



# 7 BREW COFFEE

105 Charlestowne Way - Augusta, GA 30907

*Actual Property Image*



# EXCLUSIVELY MARKETED BY



**DOUG ROLAND**

SC #73064  
706.814.2217 | DIRECT  
doug@SIGnnn.com



**DAN HOOGESTEGER**

CalDRE #01376759  
310.853.1419 | DIRECT  
dan@SIGnnn.com



**MAX FREEDMAN**

TX #644481  
512.766.2711 | DIRECT  
max@SIGnnn.com



**ANDREW ACKERMAN**

GA #311619  
770.626.0445 | DIRECT  
aackerman@SIGnnn.com

---

In Cooperation With Sands Investment Group Atlanta, LLC - Lic. #67374  
BoR: Andrew Ackerman - Lic. GA #311619

# TABLE OF CONTENTS

## 1 INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

## 2 LEASE ABSTRACT

- 8 Lease Summary

## 3 PROPERTY INFORMATION

- 10 Location Map
- 11 Property Images
- 12 Aerial Map
- 13 Aerial Map
- 14 Demographics Map & Report

## 4 AREA OVERVIEW

- 16 City Overview

## 5 TENANT OVERVIEW

- 18 Tenant Profile
- 19 Confidentiality Agreement

### CONFIDENTIALITY & DISCLAIMER

© 2024 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.





SECTION 1

# *INVESTMENT OVERVIEW*



# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale 7 Brew Coffee Located at 105 Charlestowne Way in Augusta, GA. This Deal Includes a Brand New Triple Net (NNN) Lease With 19+ Years Remaining and Zero Landlord Responsibilities and Attractive Rental Increases, Providing For a Management Free and Secure Investment.

