



4687 HYPOLUXO RD, LAKE WORTH, FL



MILITARY TRAIL 36,000 VPD



HYPOLUXO RD 45,000 VPD

ADONIS DR

CONFIDENTIAL  
OFFERING MEMORANDUM



**OFFERED  
FOR SALE**

**\$1,913,000 | 5.75% CAP**





## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this new 10-year 7 Brew Coffee ground lease in Lake Worth, FL. 7 Brew is currently under construction and is scheduled to open in April.



MIAMI  
MSA



STRATEGIC  
LOCATION



LEADING  
FRANCHISEE

LEASE YEARS	RENT	RETURN
Years 1 - 5	\$110,000	5.75%
Years 6 - 10	\$121,000	6.33%
Years 11 - 15 (Option 1)	\$133,100	6.96%
Years 16 - 20 (Option 2)	\$146,410	7.65%

NOI	\$110,000
CAP	5.75%
AVG. CAP BASE TERM	6.04%
PRICE	\$1,913,000



## ASSET SNAPSHOT

Tenant	7 Brew Coffee
Signator/Guarantor	Brew Horizons, LLC (25 Units   200+ Committed)
Address	4687 Hypoluxo Rd, Lake Worth, FL
Building Size (GLA)	510 SF
Land Size	0.65 Acres
Year Built	2025
Lease Type	Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	April 3, 2025
Remaining Term	10 Years
Current Annual Rent	\$110,000
Rental Increases	10% Every 5 Years



135,469  
PEOPLE IN  
3 MILE RADIUS



\$108,121  
AHHI IN  
3 MILE RADIUS



45,000  
VPD ON  
HYPOLUXO RD



## INVESTMENT HIGHLIGHTS

7 BREW LAKE WORTH, FL

3



### MIAMI MSA

Rare opportunity to own trophy coffee ground lease in South Florida



### RAPIDLY GROWING TENANT

More than 120 7 Brew locations opened in 2024 alone, increasing the total store count to 300+



### STRATEGIC LOCATION

Excellent visibility and accessibility from signalized intersection; outparcel to high volume Crunch Fitness and shadow anchored by Walmart Supercenter



### PASSIVE OWNERSHIP

Absolute Net Ground Lease provides completely passive ownership and stable cash-flow for an absentee owner



### HIGHLY TRAFFICKED INTERSECTION

45,000 VPD pass the site daily and 80,000 combined VPD at the nearest intersection



### PE BACKED COMPANY

In Q1 of 2024, private-equity giant "Blackstone" announced its investment in 7 Brew to help accelerate the brand's rapid growth



### BRAND LEADING FRANCHISEE

Brew Horizons, LLC currently operates 25 units with a 200-unit franchise agreement in-place



### SUNSHINE STATE

Florida has no state income tax and in 2022 ranked as the fastest growing State in the US





