare: ½ mile from **Marshfield Medical Center Dickinson** - a 49-bed fully integrated, physician-led hospital campus located in Iron Mountain, serving the Central Upper Peninsula and northern Wisconsin - operating as a Level IV Trauma Center, including an emergency department, birth center, regional cancer center, & over 15 specialty services; Less than one mile from **Oscar G. Johnson VA Medical Center** - serving 20,000 veterans across 25 counties in Michigan & Wisconsin with 57 beds, which includes 17 acute care beds & 40 beds in its Community Living Center

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 7 locations with 4 more to open by YE 2026 (11 total). Tenant also has a development agreement to build 6 more locations in 2027! The lease is further backed by 3 Personal Guarantors!

BRAND NEW CONSTRUCTION

A custom-built building designed specifically for 7 Brew, featuring an **impressive 21-car double-stack drive-thru** - scheduled to open in October 2026 (est. - currently under construction).

DOMINANT RETAIL CORRIDOR | TRAFFIC COUNTS

Positioned on a large ±1.82-acre parcel on the southwest corner of Stephenson Ave and Hydraulic Falls Rd., with great visibility/access on US-141 with **traffic counts of 19,315 CPD!**

2026 DEMOGRAPHICS (5-MI)

Population	18,753
Households	8,630
Average Household Income	\$83,937

Financial Analysis

SITE ADDRESS	100 Hydraulics Fall Road Iron Mountain Michigan 49801
TENANT	7BIM LLC
GUARANTORS	Brew 4 You LLC (Three Personal Guarantors)
LESSEE ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±510 SF
LOT SIZE	±1.82 acres
YEAR BUILT	October 2026 (Est. - under construction)
OWNERSHIP	Conveying ownership - underlying ground only
EXPENSE REIMBURSEMENT	This is an Absolute NNN Ground lease . Tenant is responsible for all expenses.
LEASE TERM	20 years (new)
RENTAL INCREASES	10% every 5 years (including options)
RENT COMMENCEMENT DATE	October 12, 2026 (Est. - under construction)
EXPIRATION DATE	October 31, 2046
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	10/12/26 to 10/31/31	\$104,374	6.25%
Years 6-10	11/01/31 to 10/31/36	\$114,811	6.87%
Years 11-15	11/01/36 to 10/31/41	\$126,293	7.56%
Years 16-20	11/01/41 to 10/31/46	\$138,922	8.32%
		AVG ANNUAL RETURN	7.25%

RENEWAL OPTIONS

1st Option	11/01/46 to 10/31/51	\$152,814
2nd Option	11/01/51 to 10/31/56	\$168,095
3rd Option	11/01/56 to 10/31/61	\$184,905
4th Option	11/01/61 to 10/31/66	\$203,395

