ARSENAL Real Estate Advisors

OFFERING MEMORANDUM

LEAD BROKERS

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Representative Photo

44 Meridian Parkway,
Bethlehem, GA 30620

NEW CONSTRUCTION

OPENING OCTOBER 2026

ARSENAL Real Estate Advisors

DISCLAIMER

CONFIDENTIALITY AGREEMENT

This Offering Memorandum ("Memorandum") has been prepared by Arsenal Real Estate Advisors, LLC ("Broker") solely for the purpose of providing selected information to prospective purchasers to evaluate a potential investment opportunity (the "Property"). This Memorandum is confidential and is intended solely for the limited use of parties to whom it has been delivered directly by Broker. By accepting this Memorandum, the recipient agrees to maintain the confidentiality of the information contained herein and to use it solely for the purpose of evaluating the acquisition of the Property.

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INVESTMENT SUMMARY

Offering Price	Offering Cap Rate
$2,217,391	**5.75%**

Tenant	7 Brew Coffee
Address	44 Meridian Parkway, Bethlehem, GA 30620
Credit Rating	Not Rated
NOI	$127,500
Lease Type	Absolute NNN Ground Lease
Rent Increases	10% Every 5 Years
Remaining Lease Term	15 Years
Building Size	± 510 SF
Land AC	± 0.58 AC
Parking	± 11 Spaces
Property Type	Retail - QSR / Drive-Thru Coffee
Year Built	2026





SEPTEMBER 14TH,2026 - DATE OF PHOTOGRAPHY
SCHEDULED TO OPEN 10/19/2026





INVESTMENT HIGHLIGHTS

Brand-New 2026 Construction | 15-Year Absolute Net Ground Lease

Newly constructed 7 Brew drive-thru on a 15-year absolute net ground lease with five (5) 5-year renewal options, extending the total potential term to 40 years. Tenant is responsible for taxes, insurance, utilities, and all maintenance including roof, structure, and foundation.

10% Rent Increases Every Five Years

Contractual 10% rent increases every five years throughout the initial lease term and all five renewal options provide consistent NOI growth and a hedge against inflation.

7 Brew Coffee | Fast-Growing National Drive-Thru Coffee Brand

Founded in 2017, 7 Brew is one of the fastest-growing drive-thru beverage concepts in the U.S., expanding to more than 800 locations across 38 states. The privately held brand received a growth investment from Blackstone in 2024 to support its continued nationwide expansion.

Experienced Multi-Unit Franchisee | Institutionally Backed

Motley 7 Brew is one of the largest franchise operators within the 7 Brew system, with operations across Ohio, Georgia, and Texas. The platform is backed by Orangewood Partners and has a significant development pipeline with plans for continued expansion nationwide. Financials available upon request.

Atlanta MSA | ±6.4 Million Residents

Located within the Atlanta metropolitan area, one of the Southeast's largest and most dynamic economic centers with more than 6.4 million residents and continued population, employment, and commercial growth.

Established National Retail Corridor | Across from Barrow Crossing

7 Brew joins Chipotle, AutoZone, Chase Bank, and another national retailer to be announced within the development. Across the street, the 327,563 SF Barrow Crossing shopping center has served the trade area since 2009 and is anchored by Target and Publix, creating an established destination for shopping and daily needs. QuikTrip is across the street, with Home Depot nearby.



NEARBY RETAILER SALES

The Home Depot

Sales
~$81.37M

Percentile (National)
80th

Percentile (State)
87th

Publix

Sales
~$51.3M

Percentile (National)
80th

Percentile (State)
79th

McDonald's

Sales
~$4.34M

Percentile (National)
76th

Percentile (State)
95th

Zaxby's

Sales
~$4.16M

Percentile (National)
92nd

Percentile (State)
94th

Advance Auto Parts

Sales
~$3.41M

Percentile (National)
93rd

Percentile (State)
96th

Dollar Tree

Sales
~$2.42M

Percentile (National)
80th

Percentile (State)
85th

Source - CenterCheck.com




BARROW CROSSING
Jersey Mike's SUBS
King Factory
TARGET
ups
Starbucks Coffee
OLD NAVY
belk
five BELOW
FAMOUS footwear
HomeGoods
AT&T
ULTA BEAUTY
Publix
SUBWAY
carter's
PETSMART
Michaels
Bath & Body Works
CVS pharmacy
Kirkland's
Bring happiness home.
TJ maxx
N
JIMMY JOHN'S Since 1983 GOURMET SANDWICHES
THE HOME DEPOT
DOLLAR TREE
Quick Lane TIRE & AUTO CENTER
TIDAL WAVE AUTO SPA
ZAXBY'S
Advance Auto Parts
GEORGIA US 29
Carl Bethlehem Rd SW
7,260 VPD
Exxon Mobil
QT QuikTrip
17,300 VPD
Loganville Hwy
CHASE
CHIPOTLE MEXICAN GRILL
Auto Zone
SEVEN 73 BREW
National QSR


