

2044 W DEKALB ST CAMDEN, SC



**OFFERED
FOR SALE**

\$2,000,000 | 6.25% CAP

REPRESENTATIVE PHOTO



CONFIDENTIAL OFFERING MEMORANDUM





Future Grocer

Full Access

BATTLESHIP RD

W DEKALB ST 24.800 VPD

SEVEN 73 BREW
DRIVE THRU COFFEE

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale a new-construction 7 Brew in Camden, SC, featuring a 15-year absolute NNN ground lease with zero landlord responsibilities. The lease provides 10% rent increases every five years throughout the base term and options, delivering contractual income growth and an attractive hedge against inflation.

The asset is strategically positioned along W DeKalb Street (US-1), a primary retail corridor in the Camden trade area with approximately 24,800 vehicles per day. The site benefits from strong visibility, ease of access, and proximity to national retailers including Walmart, Lowe's, and Tractor Supply, reinforcing consistent daily traffic patterns.

The specific franchisee we are working with owns the rights to most of the Charlotte, Columbia, Myrtle Beach and Charleston, Richmond VA and Jacksonville FL markets along with some existing stores in each territory. The group owns 70 Planet Fitness locations, 30+ Smoothie King locations and 30+ Buff City Soap locations. The group is 15 years+ into operating franchises with an approximately \$500 mil net worth signature.

RENT SCHEDULE	TERM	RETURN
Current Term	1-5	\$125,000
Rent Escalation	6-10	\$137,500
Rent Escalation	11-15	\$151,250
1st Extension Term	16-20	\$166,375
2nd Extension Term	21-25	\$183,013
3rd Extension Term	26-30	\$201,314
4th Extension Term	31-35	\$221,445
5th Extension Term	36-40	\$243,590

NOI	\$125,000
CAP RATE	6.25%
LISTING PRICE	\$2,000,000

ASSET SNAPSHOT

Tenant Name	7-Brew
Address	2044 W Dekalb St, Camden, SC 29020
Building Size (GLA)	510 (Estimated)
Land Size	1.21 Acres
Year Built	2026
Signatory/Guarantor	Personal (John Clancy)
Rent Type	ABS. NNN - Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	8/18/2026
Lease Expiration Date	8/31/2041
Remaining Term	15 Years
Rental Increases	10% Every 5 Years and In Options
NOI	\$125,000



REPRESENTATIVE PHOTO



22,941
PEOPLE
IN 5 MILE RADIUS



\$90,512
AHHI IN
5 MILE RADIUS



24,800
VPD ON
W DEKALB ST





10% RENT INCREASES EVERY 5 YEARS

10% rent increase every 5-years throughout the initial term and at the beginning of each option period



NEW 15-YEAR ABSOLUTE NNN GROUND LEASE

Zero landlord responsibilities and passive income profile



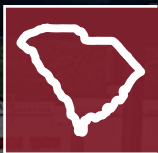
TOP RETAIL CORRIDOR EXPOSURE (24,800 VPD)

Positioned along US-1 with direct access and strong daily traffic



NEW CONSTRUCTION (2026 DELIVERY)

Latest prototype with dual-lane configuration designed for throughput and efficiency



