SEVEN 7B BREW

DRIVE THRU COFFEE

CHARLOTTE, NC MSA

702 W TRADE ST | DALLAS, NC

OFFERED FOR SALE
$1,951,000
6.15% CAP

REPRESENTATIVE PHOTO



CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to exclusively offer for sale a brand-new, single-tenant 7 Brew ground lease investment located off West Trade Street in Dallas, North Carolina. The property is 100% leased under an Absolute NNN ground lease generating $120,000 in annual NOI at a 6.15% cap rate, with minimal landlord responsibilities and a newly constructed 7 Brew on a 1.07-acre site.

The 15-year lease features 10% rent increases every five years and three five-year renewal options, providing up to 30 years of total lease potential. The lease is personally guaranteed, with the guaranty converting to a five-store multi-unit entity upon reaching $10 million in combined annual sales. 7 Brew has expanded to more than 800 locations across 38 states, following significant growth and a 2024 investment from Blackstone.

Located approximately four miles north of Gastonia and 24 miles west of Charlotte, the property benefits from its position within the 2.8-million-person Charlotte MSA, one of the Southeast's largest and most economically diverse metropolitan areas. The region's continued population and employment growth provides strong long-term fundamentals for the rapidly expanding 7 Brew brand.

RENT SCHEDULE	YEAR	RENT
Current Term	1-5	$120,000
Current Term	6-10	$132,000
Current Term	11-15	$145,200
First Option	16-20	$159,720
Second Option	21-25	$175,692
Third Option	26-30	$193,261

NOI	$120,000
CAP RATE	6.15%
LISTING PRICE	$1,951,000

ASSET SNAPSHOT

Tenant Name	7 Brew
Address	702 W Trade St, Dallas, NC 28034
Building Size (GLA)	~600 SF
Land Size	1.07 Acres
Year Built	2026
Signatory/Guarantor	Personal and Entity Guarantee
Rent Type	Ground Lease
Landlord Responsibilities	None
Estimated **Rent Commencement Date**	11/1/2026
Lease Expiration Date	10/31/41
Remaining Term	15 Years
Rent Escalations	10% Every 5 Years and in Option Periods
Current Annual Rent	$120,000



64,315
PEOPLE
IN 5 MILE RADIUS

$80,845
AHHI IN
1 MILE RADIUS

48,500
VPD ON
US 321

INVESTMENT HIGHLIGHTS

FASTEST-GROWING COFFEE CONCEPT IN THE COUNTRY

Grown from 14 locations (2019) to 800+ locations across 38 states today | ~$502M 2024 systemwide sales, up 162% YoY | Growth-equity investment from Blackstone Inc. (Feb. 2024).

ATTRACTIVE LEASE FUNDAMENTALS

10% rent increase every 5 years across initial term and all options | Absolute NNN ground lease with no ongoing landlord responsibilities | Three (3) five-year option periods.

BRAND-NEW, ZERO-MAINTENANCE CONSTRUCTION

Brand New 2026 Construction | Tenant-funded ground-up construction on a 1.07-acre site | Landlord basis in land only.

STRONG CHARLOTTE MSA LOCATION

Gaston County, within the Charlotte-Concord-Gastonia, NC-SC MSA (~2.8M population) | Nation's 2nd-largest banking center (Bank of America, Wells Fargo, Truist) | Metro added 25,000+ jobs in 2024 alone.

GREAT LOCATION & INGLES ANCHOR

Ingles Markets Right Across from property | Situated right off Hwy 321 | Directly adjacent to 7-Eleven.

PASSIVE, LOW-MANAGEMENT PROPERTY

Tenant responsible for all maintenance, repair & replacement of improvements | Well-suited to 1031 exchange and passive-income buyers.

