



RARE 1.03 ACRE PARCEL WITH
20-YR LOW RENT GROUND LEASE

OFFERED FOR SALE
\$2,455,000 | 5.50% CAP

6709 UNIVERSITY BLVD | WINTER PARK, FL



FORSYTH RD 19,800 VPD

UNIVERSITY BLVD 41,000 VPD

CONFIDENTIAL OFFERING MEMORANDUM



REPRESENTATIVE PHOTO





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this new 20-Year Absolute Net Ground Lease 7 Brew Coffee on an over-sized 1.03 Acre parcel in highly sought-after Winter Park, FL.



**HIGHLY SOUGHT
AFTER MARKET**



**OVER-SIZED
PARCEL**



**TOP
OPERATOR**

LEASE YEARS	RENT
Base Term — Years 1-5	\$135,000
Base Term — Years 6-10	\$148,500
Base Term — Years 11-15	\$163,350
Base Term — Years 16-20	\$179,685
Years 21 - 25 (1st Option)	\$197,654
Years 26 - 30 (2nd Option)	\$217,419
Years 31 - 35 (3rd Option)	\$239,161
Years 36 - 40 (4th Option)	\$263,077

NOI	\$135,000
CAP	5.50%
PRICE	\$2,455,000



ASSET SNAPSHOT

Tenant	7 Brew Drive-Thru Coffee
Signator/Guarantor	7Venture Inc.
Address	6709 University Blvd. Winter Park, FL 32792
Building Size (GLA)	743 SF
Land Size	1.03 Acres
Year Built/Renovated	2026
Lease Type	Absolute Net Ground Lease
Rent Commencement Date	November 23, 2026
Lease Expiration Date	November 30, 2046
Remaining Term	20 Years
Renewal Options	4 x 5 Years
Current Annual Rent	\$135,000
Base Rent Increases	10% Every 5 Years



REPRESENTATIVE PHOTO



105,315 PEOPLE
IN 3 MILE RADIUS



\$99,797 AHHI
IN 3 MILE RADIUS



62,000 VPD
AT INTERSECTION OF
UNIVERSITY BLVD. &
FORSYTH RD.



Publix

ROSS
DRESS FOR LESS

TARGET



DUNKIN'

ZAXBY'S

UNIVERSITY BLVD 41,000 VPD



INVESTMENT HIGHLIGHTS



HIGHLY SOUGHT AFTER MARKET

Winter Park is widely regarded as the top trade area in Central Florida boasting \$189,000 AHHI, top schools and amenities



PASSIVE OWNERSHIP

Rare 20 Year Absolute Net Ground Lease provides completely passive ownership and stable cash-flow



TOP OPERATOR

7Venture is one of the leading 7 Brew franchisees (\$2.6M+ AUV) operating 40+ locations in 6 states and is a subsidiary of K-MAC Holdings which operates over 350 restaurants



800+ LOCATIONS

7 Brew opened 283 new locations in 2025 and currently operates more than 800 locations in 38 states



OVER-SIZED LOT & REPLACEABLE RENT

1.03 Acre lot with low ground rent provides additional security, a broad range of releasing/ redevelopment options and future upside



INFLATION HEDGE

10% rental increases every 5 years provides hedge against inflation



BRAND NEW CONSTRUCTION

Newly constructed prototype with roof warranty



SUNSHINE STATE

Florida leads the nation in population and capital migration and Florida owners benefit from no state income tax and a business friendly political climate