Sale Price

\$2,769,230

## OFFERING SUMMARY

Cap Rate: 6.50%

NOI: \$180,000

## BUILDING INFORMATION

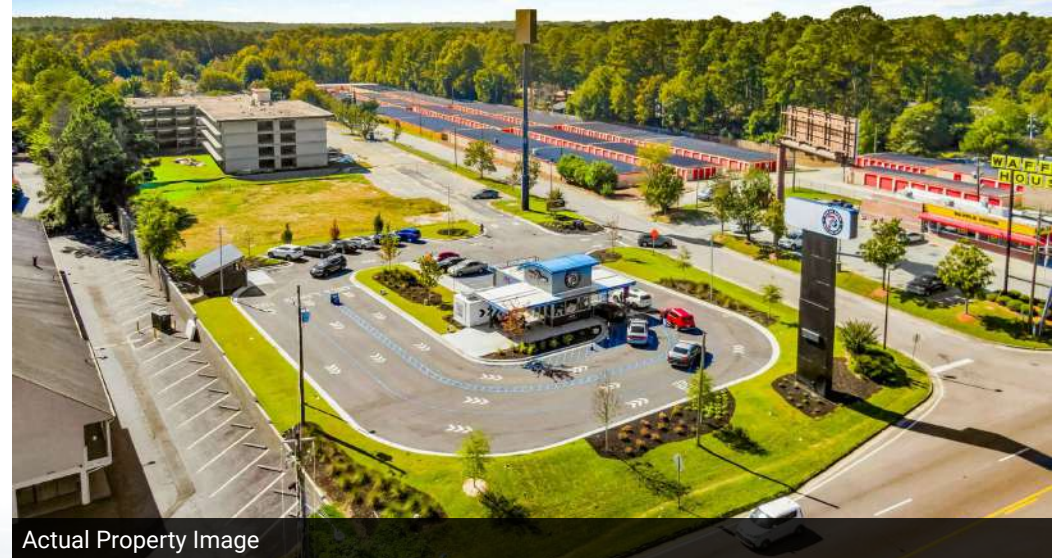
Street Address: 105 Charlestowne Way

City, State, Zip: Augusta, GA 30907

County: Richmond



Actual Property Image



Actual Property Image



# INVESTMENT HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- 19+ Years Remaining on Lease – Lease Features a Primary Term of Twenty (20) Years, Accompanied By Four (4), Five (5) Year Renewal Options
- Absolute Triple Net (NNN) Lease – Absolutely No Landlord Responsibilities
- Strong Surrounding Retailers Include: Mercedes-Benz of Augusta, Chick-fil-A, Village West Shopping Center, Circle K, Applebee's, Take 5 Oil Change, Pepboys and More
- High Traffic Counts - Charlestowne Way Sees Over 35,597 Vehicles Per Day
- Augustas Major Employers Include: Starbucks Soluble Plant & Roasting Plant, EZGO Textron (Golf Cart Manufacturer), Augusta Coca-Cola and Ferrara USA
- New Construction – Built in 2023
- 7 Brew Has 3100+ Unit Development Agreements Signed Across the Country





SECTION 2

# LEASE ABSTRACT



# LEASE SUMMARY



Actual Property Image

## LEASE ABSTRACT

Tenant:	7 Brew Coffee
Base Rent:	\$180,000
Lease Commencement:	07/01/2023
Lease Expiration:	07/01/2043
Lease Term:	19+ Years Remaining
Renewal Options:	10% Every 5 Years
Rent Increases:	4 x 5 Year Options
Lease Type:	Absolute Triple Net (NNN)
Use:	Coffee
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	None



