

BRAND-NEW | 7BREW COFFEE | DRIVE-THRU Ground Lease

4102 S. Cleveland Ave., Fort Myers, FL



Representative Photo

Contact:

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INTRODUCTION

7Brew Drive-thru Coffee containing approx. 540±rentable SF of building space on a .73±AC parcel, located at 4102 S. Cleveland Ave. in Fort Myers, Florida. The property is strategically located across the street from the Edison Mall. Cleveland Ave., the main throughfare servicing the community, providing excellent visibility to over 55,500±VPD.

This 7 Brew Coffee is secured by an original 15-year Triple-Net (NNN) ground lease, with five (5) options to renew of 5-years each. The rent is expected to commence on October 18, 2026, and the location is targeting a October 2026 opening date. The annual rent is \$110,000, with scheduled increases of ten percent (10%) every five (5) years throughout the initial term and in each renewal option.

INVESTMENT SUMMARY

PROPERTY ADDRESS:	4102 S. Cleveland Ave., Fort Myers, FL
PRICE:	\$2,000,000.00
ANNUAL RENT:	\$110,000
CAP RATE:	5.50%
TENANT:	7Crew Florida, LLC [79 operational units + 35± under development]
GUARANTOR:	Franchisee – 7-Crew [79 operational units + 35± under development]
RENTAL INCREASES:	10% Every 5 Years
INITIAL LEASE TERM:	15 Years
REMAINING LEASE TERM:	15 Years
OPTIONS:	(5) 5-Year options
RENT COMMENCEMENT:	10/18/2026 - Target Opening Date: October 2026
LANDLORD OBLIGATIONS:	None – Absolute Triple-Net (NNN) Lease
BUILDING SIZE:	540 ± SF
LAND SIZE:	.73± Acres
YEAR BUILT:	2026

INVESTMENT HIGHLIGHTS

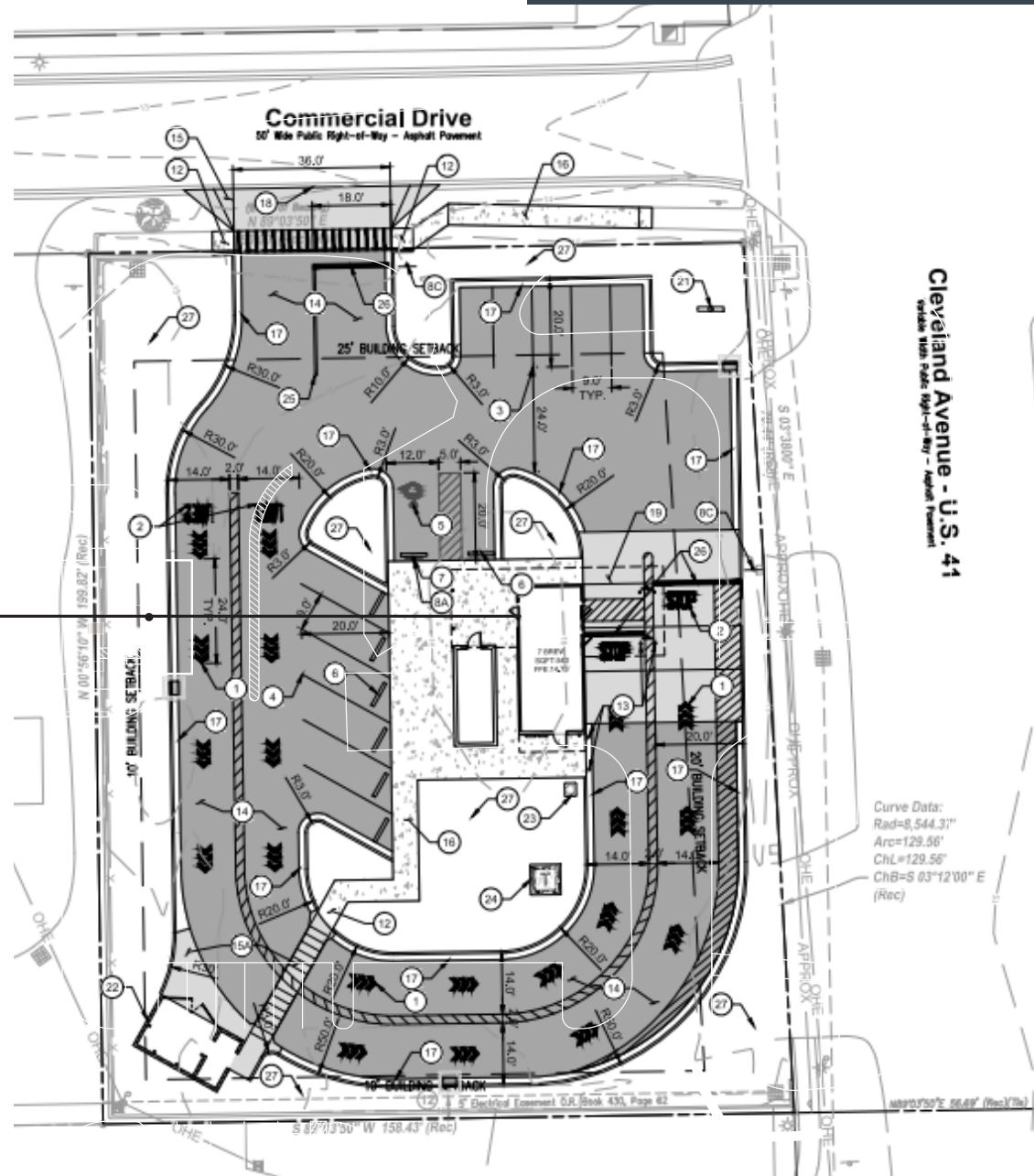
- 7 Brew Drive-Thru Coffee was founded in 2017 and has quickly grown to operate over 600+ locations in 38 states employing over 25,000 Brew Crew members
- Brand New, Stand-alone Construction | Located along Dense Retail Corridor
- 7 Brew was recently ranked No. 1 in Franchise Times 2026 “Fast & Serious” list & No. 143 in the Top 400 for 2025
- Exceptional Traffic Counts | Excellent Visibility and Direct Frontage to Cleveland Ave. exposing Subject to over 55,500±Average Daily Vehicles
- Strategically located across from the Edison Mall
- Desirable Demographics | Over 170,179±Residents with an AHHI of \$83,595 within a Five-Mile Radius



