



FRONTAGE ALONG CANTRELL RD (37,600+ VPD) CANTRELL RD IS A MAJOR THOROUGHFARE THAT CONNECT DOWNTOWN LITTLE ROCK & I-430

7 BREW

DRIVE THRU COFFEE

8023 Cantrell Road
Little Rock, AR 72227

Absolute-Net (Zero Landlord Responsibilities): Brand New 15 Year Lease with 10% Rental Increases Every 5 Years Including the Three, 5 Year Options.

Fast Growing Coffee Chain: 7 Brew, headquartered in Fayetteville, AR, operates a network of more than 50 locations spanning across 14 states. This Extensive Presence has Led Notable Brand Recognition in the Local Vicinity.

Excellent Visibility and Access: Situated Along Cantrell Road (37,600+ VPD) a Heavily Traversed Roadway with Significant traffic flow.

Adjacent to Large Apartment Building: 7 Brew is Conveniently Located within Easy Walking Distance of ReNew Apartments Which has 140 Apartment Units.



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 **Baptist Health**
Baptist Health Medical Center
Little Rock




**PAVILION
IN THE PARK**
67,000+ SF Office Building

**Cantrell Heights
Shopping Center**
The Tennis Shoppe
Hollywood Feed
Core Concept Fitness
Bella Bridesmaids~
V's Barbershop
Fashion Nails
Sullivant's Liquor

Holiday Andover Place
Senior Living

ReNew on Cantrell
140 Apartment Units

 **Citizens**
Financial Group, Inc.



CANTRELL ROAD (37,600+ VPD)

Edwards
FOOD GIANT

**ANYTIME
FITNESS**

Little Caesars

SLIM CHICKENS



Firestone

WALGREENS

MCDONALD'S

GOODYEAR

CANTRELL ROAD
(37,600+ VPD)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Estimated Population:	10,554	56,325	145,381
Daytime Population:	8,411	97,267	206,108
Household Income:	\$104,592	\$91,532	\$85,015





SEVEN BREW
DRIVE THRU COFFEE

SUBJECT PROPERTY

SUBWAY **Jiffy Lube**
GNC **STARBUCKS COFFEE** **Wendy's**
Olive Garden **DUNKIN' DONUTS**

Baptist Health
Baptist Health Medical Center
827 Beds

LITTLE ROCK ZOO
Little Rock Zoo

UAMS
University of Arkansas for Medical Sciences
University of Arkansas Medical Center
535 Beds


Bill and Hillary Clinton National Airport

Arkansas Children's Hospital
336 Beds

Denny's **WHOLE FOODS MARKET** **STARBUCKS COFFEE**
target **THE HOME DEPOT** **IHOP**
sam's club **TRADER JOE'S** **PETCO**
Walmart **LOWE'S**

Comfort INN **LAQUINTA INNS & SUITES** **TOWNEPLACE SUITES BY HARRIOTT**
JCPenney **BJ'S** **Old Country Store**
Arbys **RESTAURANT BREWHOUSE** **Walmart**
TEXAS **Save Gasper/Car Rental**
JO-ANN fabric and craft stores **LONGHORN STEAKHOUSE**

HONDA **Jeep** **SONIC**
DOLLAR GENERAL **RAM** **NISSAN**
Burger King **STARBUCKS COFFEE** **CINEMARK** **VW**

7 BREW

Address:	8023 Cantrell Road Little Rock, Arkansas 72227
Price:	\$1,824,000
CAP:	6.25%
NOI:	\$114,000

INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built:	2023
Building Area:	600 SF
Land Area:	38,768 SF
Vehicles Per Day:	37,600+ (Cantrell Rd)



HIGHLIGHTS

Absolute-Net (Zero Landlord Responsibilities): Brand New 15 Year Lease with 10% Rental Increases Every 5 Years Including the Three, 5 Year Options.

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One Block from Sizable Office Building: The Pavilion in the Park Office Building encompasses over 67,000 square feet and accommodates 50-60 office space tenants.