Atlantic CAPITAL PARTNERS™

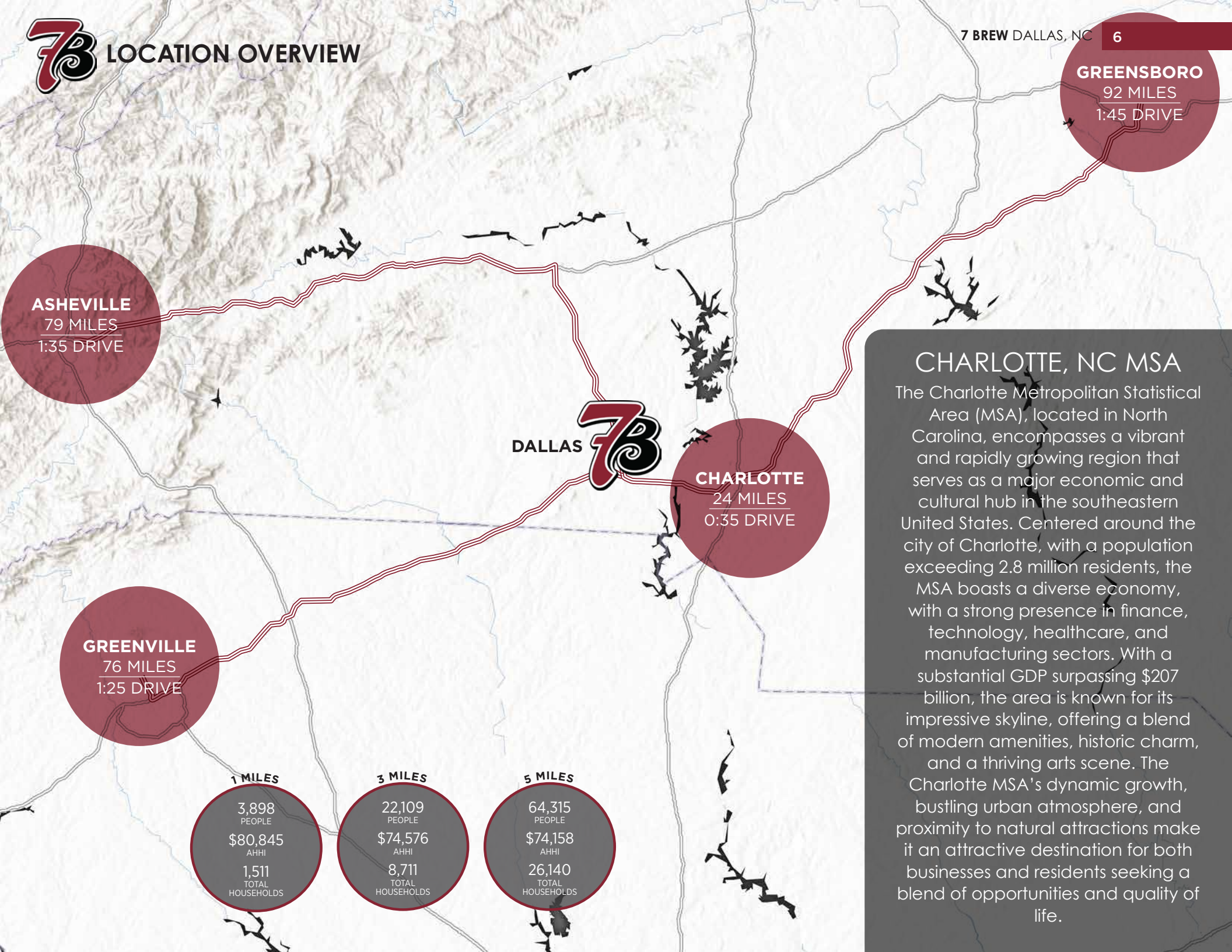
SITE PLAN


W TRADE ST 21,000 VPD
N WALNUT ST
7-ELEVEN
LANE 1
LANE 2
PASS THRU

SOUTH AERIAL



LOCATION OVERVIEW



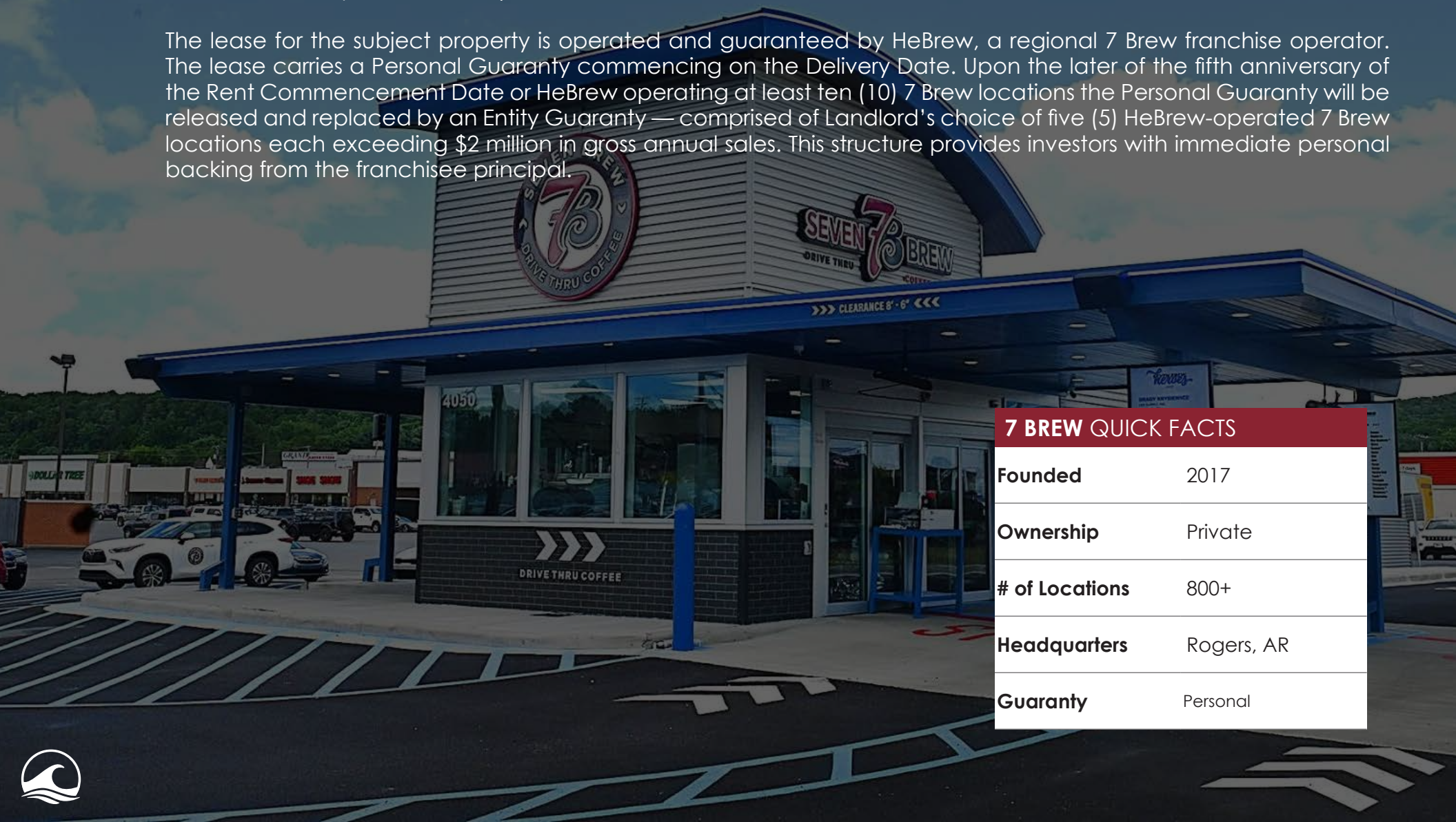
CHARLOTTE, NC MSA

The Charlotte Metropolitan Statistical Area (MSA), located in North Carolina, encompasses a vibrant and rapidly growing region that serves as a major economic and cultural hub in the southeastern United States. Centered around the city of Charlotte, with a population exceeding 2.8 million residents, the MSA boasts a diverse economy, with a strong presence in finance, technology, healthcare, and manufacturing sectors. With a substantial GDP surpassing $207 billion, the area is known for its impressive skyline, offering a blend of modern amenities, historic charm, and a thriving arts scene. The Charlotte MSA's dynamic growth, bustling urban atmosphere, and proximity to natural attractions make it an attractive destination for both businesses and residents seeking a blend of opportunities and quality of life.

TENANT SUMMARY

Founded in Rogers, Arkansas in 2017, 7 Brew Coffee is a rapidly expanding drive-thru beverage concept focused on speed of service, high customization, and a customer-centric experience. The brand operates a small-footprint, drive-thru-only prototype designed for operational efficiency and high transaction volumes, positioning it within one of the fastest-growing segments of the coffee QSR industry. Since launching its franchise program in 2021, 7 Brew has grown from 14 stands in 2019 to 800+ locations across 38 states by year-end 2025 — making it the nation's fastest-growing restaurant chain. Beyond unit expansion, average unit volumes exceed $2 million per location, outperforming Starbucks, Dunkin', and Tim Hortons on a per-unit basis, supported by Blackstone's growth equity investment and $502 million in system-wide sales in 2024.

The lease for the subject property is operated and guaranteed by HeBrew, a regional 7 Brew franchise operator. The lease carries a Personal Guaranty commencing on the Delivery Date. Upon the later of the fifth anniversary of the Rent Commencement Date or HeBrew operating at least ten (10) 7 Brew locations the Personal Guaranty will be released and replaced by an Entity Guaranty — comprised of Landlord's choice of five (5) HeBrew-operated 7 Brew locations each exceeding $2 million in gross annual sales. This structure provides investors with immediate personal backing from the franchisee principal.



7 BREW QUICK FACTS	
Founded	2017
Ownership	Private
# of Locations	800+
Headquarters	Rogers, AR
Guaranty	Personal

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Exclusively Offered By

Atlantic CAPITAL PARTNERS

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