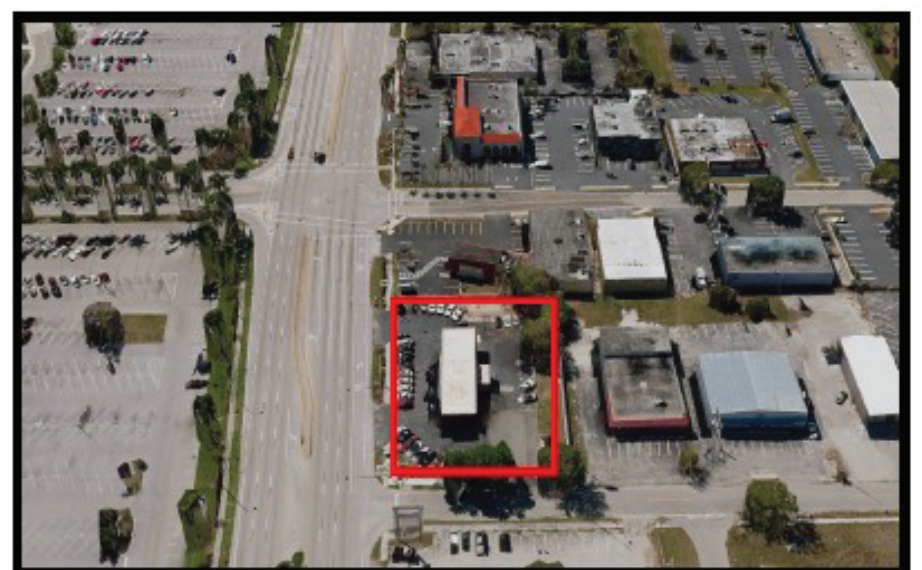
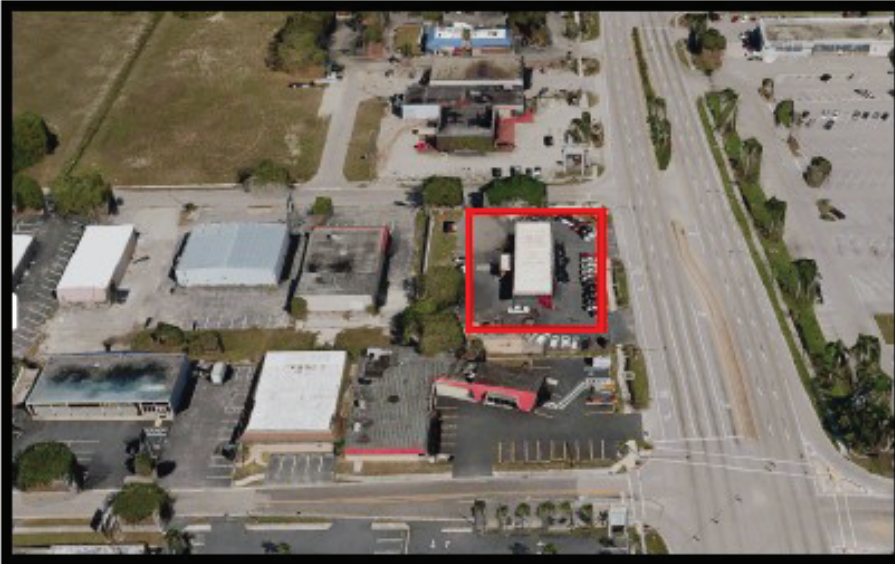
LEASE YEAR(S)	ANNUAL RENT	MONTHLY RENT	RENT ESCALATIONS %
YEARS 1 - 5	\$110,000	\$9,166.679	-
YEARS 6 - 10	\$121,000	\$10,083.33	10.00%
YEARS 11 - 15	\$133,100	\$11,091.67	10.00%
RENEWAL OPTIONS			
OPTION 1	\$146,410	\$12,200.83	10.00%
OPTION 2	\$161,051	\$13,420.92	10.00%
OPTION 3	\$177,156.10	\$14,763.01	10.00%
OPTION 4	\$194,871.71	\$16,239.31	10.00%
OPTION 5	\$214,358.88	\$17,863.24	10.00%