BARROW CROSSING
Jersey Mike's SUBS
TARGET
ups
STARBUCKS COFFEE
OLD NAVY
belk
five BELOW
FAMOUS footwear
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TIDAL WAVE AUTO SPA
Advance Auto Parts
ZAXBY'S
Exxon Mobil
GEORGIA US 29
316
39,900 VPD
81
Carl Bethlehem Rd SW
7,260 VPD
National QSR
Applebee's GRILL + BAR
IHOP
QT QuikTrip
17,300 VPD
Loganville Hwy
SEVEN 73 BREW
AutoZone
CHASE
CHIPOTLE MEXICAN GRILL
N


N
National QSR
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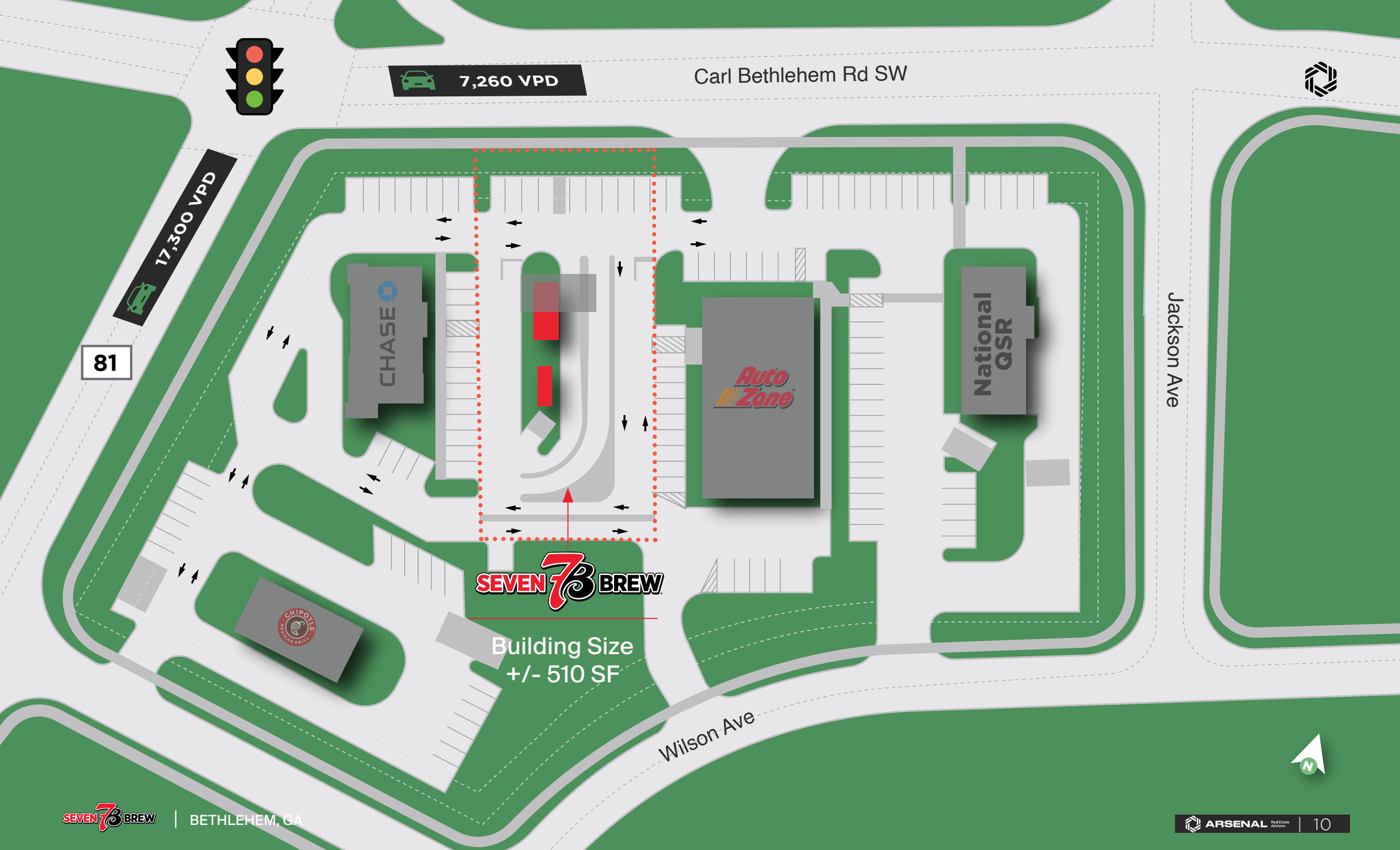
7,260 VPD
Carl Bethlehem Rd SW
17,300 VPD
81
CHASE
Auto Zone
National QSR
Jackson Ave
SEVEN 73 BREW
Building Size
+/- 510 SF
CHIPOTLE MEXICAN GRILL
Wilson Ave
N

