



7 Brew Coffee

\$1,923,000 | 6.50% CAP

107 Hwy 80 W, Clinton, MS 39056 (Jackson MSA)

- ✓ **20-Year Absolute NNN Ground Lease** with 10% Rental Increases Every 5 Years and (4), 5-Year Options to Renew
- ✓ **Located Directly Across the Street from Mississippi College**, a Private University with Over 5,000 Enrolled Students.
- ✓ **The Property is Anchored by a High Performing Kroger**, that is the Main Grocery Store for the City of Clinton
- ✓ **Subject Property is Located Near the Intersection** of W Highway 80 (18,100+ VPD) and Clinton Parkway (10,100+ VPD).
- ✓ **The Site is Located Near Several Nationally Recognized Tenants** - Kroger, Shipley Do-Nuts, Zaxby's, Take 5 Oil Change, and many

7 Brew is so much more than just a coffee stand. It's the concept of **cultivating kindness** and joy with every drink – through their **service**, speed, **quality**, energy and atmosphere. It's contagious and it's changing the **drive-thru coffee industry**.



MISSISSIPPI COLLEGE
• FOUNDED IN 1826
• 2ND OLDEST BAPTIST UNIVERSITY IN THE COUNTRY
• OVER 5,000 STUDENTS ENROLLED

SUMNER HILL JUNIOR HIGH SCHOOL
(462 STUDENTS)

FUNTIME PRE-SCHOOL OF CLINTON

CLINTON HIGH SCHOOL
(1,164 STUDENTS)

EASTSIDE ELEMENTARY SCHOOL
(815 STUDENTS)

COLLEGE PLAZA APARTMENTS
(30 UNITS)

CLINTON COMMUNITY NATURE CENTER

ACE Hardware

Exxon

State Farm

USPS.COM

REGIONS

Kroger

SEVEN BREW
DRIVE THRU COFFEE

SHIPLEY'S DONUTS

ZAXBY'S

SMOOTHIE KING **Pizza Hut**

CLINTON PARKWAY
(10,100 VPD)

80

HIGHWAY 80 W
(18,100 VPD)

INVESTMENT OVERVIEW

7 BREW COFFEE CLINTON, MS



Subject Property

CONTACT FOR DETAILS

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Vice President
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Bob Moorhead
Managing Partner
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MS Broker of Record: Stephen J. Noyola
License #: B-24229

\$1,923,000

6.50% CAP

NOI

\$125,000

✓ **20-Year Absolute NNN Ground Lease** with 10% Rental Increases Every 5 Years and (4), 5-Year Options to Renew

Building Area

±510 SF

✓ **The Site is Directly Across the Street from Mississippi College**, a private university with over 5,000 enrolled students. It is the oldest college or university in the state of Mississippi and spans over 80 acres.

Land Area

±0.52 AC

✓ **Anchored by a High Performing Kroger and is Located Near Several Nationally Recognized Tenants** - Shipley Do-Nuts, Zaxby's, Take 5 Oil Change, and many more.

Year Built

2024

✓ **Excellent Access From US 80** - Subject Property is Located Near the Intersection of W Highway 80 (18,100+ VPD) and Clinton Parkway (10,100+ VPD).

Lease Type

Ground Lease

✓ **Unlike Most Coffee Chains, 7 Brew's Unique Business Model Centers Solely on Drive-Thru Business**, with no interior sit-down space in their compact 500-square-foot stands. 7 Brew has grown to over 200 locations since 2017 in 26 States.

Occupancy

100%

✓ **Clinton, MS is a Suburb of the Capital City, Jackson, and is only 8 Miles Away.** It is home to almost 27,000 people that are a part of the 580,000+ residents in the Jackson MSA. Jackson is home to over one-fifth of Mississippi's population and is the most populous city in the state.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