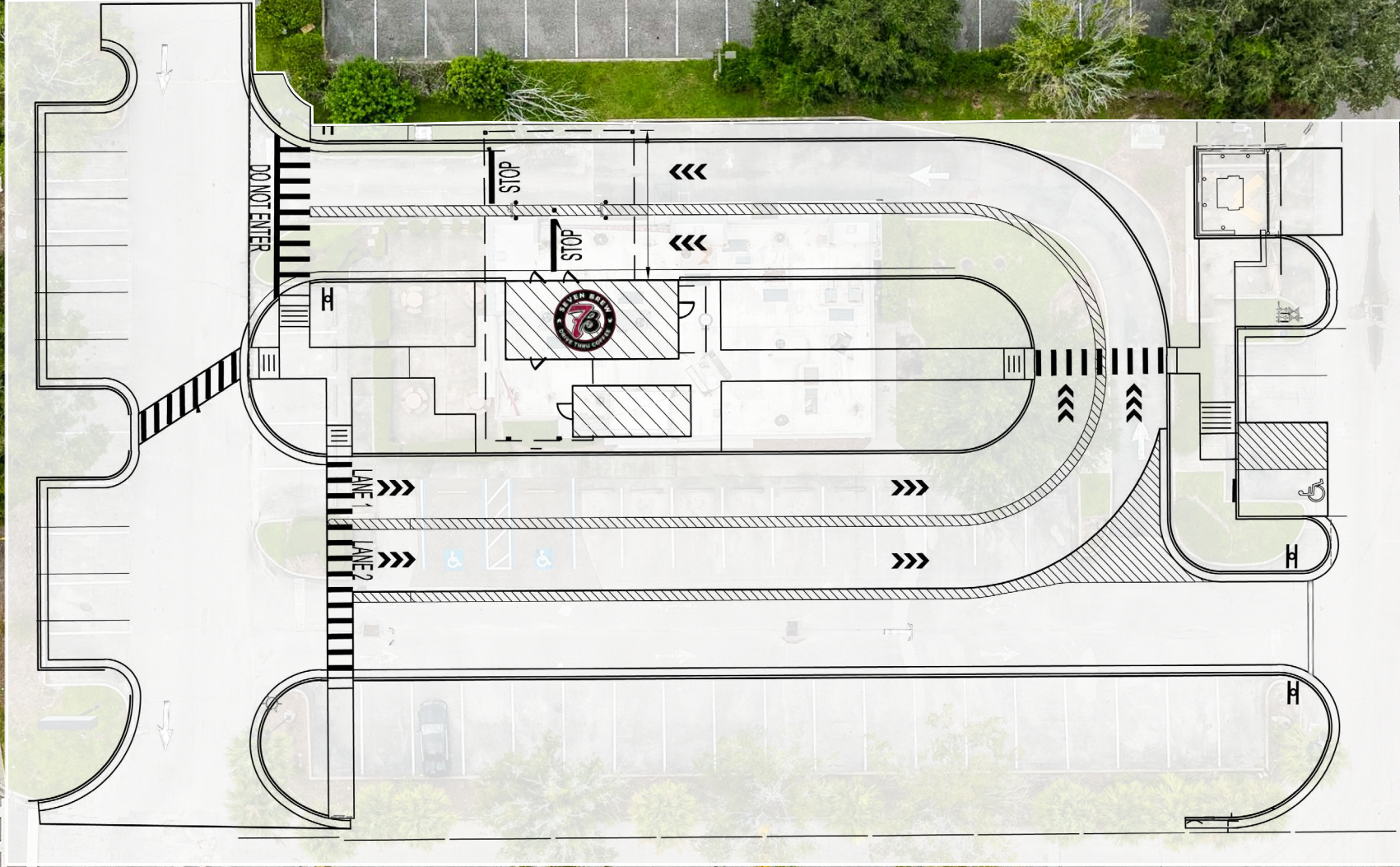




SITE PLAN

7 BREW DRIVE-THRU COFFEE WINTER PARK, FL

UNIVERSITY BLVD 41,000 VPD



STOP

STOP

STOP



WEST AERAIL

7 BREW DRIVE-THRU COFFEE WINTER PARK, FL

6

FULL SAIL UNIVERSITY
5,000 STUDENTS ON CAMPUS

COSTCO
WHOLESALE

Perkins RESTAURANT
& BAKERY

ZAXBY'S

DUNKIN'