AERIAL MAP



Publix
Wendy's
Kroger
TACO BELL
DOLLAR TREE
DUNKIN'
Publix
Domino's
DALUCA - YKCOR
KEERC
ANRUBU
TRACTOR SUPPLY CO
ALDI
53
11
WAFFLE HOUSE
Arby's
Popeyes
CVS pharmacy
SONIC
DQ Grill & Chill
Pizza Hut
O'Reilly AUTO PARTS
DOLLAR TREE
American Deli
TACO BELL
29
WREDNI
Walmart
DALUCA
Bworra
Publix
bealls
Roses
DOLLAR GENERAL
PAPA JOHNS
GEORGIA US 29
DOLLAR GENERAL
THE HOME DEPOT
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Publix
PETSMART
81
PAPA JOHNS
SEVEN 73 BREW
DOLLAR GENERAL
81
11
N

LOCATION MAP

SITE

1 hr 5 min (46.4 miles) to **Downtown Atlanta**

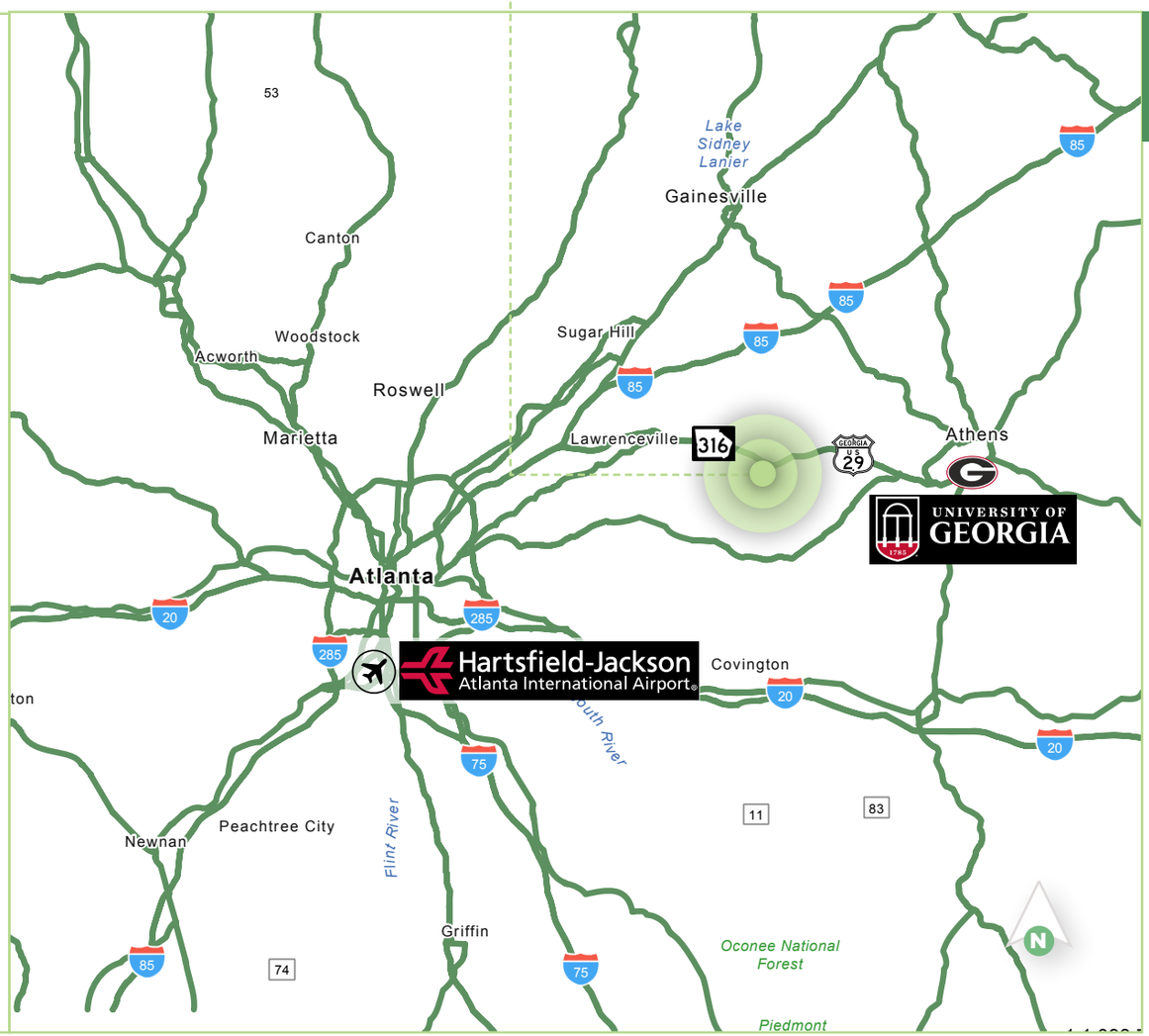
1 hr 5 min (46.4 miles) via I-85 N to downtown Atlanta

