

SINGLE TENANT DRIVE-THRU QSR

Absolute NNN Ground Lease Investment Opportunity

Asking Price: \$1,750,000 - Cap Rate: 6% - NOI: \$105,000



1404 West Lane Road

MACHESNEY PARK, IL 61115 (Rockford MSA)

REPRESENTATIVE PHOTO, NOT ACTUAL SITE



GREAT STREET

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AERIAL

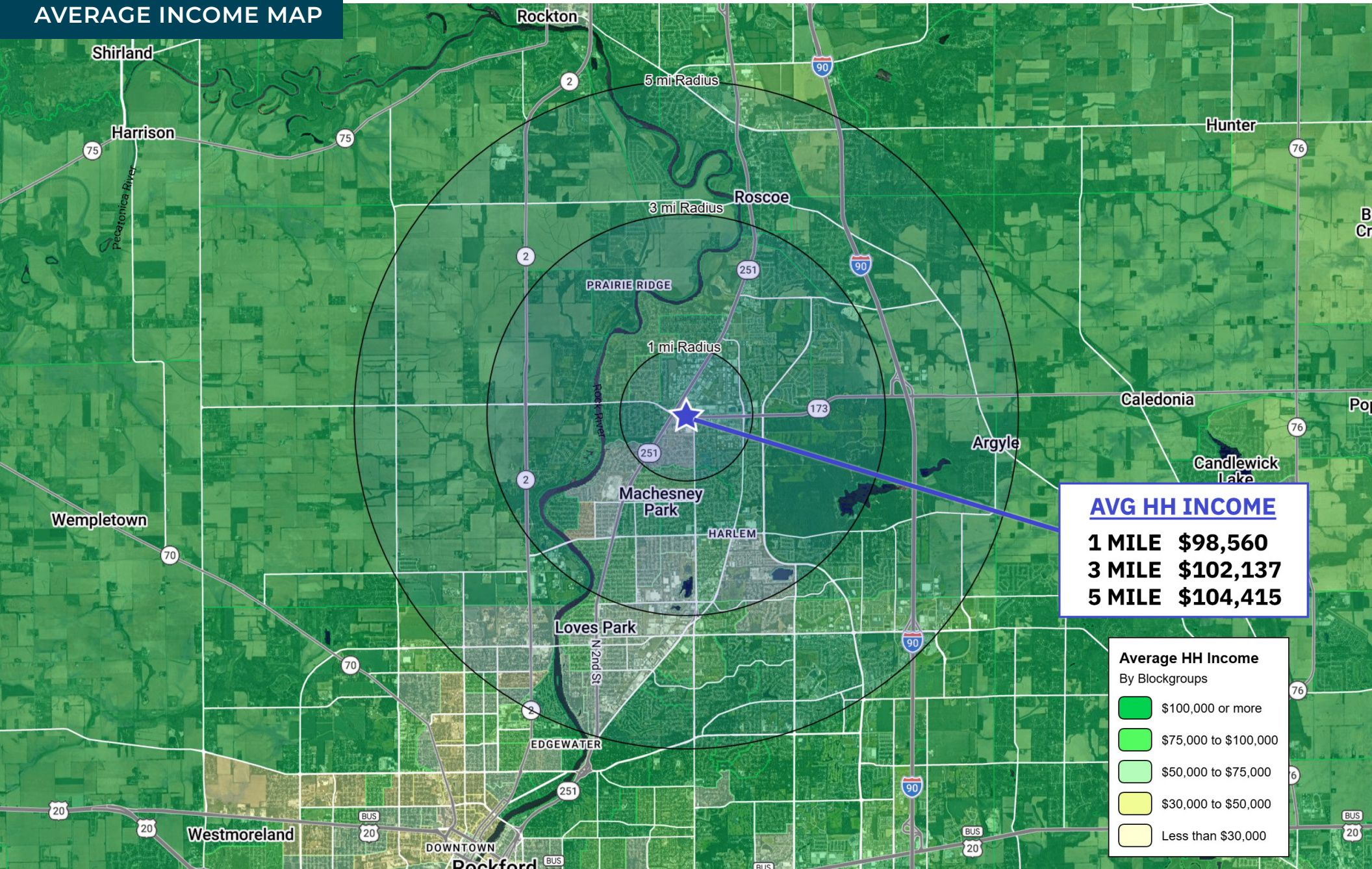


The information provided herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. You should conduct a careful, independent investigation on the property and verify all information. Any reliance on this information is solely at your own risk.