7 BREW COFFEE CLINTON, MS

Subject Property

7 Brew Coffee

Lessee: 7 Brew Mississippi, LLC**Guarantor:** 7 Brew Mississippi, LLC

LOCATIONS

200+

STATES

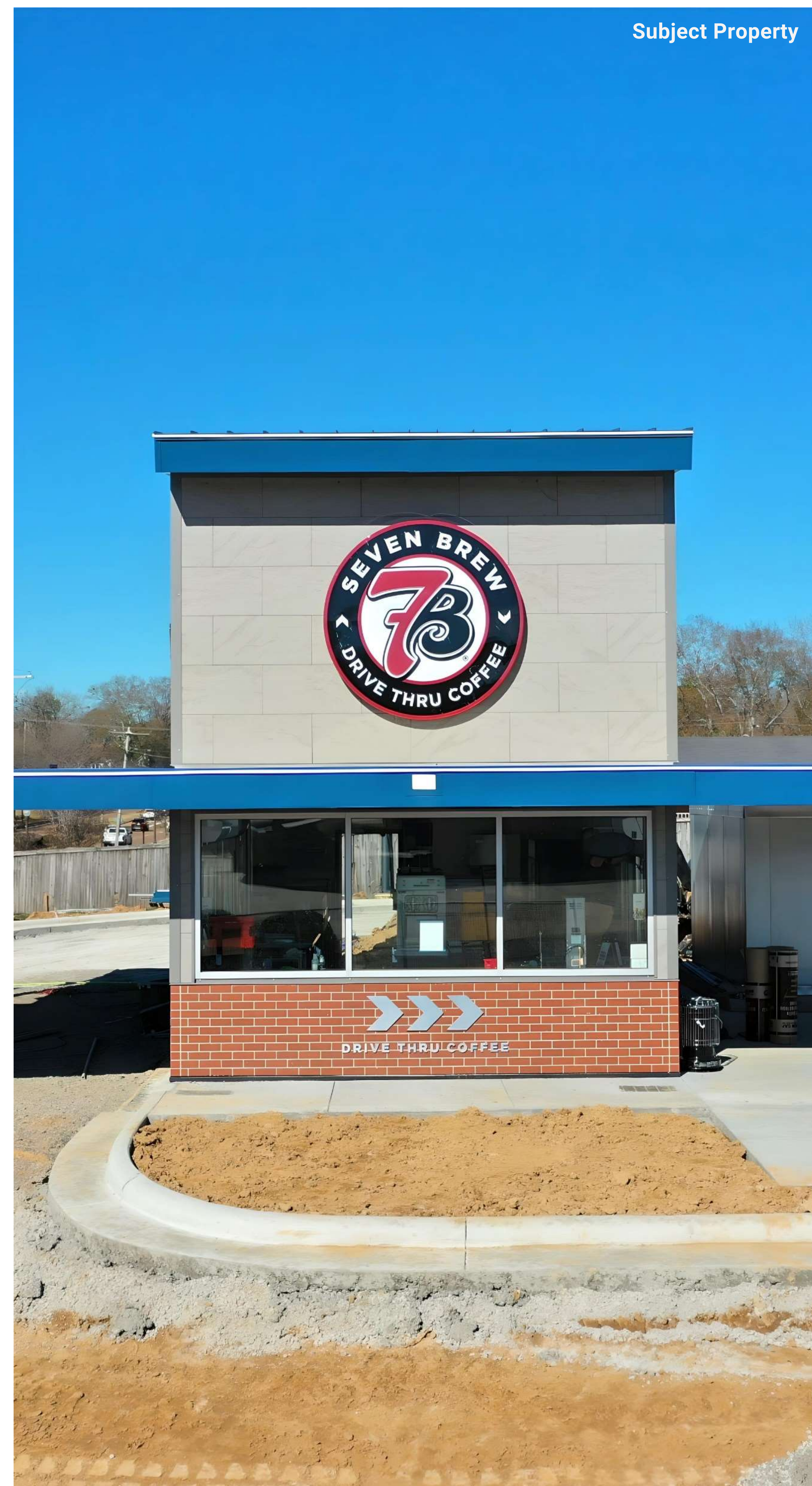
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7brew.com

7 Brew was born from a desire to change drive-thru coffee into a fun, mind-blowing experience for everyone. The dream came alive with their first “stand” in Rogers, AR in 2017 and their 7 original coffees.

