



CUSHMAN &
WAKEFIELD

sage
PARTNERS



OFFERING MEMORANDUM | 7 BREW

ABSOLUTE NET GROUND LEASE

8023 CANTRELL RD | LITTLE ROCK, AR

5100 W. JB Hunt Drive, Suite 800, Rogers, AR 72758 | 479 845 3000 | Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

PROPERTY OVERVIEW

Cushman & Wakefield | Sage Partners is pleased to exclusively offer for sale a fully occupied ground lease investment property in Little Rock, Arkansas. The 0.89-acre site is 100% leased to 7 Brew Coffee, one of the fastest-growing QSR concepts in the U.S., under an Absolute Net Ground Lease, providing zero landlord responsibilities. The property has approximately 11.5 years of lease term remaining and features 10% rental increases every five years, providing investors with attractive, built-in income growth throughout the lease term.

Strategically positioned along Cantrell Road (±35,000 vehicles per day), the property benefits from excellent visibility, accessibility, and exposure within one of Little Rock’s established commercial corridors. The site is situated at a signalized intersection, providing convenient ingress and egress and enhancing its long-term retail desirability.

The site is surrounded by prominent national retailers and restaurants, including Taziki’s, McDonald’s, Shipley Do-Nuts, Starbucks, and more, further reinforcing the strength of the location.

This offering presents an opportunity to acquire a stabilized, corporate-backed ground lease asset in a well-established Little Rock corridor.

ADDRESS	8023 Cantrell Rd., Little Rock, AR
OFFERING PRICE	\$2,072,727
CAP RATE	5.50%
RENTAL INCREASES	10% Every 5 Years
REMAINING TERM	11.5 Years
OCCUPANCY	100%
LAND AREA	0.89 ± Acres
YEAR BUILT	2023



INVESTMENT HIGHLIGHTS

- **Absolute Net Leased** – Leased under a Ground Lease Absolute Net structure, providing no landlord management or expense obligations.
- **High-Growth Tenant – 7 Brew Coffee:** One of the fastest-growing QSR concepts in the U.S., supported by rapid nationwide expansion and strong consumer demand.
- **Stable Cash Flow with Built-In Growth** – Approximately twelve years remaining on the primary lease term featuring 10% rental escalations every five years.
- **Premier Retail Positioning** – Surrounded by strong national retailers including Taziki's, McDonald's, Shipley Do-Nuts, Starbucks, and more, driving consistent consumer traffic.
- **Strong Demographics** – Nearly 37,843 residents within three miles with average household incomes around \$115,380, more than 145,596 residents within five miles with average household incomes approaching \$104,503.
- **High-Traffic Corridor** – Positioned along Cantrell Rd (±35,000 vehicles per day) and situated at a signalized intersection.



LEASE OVERVIEW

LEASE ABSTRACT		RENT SCHEDULE			
TENANT	7 Brew	YEAR	ANNUAL BASE RENT*	INCREASES	CAP RATE
INITIAL LEASE TERM	15 Years	Years 1-5	\$114,000	10%	5.50%
LEASE TERM REMAINING	11.5+ years	Years 6-10	\$125,400	10%	6.05%
LEASE COMMENCEMENT	10/20/2022	Years 11-15	\$137,940	10%	6.65%
LEASE EXPIRATION	10/31/2037	RENT SCHEDULE *OPTIONS			
LL EXPENSES	None	Years 16-20	\$151,734	10%	7.32%
ANNUAL BASE RENT	\$114,000	Years 21-25	\$166,907	10%	8.05%
RENTAL INCREASES	10% every five years	Years 26-30	\$183,598	10%	8.86%
RENEWAL OPTIONS	Three (3) Five (5) year options				



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7 Brew Drive Thru Coffee is a beverage brand revolutionizing how customers experience drive-thru service. 7 Brew's goal is to be the best part of our Brewistas' day and our Customers' day by offering an unmatched experience spreading kindness and positivity with speed and customized handcrafted drinks.

7 Brew has quickly grown from 38 stands in January 2023 to over 700+ across 38 states. It serves a menu of 20,000+ possible flavorful drinks across 7 categories, including Coffees, 7 Energy drinks, 7 Fizz Sodas, Teas, Lemonades, Smoothies, and Shakes. It is broadly recognized as the "fastest growing restaurant chain in America," has been rated "#1 in overall customer rating" out of 1,500 restaurants, and it continues to Cultivate Kindness in communities and with customers across America.

