

MATTHEWS™

Retail Investment Opportunity
Offering Memorandum



Abs. NNN Ground Lease | Largest 7 Brew Franchisee | Target Outparcel | Fundamentally Low Base Rent



3611 BROADWAY STREET

Quincy, IL 62305

Table of Contents

03 | Property Overview

07 | Financial Summary

13 | Tenant Overview

14 | Market Overview



Exclusively Listed By



Jared Kaye

Senior Vice President & Senior Director

(404) 897-0452

jared.kaye@matthews.com

License No. 348701 (GA)



Sonny Molloy

Executive Vice President

(404) 868-4892

sonny.molloy@matthews.com

License No. 249161 (GA)

Matthew M. Fitzgerald

Broker of Record

Broker Lic. No. 471021676 (IL)

Firm Lic. No. 478027547 (IL)

Investment Highlights

Optimal Lease Structure

- Absolute NNN lease with no landlord responsibilities
- New 10-year lease with 4, 5-year renewal options
- Rent escalations of 10% every 5 years throughout the entire lease
- Meaningful tenant investment into the site via ground lease structure
- Fundamentally low rent of \$115,000
 - Projected rent to sales under 4.5% (avg. annual sales for franchised 7 Brew equal \$2.646m)

Fundamental Real Estate

- Outparcel to Target and adjacent to a recently developed Raising Cane's
- Large parcel size of ± 1.01 -acres
- Frontage along Broadway Street with $\pm 25,600$ vehicles per day
- Broadway Street is the main thoroughfare in Quincy that runs east/west and provides direct connectivity from Downtown Quincy to I-172

Desirable Market

- Affluent and densely populated segment of Quincy
- Population: $\pm 5,454$ (1-mi); $\pm 39,194$ (3-mi); $\pm 47,777$ (5-mi)
- Avg. Household Income: $\pm \$90.7k$ (1-mi); $\pm \$88k$ (3-mi); $\pm \$91.2k$ (5-mi)
- Robust trade area with national retailers that include Walmart, Sam's Club, The Home Depot, Menards, etc.
- Nearby schools include Baldwin Elementary, Quincy Senior High, Quincy Area-Vocational Center



Investment Highlights

Aggressive National Expansion

- Competing to acquire a portfolio of up to 65 former Salad and Go locations
- Portfolio spans Arizona, Nevada, Texas & Oklahoma
- Competing against Dutch Bros for the drive-thru real estate portfolio
- 7 Brew's proposal qualified as an "Alternative Transaction" to Dutch Bros' \$105m agreement
- Acquisition opportunity provides access to an established portfolio of drive-thru-oriented sites
- Further demonstrates 7 Brew's continued national expansion strategy and demand for additional locations

7 Brew Advantage

- 770+ locations across 38 states (system-wide)
- Brew Crew, LLC is operated by Wilson Family Office
 - 40+ units open across MO, KY, & IN
 - Largest 7 Brew franchisee with rights to 400+ stores across 16 states
 - Currently operates one of the top stores in the 7 Brew system with annual sales over \$5m
 - Multi-brand operator — current portfolio includes Moe's Southwest Grill & Jersey Mike's Subs