Today, they serve a wide array of **specialty coffees**, smoothies, chillers, teas, and exclusive 7 Energy, a premium energy drink that can be infused with over **20,000 flavor** combinations. 7 Brew cultivates kindness and joy with every drink – through their **service, speed**, quality, energy and atmosphere.

7-Brew is a **drive-through coffee** concept that offers no interior seating. Customers typically order from their vehicles – face to face with the order taker. Some locations with high pedestrian traffic areas have walk-up windows. The product is **amazing and customizable**, but the real **attraction** to this brand is the way these units are operated, and the people working there.



IN THE NEWS

7 BREW COFFEE CLINTON, MS

7 Brew's growth is driven by its culture/capital connection

ALICIA KELSO, SEPTEMBER 27, 2023 (NATION'S RESTAURANT NEWS)

One of the biggest narratives from this year's Datassential Top 500 report is the accelerated growth of the coffee segment. Gone are the days when it was Starbucks versus Dunkin' with various QSRs, like McDonald's and Wendy's, vying for a coffee veto vote.

Now, caffeine-seeking consumers have their pick of dozens of coffee-focused startups, all of which are **growing** at a swift clip. One of those concepts is Arkansas-based 7 Brew Drive-Thru Coffee, which was founded in **2016** and has since surpassed **100 units** in 22 states. The **company's growth** story has plenty of intrigue and is backed by heavyweights, including an acquisition from parent company Brew Culture, formed by a group of entrepreneurs in **2020** and led by CEO John Davidson.

7 Brew, which recently surpassed 100 locations, had about 2,000 development agreements signed at the end of 2022, with no end in sight.

A year later, the company received a majority investment from Drink House Holdings, created by Jimmy John's founder Jimmy John Liautaud, and Jamie Coulter, Lone Star Steak House founder. Liautaud and 7 Brew have since found themselves in a legal battle over ownership of the **rapidly expanding chain**, and are seeking to resolve the matter through mediation.

In December, 7 Brew brought on Nicole Miller Regan to serve as its CFO. She had previously spent over **20 years** as a Wall Street analyst, most recently as managing director and head of the consumer equity research practice at Piper Sandler. Regan believes 7 Brew's fledgling franchising program is the company's key differentiator in an **increasingly crowded segment** and it is part of what attracted her to the brand.

EXPLORE ARTICLE



7 Brew lands an investment from Blackstone to accelerate restaurant growth

ALICIA KELSO, FEBRUARY 15, 2024 (NATION'S RESTAURANT NEWS)

Arkansas-based drive-thru beverage concept 7 Brew Coffee has received a growth equity investment from Blackstone Growth to accelerate its expansion across the U.S. Terms of the transaction were not disclosed.

7 Brew first opened in 2017 and has since grown to more than 190 locations, generating a more than **185% growth rate** from **2021 to 2011**, according to Technomic Ignite data. During a recent interview, CFO Nicole Miller Regan said there were **approximately 2,000 stands** under development agreements at the end of **2022**.

Blackstone has over \$1 trillion in assets under management in several sectors.

"The **opportunity** is just massive, and anything is possible. The whole idea of what we're doing translates across the globe. We want to break sales and development records," she said.

This Blackstone investment will certainly help toward that goal. Blackstone has over **\$1 trillion in assets** under management in several sectors.

"We are on a strong **growth trajectory** thanks to our outstanding team, the Brew Crew, and are so excited to have found in Blackstone a true partner who understands our culture and whose global reach and incredible resources will enable us to reach this next stage of **growth**," 7 Brew CEO John Davidson said in a statement. "Blackstone brings everything we are looking for to help serve our customers and support our franchisees – industry and market knowledge, franchisee relationships, data sciences, operations, and real estate expertise."