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

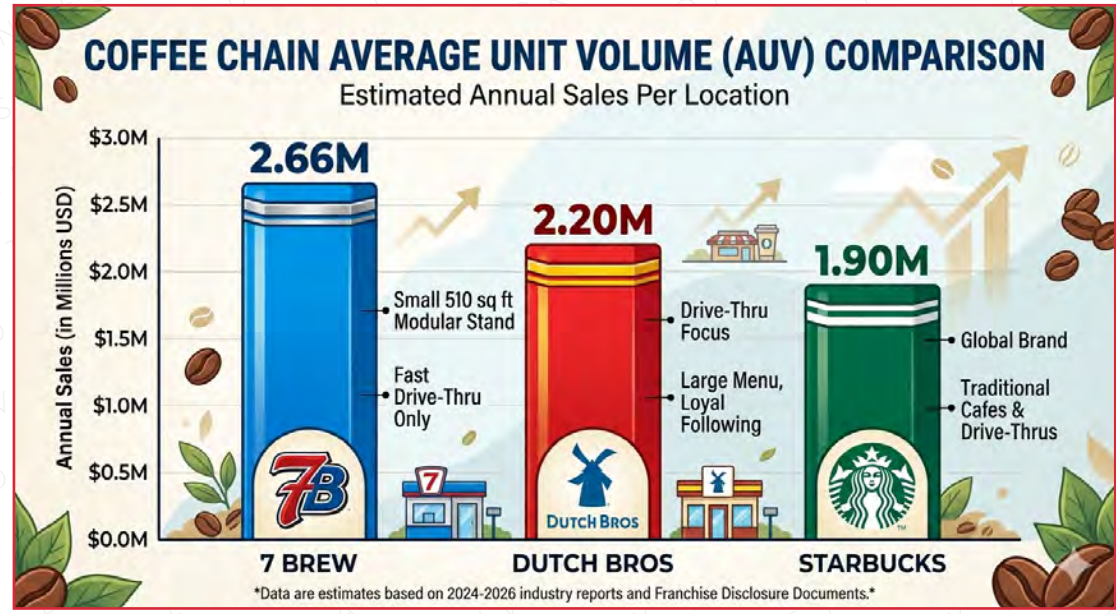
Tenant Profile



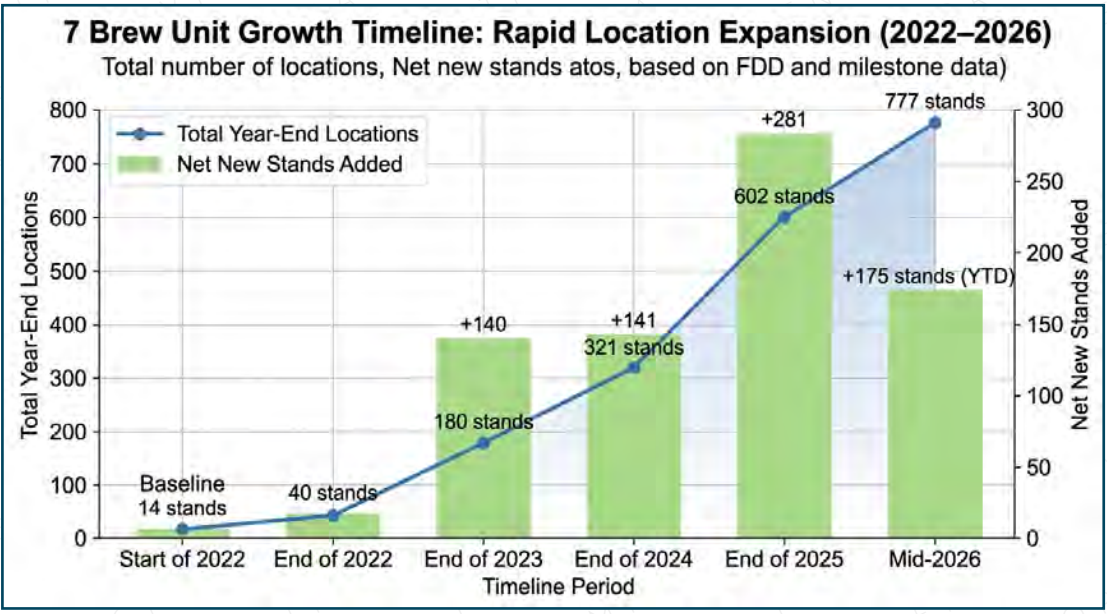
7 Brew Coffee founded its first coffee stand in 2017 in Rogers, Arkansas. The brand was created with the goal of serving premium coffee while providing a fun experience. Every 7 Brew Coffee store is a double drive-thru and serves coffee from beans sourced from Ethiopia, Columbia, and Brazil. From coffee 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).

ABOUT THE TENANT

Brew 4 You, LLC owns & operates **7 locations** with 4 more to open by YE 2026 (11 total). Tenant also has a development agreement to build 6 more locations in 2027! The lease is further backed by three Personal Guarantors!



7 BREW LOCATIONS GENERATE AN IMPRESSIVE AVERAGE UNIT VOLUME (AUV) OF \$2,660,000!



OUR MISSION

Cultivate Kindness

Cultivating Kindness means choosing connection
- serving with heart, uplifting others, and creating small moments that can brighten someone's day.

