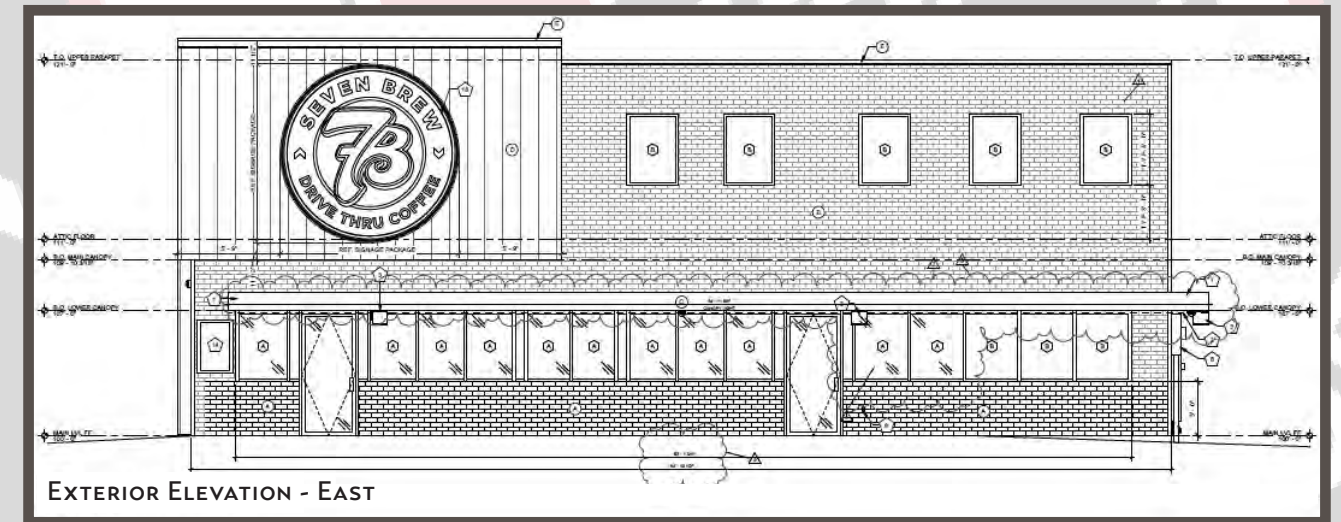


*****COLLEGE TOWN LOCATION -
RARE TWO-STORY PROTOTYPE*****



ACTUAL SITE - CURRENTLY UNDER CONSTRUCTION



ADVISORY TEAM

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BANG
REALTY

BANG REALTY-WISCONSIN

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Highlights



PRICE	CAP RATE	NOI
\$2,408,000	6.25%	\$150,514

POINTS OF INTEREST

Retailers | Entertainment: Nearby major retailers include Walmart, Target, Hobby Lobby, Michaels, Home Depot, Kohl's, Burlington, Marshalls, Ross Dress for Less, Old Navy, Hibbett, Ulta Beauty, Sally Beauty, Aldi, Hy-Vee Grocery, Mounds Pet Food Warehouse, Ashley Store, Best Buy, Office Depot, Goodwill; 1½ miles from East Towne Mall - anchored by Dick's Sporting Goods, Barnes & Noble, Planet Fitness & Flix Brewhouse

Higher Education: ½ miles from **Madison Area Tech College Truax Campus** - a public technical college offering associate degrees & technical diploma programs with over 17,000 students; 5½ miles from **University of Wisconsin-Madison** - a public land-grant research university offering academic programs serving 51,822 students (Fall 2025)

Healthcare: 6 miles from **UnityPoint Health - Meriter** - a 396-bed nonprofit regional medical center and teaching hospital affiliated with the University of Wisconsin-Madison, providing a full range of services including behavioral and mental health, primary care, therapy and rehabilitation, maternity and newborn care, and pediatric services

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 6 locations with 5 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 | RARE PROTOTYPE

A custom-built new RARE two-story prototype designed specifically for 7 Brew, featuring an impressive 19-car double-stack drive-thru - scheduled to open in June 2026 (est. - currently under construction).

EXTREMELY HIGH BARRIERS TO ENTRY

Located in extremely high barrier to entry drive-thru area (**See Overlay District Page 8**)

DOMINANT RETAIL CORRIDOR | TRAFFIC COUNTS

Positioned on a ±0.83-acre parcel with great visibility/access on US-151/E Washington Ave (main north/south thoroughfare) with traffic counts of 30,261 CPD!