EXPLORE ARTICLE



LEASE OVERVIEW

7 BREW COFFEECLINTON, MS

Initial Lease Term	20-Years, Plus (4), 5-Year Options to Renew
Rent Commencement	February 2024
Lease Expiration	February 2044
Lease Type	Absolute NNN Ground Lease
Rent Increases	10% Every 5 Years
Annual Rent YRS 1-5	\$125,000.00
Annual Rent YRS 6-10	\$137,500.00
Annual Rent YRS 11-15	\$151,250.00
Annual Rent YRS 16-20	\$166,375.00
Option 1	\$183,012.50
Option 2	\$201,313.75
Option 3	\$221,445.13
Option 4	\$243,589.64

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





JOHN HOPKINS
ELEMENTARY SCHOOL
(300 STUDENTS)

DOWNTOWN
JACKSON

HUNTER OAKS
APARTMENTS
(144 UNITS)

Rainbow SHOE DEPT.
ENCORE
DOLLAR TREE
HIBBETT
SPORTS

BROADWAY TERRACE
APARTMENTS
(80 UNITS)

LANDMARK
APARTMENT
(96 UNITS)

COLLEGE PLAZA
APARTMENTS
(30 UNITS)

FAMILY DOLLAR
BIG
LOTS!

Exxon

REGIONS

CVS pharmacy

STACY AUTO PARTS

gandull

KFC

SONIC

PAPA JOHN'S

Walmart
Supercenter

Walgreens

Advance
Auto Parts

Wendy's

T-Mobile

Arby's

SHIPLEY
DO-WULF

ZAXBY'S

SMOOTHIE
KING
Pizza
Hut

MATTRESS FIRM
SUBWAY
Wendy's
Little Caesars
UPS

Kroger

CLINTON PARKWAY
(10,100 VPD)

SEVEN BREW
ORANGE THRU COFFEE

JE A
JACKSON EYE ASSOCIATES

HIGHWAY 80 W
(18,100 VPD)



ACE Hardware

CLINTON PARKWAY
±10,100 VPD

DOLLAR GENERAL

bealls
OUTLET.
DOLLAR TREE

SONIC

Domino's

Edward Jones
MAKING SENSE OF INVESTING

CLINTON JUNIOR
HIGH SCHOOL
(911 STUDENTS)

State Farm

CLINTON COMMUNITY
NATURE CENTER

USPS.COM

Kroger
SUBWAY
ZAXBY'S
MATTRESS FIRM
Wendy's
Little Caesars
ups

MISSISSIPPI COLLEGE
• FOUNDED IN 1826
• 2ND OLDEST BAPTIST UNIVERSITY
IN THE COUNTRY
• OVER 5,000 STUDENTS ENROLLED

SEVEN BROW
ONE THRU CORE

SUBJECT PROPERTY
107 HWY. 80 W.

Shell

Chevron

CIRCLE K

CAPTAIN D'S

TAKE 5

Newk's
CAFE

FedEx

Exxon

REGIONS

HIGHWAY 80 W
±18,100 VPD

DQ

FAMILY DOLLAR
BIG LOTS! @higi

Pizza Hut
SMOOTHIE KING
SHIPLEY DONUTS

Advance Auto Parts
Wendy's
Arby's

AT&T

KFC

McALISTER'S
DELI.

CVS pharmacy

goodwill

enterprise

O'Reilly AUTO PARTS

80

BRIGHTON
PARK VOLLEYBALL
COURT

TSC TRACTOR
SUPPLY CO
TACO BELL
Starbucks
McDonald's
planet fitness

Waffle House

Burger King

Hilton
Garden Inn

THE HOME
DEPOT

LAKE SIDE PARK

MURPHY
USA

Applebee's
GRILL • BAR

AMERICAS
BEST VALUE INN & SUITES

QT
QuikTrip

BR
Baskin Robbins

Fairfield
BY MARRIOTT

Walmart
Supercenter

EconoLodge

POPEYES
LOUISIANA KITCHEN

Hampton
BY HILTON

Quality
INN & SUITES

Super 8
BY WENDHAM

PINE TRAIL
TOWNHOUSES
(120 UNITS)