## CONSTRUCTION STATUS AS OF 2/20/2025

7 BREW LAKE WORTH, FL

4







# NORTH AERIAL

7 BREW LAKE WORTH, FL

5

HYPOLUXO  
1,400 HOUSEHOLDS

WEST PALM BEACH  
12 MILES

CUBESMART  
self storage

Walmart  
Supercenter

MILITARY TRAIL 36,000 VPD

CRUNCH

FIFTH THIRD

AQUA SONIC  
CAR WASH  
COMING SOON

smalls  
SLIDERS  
COMING SOON



ADONIS DR

HYPOLUXO RD 45,000 VPD







# SOUTH AERIAL

7 BREW LAKE WORTH, FL

6



HYPOLUXO RD 45,000 VPD



ADONIS DR







# EAST AERIAL

7 BREW LAKE WORTH, FL

7

SANTALUCES  
COMMUNITY  
HIGH SCHOOL

ELAN PALM  
RESERVE  
384 UNITS

SAVONA GRAND  
214 UNITS

Walmart  
Supercenter

MILITARY TRAIL 36,000 VPD



TD Bank



smalls  
SLIDERS  
COMING  
SOON

GalaFresh  
FARMS

HYPOLUXO RD  
45,000 VPD

AQUA  
SONIC  
CAR WASH  
COMING  
SOON



FIFTH THIRD







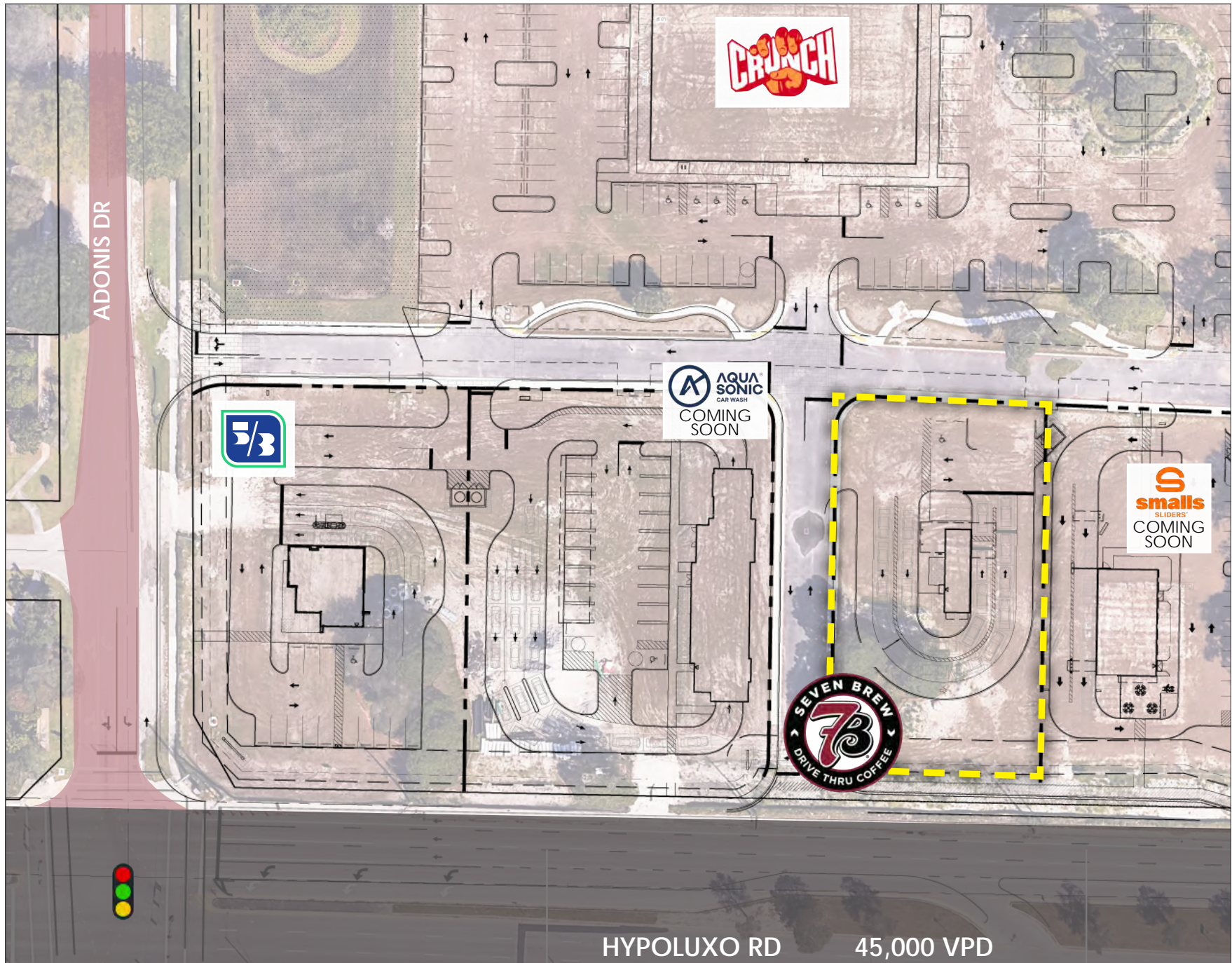
## AREA RETAILERS







# SITE PLAN







# IMMEDIATE TRADE AREA



CASA BRERA AT TOSCANA ISLES  
206 UNITS



MILITARY TRAIL 36,000 VPD

7 BREW LAKE WORTH, FL 10

1 MILE

15,440  
PEOPLE

\$128,342  
AHHI

3 MILES

135,469  
PEOPLE

\$108,121  
AHHI

5 MILES

360,477  
PEOPLE

\$99,584  
AHHI



HYPOLUXO RD 45,000 VPD



SAVONA GRAND  
214 UNITS





## WEST PALM COUNTY

WEST PALM BEACH

BOCA RATON

MIAMI



### DISTANCE FROM ASSET

West Palm Beach | 10 miles

Boca Raton | 14 miles

Miami | 45 miles

Lake Worth Beach lies within Palm Beach County and is part of the Miami - Ft. Lauderdale - West Palm Beach MSA, the **largest and most affluent in MSA in Florida**, and the 7th largest MSA in the country with over 6 million residents. Covering an area of approximately 2,400 square miles, Palm Beach County is the largest county in Florida by land area. As of the most recent census data, Palm Beach County is home to over 1.5 million residents, making it the third-most populous county in Florida. The region is also known for its high-end real estate market, attracting wealthy individuals from around the world, particularly in cities like Palm Beach, Boca Raton, and Delray Beach. **Palm Beach County has experienced significant population growth since the 2020 Census.** According to the U.S. Census Bureau, the population grew approximately 2.8% from April 2020 to July 2023. This growth aligns with broader trends observed over the past decades. From 2010 to 2020, the county's population grew by 13%, from 1,320,134 to 1,492,191. Additionally, projections suggest that the population will continue to rise, potentially surpassing 1.56 million by 2025. This consistent increase in population highlights Palm Beach County's ongoing appeal as a place to live, work, and invest.





