

T862 US HWY 70 SE HICKORY, NC



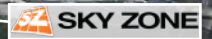
**OFFERED
FOR SALE**
\$2,083,000 | 6.00% CAP

REPRESENTATIVE PHOTO





SOUTHEAST AERIAL



19TH ST DR SE



HWY 70 SE 22,500 VPD





PET SMART

THE HOME DEPOT

ALDI

LONGHORN STEAKHOUSE

FIRST WATCH

CROWNE PLAZA HOTELS & RESORTS

ZAXBYS

40

OUTBACK STEAKHOUSE

68,000 VPD

Hilton Garden Inn

FIVE GUYS BURGERS and FRIES

CHIPOTLE MEXICAN GRILL

JIM 'N NICK'S BAR-B-Q

Wendy's

BuggyBusters Guitar Center

TAKE 5 SERVICE CENTER & CAR WASH

Chick-fil-A

7B

RED LOBSTER FRESH FISH-LIVE LOBSTER

Speedway

HWY 70 SE 22,500 VPD

Arby's

Guthrie's

19TH ST DR SE





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a new construction 7 Brew in Hickory, NC. The property is secured by a 15-year ABS NNN Ground Lease featuring 10% rental increases every five (5) years throughout the initial term and option periods. The drive-thru concept occupies a highly visible corner along US-70 and benefits from established traffic patterns.

RENT SCHEDULE	RENT	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

NOI	\$125,000
CAP RATE	6.00%
LISTING PRICE	\$2,083,000

ASSET SNAPSHOT

Tenant Name	7 Brew
Address	1862 US Hwy 70 SE, Hickory, NC 28602
Building Size (GLA)	510 SF
Land Size	0.91 Acres
Year Built	2026
Signatory/Guarantor	Franchisee - WJ Bevco, LLC
Rent Type	ABS. NNN - Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	5/1/2026 (Estimated)
Lease Expiration Date	4/30/2041 (Estimated)
Remaining Term	15 Years
Rental Increases	10% Every 5 Years and In Options
NOI	\$125,000



71,937
PEOPLE
IN 5 MILE RADIUS



\$83,668
AHHI IN
5 MILE RADIUS



22,500
VPD ON
HWY 70 SE





ATTRACTIVE LEASE FUNDAMENTALS

- 15-year lease term with 10% rental increases every five years throughout the base and option periods
- Absolute NNN ground lease structure with zero landlord responsibilities
- Hands-off investment providing stable, long-term cash flow from a rapidly expanding coffee operator



HICKORY, NC DEMOGRAPHIC GROWTH INDICATORS

- Recognized as the economic center of the Catawba River Valley
- Two universities support growth: Lenoir-Rhyne University and Appalachian State University
- Strong demographics: \$80K+ average household income and 70K+ population within 5 miles



HIGH VISIBILITY ON MAJOR RETAIL CORRIDOR

- Prominent frontage along Hwy 70 with 20,000+ vehicles per day
- Cross-access to signalized light offers excellent visibility and access for commuter and local traffic
- Over 4.4M SF of retail located in 1-mile radius | Nearby Major Retailers include: Chick Fil A, Target, Best Buy, Home Depot



NEW CONSTRUCTION SITE

- Brand-new drive-thru building scheduled for completion in 2026
- Built to 7 Brew's latest design standards with high-volume operational capacity for efficient service



HICKORY-LENOIR-MORGANTON MSA

- Population of ~370,000 across the metro area
- Competitive labor market with unemployment below national averages
- Catawba County median household income of ~\$68,000
- Retail sales exceed \$4.1B annually within the county