Holiday Inn
Express
A HILTON HOTEL

SITE OVERVIEW

7 BREW COFFEE CLINTON, MS



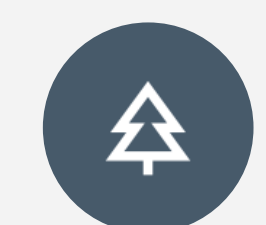
Year Built

2024



Building Area

±510 SF

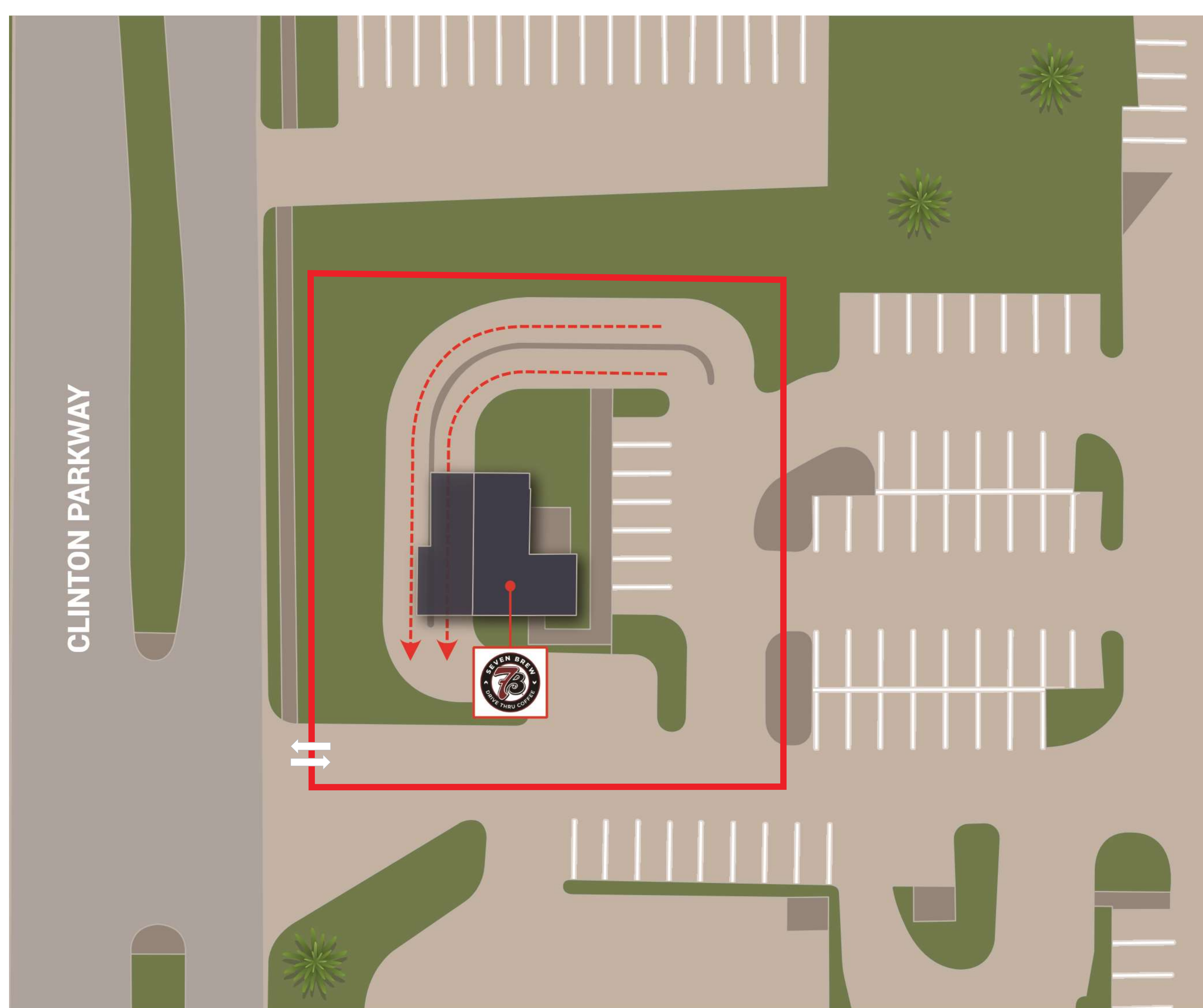


Land Area

±0.52 AC

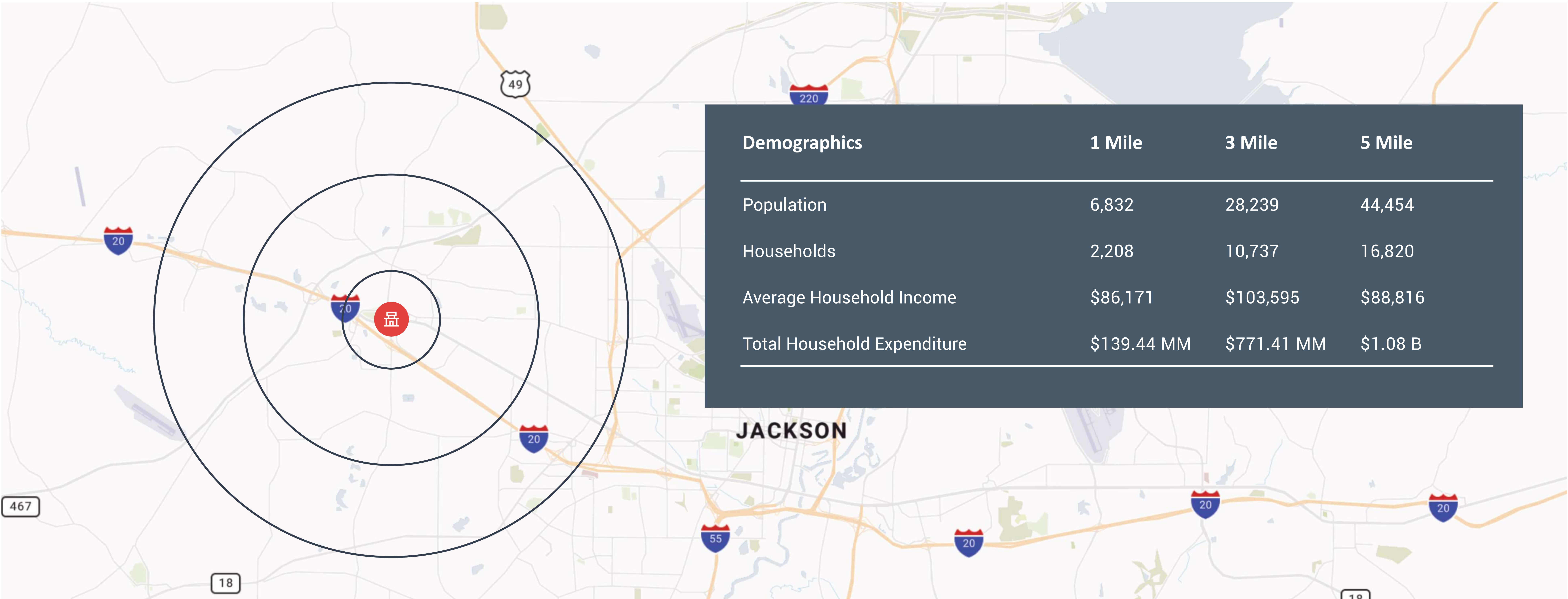
NEIGHBORING RETAILERS

- Kroger
- The Home Depot
- Walmart Supercenter
- Tractor Supply Co
- Planet Fitness
- Bealls Outlet
- ACE Hardware
- Big Lots
- Mattress Firm
- Family Dollar



LOCATION OVERVIEW

7 BREW COFFEE CLINTON, MS



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Asten Johnson
2.

Greenville Hospital System (Prisma)
3.

Laurens County School District #56
4.

National Health Corporation
5.

Presbyterian College
6.

Presbyterian Home of SC
7.

Renfro Inc.
8.

RICH Products
9.


SC Dept, of Disabilities and Special Needs
10.

Sterilite

LOCATION OVERVIEW

7 BREW COFFEE CLINTON, MS

Clinton Mississippi

 26,996
Population

 \$71,315
Median Household Income



Clinton is Ranked as the
2nd Best Suburb in
Mississippi to Raise a
Family

2nd

Clinton is Only 8 Miles
from Jackson, MS

CLOSE TO THE
CAPITAL CITY

Clinton is located in central Mississippi between the state's capital city of Jackson and port city of Vicksburg.

