



7 Brew Coffee

15-YEAR ABSOLUTE NET GROUND LEASE – NEW CONSTRUCTION WITH DOUBLE DRIVE-THRU
DUAL GROCERY ANCHORED COFFEE PAD TO KROGER / ALDI DRAWING HUGE TRAFFIC
DECATUR, IL



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Illinois Broker #478027307



CP PARTNERS
COMMERCIAL REAL ESTATE

Listing Team

JOHN ANDREINI

ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

KIRBY DEDERIAN

kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

RYAN SCHULTEN

rs@cppcre.com
PH: 415.274.7391
CA DRE# 02136546

SCOTT REID PARASELL, INC.

scott@parasellinc.com
PH: 949.942.6585
IL LIC# 478027307

In Association with ParaSell, Inc.
PH: 949.942.6585
A Licensed Illinois Broker
#478027307

Disclaimer

This document and the information herein (the "Offering Memorandum") have been prepared by CP Partners and CP Partners Commercial Real Estate, Inc. (collectively "CPP") to provide summary, unverified information to prospective purchasers and their representatives (the "Recipients") strictly for purposes of evaluating the subject property's initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.

Copyright ©2024 CP Partners Commercial Real Estate, Inc.
California DRE LIC# 01499268

7 Brew Coffee

550 E PERSHING RD, DECATUR, IL 62526 [↗](#)

\$1,538,000

PRICE

6.50%

CAP RATE

NOI	\$100,000
LEASE TYPE	Ground
LEASE TERM	15 Years
BUILDING SIZE	510 SF
LOT SIZE (SF)	31,363 SF
LAND AREA (AC)	0.72 AC



15-year absolute net ground lease – ALDI outparcel with double drive-thru

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 an **ALDI outparcel with direct ingress/egress from E Pershing Road (20,243 VPD)** and exposure to the 2.4M combined annual visitors of **the ALDI and adjacent Kroger-anchored shopping center.**

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 double drive-thru
- ALDI outparcel with direct ingress/egress from E Pershing Road – 20,243 VPD
- Dual grocery anchored coffee pad to Kroger and ALDI, drawing high traffic volumes

Strength Of The Operator

- 25 unit franchisee who has invested \$40 million in cash into the business, with a \$150 million equity commitment from investors
- 200 unit franchise agreement in place providing pathway to larger guarantor

Strong Surrounding Retail

- Brettwood Village Shopping Center is a 200,000 SF regional shopping center, anchored by Kroger, has seen 1.9M visitors in the previous 12 months, which ranks in the 72nd percentile of shopping centers nationwide per Placer.ai
- Kroger drives traffic to the center with other national tenants including Planet Fitness, FedEx, H&R Block, and Dunkin' Donuts



		CURRENT
Price		\$1,538,000
Capitalization Rate		6.50%
Lot Size (AC)		0.72
Lot Size (SF)		31,363
Stabilized Income	\$/SF	
Scheduled Rent	\$3.19	\$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	7/26/2024
Options	6, 5-Year
Year Built	2023
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
7Brew Coffee	31,363	7/26/2024	7/31/2029	\$100,000	\$8,333	\$100,000	\$3.19
	<i>10% Increase</i>	8/1/2029	7/31/2034		\$9,167	\$110,000	\$3.51
	<i>10% Increase</i>	8/1/2034	7/31/2039		\$10,083	\$121,000	\$3.86
	Option 1	8/1/2039	7/31/2044		\$11,092	\$133,100	\$4.24
	Option 2	8/1/2044	7/31/2049		\$12,201	\$146,410	\$4.67
	Option 3	8/1/2049	7/31/2054		\$13,421	\$161,051	\$5.14
	Option 4	8/1/2054	7/31/2059		\$14,763	\$177,156	\$5.65
	Option 5	8/1/2059	7/31/2064		\$16,239	\$194,872	\$6.21
	Option 6	8/1/2064	7/31/2069		\$17,863	\$214,359	\$6.83
TOTALS:	31,363			\$100,000	\$8,333	\$100,000	\$3.19

