



# 7 BREW COFFEE

2230 N Beltline Boulevard - Columbia, SC 29204

*Representative Image*

7 BREW COFFEE - COLUMBIA, SC (BELTLINE BLVD)

# EXCLUSIVELY MARKETED BY



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In Cooperation With Sands Investment Group Charleston, LLC - Lic. #20891  
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SECTION 1

# INVESTMENT OVERVIEW



# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 7 Brew Coffee Located at 2230 North Beltline Boulevard in Columbia, SC. This Deal Includes a Desirable Long-Term 20-Year Triple Net (NNN) Lease With Zero Landlord Responsibilities and Attractive Rent Increases, Providing For a Secured Investment.

Sale Price

\$2,852,738

## OFFERING SUMMARY

Cap Rate: 6.50%

NOI: \$185,427

## BUILDING INFORMATION

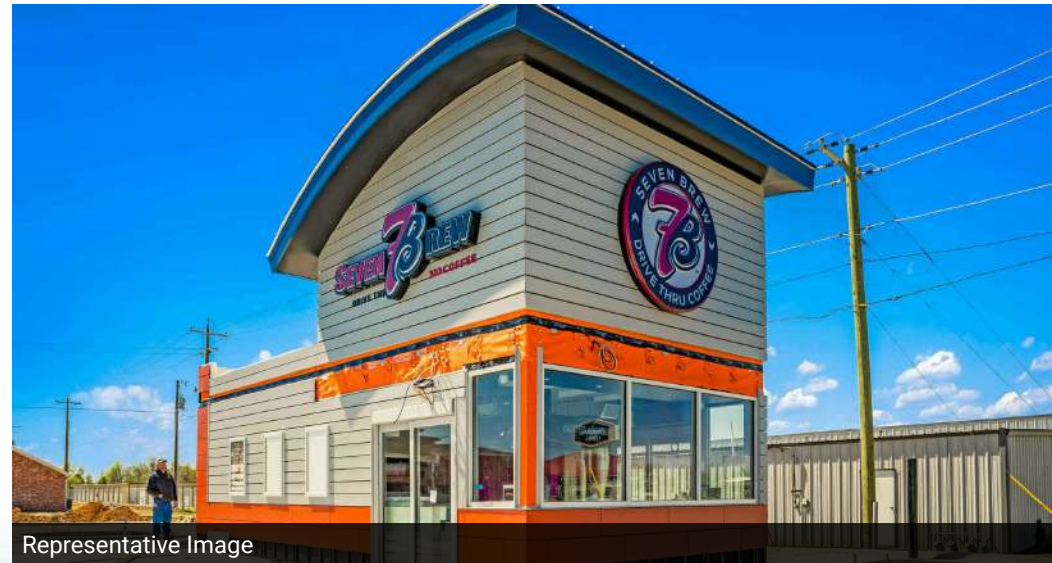
Street Address: 2230 N Beltline Blvd

City, State, Zip: Columbia, SC 29204

County: Richland



Representative Image



Representative Image

# INVESTMENT HIGHLIGHTS



Representative Image



Representative Image

## PROPERTY HIGHLIGHTS

- Located on Signalized Hard Corner - Across From Kroger, Columbia Art School, Walgreens, Verizon Wireless, Ace Hardware, Firestone and Many More
- Columbia is Home to the University of South Carolina - Which Has a Total Enrollment of 34,731 Students; The University of South Carolina is Also Home to Williams-Brice Stadium, Which Has a Capacity of 77,559 People
- Desirable Long-Term 20 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities
- High Traffic Counts - Corner of Forest Drive and Beltline Blvd Sees Over 24,000 Vehicles Per Day
- Dense 2023 Population - 170,399 Residents Within a 5-Mile Radius
- 7 Brew Has 3,100+ Unit Development Agreements Signed Across the Country





SECTION 2

# LEASE ABSTRACT

# LEASE SUMMARY



Representative Image

## LEASE ABSTRACT

Tenant:	7 Brew Coffee
Base Rent:	\$185,427
Premises:	530 SF
Lease Commencement:	09/02/2022
Rent Commencement:	11/03/2023
Lease Expiration:	11/03/2043
Lease Term:	~20 Years Remaining
Renewal Options:	4 x 5 Year Options
Rent Increases:	10% Every 5 Years
Lease Type:	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:	No

