



1828 US-421
WILKESBORO, NORTH CAROLINA 28697

**OFFERING MEMORANDUM
SINGLE-TENANT GROUND LEASE OPPORTUNITY**



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NS New South
Properties
OF THE CAROLINAS, LLC

EXECUTIVE SUMMARY

New South Properties of the Carolinas is pleased to present a prime single-tenant 7 Brew Coffee ground lease opportunity in Wilkesboro, NC. Located at 1828 US-421, this 0.74-acre site offers outstanding visibility with 39,000+ vehicles per day, direct access from Highway 421 and Winkler Mill Road, and placement as an outparcel to Lowes Foods and Tractor Supply within a strong national retail corridor. Backed by a true NNN ground lease with one of the largest 7 Brew franchisee with plans to open hundreds more, this investment provides stable income with no landlord responsibilities and nine years remaining on the initial lease term.

INVESTMENT SUMMARY

Asking Price:	\$1,399,689
Current NOI:	\$90,000
Initial Cap Rate:	6.43%
Land Acreage:	0.74 Acres
Year Built:	2025
Zoning:	B-2
Building Size:	510 sq ft
Lease Type:	Absolute NNN Ground Lease
Lease Term:	10 Years
Term Remaining:	9 Years

DEMOGRAPHICS

	3 Miles	5 Miles
POPULATION	11,481	26,322
AVG. HH INCOME	\$71,508	\$73,800
DAYTIME POP.	17,567	31,468

INVESTMENT HIGHLIGHTS

Brand-New Construction

- Newly built 7 Brew Coffee location featuring modern site design
- High-traffic orientation

10-Year Absolute NNN Ground Lease

- Zero landlord responsibilities with nine years remaining on the initial term

10% Rent Increases Every 5 Years

- Scheduled rent bumps provide stable, long-term income growth

Leased to Franchisee

- One of the largest 7 Brew franchisees in the U.S.

Strong Operator & Brand Performance

- 7 Brew average unit sales exceed \$2.3 million annually with more than 400 locations open across the country