As part of the Jackson metropolitan area, Clinton enjoys the conveniences and workforce availability of the state's largest metropolis.

The city of Clinton stands tall as a Mississippi hidden gem. Home to excellent education systems, ripe industrial potential, and an atmosphere saturated in celebrated history and charm, the city embodies the friendly essence and authentic work ethic of Southern living.

The city was originally settled in the early 1800s and quickly became one of the state's largest cities.

Today, Clinton continues to be known for its excellent business climate, progressive government, outstanding educational opportunities, and a location that combines metropolitan conveniences with historic charm. The Jackson metropolitan area is home to over 580,000 people and spans five counties in Mississippi's central region: Copiah, Hinds, Madison, Rankin, and Simpson. The region serves as a major hub of the south, 600 miles from 30 percent of the American population with national interstate systems passing through the city. Jackson has a strong service industry that supports the primary economic drivers: government, education, healthcare, technology, and entertainment. The majority of small business in Jackson and the metro area are wholesale trade, retail trade, professional services, and accommodation and food services. The region also has a strong student population with over 40,000 students. Major educational institutions in the area include Jackson State University, Bellhaven University, Millsaps College, Mississippi College School of Law, Tougaloo College, and the University of Mississippi Medical Center.

IN THE NEWS

7 BREW COFFEE CLINTON, MS

RISE Center to Support Small Business Growth in Mississippi

ERIN GARRETT, NOVEMBER 16, 2023 (OLE MISS)

A new center at the University of Mississippi is offering resources for small businesses in the state that seek to expand and grow.

Approved Oct. 19 by the Mississippi Institutions of Higher Learning, the Mississippi Small Business Development Center established the Resources for **International Success** and Expansion Center, or **RISE Center**.

“Mississippi SBDC’s RISE Center is a testament to the combined efforts of the university and our dedicated staff,” said Sharon Nichols, Mississippi SBDC state director. “We aim to offer unparalleled value to the growing small businesses in our state.”

“From analyzing new market trends to exporting products internationally, the RISE Center is committed to **ensuring the success** of our small businesses in the competitive marketplace.”

The Mississippi SBDC provides budding entrepreneurs and small-business owners with services at no charge. The center has **17 strategically placed offices** that reach all corners of the state and virtual sites.

While Mississippi SBDC counselors are well-known for their proficiency in helping businesses launch, the staff began looking for ways to **strengthen their offerings** for those already in business, said Derek Stephens, the center’s assistant state director.

“In **2018**, we started to see the start of a shift in our clientele,” Stephens said. “At that time, **61% of our clients** were prospective businesses. Fast forward to **2023**, and now over **76%** are established businesses.”

EXPLORE ARTICLE

\$8 million to help fund Clinton development project near Mississippi College

KRISTOPHER WHITE, OCTOBER 18, 2023 (WJTV)

An additional \$8 million in state funding will help with development projects in the City of Clinton near Mississippi College.

The work represents the **infrastructure phase** of a partnership between MC, the City of Clinton, and local developers to create a **mixed-use retail** and living space to **attract** retailers, restaurateurs, grocers, bankers, and hoteliers throughout the Southeast.

Before Thanksgiving, officials with the college announced Century Construction Group will begin surveying and site preparation on about 50 acres of land directly across Highway 80 from Mississippi College.

Incorporated into House Bill **1353**, the state’s initial **\$8 million investment** has been supplemented by a second \$8 million legislative grant from the State of Mississippi to the City of Clinton to fund infrastructure development on the property.

Mississippi College President Blake Thompson said the project will **enhance** the reputation of the university and the city.

“We’re on the verge of creating a **dynamic mixed-use space** that builds on and complements the essence of Olde Towne Clinton, but with a modern twist,” Thompson said. “The goal is to create a walkable, vibrant space connected to the MC campus that embodies the charm of a small-town experience. This development represents Clinton becoming one of the **great college towns** in this country, and I’m convinced we will be the best Christian college town ever.”

Once surveying and clearing have been completed, the movement of dirt will begin.

EXPLORE ARTICLE



CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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Bob Moorhead

Managing Partner
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bob@securenetlease.com