NATIONAL RETAIL CO-TENANCY

Proximity to Walmart, Lowe's, Tractor Supply, and other traffic-driving anchors

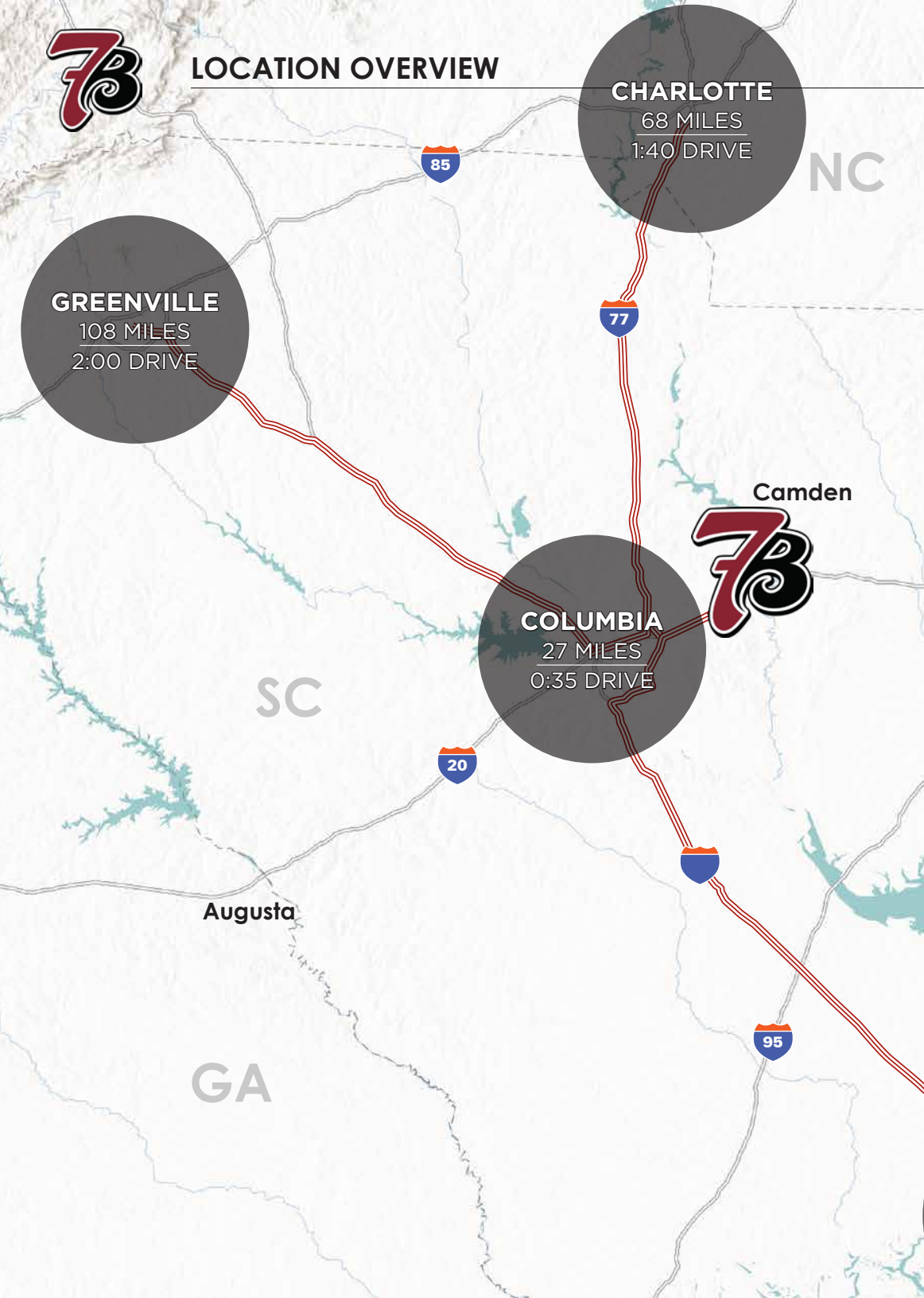


HIGH-VOLUME DRIVE-THRU CONCEPT (7 BREW)

One of the fastest-growing brands in the U.S. with strong unit economics



LOCATION OVERVIEW



Columbia, South Carolina, the state’s capital, is a vibrant city nestled in the heart of the Palmetto State. Boasting a rich history dating back to its founding in 1786, Columbia offers a blend of Southern charm and modern amenities. The city is renowned for its cultural attractions, including the Columbia Museum of Art, which showcases a diverse collection ranging from Renaissance masterpieces to contemporary works. Nature enthusiasts can explore the scenic beauty of Congaree National Park, home to one of the largest intact old-growth bottomland hardwood forests in the southeastern United States. With its bustling downtown district, burgeoning culinary scene, and lively entertainment options, Columbia provides residents and visitors alike with a dynamic urban experience set against the backdrop of the South Carolina Midlands.