## MIAMI | FLORIDA

The Miami metropolitan area is the 67th largest metropolitan area in the entire world and is the 5th largest metropolitan area in the United States. This 6,137 square mile portion of South Florida is home to more than 6 million residents and has seen a population growth of more than 12% since 2010. The city of Miami itself has a population of more than 455,000, making it the second most populous metropolis in the southeastern U.S. For more than two decades, the Port of Miami—known as the “Cruise Capital of the World”—has been the No. 1 cruise passenger port in the world with 20 cruise lines and over 8 million passengers annually. The port is responsible for more than 340,000 jobs locally and has an economic impact of \$61 billion in Miami and the state of Florida. Metropolitan Miami is the premier tourism hub in the American South, with 27.2 million visitors spending \$22.8 billion annually, thanks to popular tourist destinations such as Miami Beach, world-class hotels, luxury shopping, and world-renowned events including Art Basel, Ultra Music Festival, and the Miami International Boat Show. Miami International Airport (MIA) is the 2nd largest port of entry for foreign passengers in the country and is the largest gateway in the U.S. to the Latin American market. MIA serves approximately 52 million annually, which is a weekly average of 1M passengers. This airport and related aviation industries are responsible for employing approximately 700,000 people.



**6 MILLION  
RESIDENTS**



**CRUISE  
CAPITAL**



**\$22.8 BILLION  
VISITOR SPENDING**







## TENANT SUMMARY

7 Brew Coffee founded its first coffee stand in 2017 in Rogers, Arkansas. The brand was created with the goal of serving premium coffee while providing a fun experience. Every 7 Brew Coffee store is a double drive-thru and serves coffee from beans sourced from Ethiopia, Columbia, and Brazil. From coffee to energy drinks, tea, smoothies, and shakes, 7 Brew has a variety of beverages. The menu at 7 Brew features unique and imaginative drinks, such as the Blondie (caramel and vanilla breve), the Brunette (hazelnut and caramel mocha), the Smooth 7 (white chocolate and Irish cream breve), and the Cinnamon Roll. 7 Brew has grown to over 300 locations in over 20 states throughout the South, Midwest, and East Coast.

### 7 BREW QUICK FACTS

Founded:	2017
Headquarters:	Fayetteville, AR
Ownership:	Private
# of Locations:	300+
Website:	<a href="https://7brew.com/">https://7brew.com/</a>







4687 HYPOLUXO RD, LAKE WORTH, FL

Exclusively Offered By



### PRIMARY DEAL CONTACTS

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