2025 AFFLUENT DEMOGRAPHICS (5-MI)

Population	146,428
Households	69,427

Average Household Income	\$109,849
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Financial Analysis

SITE ADDRESS	3915 Lien Road Madison Wisconsin 53704
TENANT	Brew 4 You, LLC
GUARANTORS	Three Personal Guarantors
LESSEE ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±1,128 SF
LOT SIZE	±0.83 acre (±35,979 SF)
YEAR BUILT	June 2026 (Est. - under construction)
OWNERSHIP	Conveying ownership - underlying ground only
EXPENSE REIMBURSEMENT	This is a Absolute NNN Ground lease . Tenant is responsible for all expenses.
LEASE TERM	20 years (new)
RENTAL INCREASES	10% every 5 years
RENT COMMENCEMENT DATE	June 8, 2026 (Est. - under Construction)
EXPIRATION DATE	June 30, 2046
OPTIONS	Four 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.



ACTUAL SITE

Rent Roll

	TERM*	ANNUAL RENT	CAP RATE
Years 1-5	06/08/26 to 06/30/31	\$150,514	6.25%
Years 6-10	07/01/31 to 06/30/36	\$165,566	6.88%
Years 11-15	07/01/36 to 06/30/41	\$182,122	7.56%
Years 16-20	07/01/41 to 06/30/46	\$200,335	8.32%
		AVG ANNUAL RETURN	7.25%

RENEWAL OPTIONS

1st Option	07/01/46 to 06/30/51	\$220,368
2nd Option	07/01/51 to 06/30/56	\$242,405
3rd Option	07/01/56 to 06/30/61	\$266,645
4th Option	07/01/61 to 06/30/66	\$293,310

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

Tenant Profile

7 BREW AVERAGE UNIT VOLUME IS \$2,000,000 TO \$2,300,000!



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 6 locations with 5 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!

OUR MISSION

Cultivate Kindness

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

600+	STANDS AND COUNTING
38	STATES AND COUNTING
25,000+	BREW CREW MEMBERS
20,000+	DRINK COMBINATIONS
5 Million+	TOTAL DRINKS DONATED
\$1,300,000+	TOTAL DOLLARS DONATED