ANNUALIZED OPERATING DATA

Base Rent	Annually	Monthly
Mar 19, 2023 - Mar 19, 2028	\$114,000.00	\$9,500.00
Mar 20, 2028 - Mar 19, 2033	\$125,400.00	\$10,450.00
Mar 20, 2033 - Mar 19, 2038	\$137,940.00	\$11,495.00
Mar 20, 2038 - Mar 19, 2043	\$151,734.00	\$12,644.50
Mar 20, 2043 - Mar 19, 2048	\$166,907.40	\$13,908.95
Mar 20, 2048 - Mar 19, 2053	\$183,598.14	\$15,299.85

TENANT SUMMARY

Tenant Name:	7 Brew
Guaranty:	Brew Crew 2, LLC dba 7 Brew
Type of Ownership:	Ground Lease
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	March 20, 2023
Lease Expiration:	March 19, 2038
Term Remaining:	15 Years
Increases:	10% Every 5 Years
Options:	Three, 5 Year
ROFR:	10 Days
<p>Obligations of the Personal Guaranty shall automatically terminate upon the earlier of (i) the fifth (5th) anniversary of the Rent Commencement Date under the lease or (ii) Tenant assigns having not less than \$10,000,000 in operating revenues.</p>	



SEVEN 7B BREW
DRIVE THRU

TENANT OVERVIEW

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 50 locations in several states throughout the South, Midwest, and East Coast. The brand is rapidly expanding, with nearly half of its stores opening in the past year. As a testament to its plans for growth, 7 Brew recently launched a campaign to open approximately 165 locations in Florida within the next five to seven years.

Tenant:	Seven Brew
Website:	www.7brew.com
Company Type:	Private
Locations:	50+
Year Founded:	2017

BREW CREW 2, LLC

With over 40 years of multi-unit franchise experience, the franchisee partnership has owned and operated over 150 stores. This experienced franchisee currently operates more than ten 7 Brew locations and has the #1 top operating store in the entire system. By the end of summer 2023, the franchisee will have six 7 Brew locations open in the Little Rock MSA with control of the market for drive-thru beverages.

