



\$2,083,333

6.00% CAP RATE

**111 W WASHINGTON ST
EAST PEORIA, IL 61611**

*PHOTO IS A RENDERING FOR INFORMATIONAL PURPOSES ONLY



**Brand New Construction 7 Brew | Prominent Interstate 74 And Main Street Location In East Peoria
| Down The Street From Costco Wholesale | Long-Term NNN Ground Lease With Scheduled Rent
Increases And Zero Landlord Responsibilities | Guaranteed By An Experienced Multi-Unit
7 Brew Coffee Franchisee (Brew Horizons/±37-Units W/ Plans For An Additional 30 Units)**

Marcus & Millichap
NFB GROUP

*PHOTO IS A RENDERING FOR INFORMATIONAL PURPOSES ONLY

WHY INVEST?



Freestanding Drive-Thru 7 Brew Coffee
Prime East Peoria Infill Location
High-Traffic Interstate 74/Main St Corridor

- **Strategically Positioned Along West Washington Street Near Interstate 74**, Providing Strong Daily Traffic Counts And Direct Connectivity To Downtown Peoria, Major Employment Hubs, And Surrounding Residential Neighborhoods
- **Freestanding Drive-Thru 7 Brew Coffee** Featuring Excellent Visibility, Dedicated Access, And An Efficient Site Layout Designed To Capture Morning And Afternoon Commuter Traffic Through A Proven, High-Volume Beverage Concept
- **Located Within An Established Retail And Service Corridor** Near Walmart Supercenter, Caterpillar Employment Facilities, Hotels, And National Retailers, Supporting Consistent Daily Visits And Recurring Customer Demand
- **Backed By A Dense And Established Residential And Employment Base** Across The Greater Peoria MSA, Providing A Reliable Customer Mix Of Residents, Employees, Travelers, And Commuters—Well-Aligned With 7 Brew's Drive-Thru-Focused, High-Frequency Operating Platform And Strong Daily Customer Traffic



10-Year NNN Ground Lease | 10% Increases Every 5 Years | Zero Landlord Responsibilities Experienced Multi-Unit Guarantor

- **Long-Term Triple-Net (NNN) Ground Lease Structure**, With Zero Landlord Responsibilities, Providing Passive And Predictable Cash Flow
- **Approximately 10 Years Of Term Remaining**, Offering Long-Term Site And Tenant Commitment
- **Scheduled 10% Rental Increases Every Five Years**, Providing Built-In Income Growth And Inflation Protection
- **Five (5) Five-Year Renewal Options**, Allowing For Up To 25 Additional Years Of Occupancy And Extended Income Potential
- **Lease Guaranteed By An Experienced Multi-Unit 7 Brew Franchisee** (±37 Units), With Growth Plans For 30 More Units



Established Franchisee | National Brand Strength | Growing QSR Investment

- **Operated And Guaranteed By An Experienced Multi-Unit 7 Brew Franchisee**, With A Demonstrated Track Record Of Executing High-Volume, Drive-Thru-Focused Specialty Beverage Operations
- **Leading Drive-Thru Coffee Brand** — 7 Brew Is One Of The Fastest-Growing Drive-Thru-Only Beverage Concepts In The United States, With A Rapidly Expanding Nationwide Footprint
- **Widely Recognized For Its Speed-Of-Service, Quality Beverages, And Convenience-Driven Model**, Supporting Strong Customer Loyalty, High Visit Frequency, And Consistent Unit-Level Performance

BRADLEY University Total Enrollment 4,200+ students
BEST COLLEGES USNews RANKINGS
PEORIA CIVIC CENTER Annual Visitors 900,000+
Walmart **chili's** **LOWE'S**
BOB'S FURNITURE **SMOOTHIE KINGS** **TEXAS**
sunglass hut