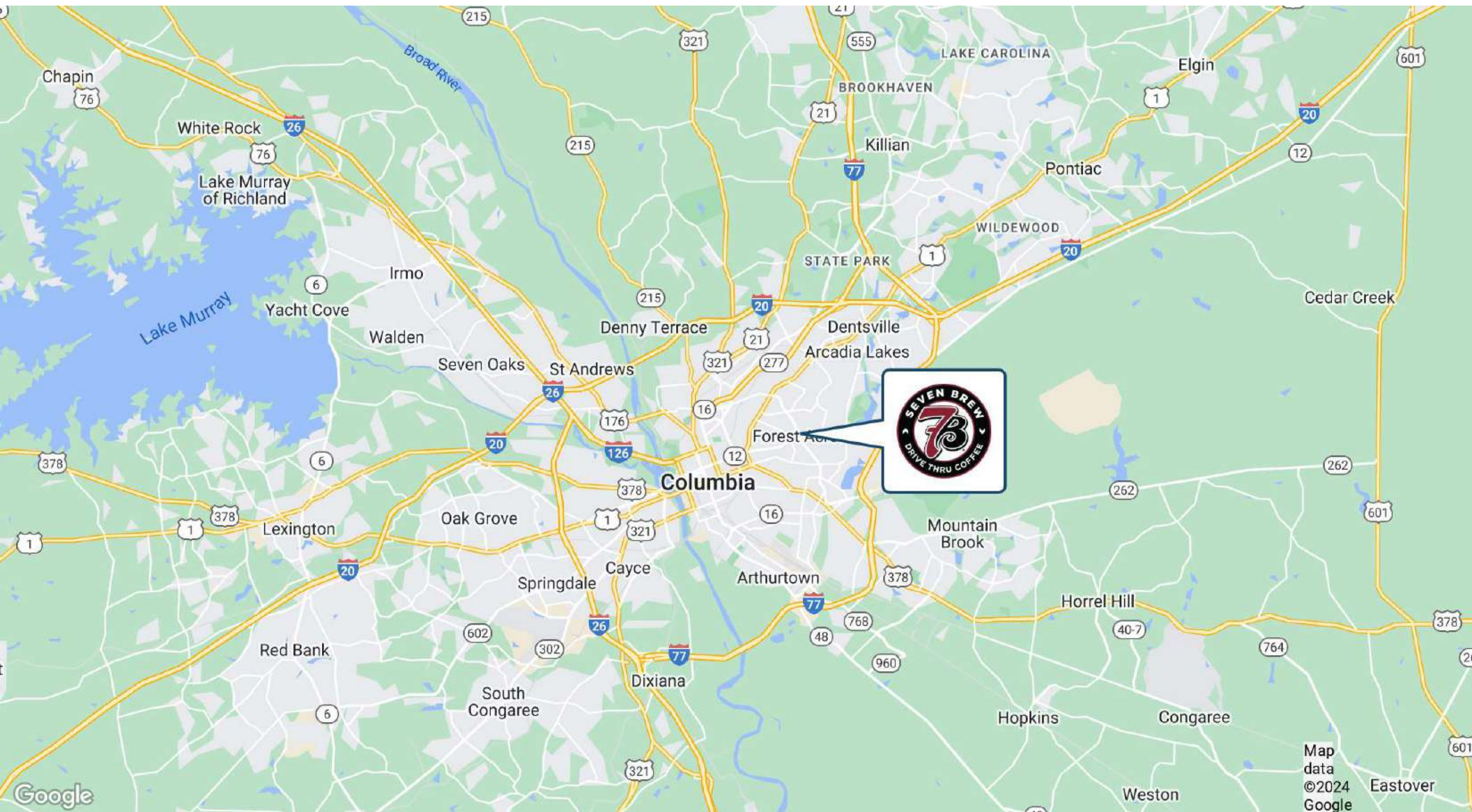




SECTION 3

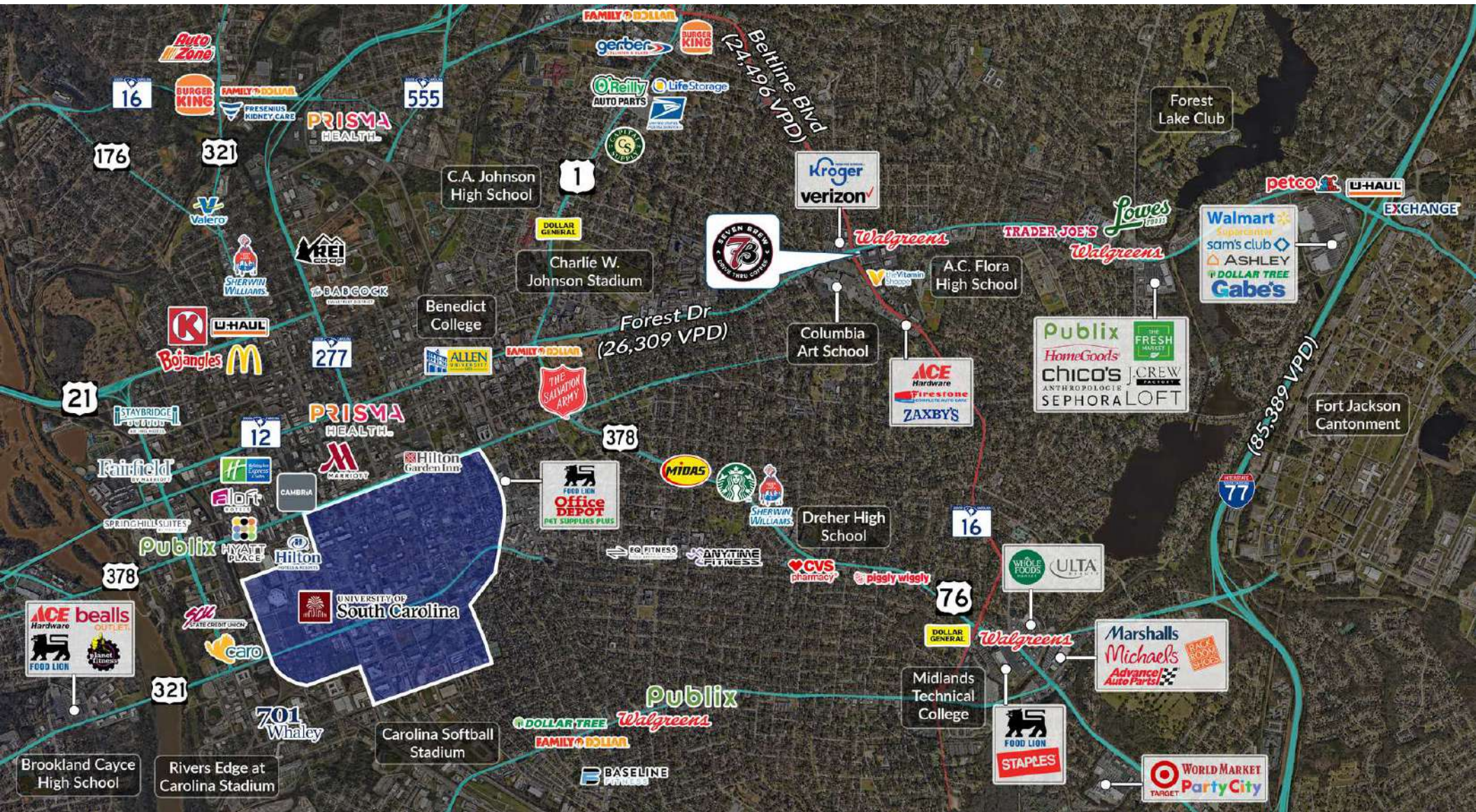
# PROPERTY INFORMATION

# LOCATION MAP





# AERIAL MAP





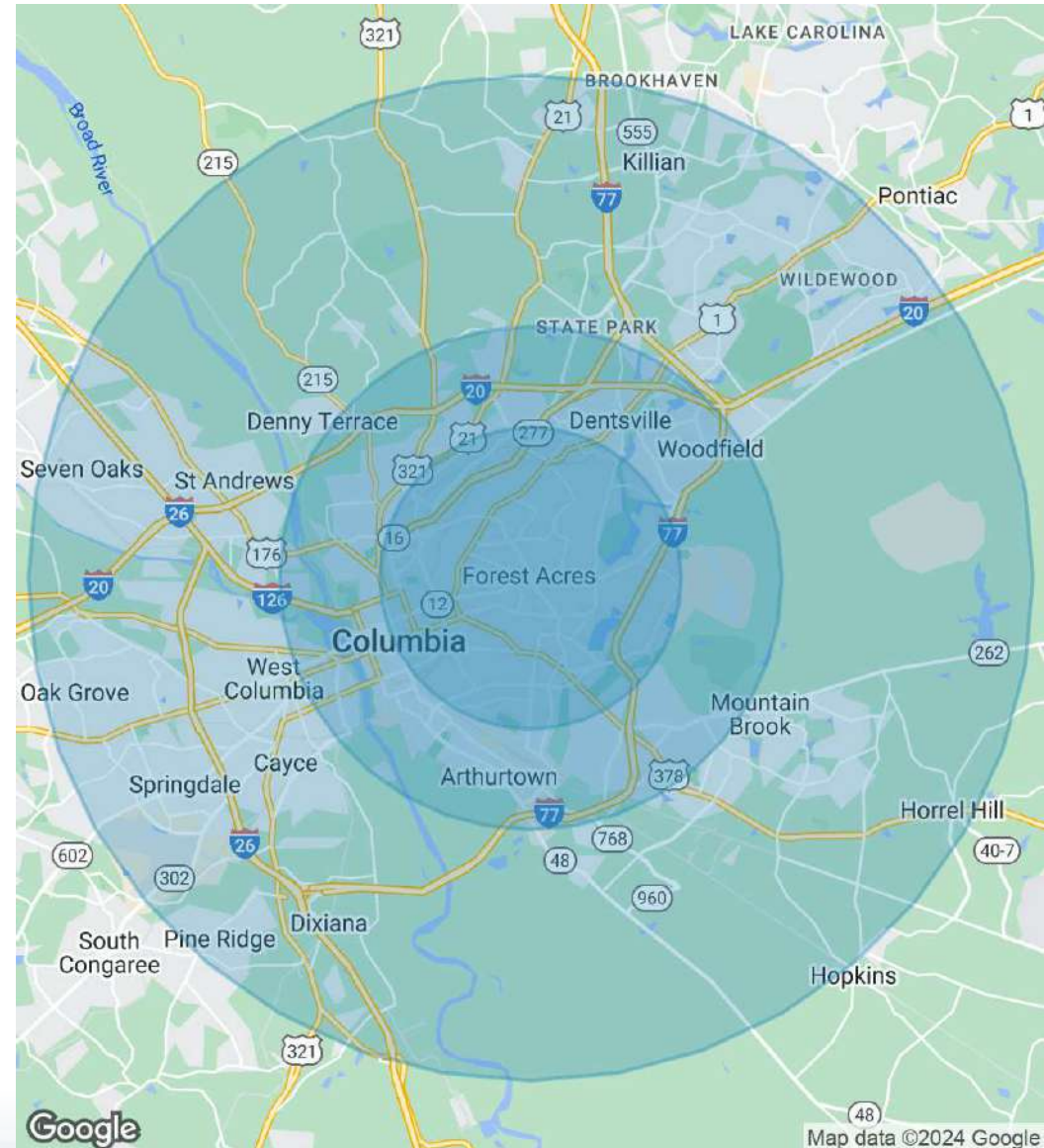
# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	81,440	170,459	352,312
Average Age	34.5	33.7	35.9
Average Age (Male)	32.4	32.0	34.2
Average Age (Female)	36.5	35.5	37.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	34,946	72,240	156,406
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$79,722	\$70,632	\$70,311
Average House Value	\$233,301	\$181,109	\$163,656

