



Offering Memorandum



Midlothian, VA (Richmond MSA)



Representative Photos



**New, 15-Year, NNN Ground Lease – Rent to Commence on January 1, 2025**



**Brand New Location – Under Construction & Targeting to Open February 1, 2025**



**7 Brew Drive-Thru Coffee Has Over 10,000 Employees Across 283 Locations**



**In Heart of Extremely Dense Commercial Corridor With More Developments Planned**



## OFFERING SUMMARY

11601 Midlothian Turnpike, Midlothian, VA 23113 (Richmond MSA)	
<b>Price:</b>	<b>\$2,126,000</b>
<b>Cap Rate:</b>	<b>6.35%</b>
Rentable Square Feet:	531 SF
Annual Rent:	\$135,000
Land Area:	0.56 Acres
Year Built:	2025

## LEASE SUMMARY

Tenant:	7 Brew Drive-Thru Coffee
Website:	<a href="http://www.7brew.com">www.7brew.com</a>
Lease Guarantor:	Coffee Creamer Ventures, LLC and Personal Guaranty from Four Individuals
Lease Term:	15 Years
Lease Type:	NNN Ground Lease
Option Periods:	3, 5-Year Options
Rent Increases:	10% Every 5 Years
Roof & Structure:	Tenant
Commencement:	January 1, 2025
Lease Expiration:	December 31, 2039

## New, Long-Term, NNN Ground Lease

- New, 15-Year, Triple Net (NNN) Ground Lease With Full Term Remaining
- Brand New Location – Under Construction & Targeting to Open February 1, 2025 – Rent to Commence January 1, 2025
- 10 Percent Rent Increases Every Five Years Throughout Base Term and Option Periods
- Lease Personally Guaranteed by Four Individuals
- Located in the Heart of Extremely Dense Commercial Corridor With More Developments Planned

## 7 Brew Drive-Thru Coffee

- 7 Brew Drive-Thru Coffee was Founded in 2017 in Fayetteville, Ark. and Has Over 10,000 Employees Across 283 Locations
- Typical 7 Brew Locations Serve More Than 40 Vehicles Per Hour, With an Average Unit Volume of \$2.4 Million
- Coffee Creamer Ventures, LLC d/b/a RVA 7 Brew, has Purchased the Rights to Develop and Operate 22 Brand-New 7 Brew Drive-Thru Coffee Locations in the Greater Richmond, Virginia Area

RENT SCHEDULE	ANNUAL RENT	MONTHLY	CAP RATE
1/1/2025-12/31/2029:	\$135,000	\$11,250	6.35%
1/1/2030-12/31/2034:	\$148,500	\$12,375	6.98%
1/1/2035-12/31/2039:	\$163,350	\$13,613	7.68%

OPTION PERIODS	ANNUAL RENT	MONTHLY	CAP RATE
1/1/2040-12/31/2044:	\$179,685	\$14,974	8.45%
1/1/2045-12/31/2049:	\$197,653	\$16,471	9.30%
1/1/2050-12/31/2054:	\$217,419	\$18,118	10.23%



## Exceptional Demos & Traffic

- Affluent Community With Household Income Above National Average – \$113,264 in One Mile of the Property; \$122,129 in Three Miles; and \$126,387 in Five Miles
- Population Nearly 125,000 Within Five Miles of Property, 243,504 in Seven Miles, and 533,435 in 10 Miles
- Excellent Access and Visibility to More Than 77,0000 Vehicles Daily at a Signalized Intersection of Midlothian Turnpike and Courthouse Road
- Prime Location in a Major Retail Corridor
- Conveniently Positioned Across from a Planned Mixed-Use Development, Featuring Residential and Retail, Anchored by Whole Foods Market, Generating Additional Car and Foot Traffic Along the Corridor
- Catty-Corner from Chesterfield Towne Center, the Largest Enclosed Shopping Mall in the Richmond Market With 120 Retailers – Key Tenants Include Macy’s, JCPenney, AtHome, HomeGoods, T.J.Maxx, Ross, Barnes & Noble, Old Navy, H&M, Crunch Fitness, Ulta Beauty, Five Below, Bath & Body Works and Many Others
- Other Surrounding National Brands Include Walmart Supercenter, The Home Depot, Lowe’s, Costco Wholesale, Sam’s Club, AMC Dine-In Theater, The Fresh Market, Wegmans Food Market, Kohl’s, Michael’s, Best Buy, Staples, Party City, PetSmart, Burlington, AutoZone, Advance Auto Parts, Pep Boys, O’Reilly Auto Parts, McDonald’s, Panera Bread, Taco Bell, Chick-fil-A, Five Guys, Panda Express, Waffle House, Domino’s Pizza, Carrabba’s Italian Grill, Texas Roadhouse, Starbucks, Wawa, Porsche, Mercedes Benz, BMW, Lincoln, Infinity and Many More