DOWNTOWN PEORIA

I-74 | 44K VPD

W CAMP ST | 17,000 VPD

W WASHINGTON ST | 11,000 VPD

S MAIN ST | 28,000 VPD

NEW RETAIL DEVELOPMENT Coming Soon

Other nearby businesses include: **CATERPILLAR**, **COSTCO WHOLESALE**, **echo electric**, **Chick-fil-A**, **5 STAR NUTRITION**, **tropical CAFE**, **ASHLEY**, **planet fitness**, **SUBWAY**, **GOODYEAR**, **Freddy's STEAKBURGERS**, **HARBOR FREIGHT**, **AT&T**, **LANE BRYANT**, **ULTA BEAUTY**, **ROSS DRESS FOR LESS**, **BOOT BARN**, **BEST BUY**, **McDonald's**, **GNC**, **Panera BREAD**, **crumbl cookies**, **xfinity**, **MATTRESS FIRM**, **Starbucks**, **POPEYES LOUISIANA KITCHEN**, **Wendy's**, **Beck's florist, Inc.**, **Hardee's**, **ELEVATE**, **Walmart**, **chili's**, **LOWE'S**, **BOB'S FURNITURE**, **SMOOTHIE KINGS**, **TEXAS**, **sunglass hut**, **BRADLEY University**, **BEST COLLEGES USNews RANKINGS**, **PEORIA CIVIC CENTER**, **Annual Visitors 900,000+**, **Walmart**, **chili's**, **LOWE'S**, **BOB'S FURNITURE**, **SMOOTHIE KINGS**, **TEXAS**, **sunglass hut**, **LANE BRYANT**, **ULTA BEAUTY**, **ROSS DRESS FOR LESS**, **BOOT BARN**, **BEST BUY**, **McDonald's**, **GNC**, **Panera BREAD**, **crumbl cookies**, **xfinity**, **MATTRESS FIRM**, **Starbucks**, **POPEYES LOUISIANA KITCHEN**, **Wendy's**, **Beck's florist, Inc.**, **Hardee's**, **ELEVATE**, **Walmart**, **chili's**, **LOWE'S**, **BOB'S FURNITURE**, **SMOOTHIE KINGS**, **TEXAS**, **sunglass hut**, **LANE BRYANT**, **ULTA BEAUTY**, **ROSS DRESS FOR LESS**, **BOOT BARN**, **BEST BUY**, **McDonald's**, **GNC**, **Panera BREAD**, **crumbl cookies**, **xfinity**, **MATTRESS FIRM**, **Starbucks**, **POPEYES LOUISIANA KITCHEN**, **Wendy's**, **Beck's florist, Inc.**, **Hardee's**, **ELEVATE**.

INVESTMENT SUMMARY

Property	 111 W Washington St, East Peoria, IL 61611
Concept:	7 Brew
Guarantor:	Brew Horizons LLC (±37-Units) w/ Growth Plans for 30 More Units
Price:	\$2,083,333
Cap Rate:	6.00%
NOI:	\$125,000
Building Size (SF):	±510 SF
Lot Size (AC):	±1.16 Acres
Year Built:	2026

LEASE TERMS

Lease Commencement:	8/1/2026 (est.)*
Lease Term Expiration:	7/31/2036 (est.)
Term Remaining	±10 Years
Lease Type:	NNN - Ground
Landlord Responsibilities:	None
Monthly Rent:	\$10,417
Annual Base Rent:	\$125,000
Rental Increases:	10%/5-Years
Renewal Options:	5 x 5 Years

*If close of escrow occurs prior to rent commencement, Seller to credit Buyer rent on a prorated basis through the rent commencement date.

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

\$2,083,333

LISTING PRICE

6.00%

CAP RATE

±10 YRS

LEASE TERM

\$125,000

NOI

NNN GRND

LEASE TYPE

2026

YEAR BUILT




*REPRESENTATIVE PHOTO



2025 DEMOGRAPHICS

- Population:** 41,469 (City), 102,507 (County), 249,494 (Metropolitan Area)
- Workforce:** 53,117 (City), 86,758 (County), 204,946 (Metropolitan Area)
- Avg. HH income:** \$65,913 (City), \$75,285 (County), \$95,905 (Metropolitan Area)