Subject Property

Quincy

Columbia
±112 Miles Away

Davenport
±146 Miles Away

Burlington
±76 Miles Away

Peoria
±125 Miles Away

Springfield
±113 Miles Away

Decatur
±150 Miles Away

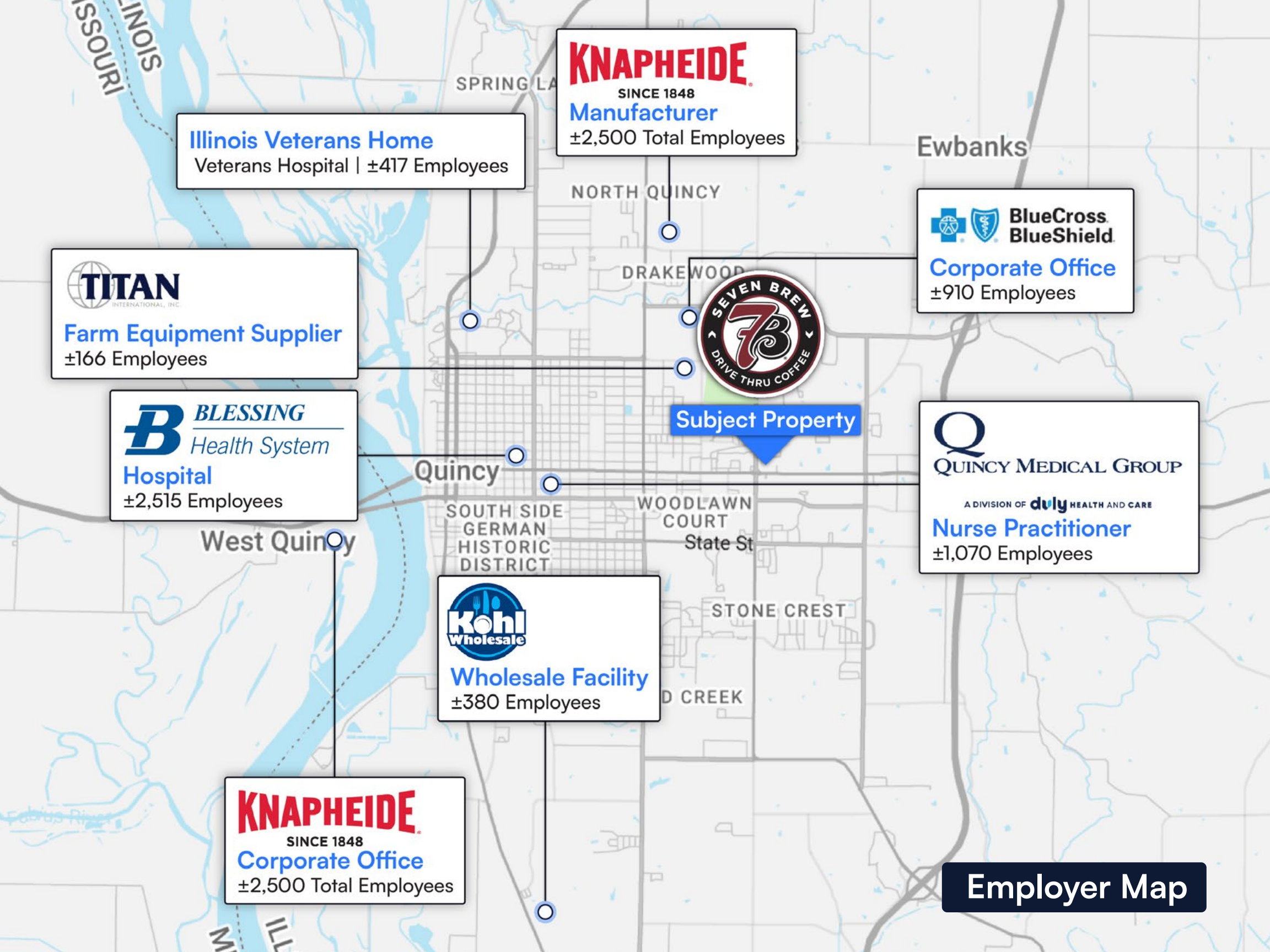
Effingham
±198 Miles Away

St. Louis
±138 Miles Away

Chicago
±328 Miles Away

Indianapolis
±323 Miles Away

Regional Map



Illinois Veterans Home
Veterans Hospital | ±417 Employees

KNAPHEIDE
SINCE 1848
Manufacturer
±2,500 Total Employees

Ewbanks

 **BlueCross
BlueShield**
Corporate Office
±910 Employees

 **TITAN**
INTERNATIONAL, INC.
Farm Equipment Supplier
±166 Employees

 **BLESSING**
Health System
Hospital
±2,515 Employees


Subject Property

 **QUINCY MEDICAL GROUP**
A DIVISION OF **duly** HEALTH AND CARE
Nurse Practitioner
±1,070 Employees

West Quincy

SOUTH SIDE
GERMAN
HISTORIC
DISTRICT

WOODLAWN
COURT
State St

 **Kohl
Wholesale**
Wholesale Facility
±380 Employees

STONE CREST

D CREEK

KNAPHEIDE
SINCE 1848
Corporate Office
±2,500 Total Employees

Employer Map

Lease Overview



Tenant Summary

Tenant Name	Brew Crew, LLC
Type of Ownership	Fee Simple
Lease Guarantor	Brew Crew Holdings, LLC
Lease Type	NNN Ground Lease
Roof and Structure	Tenant
Lease Term	10 Years
Rent Commencement	December 1, 2026 (est.)
Increases	10% Every 5 Years
# of Options	Four (4), Five (5)-Year Options



\$1,783,000

List Price

\$115,000

NOI

±1.01

Acres

6.45%

Cap Rate

2026

Year Built

±510

GLA (SF)

