



# 7-BREW COFFEE

44 Eglin Parkway NorthEast - Fort Walton Beach, FL 32548-4957



7-BREW COFFEE - FORT WALTON BEACH, FL

# EXCLUSIVELY MARKETED BY



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### CONFIDENTIALITY & DISCLAIMER

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SECTION 1

# INVESTMENT OVERVIEW



# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 1,640 SF 7-Brew Coffee Located at 44 Eglin Parkway NorthEast in Fort Walton Beach, FL. This Deal Includes a 15-Year Absolute Net Ground Lease and Located Within Minutes of Eglin Air Force Base, the Largest Air Force Base in the World, Providing For a Secured Investment.

Sale Price

\$1,634,782

## OFFERING SUMMARY

Cap Rate: 5.75%

NOI: \$94,000

Guarantor: Franchisee

## BUILDING INFORMATION

Street Address: 44 Eglin Pkwy NE

City, State, Zip: Fort Walton Beach, FL 32548-4957

County: Okaloosa

Building Size: 1,640 SF

Lot Size: 0.38 Acres

Year Built: 2014

Year Last Renovated: 2024

▶ Play Video



Actual Property Image



Actual Property Image



# INVESTMENT HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Rare Absolute Net Ground Lease Structure With Landlord Maintaining Title to the Improvements Allowing For One of the Only Depreciable 7-Brew Sites in the Country
- Large 1,640 SF 7-Brew Conversion Compared to the Typical 500 SF Modular Model
- 15-Year Absolute Net Lease With No Landlord Responsibilities
- 10% Increases Every 5 Years
- Dense Residential Population With Over 51,000 Residents Within 3-Miles
- Located on Elgin Pkwy, Which Sees Over 49,000 Vehicles Per Day and Connects the Largest Air Force Base in the World to U.S Hwy 98 and the Coast
- Double Drive-Thru With 4 Points of Ingress/ Egress
- Fastest Growing QSR Concept in the Country With 373% Unit Growth in 2023
- 7-Brew Has 3,100+ Unit Development Agreements Signed Across the Country
- Extremely Successful Grand Opening Showing the Support of the Community and Their Excitement About the Brand





SECTION 2

# LEASE ABSTRACT

# LEASE SUMMARY



Actual Property Image

## LEASE ABSTRACT

Tenant:	7-Brew Coffee (7Crew Florida, LLC)
Premises:	1,640 SF
Base Rent:	\$94,000
Rent Per SF:	\$57.32
Lease Commencement:	07/25/2024
Rent Commencement:	07/25/2024
Lease Expiration:	07/24/2039
Lease Term:	15 Years Remaining
Renewal Options:	3 x 5 Year Options
Rent Increases:	10% Every 5 Years
Lease Type:	Ground Lease
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
Guarantor:	Franchisee