## Surrounding Area & Points of Interest

- One Mile from Stonehenge Golf & Country Club
- 1.5 Miles from Johnston-Willis Hospital, the Only State-Authorized Level III Trauma in Chesterfield County With 292 Staffed-Beds
- 2.5 Miles from ECPI University, With a Total Enrollment of 11,740 Students and 3,000 Employees at Campuses in Virginia, North Carolina, South Carolina, Florida, Texas
- Less Than Four Miles from Brightpoint Community College - Midlothian Campus, Which Served 12,097 Students During the 2023-24 Academic Year at Two Campuses

## Surrounding Area Continued

- Less Than Five Miles from Providence Golf Club
- 5.5 Miles from Bon Secours St. Francis Medical Center, With 155 Staffed Beds, 466 Physicians and 678 Clinicians
- Six Miles from Chippenham Hospital a 466-Bed Acute Care Hospital With Nearly 200 Physicians
- 6.5 Miles from Windy Hill Golf Course and Sports Complex
- Seven Miles from the University of Richmond With a Total Enrollment of More Than 4,000 Students and is Ranked #22 in the *2022 Edition of Best Colleges*
- Eight Miles from the University of Virginia, UVA Richmond Center – the School Has a Total Enrollment of More Than 17,000 Students Across Five Campuses
- Nine Miles from the Hunter Holmes McGuire VA Medical Center Which has 399 Staffed Beds
- 11 Miles from Chesterfield County Airport

## Richmond MSA

- 12 Miles from Downtown Richmond, the Capital City of Virginia
- 22 Miles from Richmond International Airport, a Joint Civil-Military Airport Serving the Richmond Market Area
- Richmond is One of the Largest and Fastest Growing Cities in Virginia With 12.3 Percent Population Growth Since 2010
- Richmond’s Diverse Economy Includes Finance, Healthcare, Education, and Logistics
- Richmond is Home to Six Fortune 500 Companies: Electric Utility Dominion Resources; CarMax; Owens & Minor; Genworth Financial, Mead Westvaco/ WestRock, and Altria Group
- With Easy Access to Major Highways (Route 60 and I-288), Midlothian is Well-Connected to Richmond and Surrounding Areas
- Numerous Colleges and Universities Within the MSA
- Increasing Demand for Commercial Spaces Driven by Population Growth and Ongoing Development in the Region
- The Area has Experienced Significant Growth in Recent Years, With New Developments, Including Residential and Commercial Projects



Founded in Northwest Arkansas, home of several global powerhouses such as Walmart and Tyson foods, 7 Brew Drive-Thru Coffee is a high-capacity drive-thru quick serve coffee shop that is uniquely differentiated from competition like Starbucks, Dunkin and Dutch Bros. With a compact, low-overhead footprint, 7 Brew locations serve premium espresso-based coffee drinks and other beverages in a fast-paced, high energy, customer centric and fun environment. Typical 7 Brew locations serve more than 40 vehicles per hour, with an average unit volume of \$2.4 million.

In early 2021, experienced private equity investors including Jimmy John Liautaud, founder of Jimmy John’s Sandwiches, and the estate of Jamie Coulter, founder of Lonestar Steakhouse took a majority holding in 7 Brew.

