



OFFERING MEMORANDUM

Actual Property

NEW DEVELOPMENT 7 BREW

1201 N COMMERCE ST, ARDMORE, OK 73401

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TRINITYREIS.COM

TRINITY REAL ESTATE INVESTMENT SERVICES // 917 W VICKERY BLVD., FORT WORTH, TX 76104



ARDMORE, OK

\$1,664,000 | 6.25% CAP

- 2024 Construction - New Development 7-Brew
- 15-Year Ground Lease with 10% Rental Increases Every 5 Years
- Outparcel to Hobby Lobby/TJ Max Anchored Power Center in the Heart of Main Retail Corridor in Ardmore
- 7-Brew is one of the Fastest Growing Coffee Concepts With Over 190 Locations Across the US
- Blackstone Recently (Feb 2024) Become Minority Owner in 7-Brew
- 7-Brew has the Highest AUV in Drive Through Coffee Sector

EXCLUSIVELY MARKETING BY:

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INVESTMENT OVERVIEW:

Base Annual Rent:	\$103,999
Rent Per SF:	\$170.49
Rent Commencement Date:	2/1/2024
Lease Expiration Date:	2/28/2039
Lease Term Remaining:	15 Years
Lease Type:	Absolute NNN
Type of Ownership:	Ground Lease



The Average Store
Gross Sales are
\$2.3M+ in the Fiscal
year 2021



7 Brew has Started
on Their Nation Wide
Expansion Located in
24 States Already



7 Brew Surpassed
100 Locations, and
had 2,000
Development
Agreements Signed
in 2022

PROPERTY DETAILS:

Building Area:	610 SF
Land Area:	.47 AC
Year Built:	2024
Guarantor:	7CREW, LLC

LEASE ABSTRACT

1201 N COMMERCE ST | ARDMORE, OK

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Years 1-5	2/1/2024-2/28/2029	\$104,000	\$170.49	6.25%
Years 6-10	3/1/2029-2/28/2034	\$114,400	\$187.54	6.87%
Years 11-15	3/1/2034-2/28/2039	\$125,840	\$206.30	7.56%
1st Option Term	3/1/2039-2/28/2044	\$138,424	\$226.92	8.32%
2nd Option Term	3/1/2044-2/28/2049	\$152,266	\$249.62	9.15%
3rd Option Term	3/1/2049-2/28/2054	\$167,493	\$274.58	10.07%
4th Option Term	3/1/2054-2/28/2059	\$184,242	\$302.04	11.07%
5th Option Term	3/1/2059-2/28/2064	\$202,667	\$332.24	12.18%



RESPONSIBILITIES BREAKDOWN

TAXES

PAID BY **TENANT**

Tenant shall pay directly to the taxing authorities all the real property taxes and assessments charged against the Premises.

INSURANCE

PAID BY **TENANT**

Tenant shall obtain, maintain and keep in force commercial general liability insurance and "All Risk" property insurance.

PARKING LOT & HVAC

PAID BY **TENANT**

Tenant agrees it will make all necessary repairs or replacements of the improved property and land and maintain the Premises.

ROOF & STRUCTURE

PAID BY **TENANT**

Tenant agrees it will make all necessary repairs or replacements of the improved property and land and maintain the Premises.

TOTAL POPULATION



2010 Census
2023 Estimated
2028 Projected

	1 Mile	3 Mile	5 Mile
2010 Census	7,511	23,092	26,516
2023 Estimated	7,624	23,253	27,112
2028 Projected	7,686	23,218	27,023

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$47,182	\$48,286	\$50,354
Average	\$61,823	\$69,412	\$72,037