LEGEND

Property Boundary

31,363 Lot Size SF

0.72 Acres

10 Parking Spaces

Egress



LEGEND

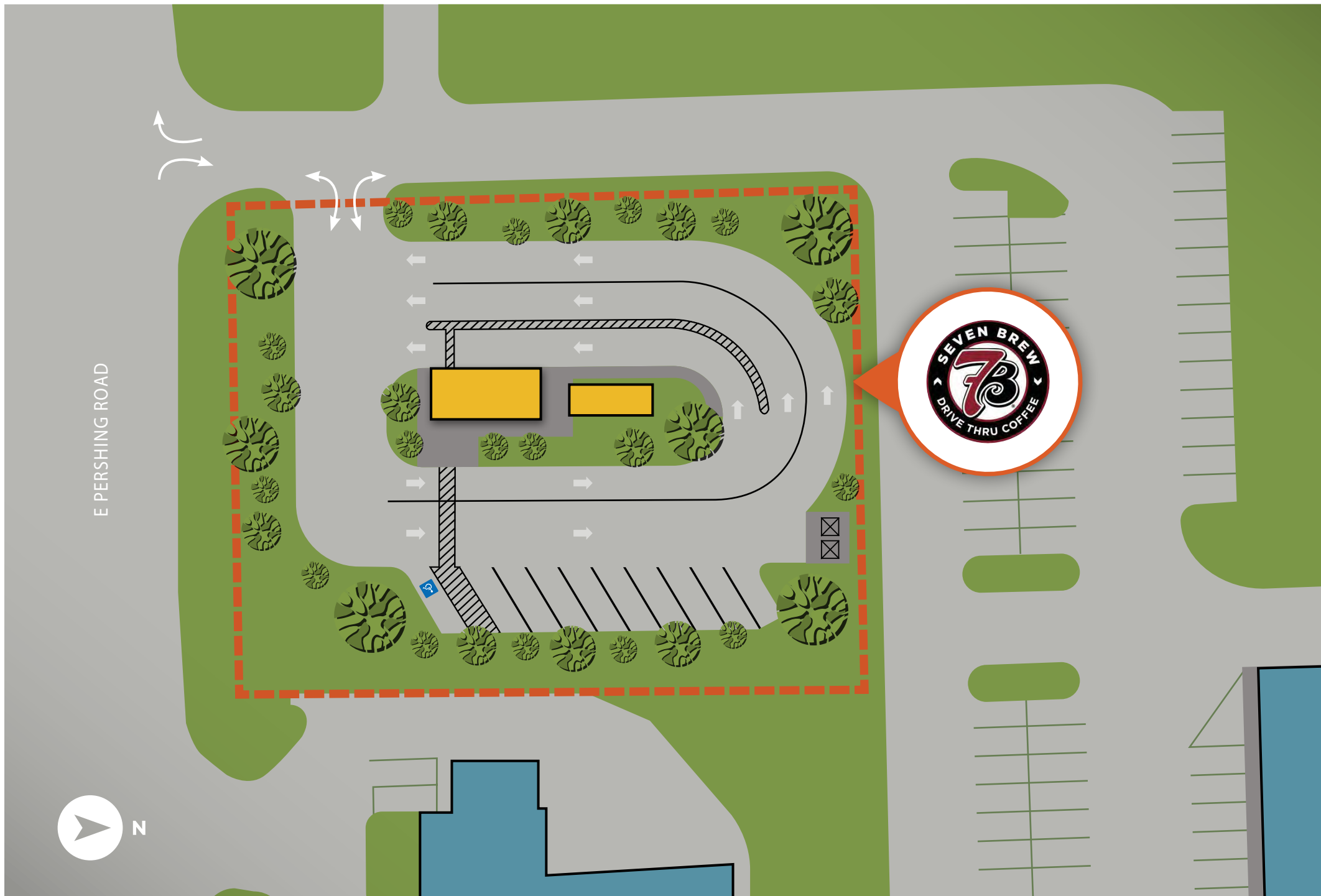
Property
Boundary

31,363
Rentable SF

0.72
Acres

10
Parking Spaces


Egress



An Emerging Drive-Thru Coffee Brand



20,000+

UNIQUE DRINKS SERVED

211+

LOCATIONS ACROSS THE U.S.



About The Operator

- The franchisee is a 25 unit franchisee who has invested \$40 million in cash into the business, with a \$150 million equity commitment from investors

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](#)

The subject 7 Brew Coffee benefits from the surrounding retail synergy of **ALDI**, a **Kroger-anchored shopping center**, **Wendy's**, **Taco Bell**, **Jimmy John's**, **Culver's**, and **Papa Johns Pizza**