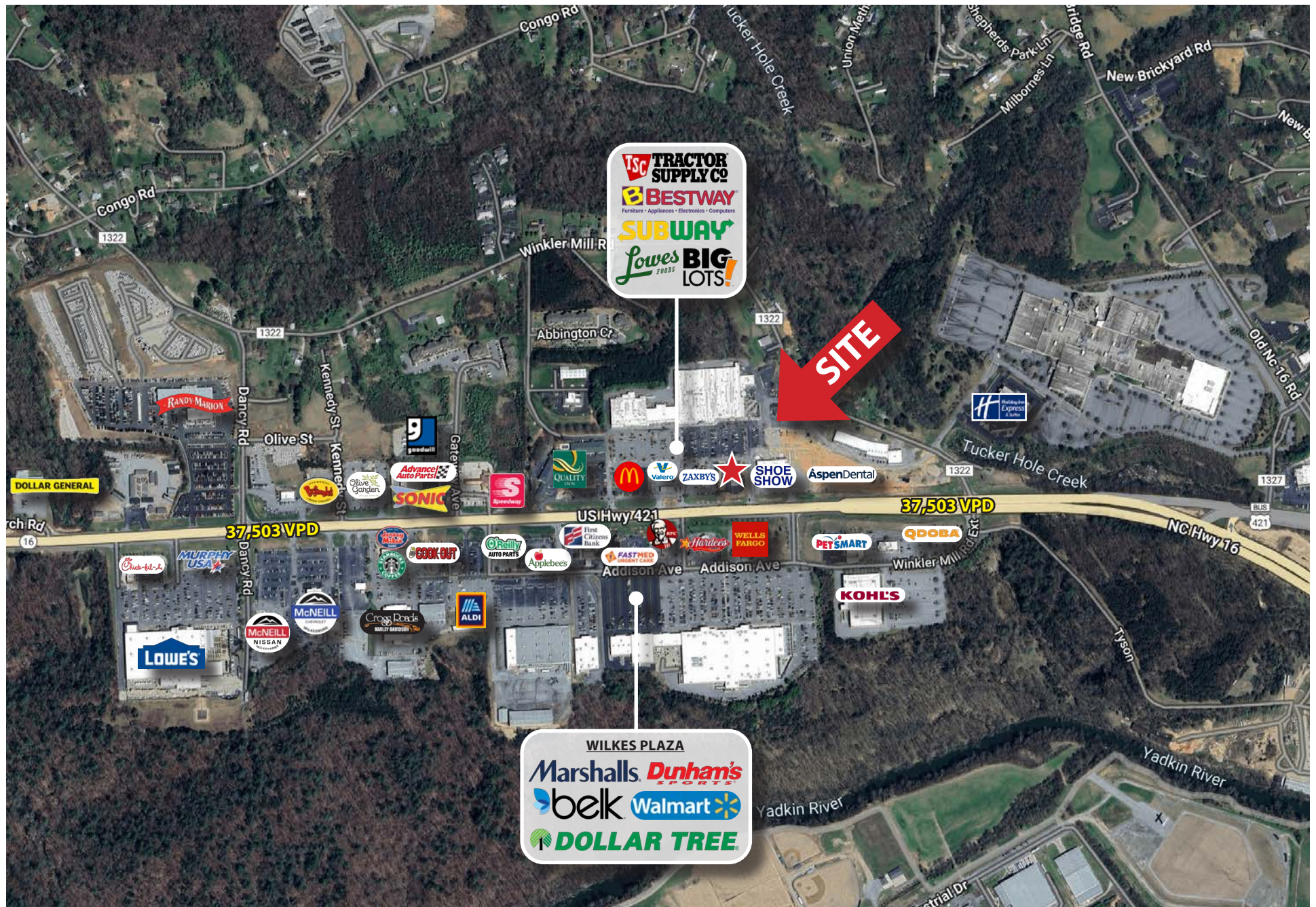
High-Traffic Corridor

- Frontage along US Highway 421 with 39,000+ vehicles per day, Wilkesboro's dominant commercial artery



PROPERTY INFORMATION

CORRIDOR AERIAL



PROPERTY INFORMATION

SITE AERIAL



PROPERTY INFORMATION

SITE PHOTOS



TENANT OVERVIEW

SEVEN BREW COFFEE

Founded in 2017 in Rogers, AR, 7 Brew set out to reinvent the drive-thru coffee experience with a fun, fast, and friendly approach. Their menu features seven signature coffee drinks—like the Blondie, Smooth 7, White Mac, and German Chocolate—along with energy drinks, smoothies, sodas, and tea. What started as a dream to serve premium coffee quickly and build genuine connections came to life with their first “stand” and the original lineup of seven specialty coffees.

In 2021, 7 Brew launched its franchise program after securing investment from Drink House Holdings, led by Jimmy John’s founder Jimmy John Liautaud and Lone Star Steakhouse founder Jamie Coulter. Since then, 7 Brew has signed franchise agreements nationwide and continues to expand rapidly.

Today, 7 Brew serves custom-crafted drinks across the country and has grown into more than just a coffee stand—it’s a movement built on kindness, speed, quality, energy, and unforgettable customer experiences. It’s fresh, it’s contagious, and it’s transforming the drive-thru coffee industry.



TENANT PROFILE

Company	7 Brew Coffee
Founded	2016
Headquarters	Rogers, Arkansas
Number of Locations	+400
Website	www.7brew.com

You-nique Drinks Made To Your Version of Perfection!



FINANCIAL OVERVIEW

OFFERING SUMMARY

ADDRESS:	1828 US-421 Wilkesboro, NC 28697
PRICE:	\$1,399,689
CAP RATE:	6.43%
RENTABLE SQ FT:	531 sq ft
ANNUAL RENT:	\$90,000
LAND AREA:	0.74 Acres
YEAR BUILT:	2025

LEASE SUMMARY

TENANT:	7 Brew Drive-Thru Coffe
WEBSITE:	www.7brew.com
LEASE:	Call for Details
LEASE TERM:	10 Years
LEASE TYPE:	NNN Ground Lease
OPTION PERIODS:	4, 5-Year Options
RENT INCREASES:	10% Every 5 Years
ROOF & STRUCTURE:	Tenant
COMMENCEMENT:	January 1, 2025
LEASE EXPIRATION:	December 31, 2034

New, Long-Term, NNN Ground Lease

- New, 10-Year, Triple Net (NNN) Ground Lease with Full Term Remaining
- Brand New Location - Rent Commence 2025
- 10 Percent Rent Increases Every Five Years Throughout Option Periods
- Located in the Heart of Extremely Dense Commercial Corridor with More Developments Planned

7 Brew Drive-Thru Coffee

- 7 Brew Drive-Thru Coffee was Founded in 2017 in Fayetteville, Arkansas, and Has Over 10,000 Employees Across 283 Locations
- Typical 7 Brew Locations Serve More Than 40 Vehicles Per Hour, With an Average Unit Volume of \$2.4 Million