With this type of horsepower, 7 Brew is aggressively undergoing not only a nationwide brand rollout, but has also sold rights in South America, Europe and the Middle East. There is no question 7 Brew is soon to be a house-hold name. With its family-centric, diverse culture and excellent traffic patterns, they believe the greater Richmond area is a premier market for 7 Brew. Today, 7 Brew Drive-Thru Coffee owns and operates 283 locations with over 10,000 employees.

[www.7brew.com](http://www.7brew.com)

### Coffee Creamer Ventures, LLC

The tenant at this location is Coffee Creamer Ventures, LLC d/b/a RVA 7 Brew. Coffee Creamer Ventures has purchased the rights to develop and operate 22 locations of the 7 Brew drive-thru coffee and beverage franchise in the greater Richmond, Virginia area. The lease is also personally guaranteed by four individuals who are closely involved with operating Coffee Creamer Ventures, LLC.



Representative Photo



**280+**  
LOCATIONS



**10,000+**  
EMPLOYEES



**\$2.4M**  
AVERAGE UNIT  
VOLUME

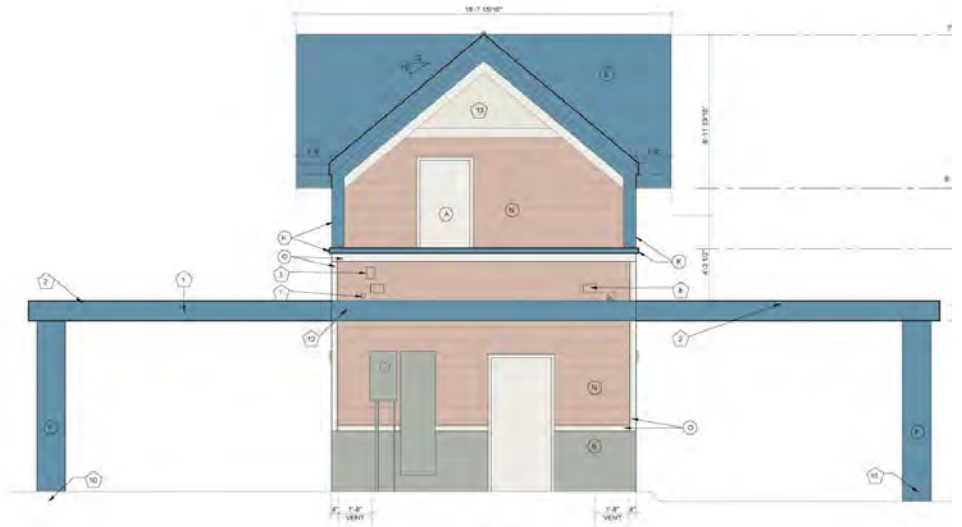


**Fayetteville,  
AR**  
HEADQUARTERS

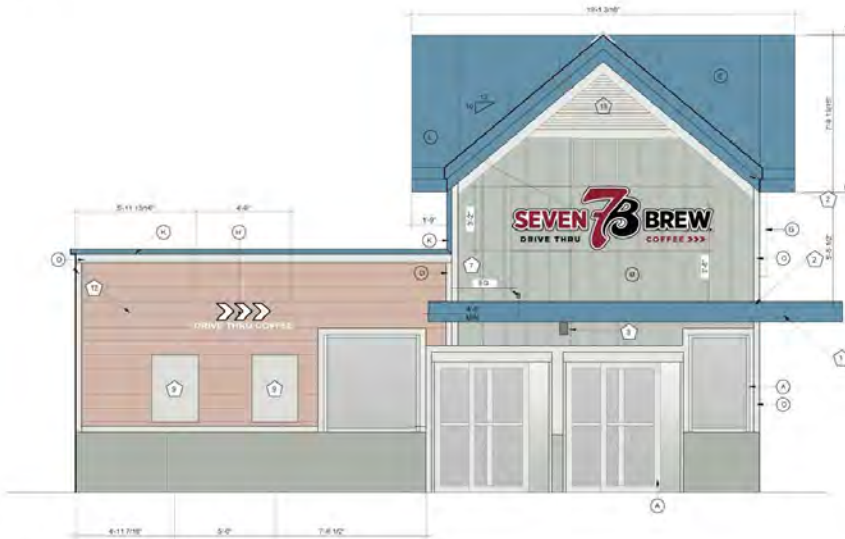
11601 Midlothian Tpk  
Midlothian, VA 23113