34 mins (25 miles) to **Athens, GA**

34 min (25 miles) to Athens, GA home to the University of Georgia

1 min (0.4 miles) to HWY-316

1 min (0.4 miles) via US-29 S and US-29 N to Highway 316



Demographics

Population	**192,367** (10-Mile Radius)
Employees	**35,849** (10-Mile Radius)
Average Household Income	**$105,524** (10-Mile Radius)
Daily Traffic Count On HWY-316	**39,900** VPD
Daily Traffic Count On Loganville Hwy	**17,300** VPD
Daily Traffic Count On Carl Bethlehem Road	**7,260** VPD

TENANT OVERVIEW

7brew.com

7 Brew Coffee is a rapidly expanding drive-thru beverage concept founded in 2017 in Rogers, Arkansas. The brand operates a high-throughput, drive-thru-focused model centered on compact-format stands and a highly customizable menu of coffee, espresso-based beverages, teas, energy drinks, smoothies, and other specialty beverages. 7 Brew has emerged as one of the fastest-growing beverage concepts in the U.S., expanding to more than 600 locations nationwide as of year-end 2025.

7 Brew operates primarily through a franchise model under Brew Culture Franchise, LLC. In 2024, Blackstone Growth and affiliated funds made a growth equity investment in the company to support its continued nationwide expansion. The brand's compact footprint, drive-thru-focused format, and franchise-led growth strategy have supported rapid penetration into markets across the country. 7 Brew is privately held and does not carry a public credit rating.



NEWS!

QSR

7 Brew is On a Growth Run for the Record Books
The 700-unit chain posted expansion north of 4,000 percent between 2022 and 2025.
Read More

RESTAURANT DIVE

7 Brew on pace to reach 1K units this year in challenge to Dutch Bros
Read More

businesswire
A BERKSHIRE HATHAWAY COMPANY

Orangewood Partners Deepens Partnership with Motley 7 Brew, a Leading 7 Brew Franchisee
Read More

Ownership	Headquarters	States	Year Founded	Location Count	Institutional Backing
Private	Fayetteville, AR	38	2017	800+	Blackstone Growth

FRANCHISE / TEAM

motley7brew.com

Motley 7 Brew (“M7B”) is one of the largest franchise operators within the 7 Brew system, with operations spanning Ohio, Georgia, and Texas and additional expansion planned across new markets. The platform was formed through a partnership involving experienced multi-unit operators and private investment firm Orangewood Partners and has established a significant development pipeline, with a stated long-term goal of operating more than 350 7 Brew stands nationwide.

In 2025, Orangewood Partners made an additional investment in M7B to support the continued expansion of its 7 Brew portfolio. Led by Tom Cook and Rick Nader, the platform has built a multi-market operating infrastructure to support its growing portfolio of drive-thru beverage locations.