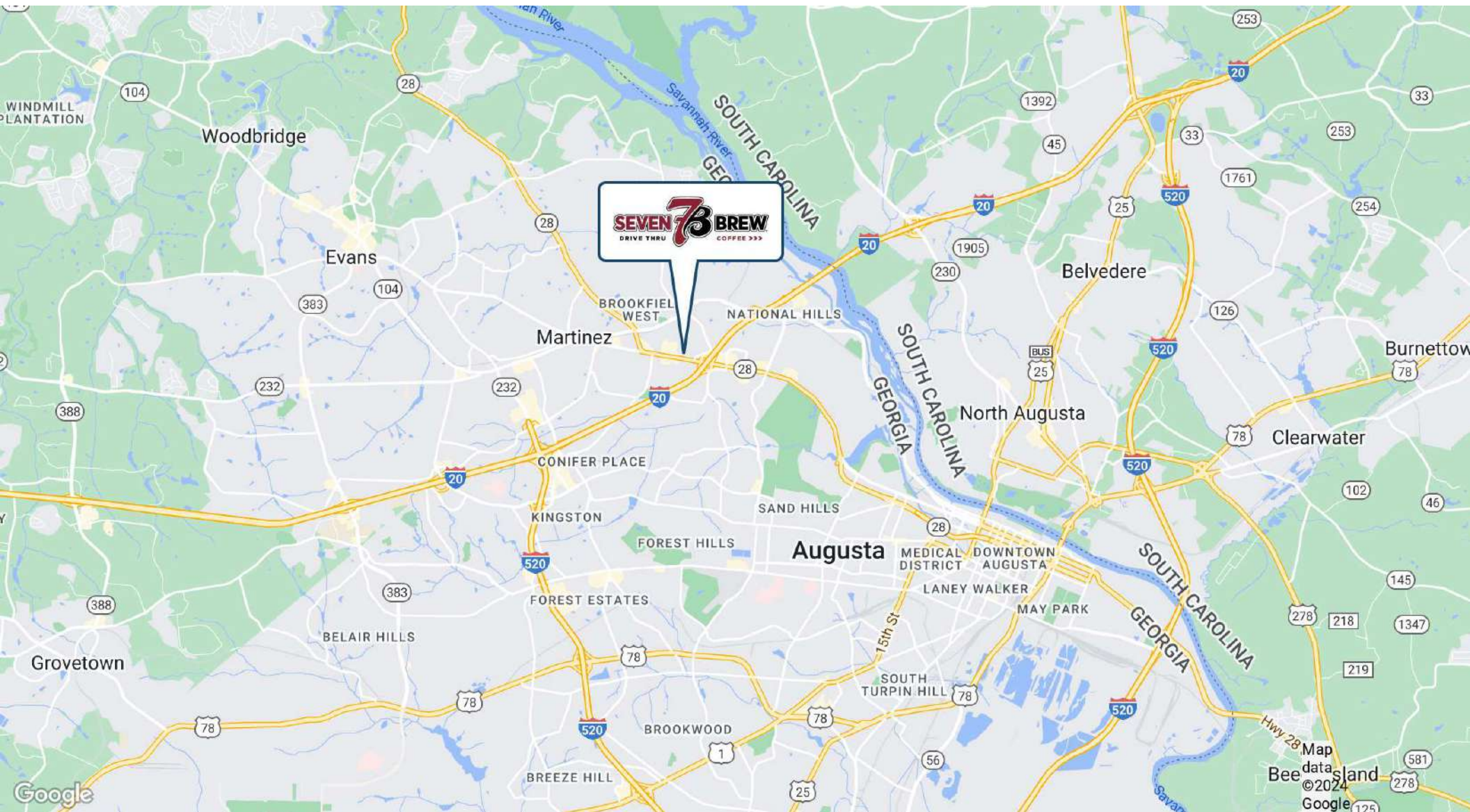


SECTION 3

# *PROPERTY INFORMATION*



# LOCATION MAP



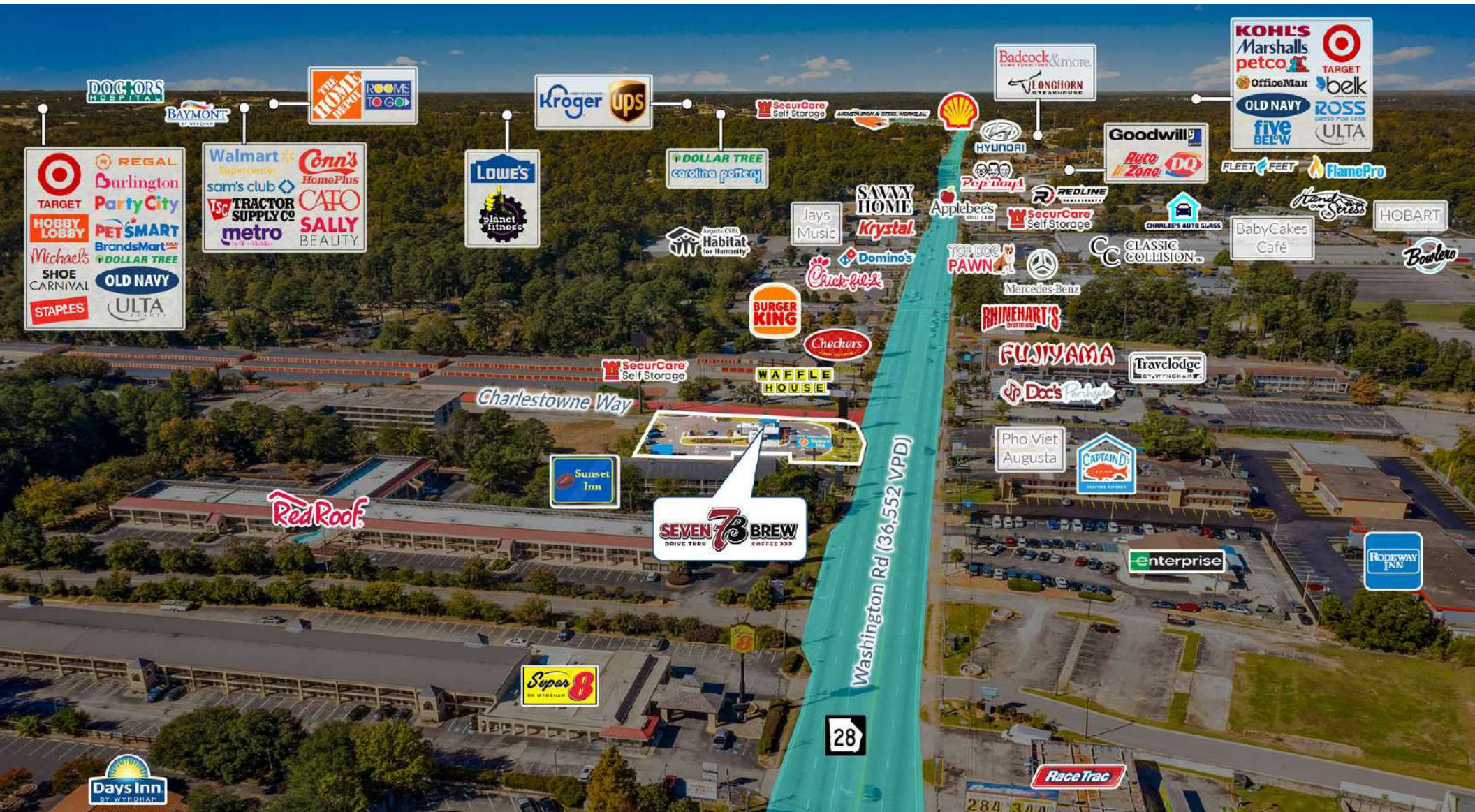


# PROPERTY IMAGES





# AERIAL MAP





# AERIAL MAP