Legend:
■ 3-mile
■ 5-mile
■ 10-mile

 General Wayne International Airport
700,000+ Annual Passengers

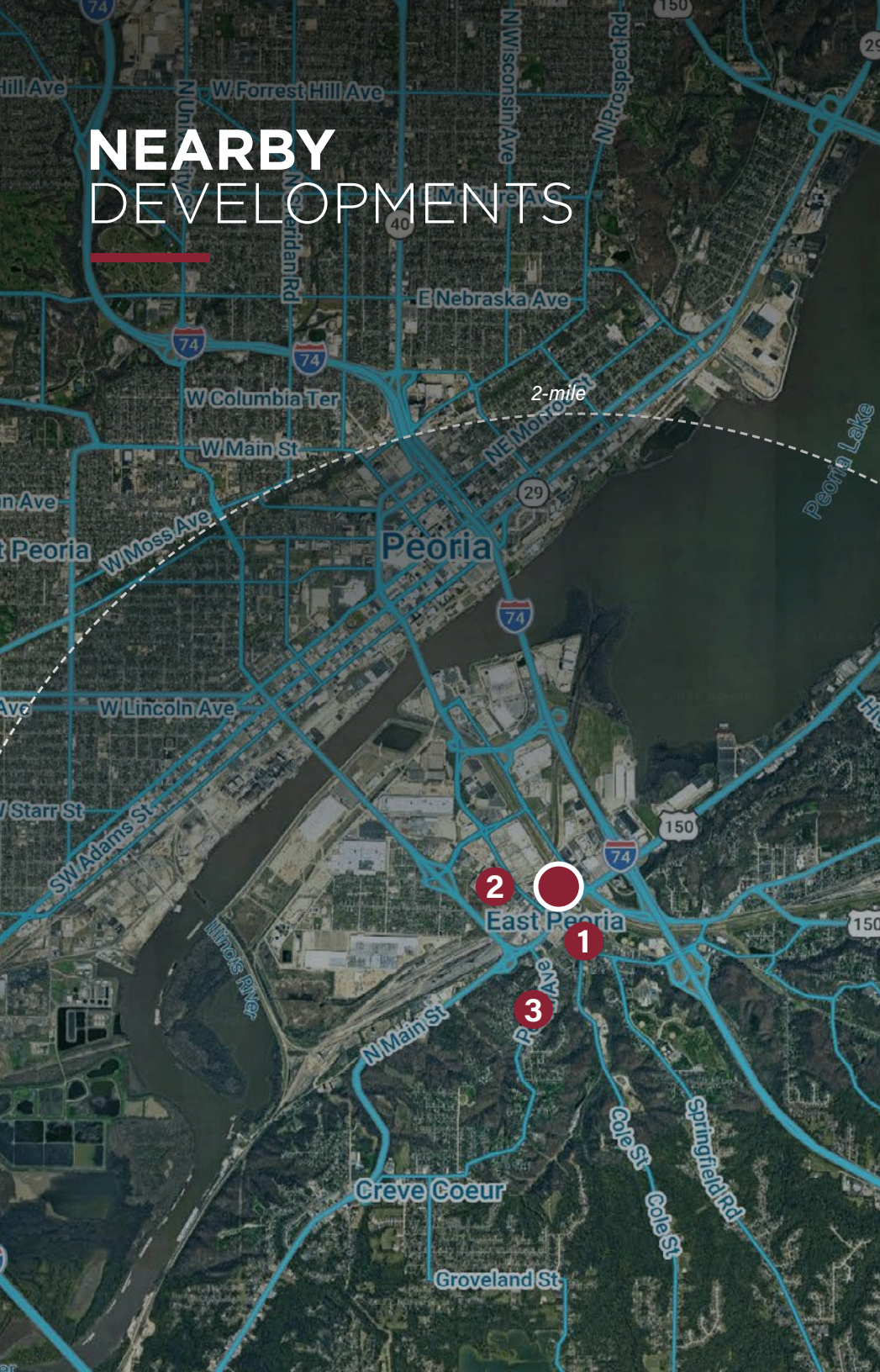
Manual High School
713 students

East Peoria Community High School
823 students

Central Junior High School
434 students







NEARBY DEVELOPMENTS



1. Washington Street Bridge Expansion Joint Replacement (Transportation Infrastructure)

Beginning May 27, 2026, Washington Street between Veterans Drive and Camp Street closed to vehicle traffic for the removal and replacement of expansion joints on the bridge over Farm Creek. During construction, access to Route 8 from the I-74 East Washington exit ramps is suspended, with the closure expected to last through mid-August 2026. The project is a structural repair investment on the primary east-west arterial corridor that the subject property fronts, reinforcing the long-term viability and safety of Washington Street as a commercial spine connecting East Peoria's Levee District to Interstate 74 and the broader regional highway network.