- State capital and primary economic hub of South Carolina
- \$54B regional GDP
- 436,000-person labor force
- 440,000+ non-farm jobs
- Major employers include the State of South Carolina, Prisma Health, BlueCross BlueShield, Michelin, and Fort Jackson

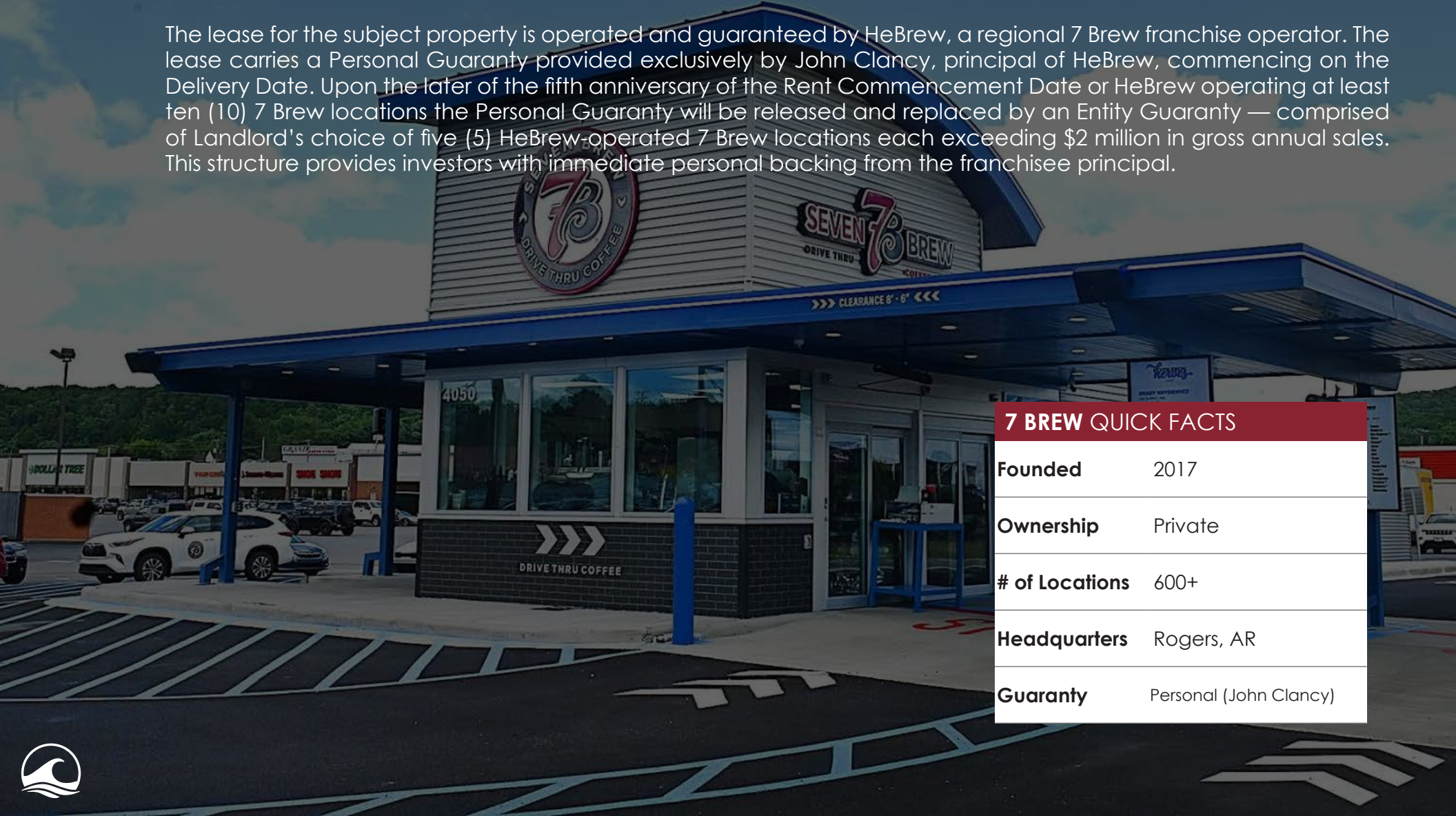




TENANT SUMMARY

Founded in Rogers, Arkansas in 2017, 7 Brew Coffee is a rapidly expanding drive-thru beverage concept focused on speed of service, high customization, and a customer-centric experience. The brand operates a small-footprint, drive-thru-only prototype designed for operational efficiency and high transaction volumes, positioning it within one of the fastest-growing segments of the coffee QSR industry. Since launching its franchise program in 2021, 7 Brew has grown from 14 stands in 2019 to 600+ locations across 38 states by year-end 2025 — making it the nation's fastest-growing restaurant chain. Beyond unit expansion, average unit volumes exceed \$2 million per location, outperforming Starbucks, Dunkin', and Tim Hortons on a per-unit basis, supported by Blackstone's growth equity investment and \$502 million in system-wide sales in 2024.