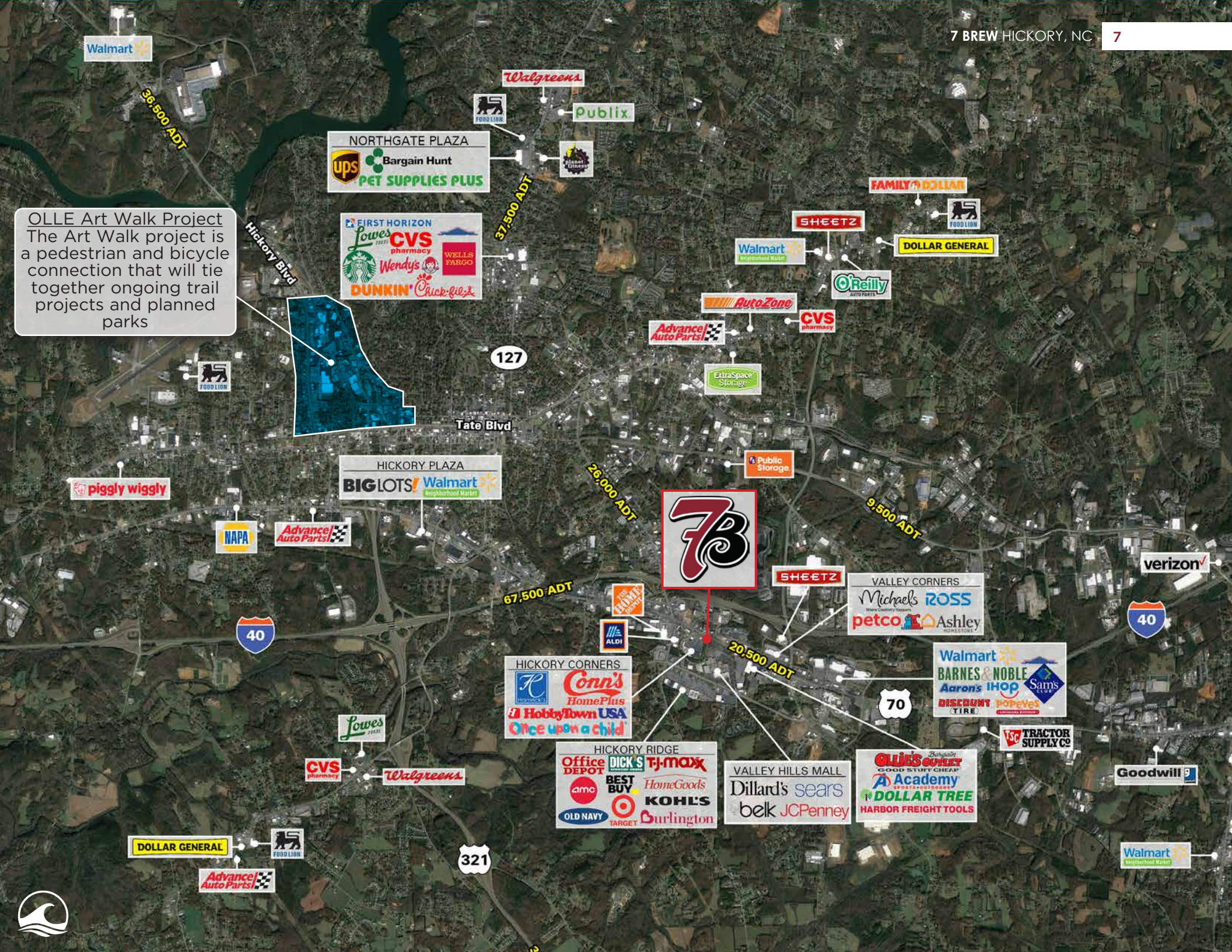


PROXIMITY TO I-40 AND HICKORY BLVD

- Less than 2 miles from the interchange of Interstate 40 and U.S. Route 321
- Interstate 40 is a primary east-west corridor connecting the Charlotte metropolitan area to western North Carolina
- Direct access to U.S. Route 70 (22,500 VPD) supporting strong commuter traffic