798 STANDS AND COUNTING

39 STATES AND COUNTING

45,000+ BREW CREW MEMBERS

20,000+ DRINK COMBINATIONS

5 Million+ TOTAL DRINKS DONATED

\$1,300,000+ TOTAL DOLLARS DONATED

Site Plan



Brand new construction - slated to open October 2026 (est.)



Impressive 21-car double-stack drive-thru



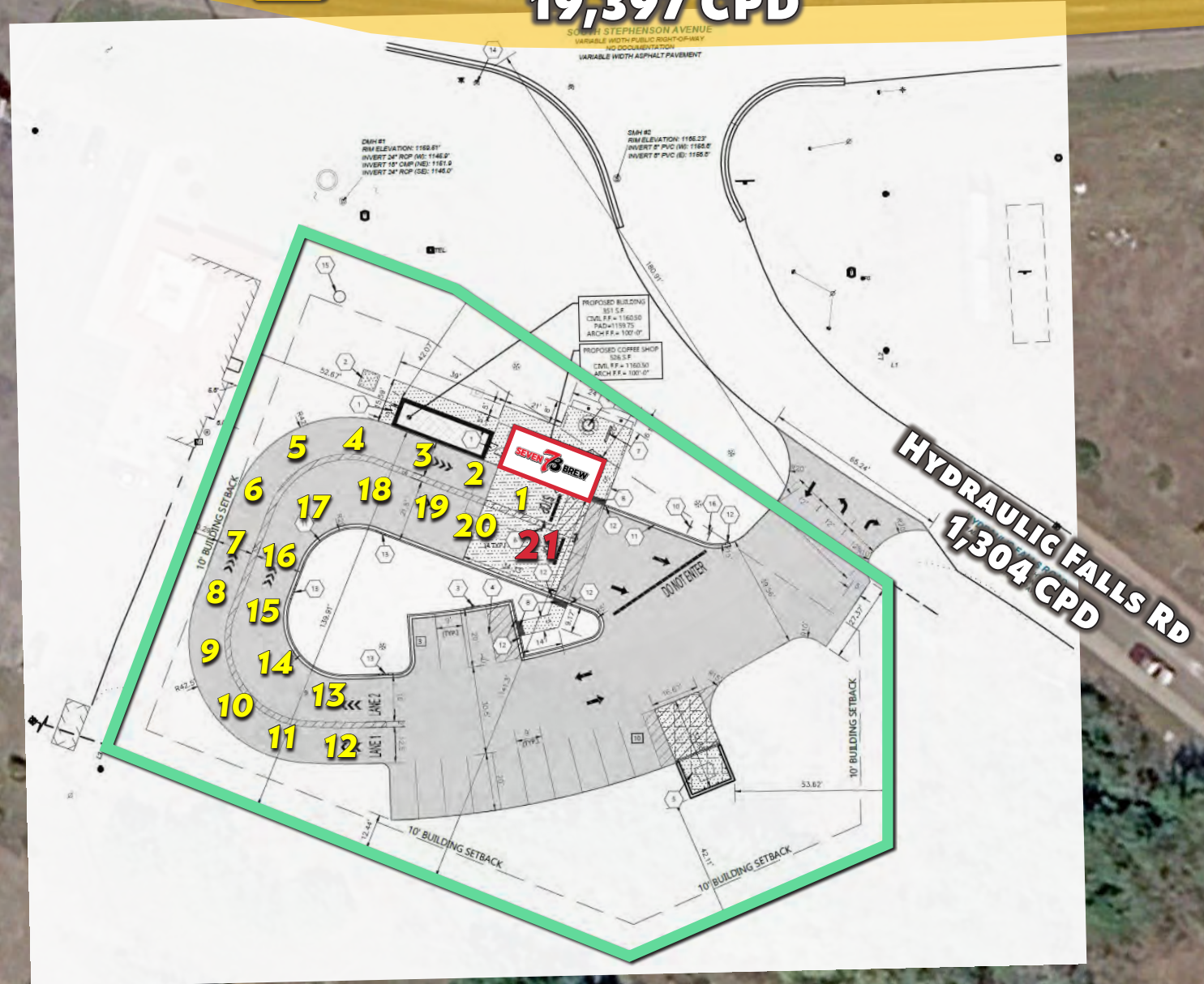
GLA: ±510 SF



Lot Size: ±1.82 acres



U.S. BICYCLE RTE 10
19,397 CPD



Iron Mountain



**IRON MOUNTAIN
HIGH SCHOOL**
237 STUDENTS

**CENTRAL
MIDDLE SCHOOL**
94 STUDENTS

**EAST
ELEMENTARY**
100 STUDENTS



Mud Lake

Crystal Lake

Ford Park

**KINGSFORD
HIGH SCHOOL**
599 STUDENTS

**KINGSFORD
MIDDLE SCHOOL**
577 STUDENTS

**TOWNEPLACE
SUITES**
BY MARRIOTT

Pewabic Hill Mountain
Bike Trailhead

East Side
Park

Iron Mountain
City Hall

Dickinson County
Sheriff's Dept.