UNIVERSITY BLVD 41,000 VPD





IMMEDIATE TRADE AREA

7 BREW DRIVE-THRU COFFEE WINTER PARK, FL

7

INTERLACHEN COUNTRY CLUB

Walmart

TRINITY PREPARATORY SCHOOL
880 STUDENTS

426

436

426

551

ALOMA AVE 40,500 VPD

FULL SAIL UNIVERSITY HOUSING
UNDER CONSTRUCTION

ALDI



COSTCO WHOLESALE

UNIVERSITY PLAZA
Publix WELLS
CHASE FARGO

LEXUS

TOYOTA

CHIPOTLE MEXICAN GRILL



UNIVERSITY BLVD 41,000 VPD



551

ROSS DRESS FOR LESS

WINTER PARK

TACO BELL



MILLER'S ALE HOUSE

436



Wendy's

27,000 STUDENTS
(5,000 ON CAMPUS)
FULL SAIL UNIVERSITY

FORSYTH RD 19,800 VPD

TARGET

GOLDENROD RD 26,500 VPD

sam's club

LAKE NAN

LAKE WAUNATTA

1 MILE

13,800 PEOPLE

\$68,745 AHHI

3 MILES

105,315 PEOPLE

\$99,797 AHHI

5 MILES

275,556 PEOPLE

\$110,955 AHHI





MARKET AERIAL

7 BREW DRIVE-THRU COFFEE WINTER PARK, FL 8

WINTER PARK VILLAGE
REGAL The Cheesecake Factory
Publix
BlueCross. BlueShield.
ULTA BEAUTY

FAIRVIEW SHORES

Advent Health
1,900+ EMPLOYEES
295 BEDS

Rollins
EST. 1885
3,000 STUDENTS

ORLANDO SCIENCE CENTER

FERN PARK
INTERLACHEN COUNTRY CLUB

COSTCO WHOLESALE

TARGET



University of Central Florida
70,674 STUDENTS

DOWNTOWN ORLANDO
12.3M SF OFFICE
~97K DAYTIME WORKFORCE

ORLANDO EXECUTIVE AIRPORT

VALENCIA COLLEGE
21,000 STUDENTS

WATERFORD LAKES TOWN CENTER
DICK'S Sporting Goods
Michael's
Kohl's TJ-maxx
TARGET
LAIFITNESS.
POPSROKE
NIKE

ORLANDO HEALTH

UNIVERSAL ORLANDO RESORT
SeaWorld
Walt Disney World.
Orange County Convention Center

SODO DISTRICT ORLANDO

ORLANDO INTERNATIONAL AIRPORT
58M PASSENGERS/YEAR

4
I-4 160,000

436

436

50

408

4

436

417

408

417

434

ALAFAYA TRAIL 60,500 VPD

434

SR 436 63,000 VPD

SR 417 63,000 VPD

SR 408 196,500 VPD

UNIVERSITY BLVD 41,000 VPD

COLONIAL DR 60,500 VPD

ALAFAYA

UNION PARK

AZALEA PARK

CONWAY



LOCATION OVERVIEW

WINTER PARK is one of Central Florida's most desirable residential and commercial markets, offering an affluent, highly educated population, excellent schools and an upscale mix of shopping, dining and recreation. The city reports an average household income of approximately \$189,000 and a median home value of approximately \$800,000—nearly twice the Orlando metropolitan average. Approximately 65% of residents hold a bachelor's degree or higher, supporting a strong concentration of professionals and established white-collar families. Park Avenue features more than 140 boutiques, restaurants and attractions within a walkable downtown, while Rollins College, the Chain of Lakes, renowned cultural institutions and premier golf courses further enhance the area's appeal. These characteristics create very low commercial vacancy and very high barriers to entry.

ORLANDO METROPOLITAN AREA

Winter Park is located within the Orlando metropolitan area, a rapidly growing market with nearly 3.0 million residents. Orlando ranked among the nation's leading major metros for both population and employment growth and continues to diversify across healthcare, technology, aerospace, financial services and advanced manufacturing. The region welcomed a record 76.7 million visitors in 2025 and is home to Walt Disney World, Universal Orlando Resort, SeaWorld Orlando and the Orange County Convention Center. Major economic anchors also include the University of Central Florida, with more than 70,000 students, and Lake Nona, a 17-square-mile master-planned community and life-sciences hub anchored by Medical City. Orlando International Airport, Florida's busiest airport, served approximately 57.7 million passengers in 2025. These population, employment, and tourism drivers coupled with a business-friendly political climate and no state income tax set the stage for Orlando's continued growth and prosperity.