SPRINGFIELD
43.2 MILES



Located in
the heart
of central
Illinois

28,008

COMBINED VEHICLES PER
DAY AT THE INTERSECTION

43.2 miles

TO SPRINGFIELD

45.1 miles

TO CHAMPAIGN

12,234 VPD

20,243 VPD

SPRINGFIELD
43.2 MILES



HARRISTOWN

WARRENSBURG



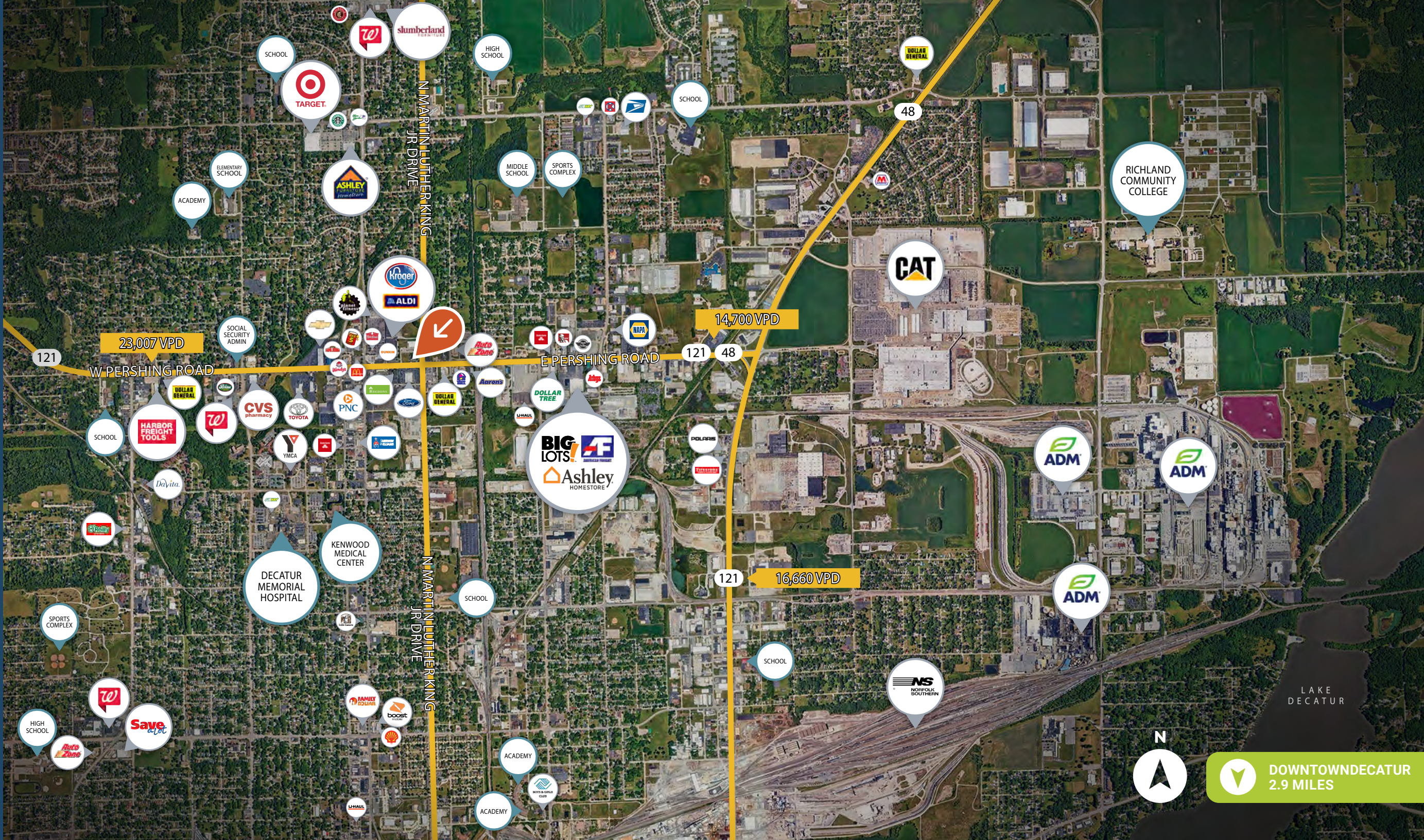
20,243 VPD

121

48

PERSHING ROAD

MARTIN LUTHER KING JR DRIVE



Downtown Decatur
2.9 Miles

Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2022	5,309	42,952	71,015

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$50,937	\$59,797	\$72,161
Median	\$39,307	\$43,892	\$49,884

The typical visitor persona for individuals who visited the subject property in the last 12 months are individuals with **annual incomes of \$75k-\$100k**