[READ MORE](#) 



2. Center Street Crossing: Levee Entertainment & Residential (Mixed-Use / Commercial)

In May 2025, the East Peoria City Council unanimously approved the Center Street Crossing overlay, paving the way for a mixed-use entertainment and residential district along Center Street between Costco and CEFCU near City Hall and adjacent to the subject property. Plans include residential units, retail storefronts, a parking garage, and a programmable event street for community gatherings and outdoor entertainment. Mayor John Kahl stated that two developers are prepared to move forward, further building on the Levee District's more than \$100 million in public and private investment and expected to increase density, rooftops, and daytime traffic in the surrounding area.

[READ MORE](#) 

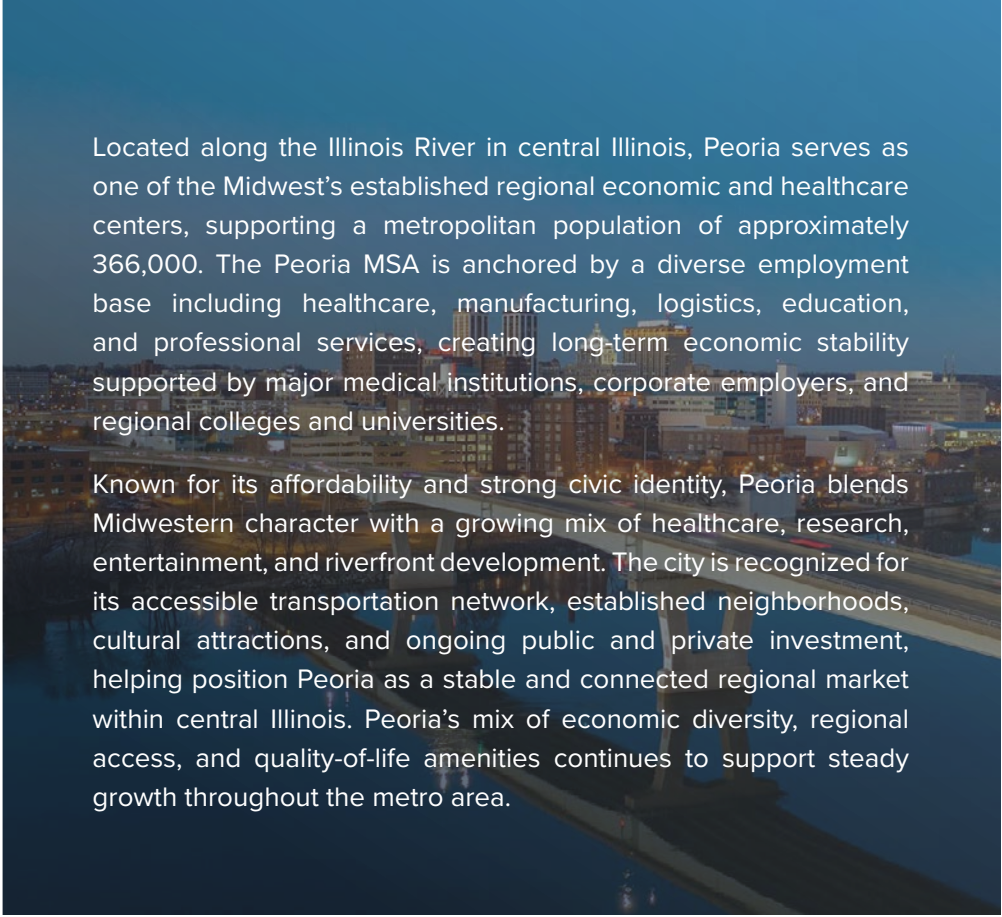
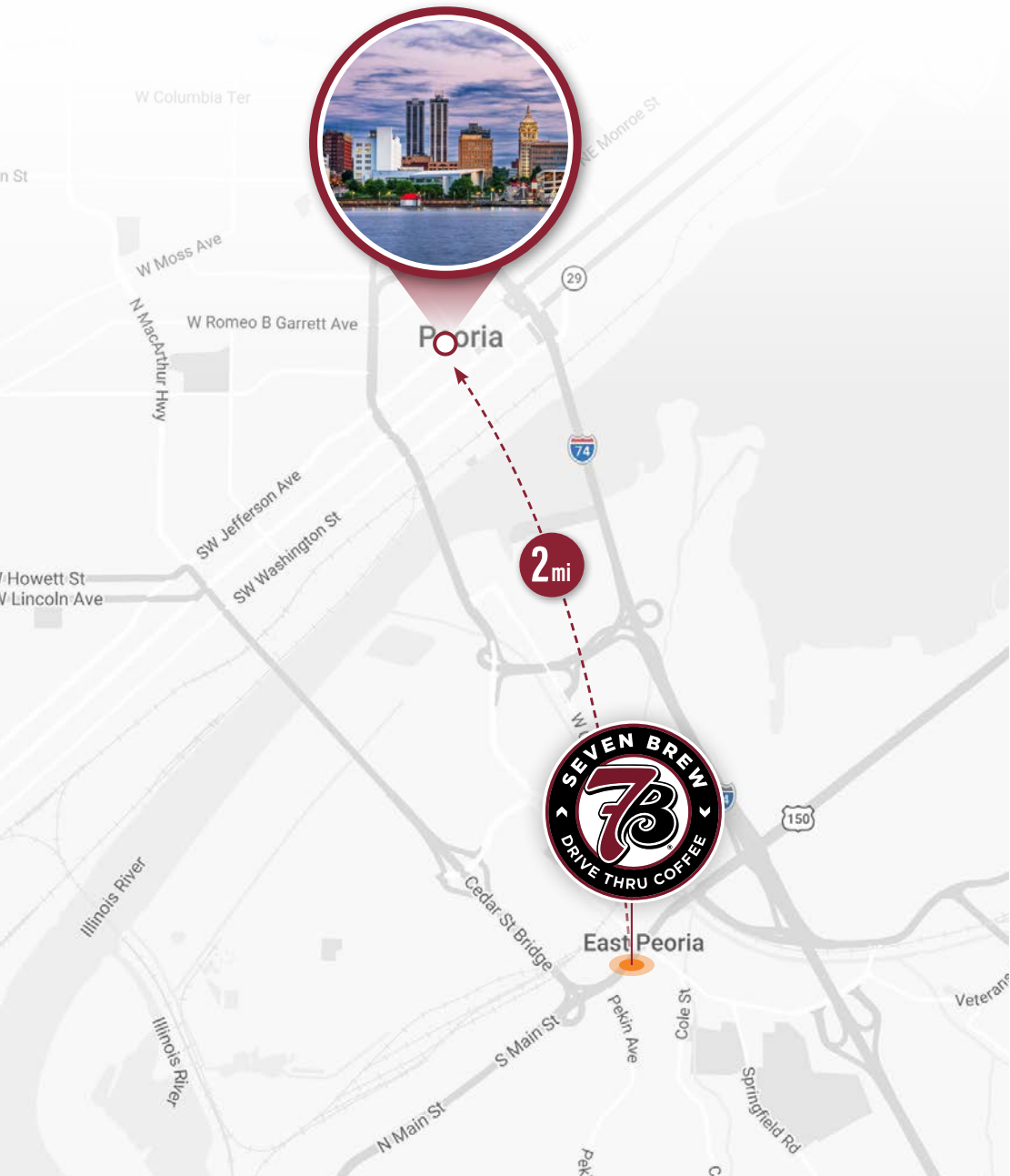