7 CLASSICS



7 ORIGINALS



SHAKES



7 FIZZ SODAS



7 ENERGY



FEATURED DRINKS



SMOOTHIES



TEAS, CHAI & MATCHA

Construction Site Photos

As of April 2026



Site Plan



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



7 Brew RARE two-story prototype



Impressive 19-car double-stack drive-thru



GLA: ±1,128 SF



Lot Size: ±0.83 acre

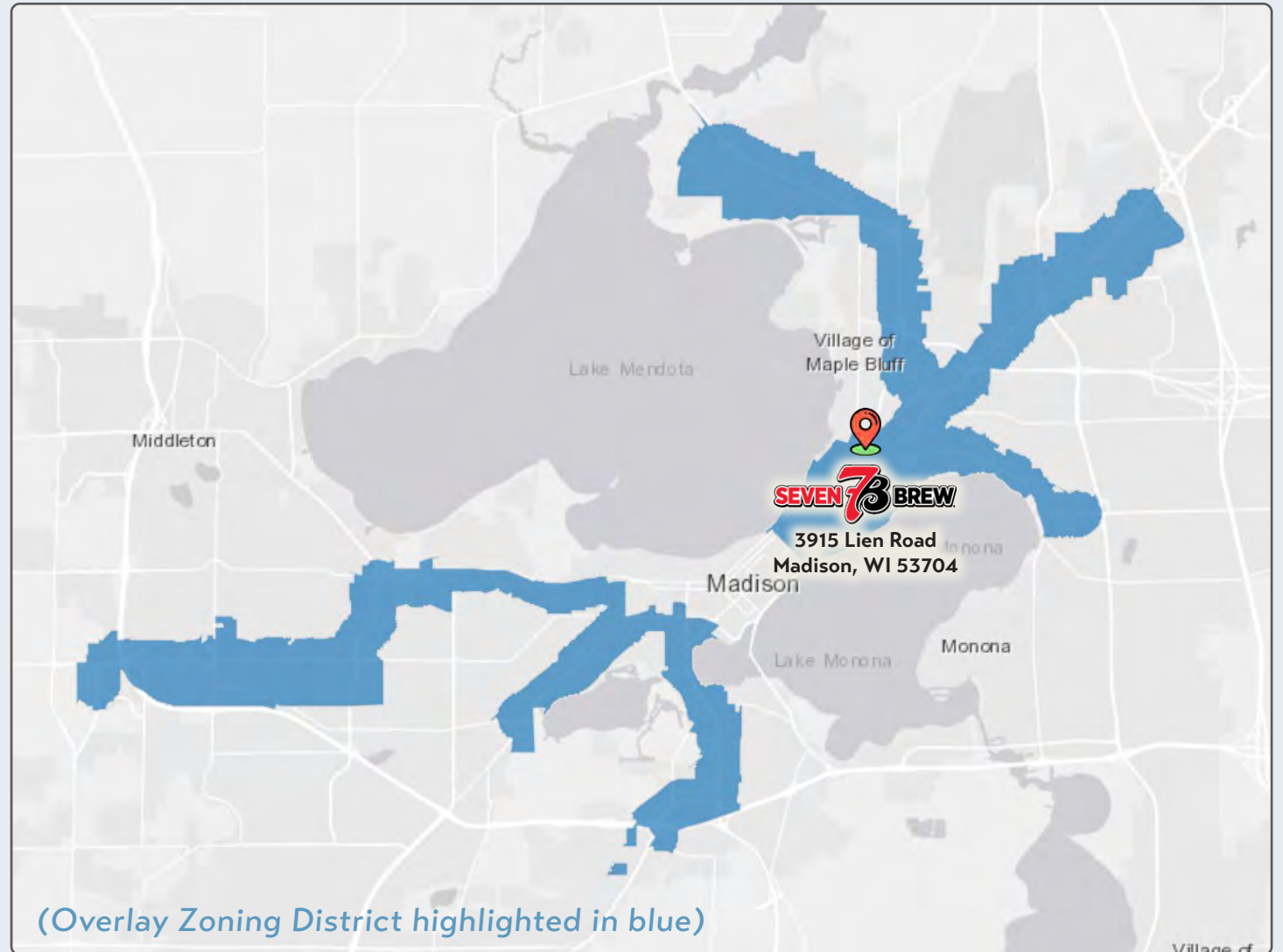


WHAT IS TRANSIT-ORIENTED DEVELOPMENT (TOD) & TOD OVERLAY?

Transit-Oriented Development (TOD) promotes compact, pedestrian-friendly, mixed-use environments centered around high-quality public transit. These districts typically integrate residential, office, retail, and neighborhood amenities within convenient walking distance of transit stations.

The City of Madison has adopted a TOD Overlay District to encourage dense, walkable development near Bus Rapid Transit (BRT) corridors. This framework prioritizes housing growth, removes parking minimums, and enhances pedestrian safety, while generally restricting new auto-oriented uses such as drive-thrus, car washes, and gas stations.

Within the overlay, drive-through facilities face stringent requirements, including a mandated two-story design with the second floor comprising at least 75% of the building footprint and the drive-through lane located beneath the structure. Additionally, detailed standards governing site layout, building materials, and design further increase development complexity, costs, and approval timelines.



CITY OF MADISON Transit-Oriented Development Overlay Zoning District Boundary

Zoomed Out



Madison Synopsis

Madison is the capital of Wisconsin and is the county seat of Dane County. In 2024, Madison is the fastest-growing city in the state. It is also home to the **University of Wisconsin–Madison**, the flagship campus of the University of Wisconsin System. Major companies in the city include **American Family Insurance** and **TruStage Financial Group**.

Major employers in Madison include, **State of Wisconsin** (state government - 36,000 employees); **University of Wisconsin-Madison** (higher education - 25,000 employees); **UW Hospitals & Clinics** (healthcare - 18,000 employees); **EPIC Systems** (software service); **SSM Health Care of WI** (healthcare); **Madison Metropolitan School District** (public education); **Wisconsin Physicians Service Insurance** (health benefits); **UnityPoint Health-Meriter** (healthcare); **American Family Insurance** (insurance); **Dane County** (county government); and **CUNA Mutual Holding Co** (insurance).

UNIVERSITY OF WISCONSIN-MADISON



University of Wisconsin-Madison is a public land-grant research university, organized into 13 schools & colleges, offering academic programs including 136 undergraduate majors, 148 master's degree & 120 doctoral programs, serving 51,822 students (Fall 2025)

2025 Demographics

	1-MI	3-MI	5-MI
Population	5,777	66,849	146,428
Projected Population (2030)	5,790	69,581	149,841
Households	2,595	32,178	69,427
Daytime Demographics Age 16+	8,673	47,806	132,851
Average Household Income	\$87,575	\$103,215	\$109,849



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By accepting this Marketing Brochure you agree to release Bang Realty-Wisconsin hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

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