SITE PLAN

Cleveland Ave. | 55,500 ADT



PROPERTY IMAGES

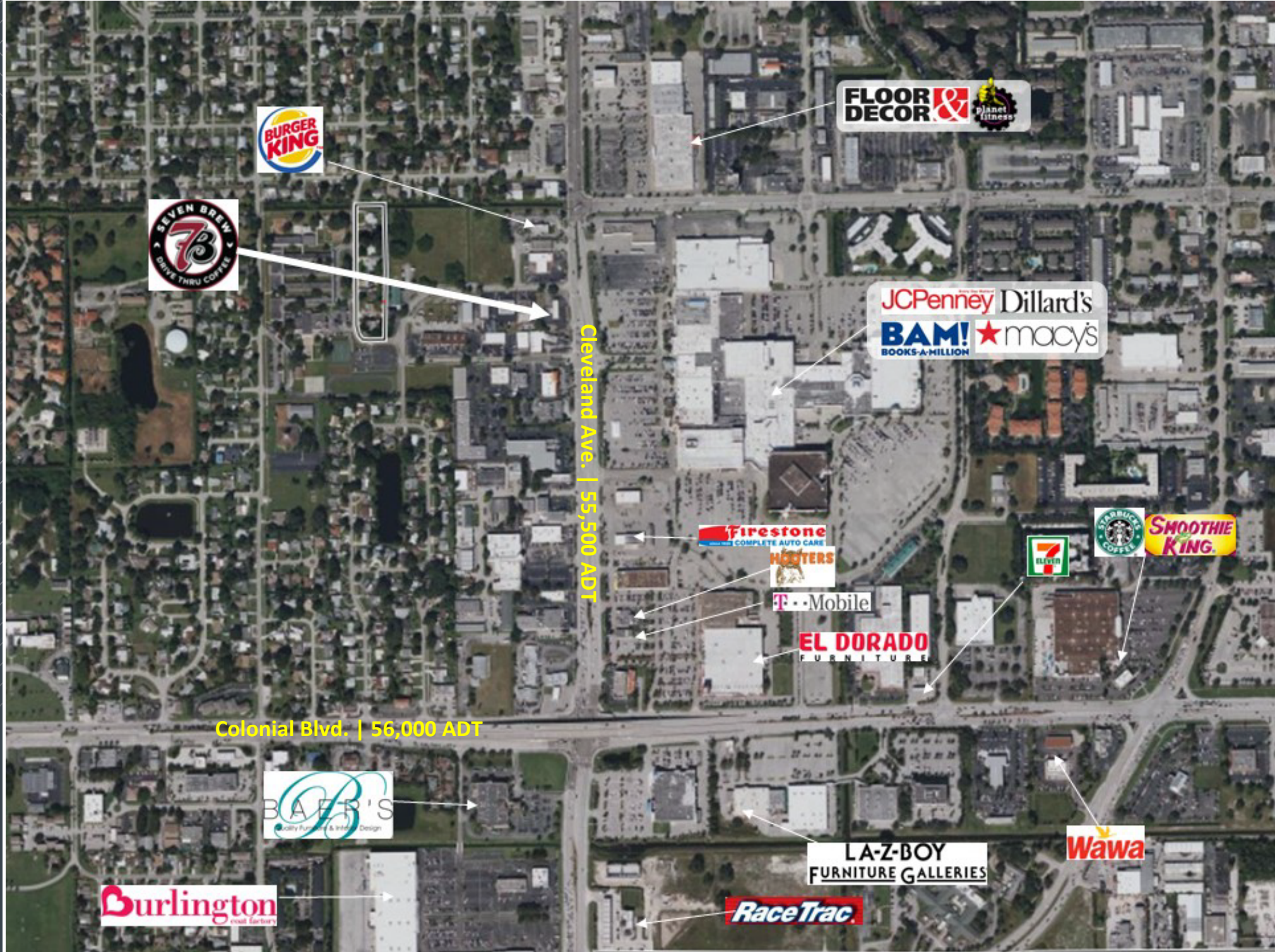


AERIAL - EAST

Edison Mall

Cleveland Ave. | 55,500 ADT







ABOUT THE BRAND



Seven Brew operates on a specialized drive-thru-only model, emphasizing speed, convenience, and a customer-centric approach. Unlike traditional coffee shops, it does not offer indoor seating, focusing solely on quick service. Customers are often greeted by “texters” who use iPads to take orders, fostering a personal connection while maintaining efficiency. The menu is designed to be streamlined yet highly customizable with over 20,000+ drink combinations, featuring a wide array of coffee beverages, energy drinks, teas, sparkling infused waters, shakes, and smoothies, with extensive options for customization.

Seven Brew’s growth has been explosive, driven largely by a strong franchising model and strategic capital investments. The company expanded from just 14 locations at the beginning of 2022 to **over 600+ locations** by October 2025, operating in **38 states** and employing over **25,000 Brew Crew members**.

The company’s operational philosophy centers on “cultivating kindness and joy with every drink,” prioritizing friendly interactions and a positive atmosphere. Seven Brew has established itself as one of the fastest-growing coffee chains in the U.S., particularly within the drive-thru sector. The company was recently ranked No. 1 in Franchise Times 2026 “Fast & Serious” list and No. 143 in the Top 400 for 2025.

COMPANY OVERVIEW

ANNUAL REVENUE:	Unknown - Private Company
LOCATIONS:	600+ shops across 38 states
FRANCHISE RATING:	Established Brand – Ranked among top quick-service beverage chains
OWNERSHIP:	Private
HEADQUARTERS:	Fayetteville, Arkansas

AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	14,328	67,333	170,179
2030 Population (Projection)	15,380	72,325	182,702

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	45.5%	48.9%	61.9%
Black or African American	25.2%	20.2%	13.0%
Asian	2.3%	2.1%	2.4%
American Indian & Alaskan Native	0.7%	0.6%	0.5%
Pacific Islander	10.9%	10.6%	8%
Two or More Races	15.8%	17.6%	14.3%