3. East Peoria Riverfront TIF: \$150M Redevelopment (Mixed-Use / Civic / Economic Development)

In March 2025, East Peoria approved the Riverfront TIF District along the Illinois River corridor, encompassing the Par-A-Dice Hotel and Casino, former Burger Barge site, Hagerty Steel, and additional redevelopment parcels with projected investment exceeding \$150 million. Plans include mixed-use residential and commercial development, new hotels, restaurants, entertainment destinations, roadway and infrastructure improvements, and flood mitigation projects, positioning the riverfront as East Peoria's next major long-term growth corridor and expanding upon the city's continued riverfront revitalization efforts.

[READ MORE](#) 

PEORIA ILLINOIS



Located along the Illinois River in central Illinois, Peoria serves as one of the Midwest's established regional economic and healthcare centers, supporting a metropolitan population of approximately 366,000. The Peoria MSA is anchored by a diverse employment base including healthcare, manufacturing, logistics, education, and professional services, creating long-term economic stability supported by major medical institutions, corporate employers, and regional colleges and universities.

Known for its affordability and strong civic identity, Peoria blends Midwestern character with a growing mix of healthcare, research, entertainment, and riverfront development. The city is recognized for its accessible transportation network, established neighborhoods, cultural attractions, and ongoing public and private investment, helping position Peoria as a stable and connected regional market within central Illinois. Peoria's mix of economic diversity, regional access, and quality-of-life amenities continues to support steady growth throughout the metro area.