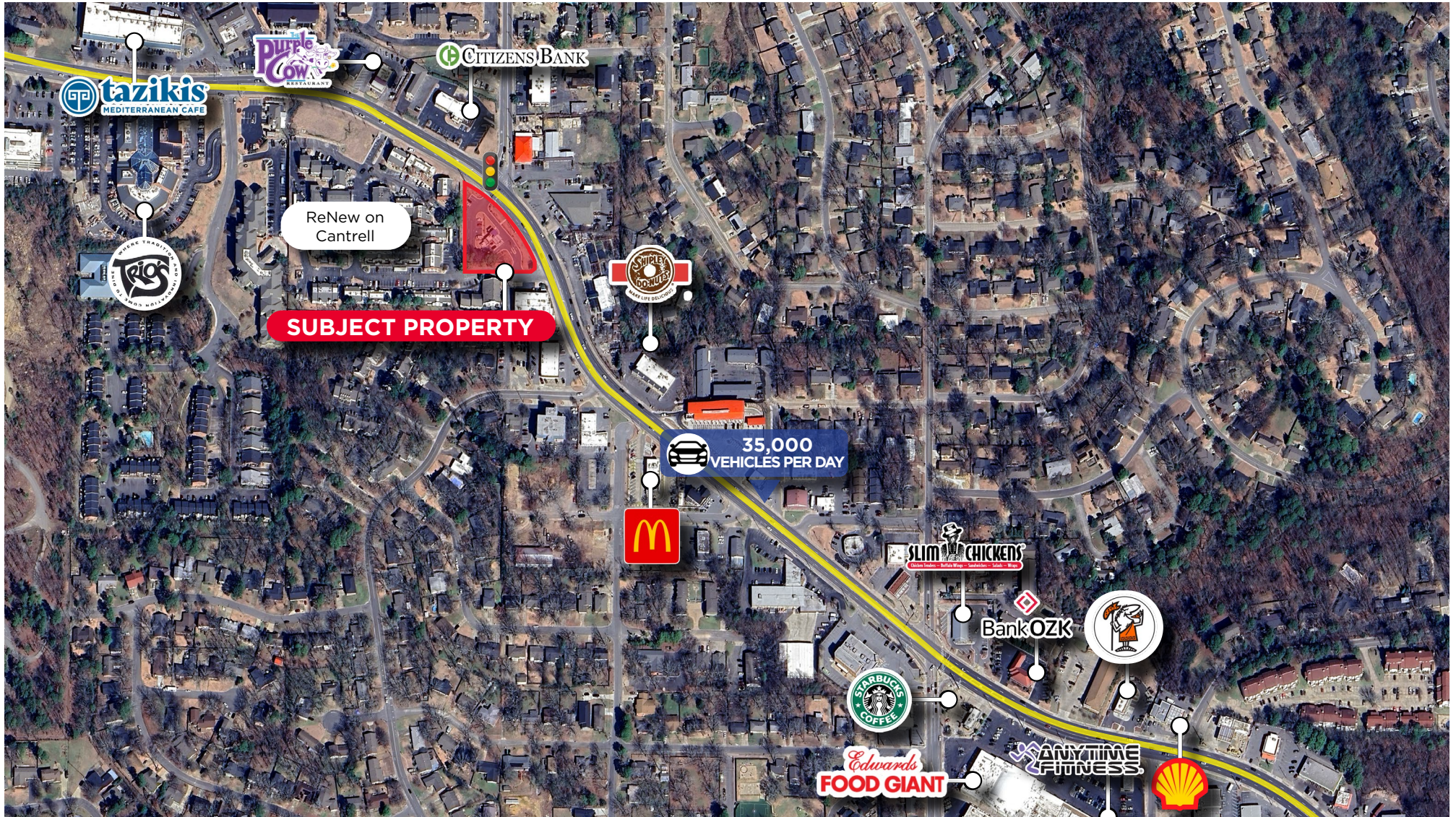
7 Brew's parent company, Brew Culture, LLC, is a privately held limited liability company. Blackstone Inc. took a minority stake in 7 Brew in 2024. The original Brew Culture LLC leadership continues to operate a franchised business model in partnership with best-in-class multi-unit Franchisee organizations.

**Source: 7brew*

PROPERTY SITE PLAN



PROPERTY AERIAL



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DRIVE THRU COFFEE

FOR MORE INFORMATION, PLEASE CONTACT:

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