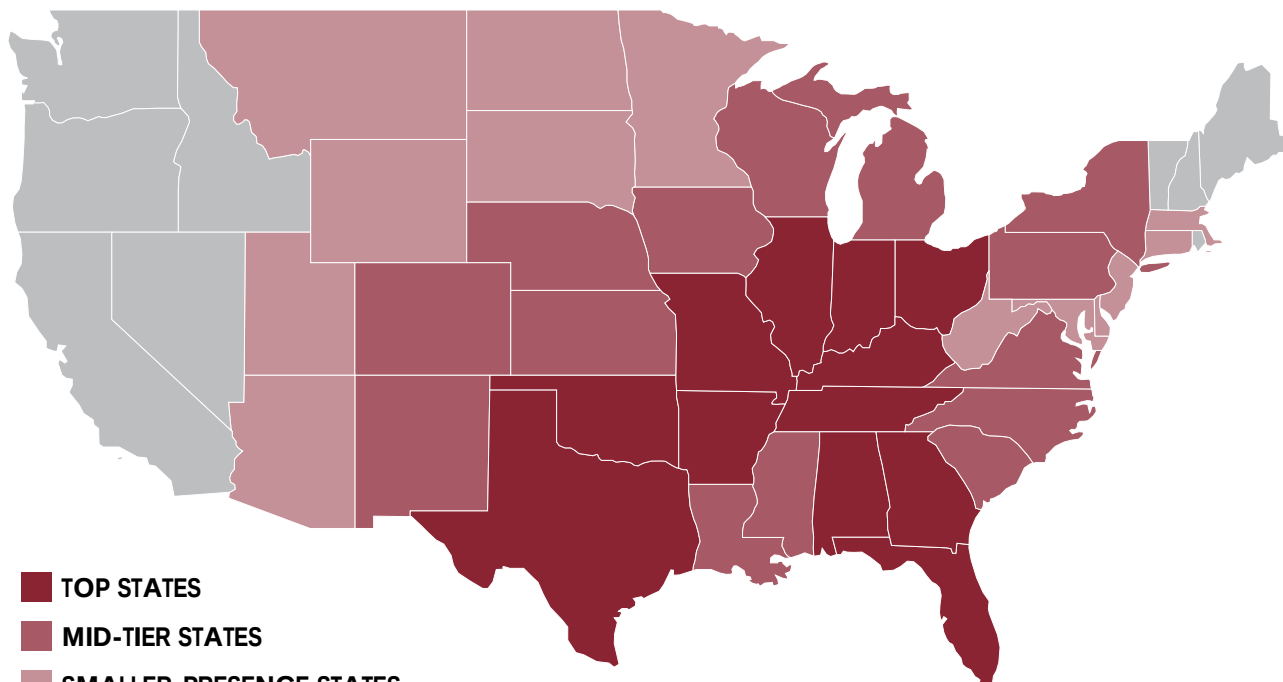
SEVEN BREW QUICK FACTS

Founded:	2017
Headquarters:	Rogers, AR
Ownership:	Private
# of Locations:	800+

Founded in 2017, 7 Brew Coffee is one of the nation's fastest-growing beverage concepts, expanding from 321 locations at year-end 2024 to more than 800 locations across 38 states today. Its compact, double-lane drive-thru format generates strong unit-level performance, including a reported 2025 AUV exceeding \$2.6 million.

The property is operated by 7Venture, Inc., a subsidiary of K-MAC Holdings that operates more than 40 7 Brew locations across six states. Founded in 1964, K-MAC is one of the country's largest and most experienced restaurant franchisees, operating more than 350 Taco Bell restaurants across 10 states in addition to its 7 Brew and Whataburger interests. Together, the demand for coffee and caffeinated beverages, 7Venture's expanding footprint and K-MAC's institutional operating experience provide a compelling combination of security, future growth and experienced sponsorship.

[READ MORE](#)



- TOP STATES
- MID-TIER STATES
- SMALLER-PRESENCE STATES



2017
FOUNDED



800+
LOCATIONS



\$2.6M
2025 AUV



PRIVATE
OWNERSHIP



ROGERS, AR
HEADQUARTERS



6709 UNIVERSITY BLVD | WINTER PARK, FL

**OFFERED
FOR SALE
\$2,455,000
5.50% CAP**

Exclusively Offered By



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