Rent Schedule

1/1/2025 - 12/31/2029

1/1/2030 - 12/31/2034

Annual Rent

\$90,000

\$90,000

Monthly

\$7,500

\$7,500

Option Periods

1/1/2035 - 12/31/2039

1/1/2040 - 12/31/2044

1/1/2045 - 12/31/2049

1/1/2050 - 12/31/2054

Annual Rent

\$99,000

\$108,900

\$119,790

\$131,769



LOCATION OVERVIEW

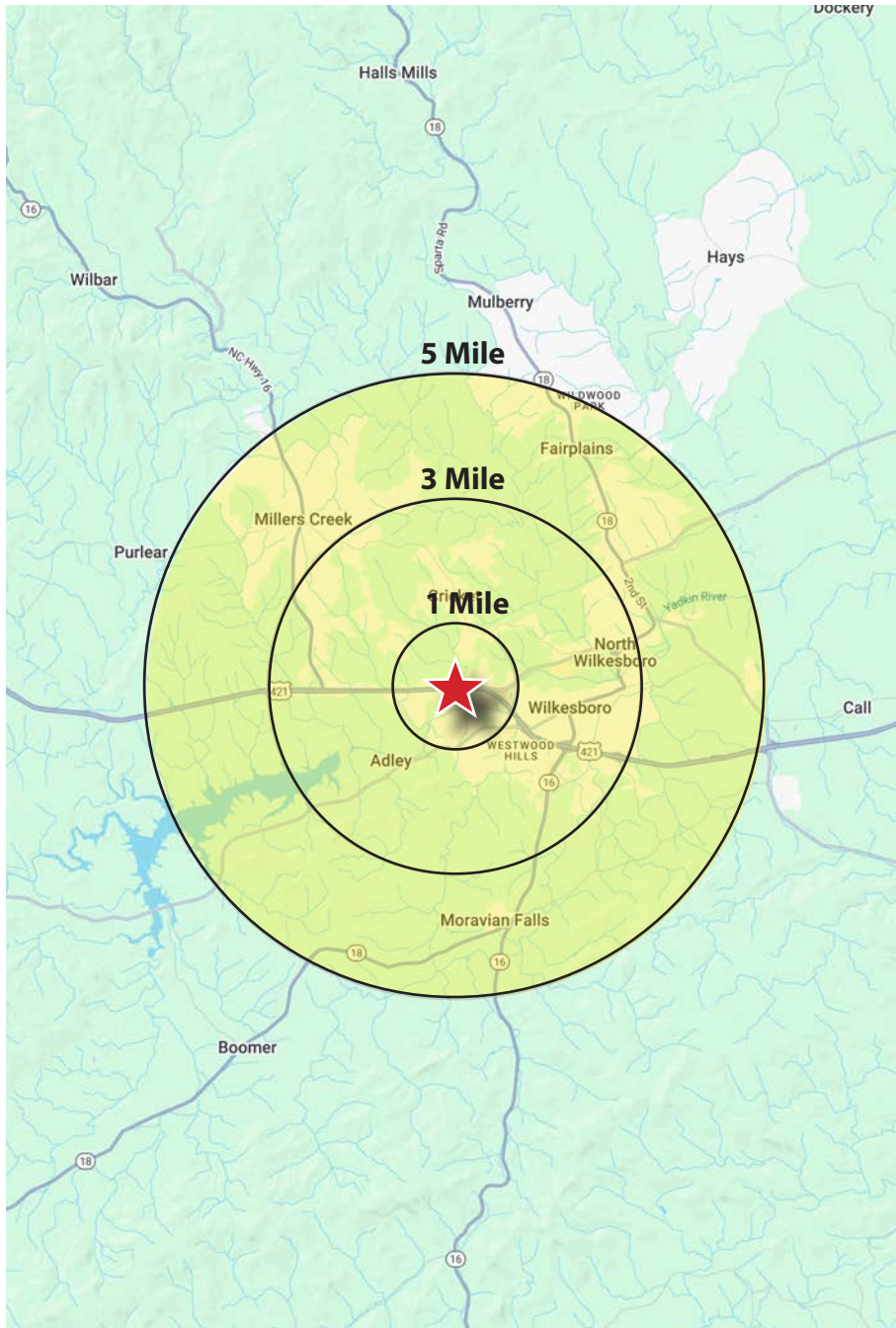


WILKESBORO, NC - WILKES COUNTY

Wilkesboro, North Carolina is a thriving economic center strategically located in the scenic Blue Ridge Foothills. As the commercial heart of Wilkes County, the town boasts a resilient and diverse economy anchored by major employers like the Tyson Foods facility and local telecommunications firms. This established employment base ensures a steady, local workforce and consumer market. The area's retail landscape is strong, drawing significant regional traffic with key national anchors including Walmart and Lowe's (Home Improvement), creating excellent co-tenancy opportunities. Furthermore, Wilkesboro benefits from an international cultural profile, being the home of the globally recognized MerleFest music festival, which generates a massive annual boost to local hospitality and retail sectors. With prime commercial corridors situated along US Highway 421, Wilkesboro presents an exceptional opportunity for retail, office, and industrial investment in a community poised for continued growth.



DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	838	11,481	26,322
2030 Projected Population	840	11,396	26,062
Projected Annual Growth (2025-2030)	2 (-)	-85 (0.1%)	-260 (-0.2%)
HOUSEHOLDS			
2025 Estimated Households	308	4,922	11,130
2030 Projected Households	308	4,885	11,008
HOUSEHOLD INCOME			
2025 Estimated Average Household Income	\$38,782	\$71,508	\$73,800
BUSINESSES			
2025 Estimated Total Businesses	206	840	1,420
2025 Estimated Total Employees	2,709	13,108	21,644

Rooted in the Carolinas

Commercial Real Estate Services



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