Financing Inquiries

For financing options reach out to:

Andrew Marcus

+1 (646) 298-3027

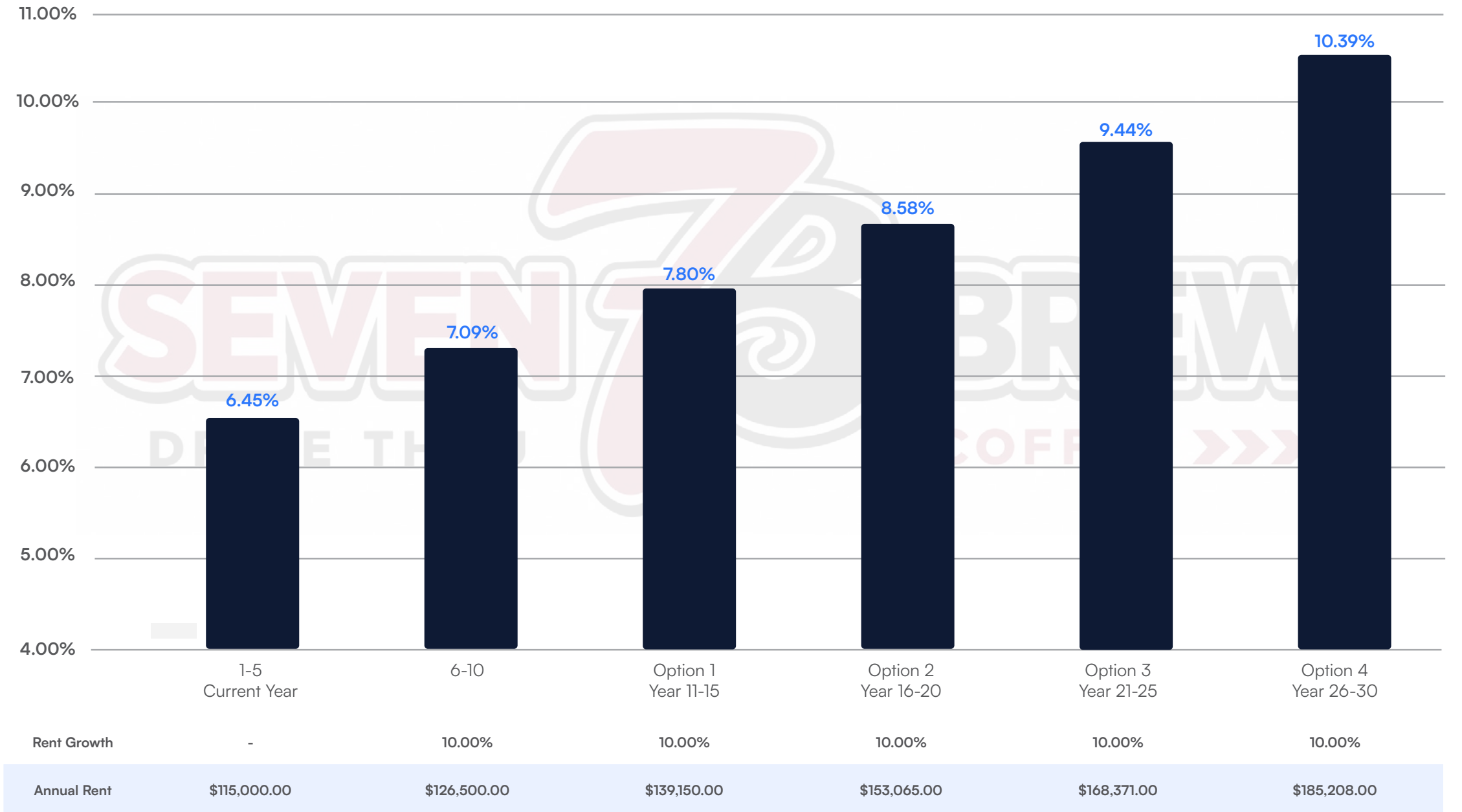
andrew.marcus@matthews.com

Financial

Overview

7 Brew - Quincy, IL

RETURN GROWTH (UNLEVERED)





amazon
Warehouse
±300 Employees
FedEx
Ground
±20 Employees

St. Dominic Catholic Elementary
±200 Students

TARGET

STONEY CREEK INN

Freddy's
STEAKBURGERS
Applebee's
GRILL + BAR

Walmart
Supercenter

BOYERS
BOOT N SHOE

DOLLAR TREE

MR. DEALS
AUTO CONSULTANT

TACO BELL

SEVEN BREW
7B
DRIVE THRU COFFEE

Crane's
CHICKEN FINGERS

Subject Property

Panera
BREAD

Broadway St ± 25,600 VPD

104

Pizza Hut

Advance Auto Parts

HyVee
Fast & Fresh

Wendy's

N 36th St ± 14,800 VPD

Aerial Map



- Baldwin Elementary**
±564 Students
- Quincy Senior High School**
±1,847 Students
- Quincy Area Vocational Technical Center**
±1,200 Students