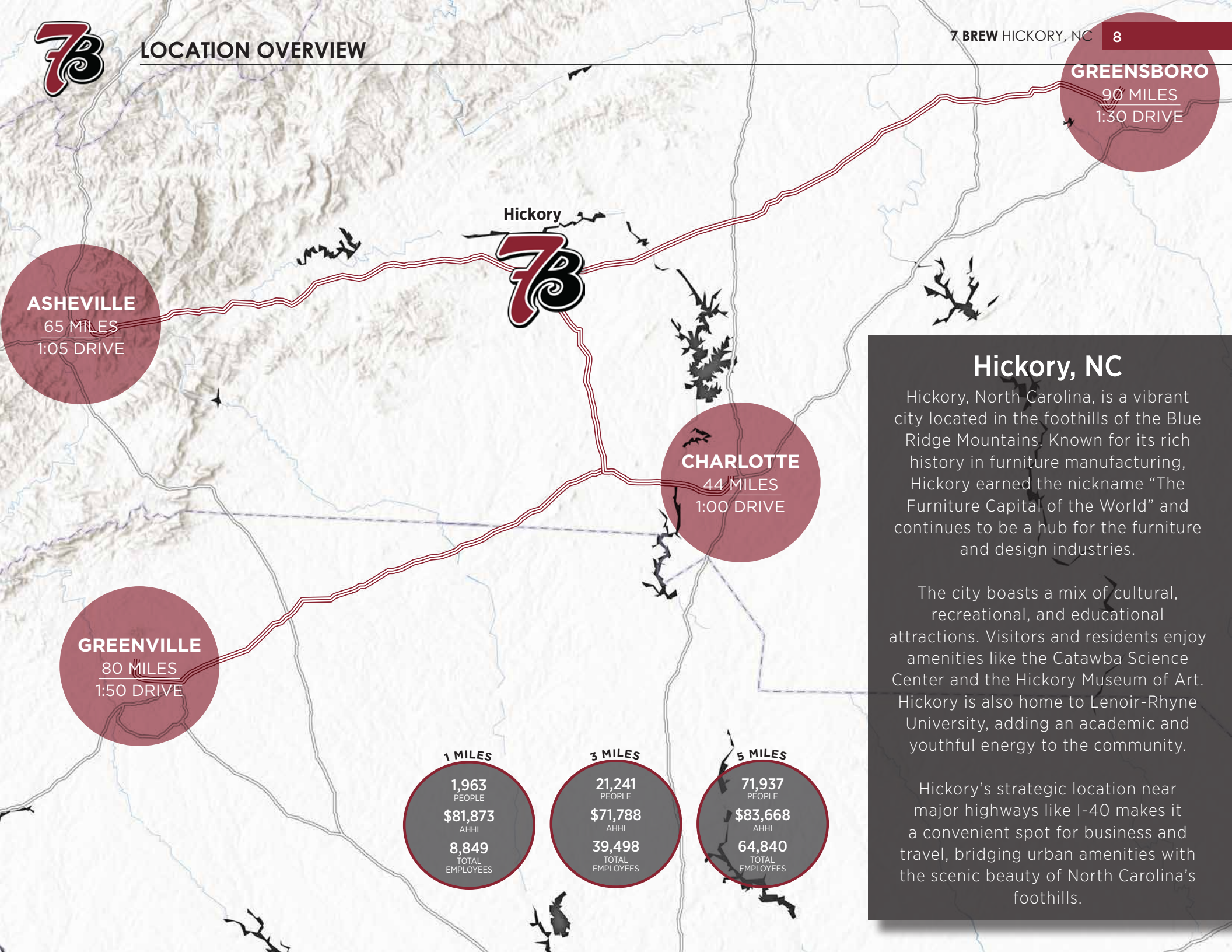


OLLE Art Walk Project
 The Art Walk project is a pedestrian and bicycle connection that will tie together ongoing trail projects and planned parks





LOCATION OVERVIEW



GREENSBORO
 90 MILES
 1:30 DRIVE

ASHEVILLE
 65 MILES
 1:05 DRIVE

Hickory
7B

CHARLOTTE
 44 MILES
 1:00 DRIVE

GREENVILLE
 80 MILES
 1:50 DRIVE

1 MILES
 1,963
 PEOPLE
 \$81,873
 AHHI
 8,849
 TOTAL
 EMPLOYEES

3 MILES
 21,241
 PEOPLE
 \$71,788
 AHHI
 39,498
 TOTAL
 EMPLOYEES

5 MILES
 71,937
 PEOPLE
 \$83,668
 AHHI
 64,840
 TOTAL
 EMPLOYEES

Hickory, NC

Hickory, North Carolina, is a vibrant city located in the foothills of the Blue Ridge Mountains. Known for its rich history in furniture manufacturing, Hickory earned the nickname “The Furniture Capital of the World” and continues to be a hub for the furniture and design industries.

The city boasts a mix of cultural, recreational, and educational attractions. Visitors and residents enjoy amenities like the Catawba Science Center and the Hickory Museum of Art. Hickory is also home to Lenoir-Rhyne University, adding an academic and youthful energy to the community.

Hickory’s strategic location near major highways like I-40 makes it a convenient spot for business and travel, bridging urban amenities with the scenic beauty of North Carolina’s foothills.



TENANT SUMMARY

Founded in 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. Over the past several years, expanding from only 14 stands in 2019 to 600+ locations across 38 states. Beyond unit expansion, third-party traffic analytics show average visits per location have increased even as the system scaled.

Brew Culture Franchise, LLC serves as the franchisor entity for the 7 Brew brand and is responsible for franchise development, brand standards, operational systems, and training support. Brew Culture began offering franchises in 2021 and has rapidly scaled the platform through regional multi-unit operators. As of year-end 2024, approximately 297 franchised locations and 24 company-owned stores.

The lease for the subject property is guaranteed by WJ BevCo LLC, a regional franchise operator within the 7 Brew system responsible for store-level operations and development. WJ BevCo is affiliated with investment group WJ Partners, which announced plans to develop approximately 100 new 7 Brew locations across North Carolina, South Carolina, and Georgia, demonstrating a large-scale regional commitment to the brand. As a result, the subject property benefits from the support of a rapidly expanding national brand platform while being backed at the lease level by an experienced regional franchise group.

7 BREW QUICK FACTS	
Founded	2017
Ownership	Private
# of Locations	600+
Headquarters	Rogers, AR
Guaranty	Franchisee (Brew Culture Franchise, LLC)



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REPRESENTATIVE PHOTO

Exclusively Offered By



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