REGIONAL MAP



Subject Property

Little Rock, AR

137 Miles

Memphis, TN

190 Miles

Fayetteville, AR

192 Miles

Shreveport, LA

313 Miles

Dallas / Fort Worth, TX

339 Miles

Oklahoma City, OK

377 Miles

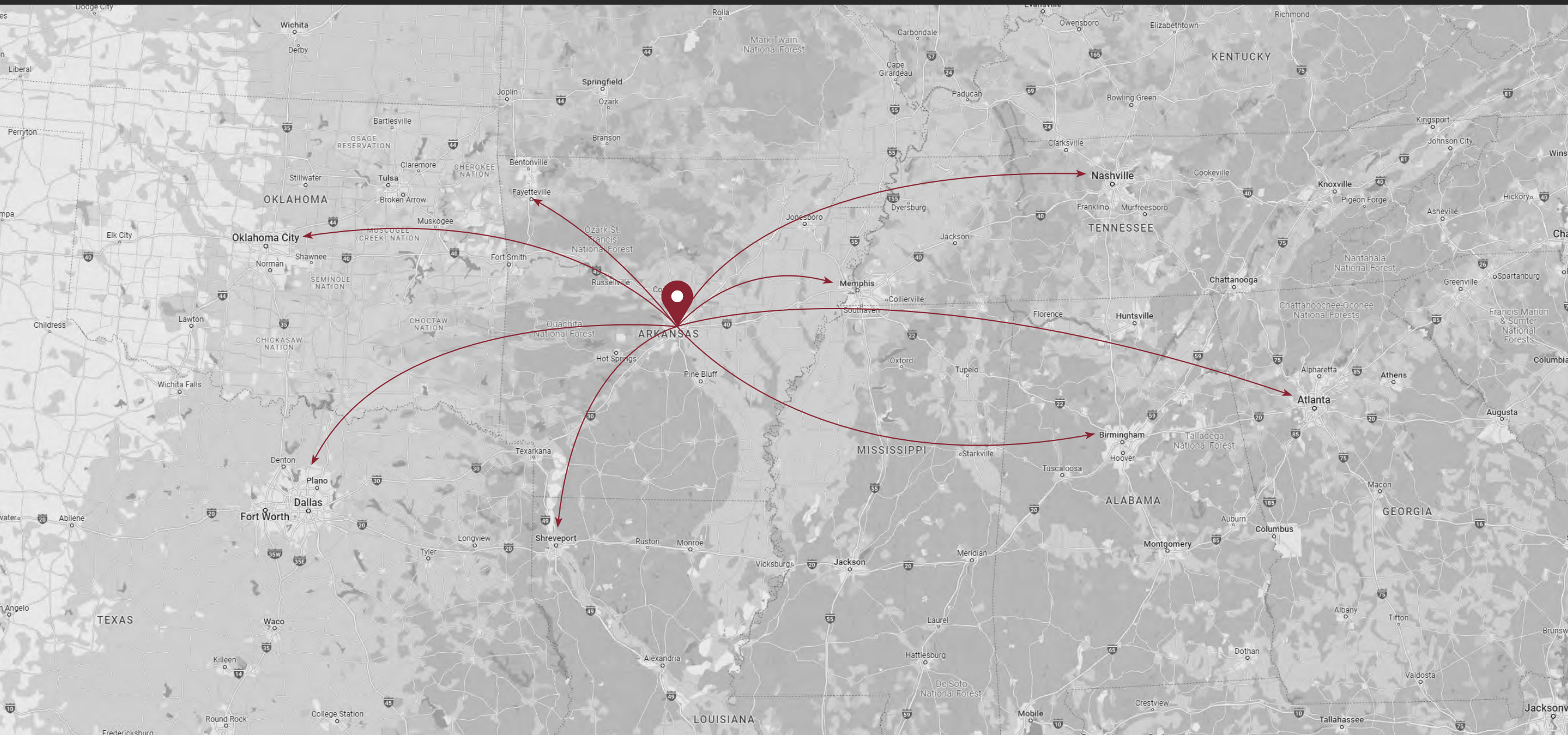
Birmingham, AL

353 Miles

Nashville, TN

523 Miles

Atlanta, GA





DIVERSE ECONOMY

Local employment is diversifying from its government base into advanced manufacturing, corporate operations, distribution and logistics, and technology.



CULTURAL CENTER

Little Rock is a cultural and performing arts hub, housing the Arkansas Arts Center, the Arkansas Repertory Theatre and the Arkansas Symphony Orchestra.



HIGHER EDUCATION

The University of Arkansas at Little Rock and the University of Central Arkansas in Conway represent pillars of the metro’s education sector, with a combined enrollment of around 18,300 students.

LITTLE ROCK, ARKANSAS

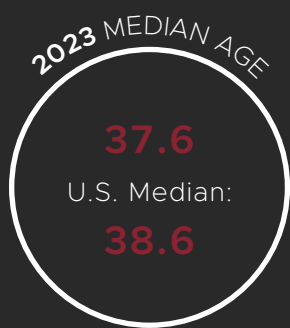
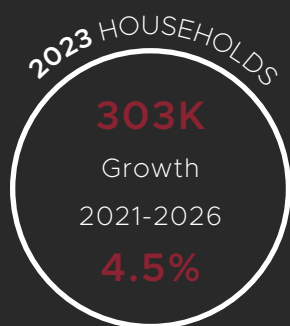
Little Rock is situated in central Arkansas and is the state’s capital city, as well as the cultural and economic center. The region is known as a hub for government jobs, yet it also boasts a sizable medical services sector. The metro is composed of six counties, and its population is expected to swell by nearly 30,000 people in the next five years, with Pulaski and Faulkner counties being epicenters of the growth. Cultural amenities in the region include the Arkansas Symphony Orchestra, Arkansas Museum of Fine Arts and the Arkansas Repertory Theatre.

MAJOR EMPLOYERS

Cerner Corp.
Honeywell
St. Luke’s Health System
Truman Medical Center
SS&C
University of Missouri-Kansas City
Commerce Bank
Hallmark Cards, Inc.
Federal Reserve Bank of Kansas City
JE Dunn Construction

ECONOMY

- » Government jobs are widespread in the metro, totaling roughly 67,000. State and local positions are most prevalent. The region is also host to Little Rock Air Force Base.
- » Skippy Foods manufactures most of its Skippy Peanut Butter at its Little Rock port facility. The port is host to 40 existing manufacturers.
- » Dillard's and the American Taekwondo Association are headquartered in the metro.
- » The University of Arkansas for Medical Sciences leads the metro's medical field. Baptist Health Medical Center and Arkansas Children's Hospital represent additional health care employers.



WILLIAM J. CLINTON LIBRARY AND MUSEUM
Little Rock, Arkansas



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This offering memorandum has been prepared to provide summary, unverified financial and physical 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. Marcus & Millichap has not made any 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, PCBs or asbestos, the compliance with local, 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. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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NET LEASED DISCLAIMER

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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