Ownership	Leadership	Markets	Year Founded	Location Count	Institutional Backing
Private	Tom Cook & Rick Nader	OH, GA & TX	2023	50+	Orangewood Partners

LEASE SUMMARY

Tenant	Motley 7 Brew, LLC (7 Brew Coffee)
Current Rent/NOI	$127,500
Lease Type	Absolute NNN Ground Lease
Rent Commencement Date	Est. 10/19/2026
Lease Expiration Date	Est. 10/31/2041
Increases	10% Every 5 Years
Options	5, 5-Year Options
Taxes	Tenant Responsible
Insurance	Tenant Responsible
Repairs and Maintenance	Tenant Responsible

Rent Schedule	
Years 1-5	$127,500
Years 6-10	$140,250
Years 11-15	$154,275
Option 1 (Yrs 16-20)	$169,702
Option 2 (Yrs 21-25)	$186,672
Option 3 (Yrs 26-30)	$205,340
Option 4 (Yrs 31-35)	$225,874
Option 5 (Yrs 36-40)	$248,461



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LOCATION OVERVIEW





Atlanta MSA

Metro Atlanta is one of the largest and fastest-growing metropolitan areas in the Southeast, home to more than 6.4 million residents and serving as a major economic, transportation, and corporate hub. The region's strategic location and extensive infrastructure are anchored by Hartsfield-Jackson Atlanta International Airport and a network of major interstate highways, providing exceptional connectivity throughout the Southeast and across the country.

Atlanta's diverse economy is supported by a deep concentration of Fortune 500 companies and major employers across logistics, financial services, technology, healthcare, manufacturing, and professional services. The region is home to corporate leaders including The Home Depot, UPS, Delta Air Lines, and The Coca-Cola Company, while continued corporate investment, job creation, and population growth have fueled sustained residential and commercial development throughout the metropolitan area. Metro Atlanta's scale, economic diversity, and long-term growth trajectory continue to position it among the Southeast's most important and dynamic markets.

Atlanta MSA Top Employers

Airline / Transportation DELTA 42,090 Employees	Healthcare System Northside Hospital 32,000 Employees	Healthcare System Piedmont Healthcare 29,646 Employees	Grocery / Retail Publix. 23,660 Employees
Healthcare System Wellstar Health System 21,020 Employees	Retail / Headquarters in ATL The Home Depot 19,576 Employees	Logistics / Headquarters in ATL UPS 17,037 Employees	
Education & Healthcare Emory Healthcare 13,500 Employees	Pediatric Healthcare System Children's Healthcare of Atlanta 10,489 Employees	Logistics / Transportation UPS Supply Chain Solutions 10,121 Employees	

AREA OVERVIEW

	2 Miles	5 Miles	10 Miles
Population			
2020 Population	9,444	44,441	162,905
2025 Population	11,651	52,789	192,367
2030 Population Projected	13,247	59,316	213,446
Median Age	34.3	35.9	37.4
Households & Growth			
2020 Households	3,079	14,965	53,643
2025 Households	3,806	17,763	63,515
2030 Households Projected	4,331	19,977	70,671
2020-'25 Growth	+4.6%	+3.6%	+3.6%
Income			
Avg. HH Income	$89,097	$90,397	$105,524
Total Consumer Spend	$125M	$579M	$2.25B
Businesses & Employees			
2025 Total Businesses	342	1,914	4,332
2025 Total Employees	2,884	17,036	35,849





Winder, GA

Winder is the county seat of Barrow County and is strategically positioned within the Atlanta metropolitan area, approximately 45 miles northeast of Atlanta and 20 miles west of Athens. The market benefits from proximity to Georgia Highway 316 (University Parkway), a major regional thoroughfare connecting Atlanta's northeastern suburbs with Athens. The surrounding area has experienced significant residential and commercial expansion as growth continues eastward from Metro Atlanta, with Barrow County's population increasing approximately 19% since 2020 to nearly 100,000 residents.

The surrounding area serves as a primary retail destination for Barrow County, highlighted by the Barrow Crossing retail corridor and a strong concentration of national retailers, restaurants, and service businesses. Major nearby retailers include Target, Publix, Belk, HomeGoods, Old Navy, and Five Below, complemented by numerous national restaurant concepts. Continued residential growth and development along the Highway 316 corridor further support Winder's position as an expanding commercial hub within Northeast Georgia.



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