The lease for the subject property is operated and guaranteed by HeBrew, a regional 7 Brew franchise operator. The lease carries a Personal Guaranty provided exclusively by John Clancy, principal of HeBrew, commencing on the Delivery Date. Upon the later of the fifth anniversary of the Rent Commencement Date or HeBrew operating at least ten (10) 7 Brew locations the Personal Guaranty will be released and replaced by an Entity Guaranty — comprised of Landlord's choice of five (5) HeBrew-operated 7 Brew locations each exceeding \$2 million in gross annual sales. This structure provides investors with immediate personal backing from the franchisee principal.



7 BREW QUICK FACTS	
Founded	2017
Ownership	Private
# of Locations	600+
Headquarters	Rogers, AR
Guaranty	Personal (John Clancy)





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Exclusively Offered By



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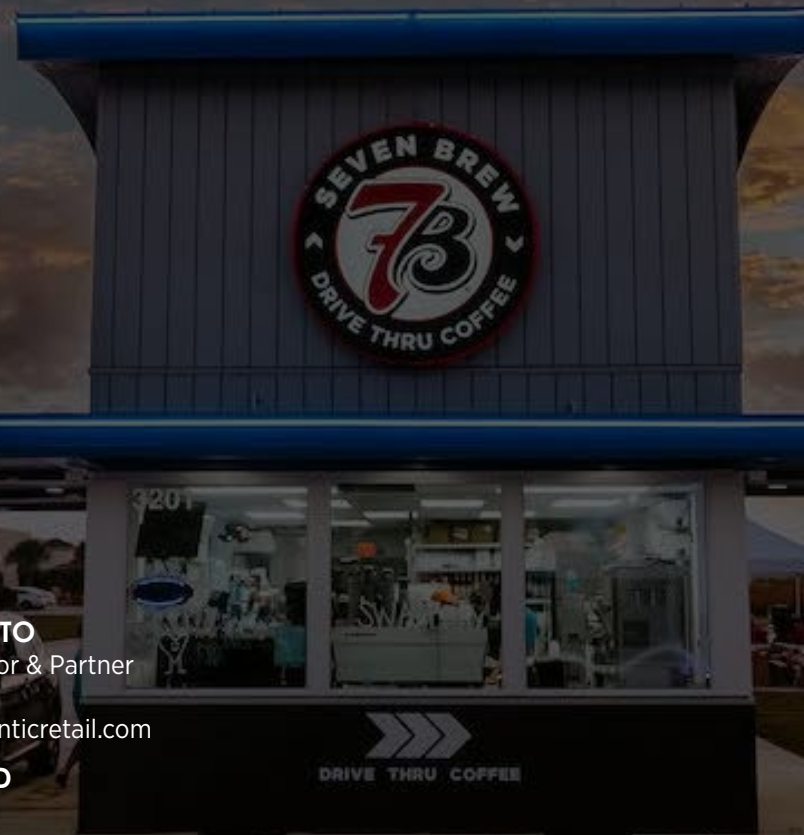
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