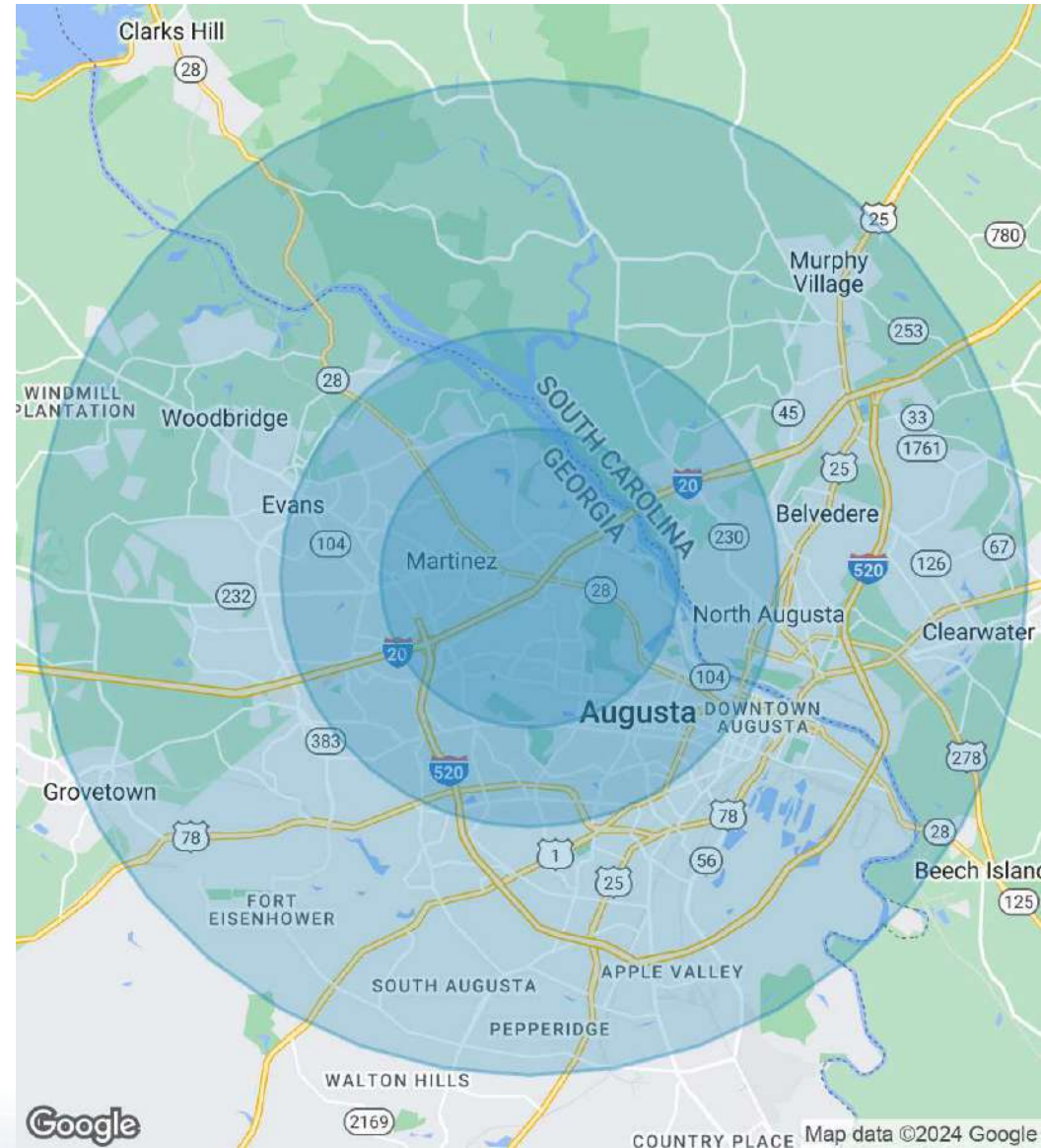
# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	52,786	135,640	334,639
Average Age	40.3	39.3	37.5
Average Age (Male)	40.6	37.8	36.4
Average Age (Female)	42.8	41.7	39.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	26,921	63,038	141,336
# of Persons per HH	1.8	2.0	2.3
Average HH Income	\$92,664	\$84,561	\$81,996
Average House Value	\$196,645	\$183,309	\$176,934