Quincy Town Center

Dunham's slumberland
SPORTS FURNITURE



N 36th St

± 14,800 VPD



Subject Property

104 Broadway St ± 25,600 VPD



Aerial Map



Subject Property

104

Broadway St ± 25,600 VPD



N 36th St ± 14,800 VPD

Aerial Map



 **Rooney Elementary**
±500 Students

Quincy Town Center

Dunham's slumberland
SPORTS FURNITURE

  **QUINCY MEDICAL GROUP**
 **AuntieAnne's**

MENARDS

Walmart
Supercenter

INTERSTATE
172

±8,200 VPD





sam's club



 **TARGET**
 **Applebee's**
 **Cane's**

Fairfield
BY MARRIOTT

Subject Property

Broadway St ±25,600 VPD **104**

 **planet fitness** 

 **CVS pharmacy**

Quincy Commons

HOBBY LOBBY   

CATFO   **Panera**
BREAD







LOWE'S **SEPHORA**
petco  **OLD NAVY**
SHOE CARNIVAL  **DICK'S**


 **Baldwin Elementary**
±564 Students

 **Quincy Senior High School**
±1,847 Students

N 36th St ±14,800 VPD

 **Quincy Village Apartments**
±74 Units

 **Hickory Pointe Apartments**
±60 Units





Double Drive-Thru
28 Car Stack

Site Plan

Broadway St ± 25,600 VPD

Brand & Franchisee Overview



Overview

Founded in 2017 in Rogers, Arkansas, 7 Brew is a rapidly expanding drive-thru beverage concept built around speed, customization, and customer service. The brand offers specialty coffee, its proprietary 7 Energy drinks, teas, lemonades, smoothies, shakes, and flavored sodas, with more than 20,000 possible drink combinations.

7 Brew has expanded from just seven stands in 2020 to more than 770 locations across 38 states, supported by a franchise-focused growth model. The company reports serving more than one million drinks per day and employing more than 45,000 Brew Crew members across its system. Its brand identity centers around its “Cultivate Kindness” mission and a high-energy, personalized drive-thru experience. The brand is owned and operated by privately held parent company Brew Culture, LLC.

7 Brew

Locations
770+

of States Served
38+

Year Founded
2017

Headquarters
Springdale, AR



Brew Crew Holdings, LLC

Locations
400+

of States Served
16+

Year Founded
2021

Headquarters
Fayetteville, AR



Brew Crew Holdings, LLC

Brew Crew Holdings, LLC is the largest franchisee of 7 Brew Coffee. Founded in 2021 by experienced restaurant operators Larry Wilson and Brandon Sebald, the company opened the first franchised 7 Brew location in Springfield, Missouri, in December 2021 and has since become a major contributor to the brand's national expansion. Brew Crew finished 2025 with **400 locations generating approximately \$273 million in sales, ranking No. 61 on Franchise Times' Restaurant 200** list of the largest restaurant franchisees in the United States. The company continues to expand its 7 Brew portfolio through an active development pipeline.



City of Quincy

39,194+

Total Population

\$90K+

Avg HH Income

9,125+

of Households

\$1.21B+

Annual Retail Sales

Quincy, IL

Local Market Overview

Quincy, Illinois, serves as a major commercial, retail, healthcare, and employment center for west-central Illinois and the surrounding tri-state region. Positioned along the Mississippi River, the city benefits from a central location and multimodal transportation infrastructure, including regional highway access, freight rail, year-round barge transportation, Amtrak service, and a regional airport. Quincy functions as a regional hub serving a population of more than 250,000 people, extending its economic reach well beyond the city limits.