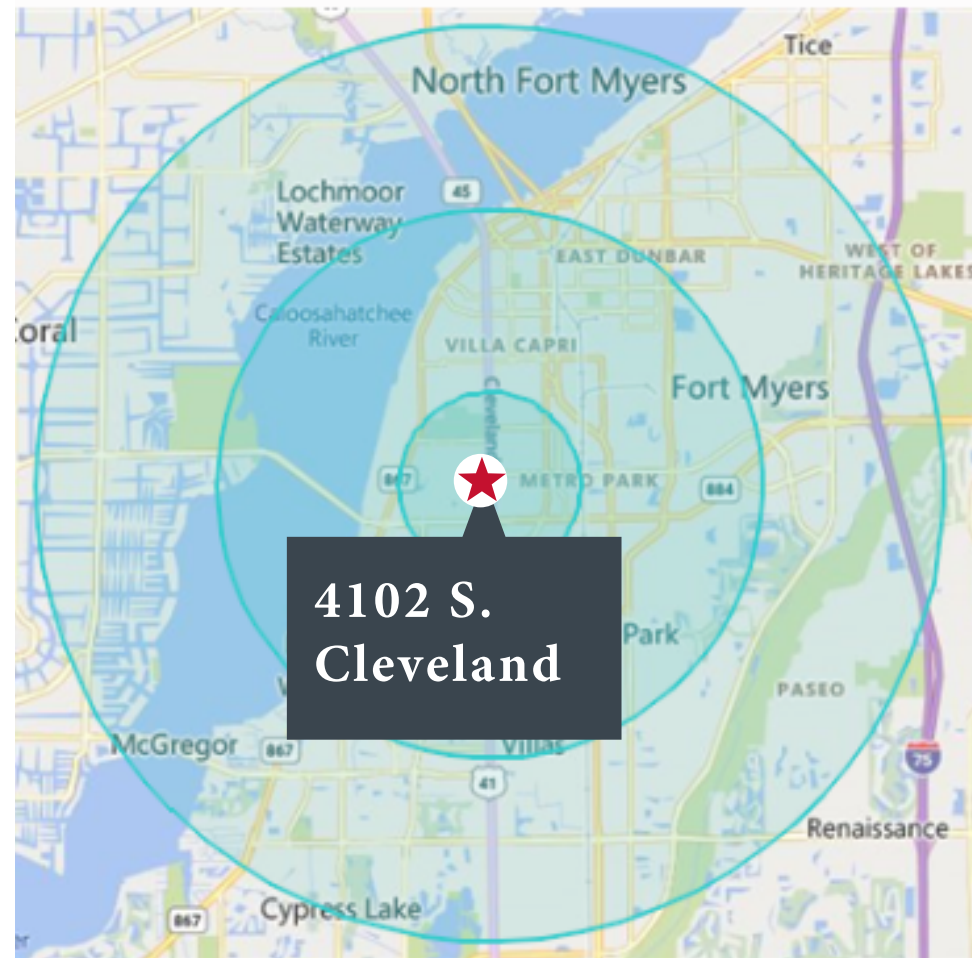
PLACE OF WORK	1 MILE	3 MILES	5 MILES
2025 Businesses	707	3,066	6,920
2025 Employees	6,388	40,761	88,039

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Average Household Income	\$71,131	\$78,389	\$83,595

AGE	1 MILE	3 MILES	5 MILES
2025 Median Age	40	40	48

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Households	6,506	29,386	77,223
2030 Households (Projection)	7,109	32,109	84,386
2024-2025 Annual Household Growth Rate	13.85%	13.42%	13.49%
2025-2030 Annual Household Growth Rate	9.30%	9.29%	9.29%

1-3-5 Mile Radius





FORT MYERS, FLORIDA

Fort Myers, incorporated in 1886, is the oldest city in Lee County and serves as the county seat. Fort Myers is located on the lower west coast of Florida. The city encompasses 48.82 total square miles, including waterways, and is bordered to the north and west by the Caloosahatchee River, which is part of the intercoastal waterway connecting the Atlantic Ocean and the Gulf of Mexico. The City of Fort Myers had a population of 103,985 as of July 1, 2025.

As the historic transportation hub, oldest city, and governmental seat, Fort Myers is known internationally as the business center of Southwest Florida. Doing business in Fort Myers provides companies a marketing advantage. The City of Fort Myers is part of the Fort Myers-Cape Coral Metropolitan Statistical Area (MSA). Fort Myers is the cultural and trade center for Lee County and the surrounding area. Centrally located between Miami and Tampa on Interstate 75, Fort Myers is the logistics hub for transportation and digital infrastructure for Southwest Florida. Business can move freight and personnel by air, ground, rail, boat, and digital data to the world market. As a full-service city, infrastructure is available to meet the needs of developing businesses.

Commercial fishing in Lee County is a year-round operation with shrimp fleets making their homeports in Fort Myers Beach. For recreation, the Thomas Edison and Henry Ford Winter Estates offer tours of exhibits including a museum, botanical gardens and research laboratory. The Barbara B. Mann Performing Arts Hall, located on the campus of Florida South Western State College, operates year-round and provides opportunities to see traveling artist and Broadway productions. JetBlue Park, a state-of-the-art training ballpark and player development complex, provides the facilities for spring training for the Boston Red Sox.



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