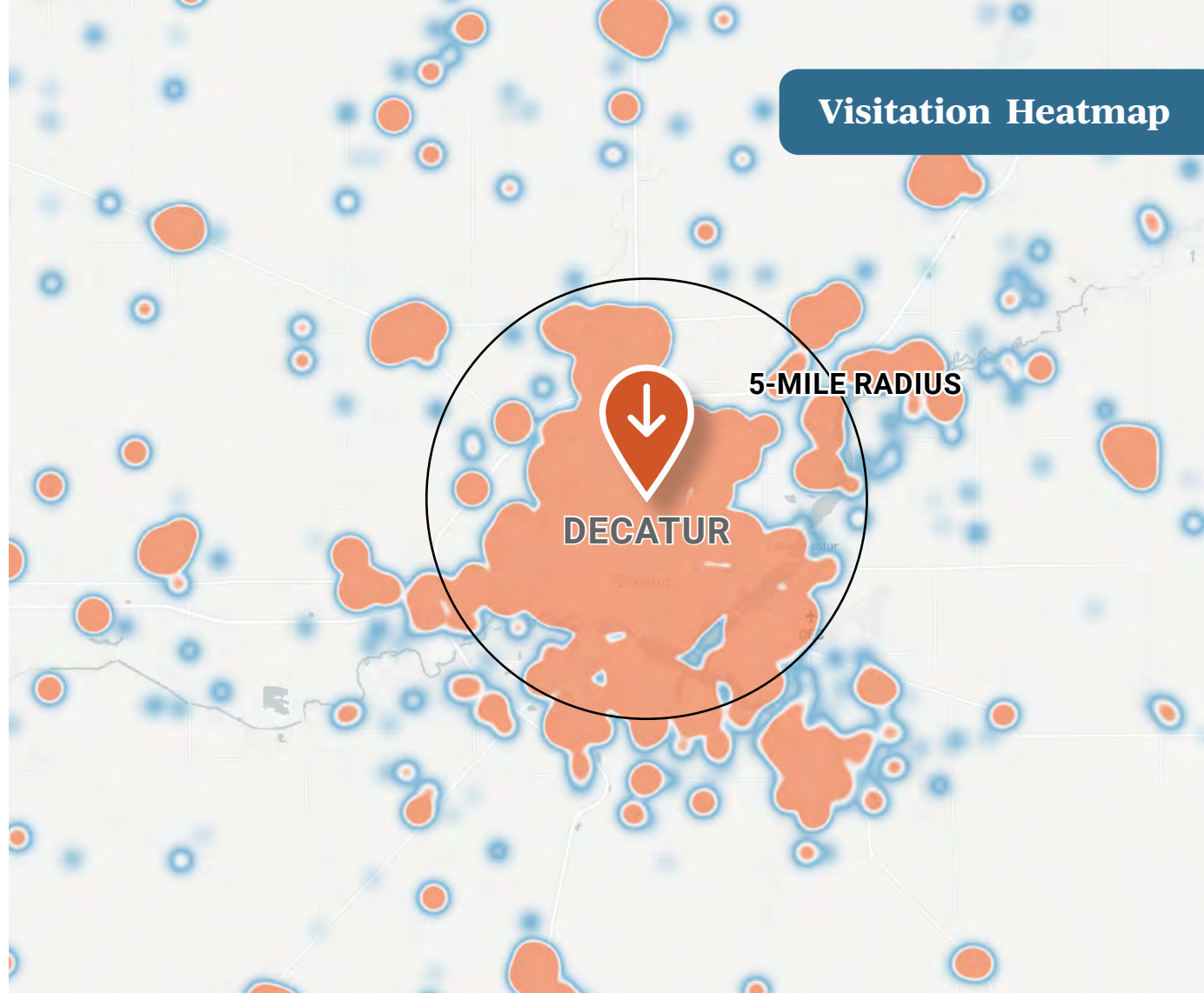
502.5K Visits

OVER PAST 12 MONTHS AT THE ADJACENT ALDI

23 Minutes

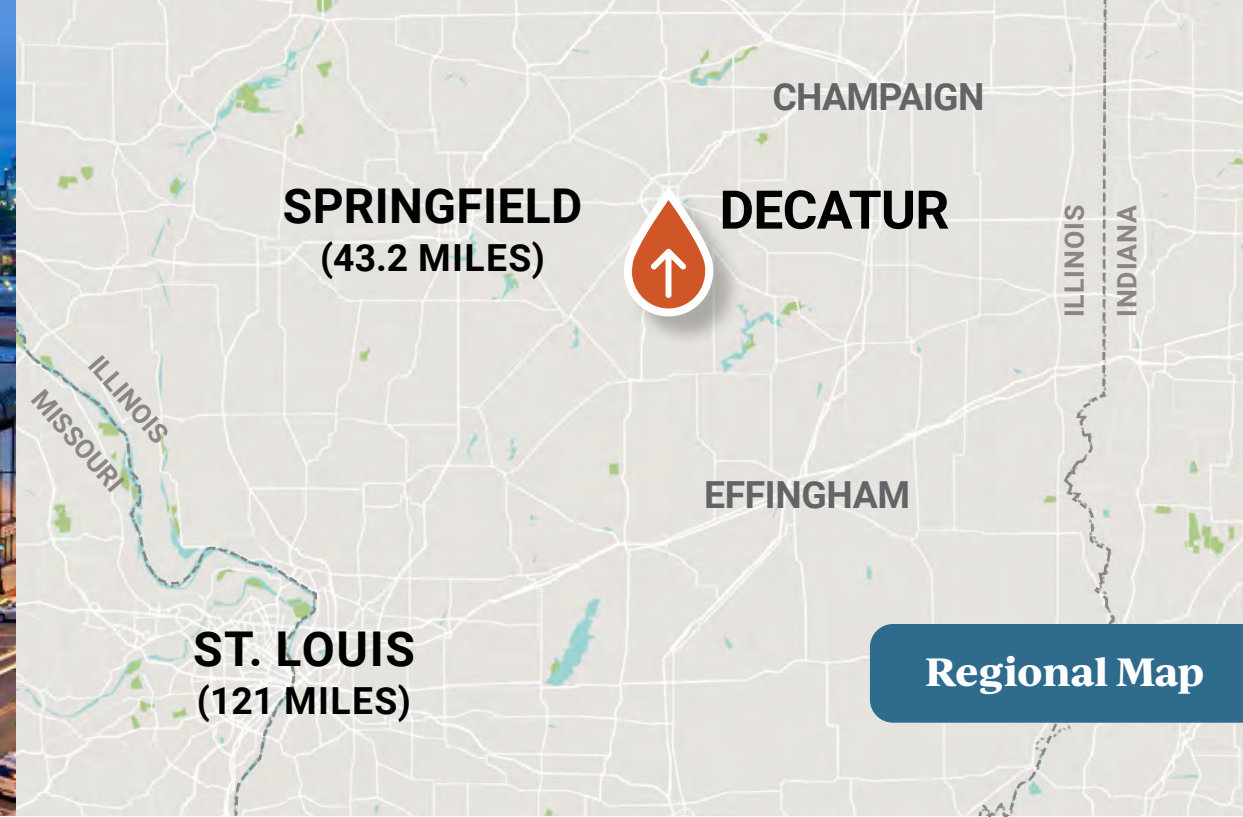
AVERAGE DWELL TIME AT THE ADJACENT ALDI

Visitation Heatmap



The shading on the map above shows the **home location of people who visited the adjacent ALDI 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.



Regional Map

Decatur, IL

A CHARMING TOWN IN THE HEART OF ILLINOIS



101,483

DECATUR MSA
ESTIMATED POPULATION

About Decatur: A Midwest Hub in Central Illinois

- Serving as the county seat in Macon County in central Illinois, Decatur is a key Midwest hub situated approximately 40 miles east of Springfield, the state capital, and 118 miles from St. Louis
- With easy access to Interstate 72 and U.S. Route 5, the city is positioned along the Sangamon River and Lake Decatur, which are popular for boating, fishing, and nature watching
- A major player in manufacturing, biotechnology, food and agriculture, and logistics, Decatur's location provides strategic access to global markets through the Midwest Inland Port and direct rail connections to major North American seaports
- Home to significant historical sites, including Abraham Lincoln's first home, his first political speech, and the location where he was nominated for the presidency in 1860
- Home to Millikin University, a private liberal arts institution with ~1,800 students, and Richland Community College, which enrolls ~3,000 students
- Downtown features a trolley service and provides convenient access to a mix of locally owned boutiques, specialty shops, and dining options



CP PARTNERS
COMMERCIAL REAL ESTATE

Listing Team

JOHN ANDREINI

ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

KIRBY DEDERIAN

kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

RYAN SCHULTEN

rs@cppcre.com
PH: 415.274.7391
CA DRE# 02136546

SCOTT REID PARASELL, INC.

scott@parasellinc.com
PH: 949.942.6585
IL LIC# 478027307

In Association with ParaSell, Inc.
PH: 949.942.6585
A Licensed Illinois Broker
#478027307