SECTION 3

# PROPERTY INFORMATION







# PROPERTY IMAGES



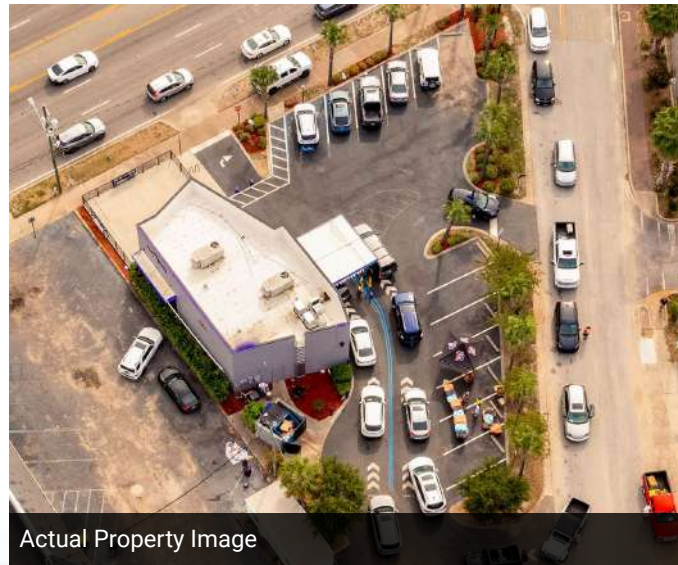
Actual Property Image



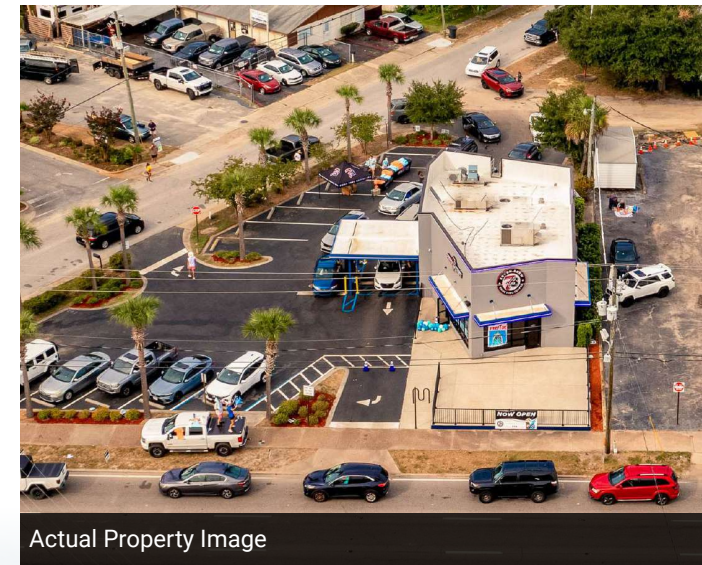
Actual Property Image



Actual Property Image

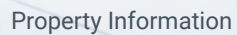


Actual Property Image



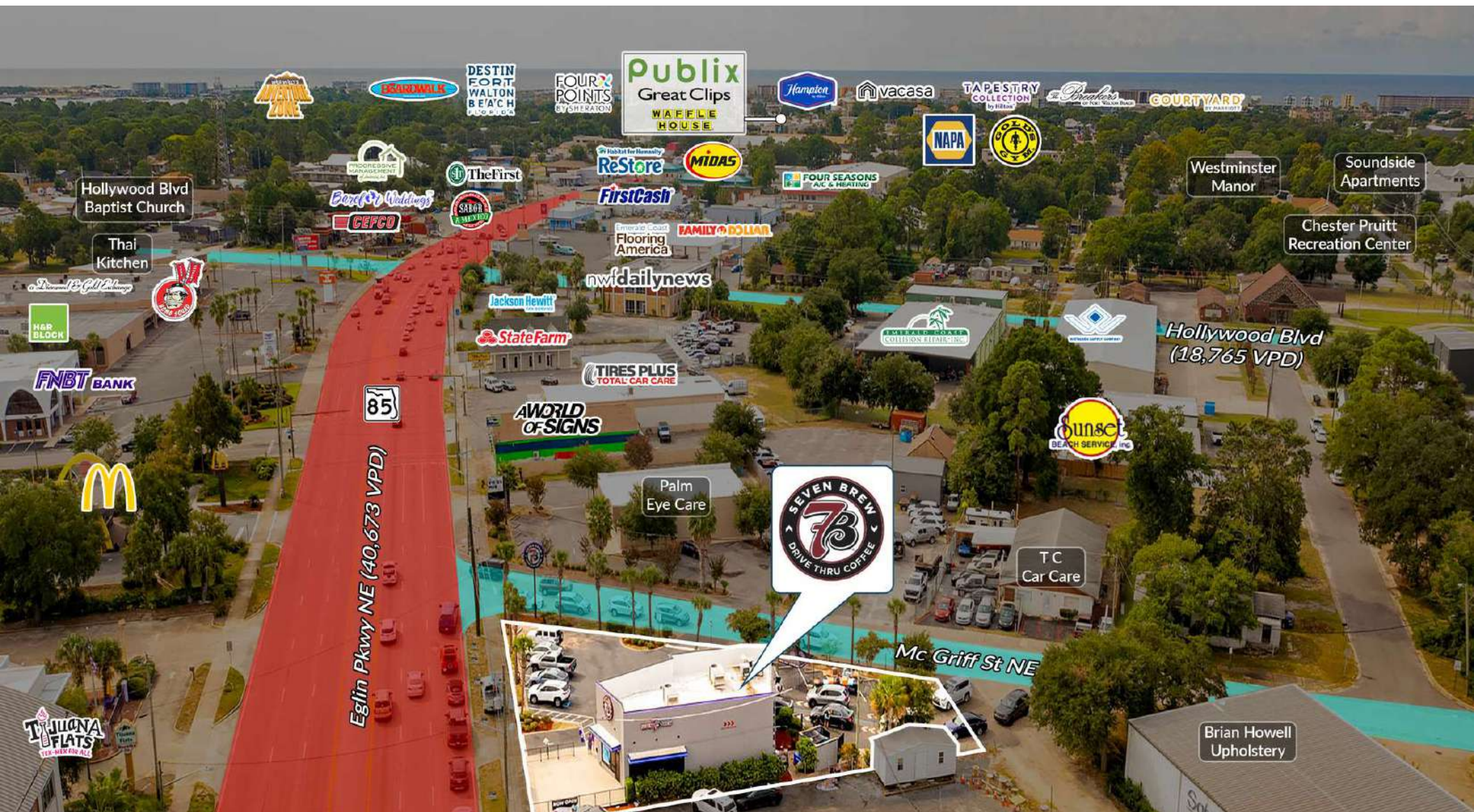
Actual Property Image