2 EXTERIOR ELEVATION - RIGHT SIDE  
3/8" = 1'-0"



2 EXTERIOR ELEVATION - BACK  
3/8" = 1'-0"



1 EXTERIOR ELEVATION - LEFT SIDE  
3/8" = 1'-0"



1 EXTERIOR ELEVATION - FRONT  
3/8" = 1'-0"



# Market Overview

Richmond, VA







Sam's Club  
Domino's Pizza  
CAFO

THE FRESH MARKET  
DSW DESIGNER SHOE WAREHOUSE  
Office DEPOT  
COLD STONE

BEST BUY  
TEXAS ROADERS  
FirstWatch The Daytime Cafe  
Chick-fil-A

COSTCO WHOLESALE

IHOP RESTAURANT  
SONIC

Academy SPORTS+OUTDOORS  
boost mobile  
CHUCK & CHEESE'S

amc DINE-IN

TORCHYS  
CAVA  
Cane's  
CHASE

LOWE'S  
DICK'S SPORTING GOODS

THE HOME DEPOT  
STAPLES  
PET SMART

DOUBLE TREE by Hilton  
Residence INN BY MARRIOTT

Walmart

INFINITI  
PORSCHE

Planned Development  
WHOLE FOODS MARKET

Counthouse Road

Chesterfield Towne Center

Johnston-Willis Hospital

macy's  
TJ-maxx  
CRUNCH  
HomeGoods  
BARNES & NOBLE  
at home  
JCPenney  
OLD NAVY

LAND-ROVER

Mercedes-Benz  
BMW

Wegmans  
PANDA EXPRESS CHINESE KITCHEN  
MISSION BBQ

SEVEN BREW DRIVE THRU COFFEE

HAVERTY'S  
AutoZone

verizon wireless  
Jersey Mike's  
Burger King  
STARBUCKS COFFEE

TARGET  
KOHL'S  
LANE BRYANT

five BELOW  
ROSS DRESS FOR LESS  
M MEN'S WEARHOUSE

LA Z BOY  
PETCO  
BLAZE PIZZA  
Party City  
T-Mobile  
TACO BELL

Panera BREAD  
Advance Auto Parts  
Burlington COOL FACTORY  
ME MedExpress

CiCi's PIZZA  
tropical CAFE SMOOTHIE  
FIREHOUSE SUBS  
The UPS Store





**New Mixed-Use Development**  
Featuring Residential & Retail, Anchored by Whole Foods



41,000 Daily

36,000 Daily

Midlothian Turnpike

Courthouse Road

Chesterfield Towne Center







Walking Distance  
of a New Mixed-  
Use Development  
Featuring  
Residential & Retail,  
Anchored by Whole  
Foods

Midlothian Depot



41,000  
Daily

Chesterfield  
Towne Center  
Mall

36,000  
Daily



# Midlothian Depot

Midlothian, Virginia

### Property Details

- Midlothian Depot, a new 87,472 SF ground-up retail development with 60 townhomes in the heart of Chesterfield, VA.
- 87,472 total square feet
- 51,836 square feet of retail and restaurant spaces available
- Retail project to be anchored by Whole Foods Market
- Parking ratio 5.0/1,000 SF
- 60 townhomes
- Midlothian Turnpike access and visibility
- The Midlothian neighborhood is a burgeoning commercial and residential community that combines historical ambiance with modern amenities, and what makes it a desirable choice for many.