Demographic data provided by CoStar



7 Miles to Lone Grove, OK





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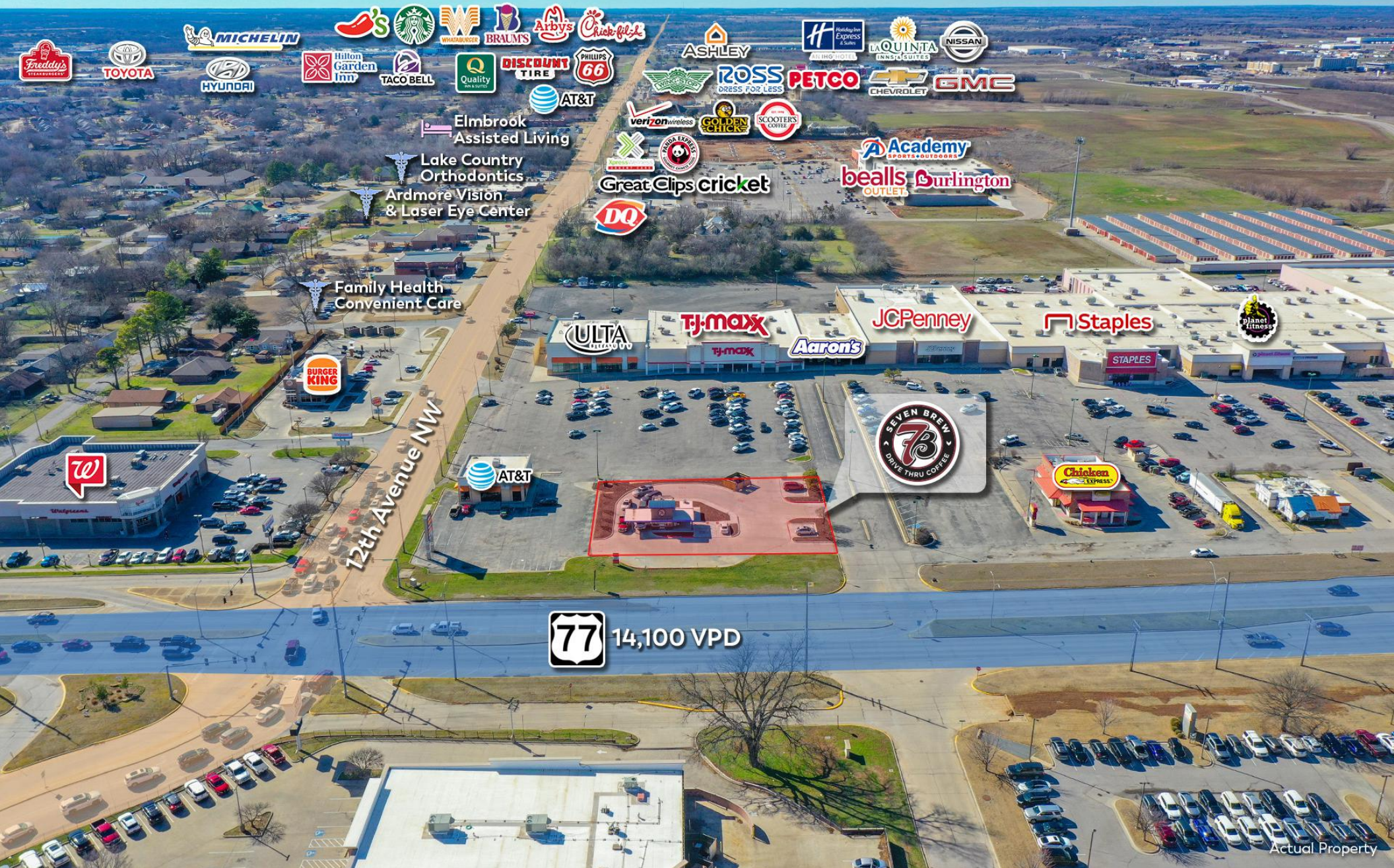
RETAIL MAP