## TRAFFIC COUNTS

I-59	82,900 VPD
I-20	64,774 VPD
Washington Rd	36,552 VPD
River Watch Parkway	32,800 VPD





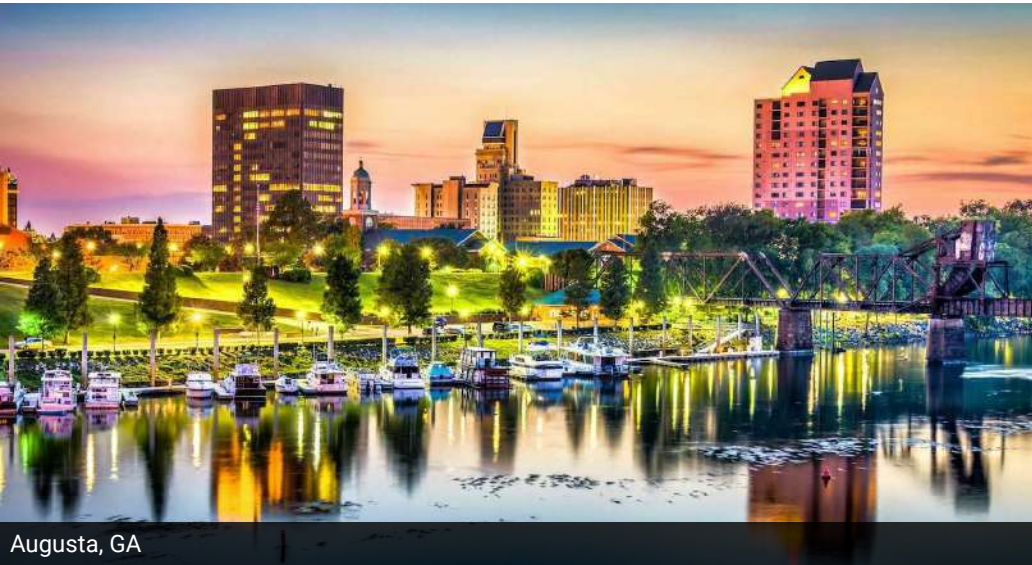


SECTION 4

# AREA OVERVIEW



# CITY OVERVIEW



Augusta, GA



Augusta University

## AUGUSTA, GA

Augusta, officially Augusta–Richmond County, is a consolidated city-county on the central eastern border of the U.S. state of Georgia. Nestled along the banks of the Savannah River, Augusta is the second largest and oldest city in Georgia. Located in the east central section of the state, Augusta is approximately 150-miles east of Atlanta on Interstate 20. Augusta is also centrally located just two and a half hours from the beach and the mountains. The consolidated government of Augusta-Richmond County is the 3rd largest city in Georgia with a population of 204,113 as of July 1, 2023. Augusta is the principal city of the Augusta metropolitan area. In 2020 it had a population of 611,000, making it the second-largest metro area in the state. It is the 95th largest metropolitan area in the United States.

Augusta, Georgia remains the industrial and retail center for east central Georgia. Augusta, Georgia's top five industry sectors are government (federal, state and local), healthcare, manufacturing, hospitality and retail; growth was seen in all sectors. Augusta is home to Fort Gordon, an Army base that supports over 26,000 active Military personnel and an off-post population of 77,680 residents. Augusta is the Silicon Valley of Army Cyber security and is the new National Army Cyber Command Headquarters, which creates strategies to fight cyber terrorism. This has created nearly 4,000 new jobs and will indirectly create an additional 16,000 more civilian jobs and have an annual economic impact of \$1.1 billion on the Augusta-Richmond county economy. Augusta is a regional center of medicine, biotechnology, and cyber security. Augusta University, the state's only public health sciences graduate university, employs over 7,000 people. Along with University Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact of over \$1.8 billion.

Augusta is considered the Garden City of the South and home of the globally-recognized Masters Tournament, birthplace of soul icon James Brown, and the headquarters of the US Army's Cyber Center of Excellence at Fort Gordon. Augusta is the site of the Head of the South Regatta. The youth rowing regatta is held on the Savannah River and is usually scheduled for early November. Augusta is also the host of the World's Richest Drag Boat Race, held on the Savannah River, the Augusta Southern Nationals. The Augusta Riverwalk offers pedestrian access to the Savannah River from a public plaza and focuses attention on one of Augusta's most beautiful and unique assets. The city is home to the Pinizy Swamp Nature Park, which is a forest & swampland featuring multiuse trails. The city is also home to the Augusta Museum of history, which is devoted to Augusta's heritage & culture, from Native American settlement to James Brown.





SECTION 5

# TENANT OVERVIEW



# TENANT PROFILE



## TENANT OVERVIEW

Company:	Private
Founded:	2015
Locations:	150+
Headquarters:	Fayetteville, AR
Website:	7brew.com

## 7 BREW

7 Brew opened in 2016 in Rogers, Arkansas serving infused energy drinks, coffee, Italian sodas, smoothies, and teas. In March of 2021, 7 Brew received a majority investment from Drink House Holdings, LLC. Subsequently, the company unveiled plans to launch its franchising program, fueling accelerated growth and expansion across the country. As of late 2023, 7 Brew has more than 150 locations with continued expansion plans. They have locations in Arkansas, Missouri, South Carolina, Texas, and Kansas with plans to open new locations in Indiana, Florida, Tennessee, and Wisconsin. The company prides themselves on creating a unique and exciting experience for customers through their service, speed, quality, energy and atmosphere.



# CONFIDENTIALITY AGREEMENT

## CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





# 7 BREW COFFEE

105 Charlestowne Way - Augusta, GA 30907

Exclusively Marketed by:

Doug Roland // SC #73064

706.814.2217 // [doug@SIGnnn.com](mailto:doug@SIGnnn.com)

Dan Hoogesteger // CalDRE #01376759

310.853.1419 // [dan@SIGnnn.com](mailto:dan@SIGnnn.com)

Max Freedman // TX #644481

512.766.2711 // [max@SIGnnn.com](mailto:max@SIGnnn.com)

Andrew Ackerman // GA #311619

770.626.0445 // [aackerman@SIGnnn.com](mailto:aackerman@SIGnnn.com)