**EAST
ELEMENTARY**
100 STUDENTS

SEVEN 7 BREW

AmericInn
BY WYNDHAM

Days Inn
BY WYNDHAM

Marshfield
Medical Center
Dickinson
49 BEDS

Culver's

ALDI

O'Reilly
AUTO PARTS

flagstar

**MURPHY
USA**

Storheims
FAMILY RESTAURANT

**THE HOME
DEPOT**

maurices
SHOE DEPT.
ENCORE
forward
FINANCIAL
CREDIT UNION

Walmart

**TRACTOR
SUPPLY CO**
Dunham's
SPORTS
PET SUPPLIES PLUS
Edward Jones

GNC
LIVE WELL
PAPA MURPHY'S
SALLY.
HAIR SALON
COST CUTTERS

MarketPlace

**Pizza
Hut**

DOHRN
TRAILER COMPANY

slumberland
FURNITURE

VA U.S. Department
of Veterans Affairs
**OSCAR G. JOHNSON
VA MEDICAL CENTER**
57 BEDS

Menominee River
Habitat
for Humanity

FASTENAL
FULFILLMENT CTR

CARQUEST

1 SuperOne
FOODS
**ANYTIME
FITNESS**
AT&T
GLIK'S

Domino's

SHERWIN-WILLIAMS

Little Caesars

Pompe's
TIRE SERVICE, INC.