# AERIAL MAP





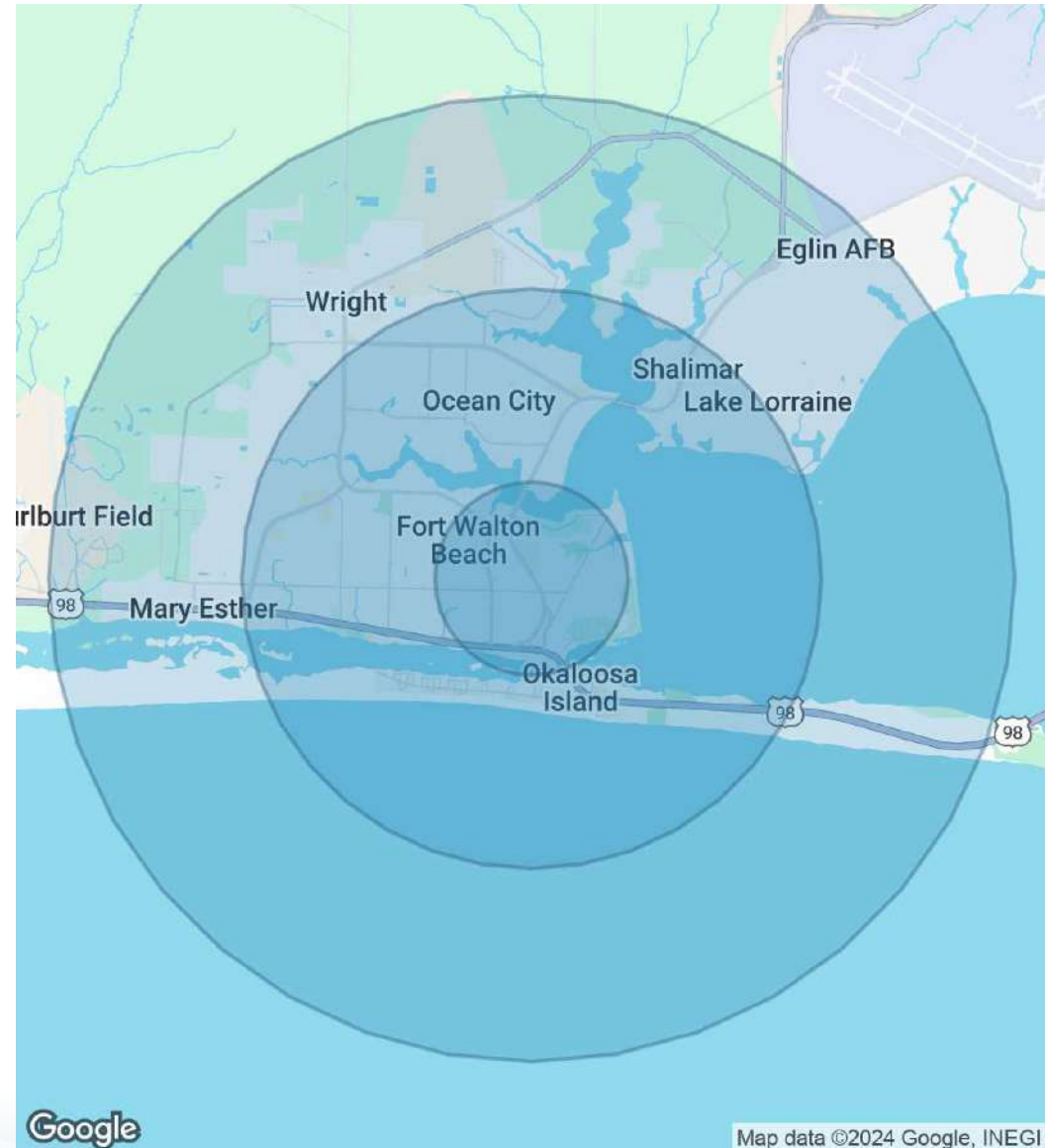
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,854	48,831	76,369
Average Age	42	42	41
Average Age (Male)	41	40	40
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,954	21,256	32,512
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$83,199	\$87,490	\$90,800
Average House Value	\$377,658	\$399,989	\$394,423