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AVERAGE INCOME MAP



AVG HH INCOME

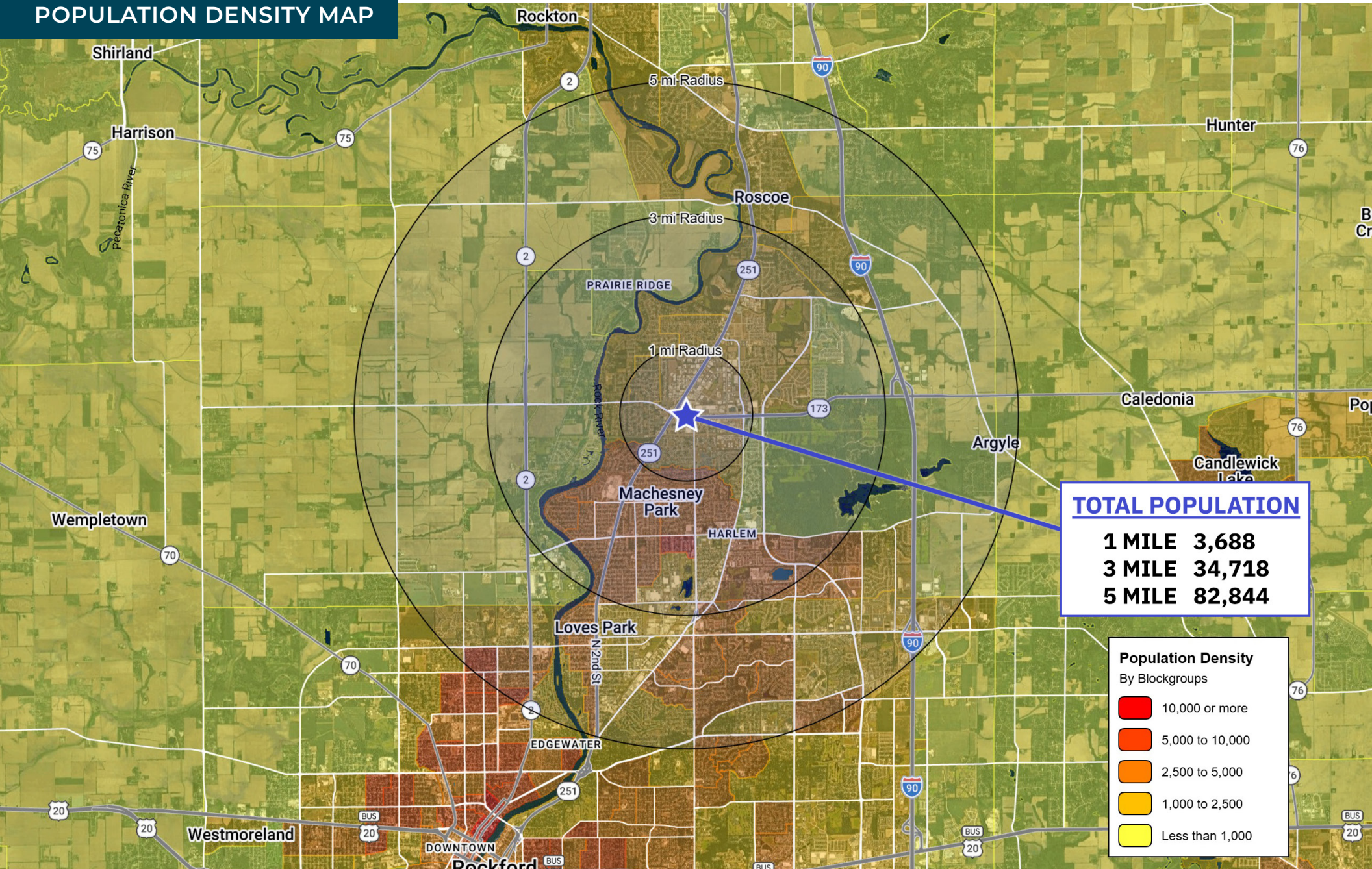
1 MILE	\$98,560
3 MILE	\$102,137
5 MILE	\$104,415

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POPULATION DENSITY MAP



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TRADE AREA ANALYSIS

TENANT

Transcendent Brands is a leading multi-unit operator of 7-Brew Drive Thru Coffee, with over 57 stands across Florida, Alabama, Michigan, Indiana and Illinois. Expanding with 30+ new openings in the next year, Transcendent focuses on leadership development, operational excellence, and unforgettable guest experiences. 7 Brew serves over 20,000 unique drink combinations. This includes custom coffees, infused energy drinks, Italian sodas, smoothies, shakes, and teas. 7 Brews massive popularity comes down to a specific combination of menu customization, hyper-efficient service, and high-energy culture. After starting as a single drive-thru trailer in Rogers, Arkansas, in 2017, the brand’s footprint exploded—skyrocketing from just 14 locations in 2022 to more than 770 locations.

DEMOS

	Population:	Avg HH Income:	Daytime Pop:
1 MILE	3,688	\$98,560	5,440
3 MILE	34,718	\$102,137	12,992
5 MILE	82,844	\$104,415	30,081

TRADE AREA

The Village of Machesney Park is a growing, family-friendly community of nearly 23,000 residents in Northern Illinois. The area is well known for its attractive residential setting along the Rock River, with neighborhoods ranging from affordable first-time family homes to newly constructed luxury waterfront homes. The many attributes of the community include an ever-expanding business community, skilled workforce, exceptional schools, low crime rate, and close proximity to outdoor recreation at one of the state’s largest parks, Rock Cut State Park.

Machesney Park is part of the greater Rockford MSA. Located just 90 minutes from Chicago, Madison, and Milwaukee, the Rockford MSA serves as the commercial, logistics, and manufacturing hub of Northern Illinois. Its strategic connectivity—via direct interstate access, major rail lines, and one of the nation’s fastest-growing cargo airports—provides businesses with the scale, workforce, and multimodal infrastructure needed to compete regionally and globally.

Home to roughly 350,000 residents within the MSA and drawing from a labor shed of more than one million people, Rockford offers an appealing blend of urban convenience, suburban character, and natural amenities. The community is known for its skilled workforce, affordable cost of living, and vibrant culture. Residents enjoy award-winning parks and forest preserves, renowned museums, a thriving arts scene, diverse dining, and extensive biking and recreation networks—all supported by ongoing revitalization efforts.

Rockford’s livability continues to be one of its greatest strengths. The city combines attainable housing, short commute times, strong healthcare systems, and high-quality educational options with an expanding entertainment and recreation environment. Families, young professionals, and retirees alike benefit from a community that is large enough to offer urban amenities yet small enough to feel accessible and connected.