Holiday
KITCHEN
FAMILY DINING

K

**MR
TIRE**

McDonald's

W



2
141

2
141

U.S. BICYCLE RTE 10 | 19,397 CPD

City View



Iron Mountain Synopsis

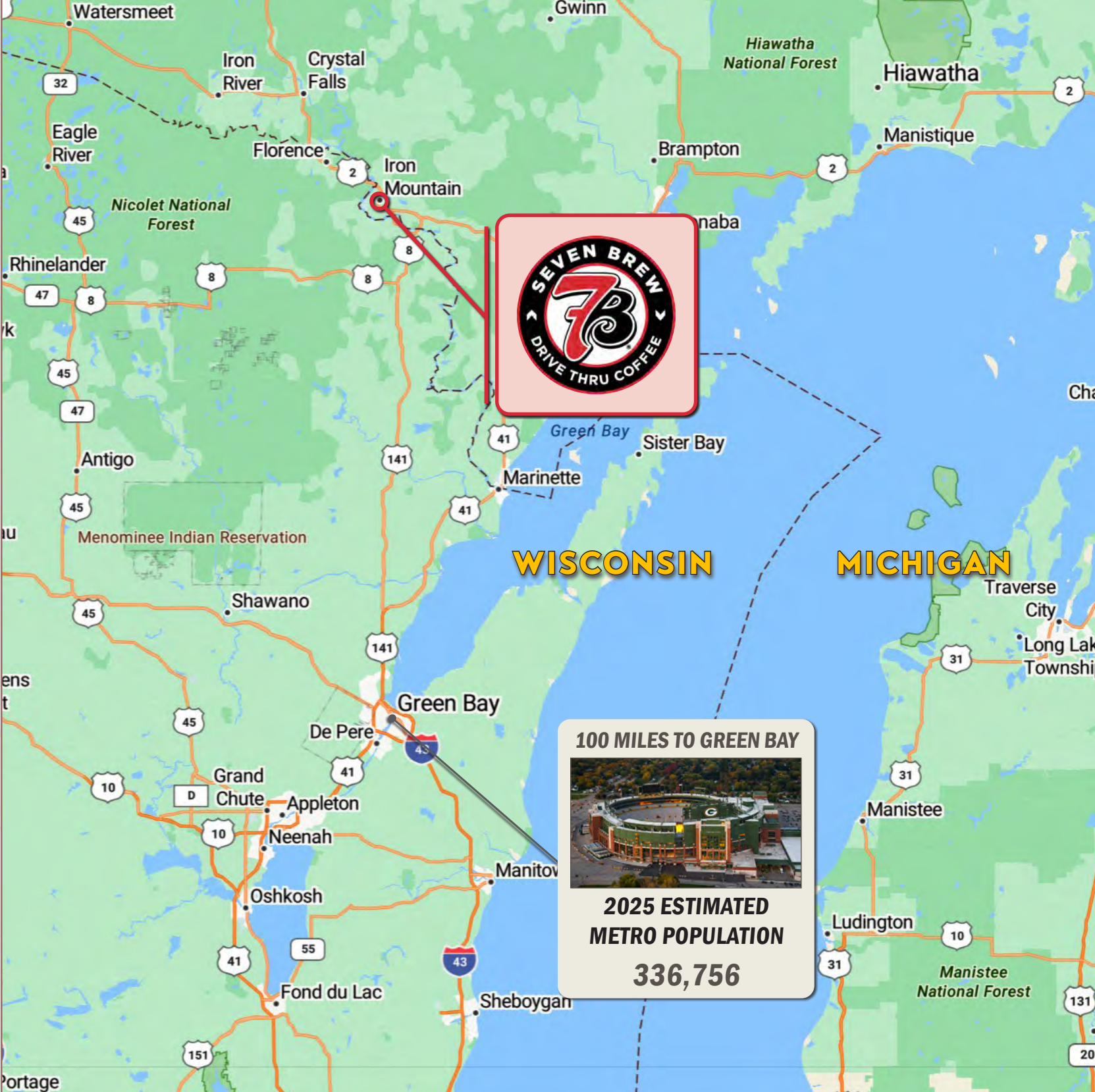
Iron Mountain is a small city in Michigan's Upper Peninsula and the county seat of Dickinson County. Iron Mountain is known for its mining heritage, outdoor recreation, and tourism. Popular attractions include Iron Mountain Iron Mine, where visitors can tour historic underground mining operations, and the nearby Pine Mountain area, famous for skiing, snow sports, and one of the largest ski jumps in North America. The city is also a regional hub for shopping, healthcare, and services in the western Upper Peninsula.

The local economy is anchored by healthcare, manufacturing, and regional services. One of the area's largest employers is **Dickinson County Healthcare System**, which employs roughly 850 people and serves communities across Michigan's western Upper Peninsula and northern Wisconsin. Other major employers in the region include manufacturing companies such as **Boss Snowplow** in nearby Kingsford, along with various wood products, machinery, and industrial manufacturers that have replaced much of the area's historic mining economy. Tourism, outdoor recreation, logging, and retail businesses also contribute significantly to local employment.

The closest major metropolitan area is **Green Bay**, located approximately 100 miles (160 km) to the south and about a two-hour drive away. **Largest employers in Green Bay: Emplify Health by Bellin (5,100); Green Bay Area Public School District (3,700); Kwik Trip (3,600); Humana (3,600).**

2026 Demographics

	1-MI	3-MI	5-MI
Population	1,908	15,531	18,753
Households	970	7,220	8,630
Daytime Demographics Age 16+	4,698	21,894	23,415
Median Age	45.4	44.2	44.4
Average Household Income	\$70,983	\$79,746	\$83,937



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FOR MORE INFORMATION:

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