## TRAFFIC COUNTS

Eglin Pkwy	40,673 VPD
U.S Hwy 98	51,587 VPD
Hollywood Blvd	18,765 VPD







SECTION 4

# AREA OVERVIEW



# CITY OVERVIEW



Downtown Fort Walton Beach



Fort Walton Beach Medical Center

## FORT WALTON BEACH, FL

Fort Walton Beach, often referred to by the initialism FWB, a city in southern Okaloosa County, Florida. The City of Fort Walton Beach, Florida prides itself on being a small, family-oriented seaside community boasting a downtown area that was home to a significant prehistoric Native American community on the Gulf Coast of Northwest Florida. Situated at the junction of two major highways - US 98 (Miracle Strip Parkway) and SR 85 (Eglin Parkway) - Fort Walton Beach enjoys the benefits of its crossroads location along the coastal portion of the Northwest Florida regional transportation network. It is the principal city of the Fort Walton Beach-Crestview-Destin Metropolitan Statistical Area. The City of Fort Walton Beach had a population of 21,627 as of July 1, 2024.

The economy of Fort Walton Beach is powered by the military and tourism. Eglin Air Force Base is the world's largest Department of Defense installation, spanning 724 square miles. Defense contractor companies are established throughout the Northwest Florida region. It is estimated that local military bases currently represent a \$6.0 billion annual economic impact on the area, with approximately 70% of the local economy supported by the military. Being located on the Gulf of Mexico in Northwest Florida, tourism is a large part of the regional economy. Fort Walton Beach is a prominent fishing and beach resort community. The bases support sectors such as services industries and military contractors. The defense contracts serve as the foundation for the growth of the region's high technology sectors. Major employers in the city include: USAF – Eglin, USAF – Hurlburt, Okaloosa County School District, Fort Walton Beach Medical Center and Publix (Okaloosa Combined) among the top.

The Fort Walton Beach-Destin area is a popular drive destination in Florida, according to a survey of auto visitors by Visit Florida. Emerald Coast Science Center features interactive exhibits. Surfing is popular at the nearby beaches. Grayton State Beach Recreation Area is one of the notable coastline locations. The Big Kahuna's Water & Adventure Park is popular with residents and tourists. Point Washington State Forest provides trails for hiking and bicycle riding. Heritage Park and Cultural Center includes three museums. The Gulfarium features dolphins and sea lion shows. Air Armament Museum features historic aircraft and armaments. Attractions nearby include: Pleasure Island Waterpark, Okaloosa Island Boardwalk, Gulf Beach Zoo & Botanical Gardens and Stage Crafters Community Theatre among the few.





SECTION 5

# TENANT OVERVIEW



# TENANT PROFILE



Actual Property Image



Actual Property Image



## TENANT OVERVIEW

Company:	Private
Founded:	2015
Locations:	220
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.



# GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

## Contact SIG's Capital Markets Team Today



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# CONFIDENTIALITY AGREEMENT

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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.

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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.





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