## TRAFFIC COUNTS

Forest Dr	26,309 VPD
Beltline Blvd	24,496 VPD
I-77	85,389 VPD



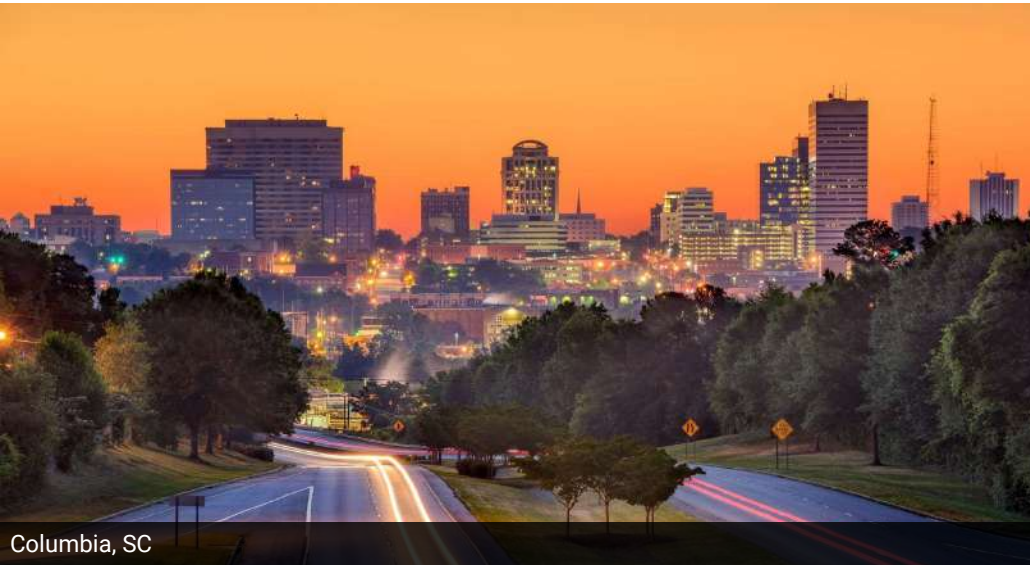




SECTION 4

# AREA OVERVIEW

# CITY OVERVIEW



Columbia, SC



William-Brice Stadium

## COLUMBIA, SC

The City of Columbia is the 2nd largest city in South Carolina with a population of 140,379 as of July 1, 2023. The city serves as the county seat of Richland County, and a portion of the city extends into the neighboring county of Lexington. It is the center of the Columbia metropolitan statistical area, which has a population of 817,488 residents. Columbia is home to the University of South Carolina, the state's flagship university and the largest university in the state, and is also the site of Fort Jackson, the largest United States Army installation for Basic Combat Training. Columbia is also located 20 miles west of McEntire Joint National Guard Base, which is operated by the U.S. Air Force and is used as a training base for the 169th Fighter Wing of The South Carolina Air National Guard. Columbia is also the location of the South Carolina State House, which is the center of government for the state.

The City is the economic engine of a growing region of South Carolina. The City is the major municipality of Richland and Lexington counties and accounts for a significant portion of the population of the two county area. Substantial concentrations of employers in government, manufacturing, education, insurance, finance, and health care provide high paying jobs and a relatively reliable tax revenue base. Columbia enjoys a diversified economy, with the major employers in the area being South Carolina state government, the Palmetto Health hospital system, Blue Cross Blue Shield of South Carolina, Palmetto GBA and the University of SC. The corporate headquarters of Fortune 1000 energy company, SCANA, are located in the Columbia suburb of Cayce. Other major employers in the Columbia area include Computer Sciences Corporation, Fort Jackson, Humana/TriCare, and the Unites Parcel Service, which operates at the Columbia Metropolitan Airport. Major manufacturers such as Michelin, International Paper, Honeywell, Harsco, Track Tech, and Bose Technology have facilities in the Columbia area. There are also over 70 foreign affiliated companies and 14 Fortune 500 companies.

Columbia is steeped in history and calls to tourists with heritage-filled neighborhoods, beautiful parks, world-class museums and plenty of fun outdoor adventures. Columbia is known for its compact, easily navigable streets as well as its southern charm, cuisine, and hospitality. More than 2,000 creatures make their home at Columbia's Riverbanks Zoo. This 170-acre zoo is a two-time recipient of the Governor's Cup Award for South Carolina's most outstanding tourist attraction and it draws more than 1 million visitors a year. Columbia residents' favorite time of the year is football season as they cheer on their Gamecocks. The entire city is filled with tailgates and different festivities. Williams-Brice Stadium is party central during football season, with fans visiting from all over the country. Other destinations in the city include the Congaree National Park and Three Rivers Greenway.





SECTION 5

# TENANT OVERVIEW

# TENANT PROFILE



Representative Image



Representative Image



## TENANT OVERVIEW

Company:	Private
Founded:	2015
Locations:	190+
Headquarters:	Fayetteville, AR
Website:	7brew.com

## 7 BREW COFFEE

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 190 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

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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

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Exclusively Marketed by:

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