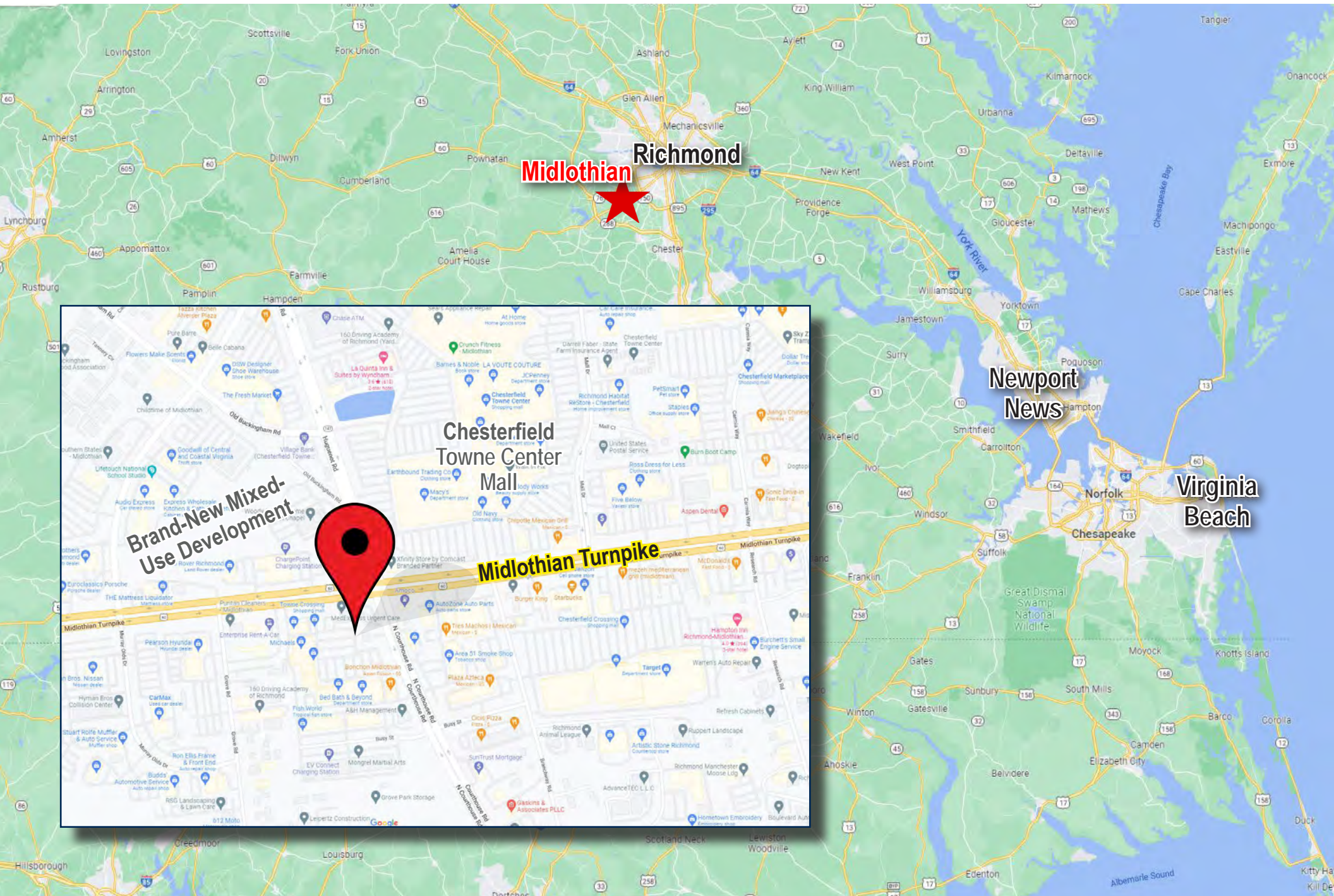
**Construction starts: Q1 2025 – estimated**

**Project opening: Q2 2027 – estimated**

[View Project Website](#)







Midlothian Richmond

Newport News

Virginia Beach

Brand-New Mixed-Use Development

Chesterfield Towne Center Mall

Midlothian Turnpike



# RICHMOND, VA

Richmond is the capital city of Virginia, located roughly 110 miles south of Washington, D.C. The metro consists of 12 counties and four cities. Richmond's strategic location on the James River and a well-developed intermodal transportation network contribute to a growing logistics and distribution sector. In 2021, Amazon opened a new robotics fulfillment center straddling the Richmond-Henrico Turnpike, which employs over 1,000 workers. The market's educated workforce is also drawing other companies to the region, and Richmond already houses more Fortune 500 firms than some other larger metros.