*Top 100 Best Places to Live in the U.S.
Livability, 2026*



Caterpillar, Inc. Headquarters



Peoria Civic Center

POPULATION	AVG. HH INCOME	DAYTIME POPULATION
366,591 <i>within MSA</i>	\$102,777 <i>within MSA</i>	267,815 <i>within MSA</i>

The Peoria MSA offers a diverse mix of cultural, educational, and recreational amenities anchored by institutions such as Bradley University, the Peoria Civic Center, and the city's growing riverfront district along the Illinois River. Outdoor recreation and entertainment play an important role in the local lifestyle, supported by public parks, trail systems, riverfront attractions, and recreation areas. Together, Peoria's healthcare presence, educational institutions, cultural amenities, and established population base create a stable foundation for long-term investment and steady retail demand.

In addition to its healthcare and manufacturing economy, Peoria benefits from a substantial medical and education employment base that supports year-round economic stability. Major institutions including OSF HealthCare, Carle Health, and University of Illinois College of Medicine Peoria employ thousands of residents throughout the region, helping support stable household incomes and consistent consumer spending. Continued investment in healthcare, riverfront development, and infrastructure has further strengthened Peoria's role as a key regional center within central Illinois.



Bradley University

Peoria's economy is further supported by steady visitor activity tied to healthcare, regional events, conventions, and entertainment venues throughout the metro area. The city benefits from recurring spending associated with sporting events, concerts, medical travel, and conferences, supporting retail, dining, and hospitality demand across the region. This mix of healthcare stability, regional attractions, and diversified employment helps position Peoria as a stable market for long-term commercial investment.



Nation's trendiest & fastest growing coffee chain

Founded in 2017 in Rogers, Arkansas, 7 Brew has quickly emerged as one of the fastest-growing drive-thru beverage brands in the United States. Built around a high-energy customer experience and a broad menu of customizable drinks, 7 Brew offers espresso-based beverages, cold brew, teas, smoothies, energy drinks, and flavored refreshers designed to appeal to a wide range of consumers. The brand's emphasis on speed, positivity, and personalized service has helped cultivate a loyal following and strong brand recognition within the competitive quick-service beverage sector.

7 Brew has expanded rapidly across the country through a scalable drive-thru-focused model designed to maximize efficiency and throughput. Its compact footprint, dual-lane drive-thru format, and streamlined operations position the brand to capture consistent morning, afternoon, and evening traffic in suburban and commuter-oriented retail corridors. The company's vibrant branding, energetic culture, and customer-focused service model have contributed to strong unit growth and increasing national visibility.

7 Brew continues to build momentum through disciplined expansion, menu innovation, and an experience-driven approach centered on convenience and hospitality. Seasonal offerings, extensive drink customization, and strong social media engagement help drive repeat visitation and customer loyalty. Combined with operational efficiency, rapid nationwide growth, and a differentiated drive-thru concept, 7 Brew Coffee has established itself as a leading emerging brand within the specialty beverage and quick-service coffee industry.

2024 REVENUE	LOCATIONS	EMPLOYEES	PARTNERED WITH
\$502M	600+	45K+	BLACKSTONE

SOURCE: 2025, STATISTA



IN THE NEWS



[FULL ARTICLE](#)

THIS DRIVE-THRU COFFEE CHAIN IS PUSHING INTO UNDERCAFFEINATED PARTS OF AMERICA

May 25, 2026 | CNN News

Many Americans likely haven't heard of 7 Brew, which has only been around since 2017 when it opened its first location in Rogers, Arkansas. The chain has since grown to over 700 locations in 38 states, with about 340 more on the way, but can't be found in airports, indoor shopping malls or busy street corners in major US cities. Instead, it operates through drive-thrus and walk-up windows in parts of the country with little-to-no coffee competition.

7 BREW IS ON A GROWTH RUN FOR THE RECORD BOOKS

May 15, 2026 | QSR News

7 Brew didn't merely outpace its own rapid growth from a year ago—it opened as many locations in 2025 as it did the previous two years combined. The chain expanded by a net of 281 restaurants, according its just-released FDD. That after lifting by 141 net in 2024 and 140 in 2023. For some perspective on the pace of 7 Brew's ascension, the Rogers, Arkansas-born chain had only 14 stores at the start of 2022 (it was founded in 2017).



[FULL ARTICLE](#)

EXCLUSIVELY LISTED BY

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Activity ID: ZAH1050181