1201 N COMMERCE ST | ARDMORE, OK



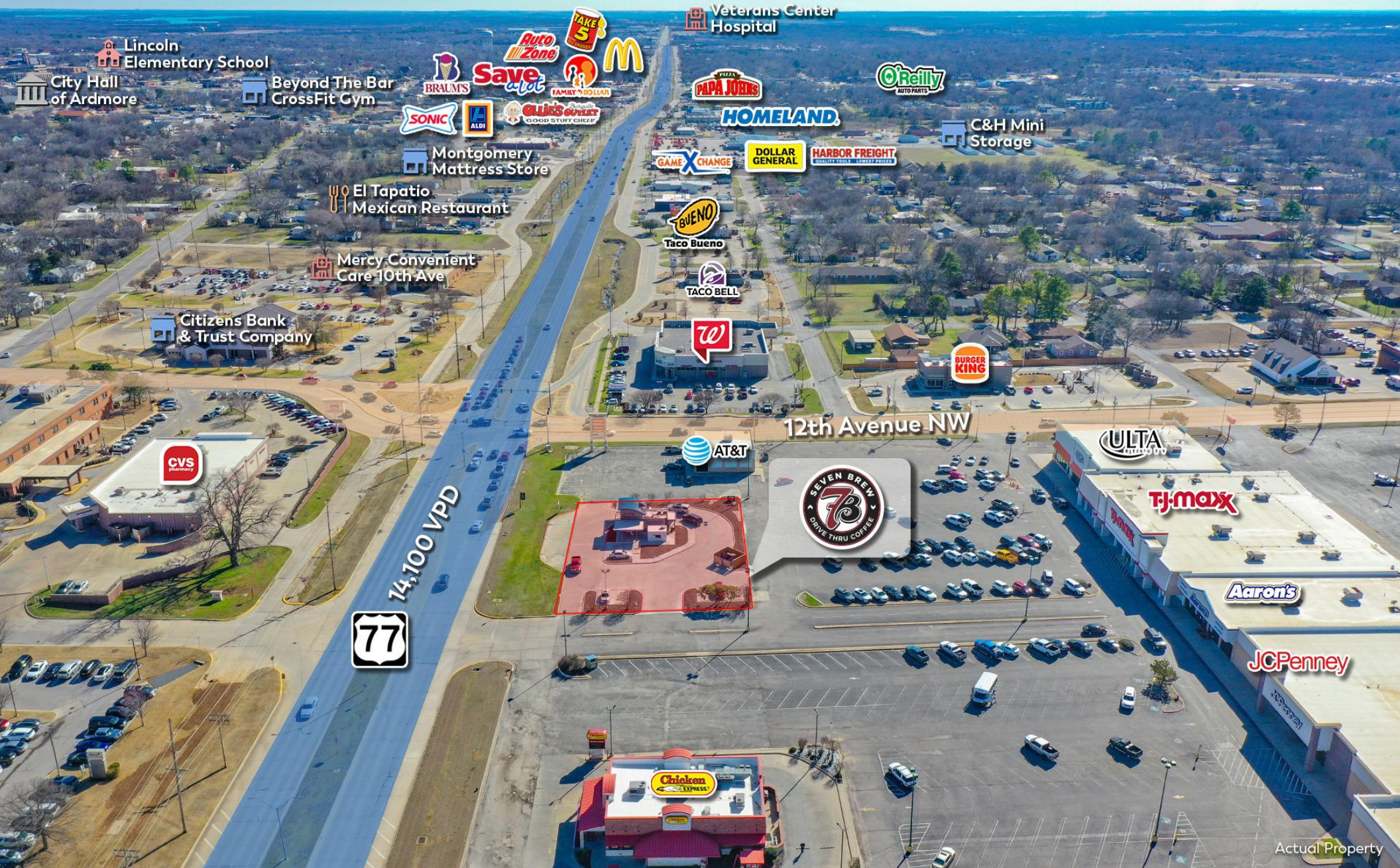
RETAIL MAP

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Actual Property

PROPERTY PHOTO

1201 N COMMERCE ST | ARDMORE, OK



Actual Property

TRINITYREIS.COM

TRINITY



Actual Property



7 Years
of Success



Ownership
Private



Headquarters
Fayetteville, AR



500+
Employees



191+
Locations



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BROKER OF RECORD**BRIAN BROCKMAN**

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