## METRO HIGHLIGHTS



### Commerce Center

The region is serviced by I-64, 85 and 95, two Class 1 railroads and Richmond International Airport, drawing distribution and logistics firms.



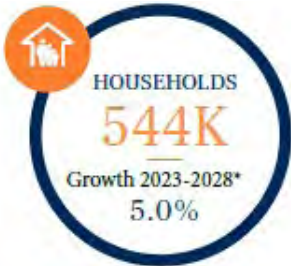
### Company Headquarters

Eight Fortune 500 companies are located in the metro, including CarMax, Altria Group, Performance Food Group, Dominion Energy, ARKO and Owens & Minor.



### Higher Education

Virginia Commonwealth University, Virginia State University, the University of Richmond, Virginia Union University, and Randolph-Macon College are among the educational institutions that contribute to a skilled labor pool.



## ECONOMY

- Richmond's economy is diversifying from government and retail trade. Anchored by VCU Health System and HCA Virginia, health care employs over 10 percent of metro workers.
- Nationally-recognized banks and financial institutions are based in Richmond, including the Federal Reserve Bank of Richmond, Genworth Financial, Bank of America and others.
- Law and legal services are another major component of the metro's local economy. The city of Richmond is home to some of the largest legal firms in the world.
- The metro is gaining prominence as a data center. There are 10 colocation data centers in the metro, including facilities for QTS, Infotel Systems, and Flexential.





POPULATION	1 MILE	3 MILES	5 MILES	7 MILES	10 MILES
2020 Population	3,055	54,111	113,136	221,840	478,639
2023 Population	3,381	57,490	124,987	243,504	533,435
2028 Population	3,504	58,589	129,926	251,994	555,307
2023 Male Population	1,562	27,378	59,562	115,263	255,820
2023 Female Population	1,820	30,113	65,425	128,241	277,615
2023 Median Age	48.5	42.6	42.2	39.9	37.4

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES	7 MILES	10 MILES
2020 Avg Household Income	\$98,827	\$105,591	\$106,083	\$96,564	\$84,880
2023 Avg Household Income	\$113,264	\$122,129	\$126,387	\$118,057	\$106,816
2028 Avg Household Income	\$119,863	\$129,497	\$133,550	\$124,392	\$111,701
2020 Med. Household Income	\$78,280	\$82,039	\$78,661	\$68,682	\$58,924
2023 Med. Household Income	\$88,109	\$94,326	\$93,761	\$83,355	\$73,764
2028 Med. Household Income	\$94,283	\$100,503	\$100,122	\$88,562	\$77,251
2020 Per Capita Income	\$44,059	\$40,673	\$41,375	\$37,942	\$34,504
2023 Per Capita Income	\$50,777	\$47,118	\$49,137	\$46,269	\$43,272
2028 Per Capita Income	\$54,743	\$50,628	\$52,420	\$49,054	\$45,394

HOUSEHOLDS	1 MILE	3 MILES	5 MILES	7 MILES	10 MILES
2020 Households	1,362	20,799	43,994	86,554	192,386
2023 Households	1,515	22,142	48,484	94,941	214,374
2028 Households	1,600	22,871	50,896	98,905	224,022



Click to View  
in Google  
Maps...

...Or in  
Google  
Street View





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*Marcus & Millichap has been a pioneer in the real estate investment industry and has established a reputation for maximizing value for its clients while fostering long-term relationships built on integrity, trust and service. The company has perfected a powerful system for marketing properties that combines investment specialization, local market expertise, the industry's most comprehensive research, state-of-the-art technology, and relationships with the largest pool of qualified investors. Marcus & Millichap also offers clients access to the most competitive real estate financing through Marcus & Millichap Capital Corporation (MMCC), which maintains relationships with the industry's leading national, regional and local lenders.*



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By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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