Population	1-Mile	3-Mile	5-Mile
2020 Population	6,131	41,220	49,096
2025 Population	5,710	40,681	48,318
Households	1-Mile	3-Mile	5-Mile
2020 Households	2,773	17,674	20,832
2025 Households	2,578	17,383	20,442
Income	1-Mile	3-Mile	5-Mile
Avg Household Income	\$83,686	\$77,695	\$79,872

Drive Time Trade Area						
	5 Min Drive		10 Min Drive		15 Min Drive	
	Current Year	5 Year Forecast	Current Year	5 Year Forecast	Current Year	5 Year Forecast
Total Population	7,543	7,516	38,047	37,698	48,322	47,887
Workday Population	13,898	—	41,814	—	48,159	—
Total Households	3,272	3,255	16,360	16,226	20,513	20,350
Avg. Household Income	\$93.2K	\$104.2K	\$88.9K	\$100.0K	\$90.9K	\$102.3K
Total Consumer Spend	\$264.1M	\$280.8M	\$1.0B	\$1.1B	\$1.3B	\$1.3B

| First 7 Brew in Quincy

New-to-Market Location Serving a 90-Mile Regional Trade Area

Quincy serves as the primary retail destination for consumers throughout western Illinois, northeast Missouri, and southeast Iowa, drawing shoppers from a regional trade area extending up to 90 miles. Despite the market's established retail base and significant regional consumer draw, 7 Brew currently has no existing locations in Quincy, positioning the subject property as the brand's first location in the market.

\$1.2B

Annual Retail Sales in Quincy

\$131,273

Retail Sales Per Capita

90 Miles
Regional Trade Area

Sources: U.S. Census Bureau, Quincy Town Center / Cullinan Properties

New to Market

First 7 Brew Location in Quincy

As the first 7 Brew location in Quincy, the property introduces the rapidly expanding drive-thru coffee concept to a new market with no existing same-brand competition. Its entry into Quincy provides 7 Brew with an established customer base and an opportunity to capture demand within the market.

Prime Location

Positioned Directly In Front of Target Along Broadway

Strategically positioned directly in front of Target along Broadway Street, the property benefits from strong visibility, convenient access, and consistent traffic generated by one of Quincy's primary retail destinations.



Representative Photo

Quincy Economy

Quincy and Adams County serve as a regional economic center for western Illinois, supported by a diverse base of **manufacturing, healthcare, agriculture, retail, and professional services**. The area is home to approximately **100 manufacturers**, with major employers including **Blessing Health System, Knapheide Manufacturing, Quincy Medical Group, Blue Cross Blue Shield, Titan International, and ADM**. Quincy's position along the Mississippi River, combined with highway, rail, and regional air access, supports manufacturing, distribution, and commerce throughout the broader tri-state region.

Quincy also maintains a substantial concentration of locally based employers. **Blessing Health System employs approximately 2,515 people locally**, while **Knapheide Manufacturing employs approximately 1,700**, followed by Quincy Public Schools with 1,100, Quincy Medical Group with 1,070, and Blue Cross Blue Shield with 910. This established employment base provides economic stability while supporting continued demand for housing, retail, and services throughout the market.



New Regional Investment & Growth

Quincy and Adams County continue to experience investment across manufacturing, commercial development, infrastructure, and workforce initiatives. Recent economic momentum includes 47 new businesses opening across Adams County, spanning retail, professional services, hospitality, technology, and other industries. Local economic development programs are designed to further encourage business expansion, job creation, real estate investment, and the attraction of new employers to the region.

Major private-sector investments have included \$65 million in ADM plant modernization and expansion, a new 188,000-square-foot Knapheide Manufacturing facility, and a \$12 million, 137,000-square-foot Kohl Wholesale facility. Quincy also offers Enterprise Zone incentives for qualifying commercial and industrial projects, while the city's broader 45x30 Economic Vision focuses on workforce attraction, retail growth, tourism, and long-term population growth.

Major Employers



Lease

Abstract

PERMITTED USE (ARTICLE 2.1). The Premises shall be used as a prototypical nationally branded and recognized “7 Brew” with drive-through (collectively, the “Permitted Use”).

EXCLUSIVE USE (ARTICLE 2.2). Landlord acknowledges and agrees that Landlord shall not lease the Land or permit the Land to be sold, leased, managed, used, or occupied for the sale of coffee or blended coffee beverages as its primary use.

COMMON AREA EXPENSES (ARTICLE 6.4). If applicable, in addition to the Base Rent, Tenant shall pay its pro rata share of any maintenance charges (the “Common Area Maintenance Expenses”) applicable to the leased Premises, including any fees arising under the terms of the OEA. If applicable, the Common Area Maintenance Expenses shall constitute “Additional Rent,” and Landlord and Tenant shall cooperate to have Common Area Maintenance Expenses billed directly to Tenant.

REAL PROPERTY TAXES (ARTICLE 7.1). Starting from the Rent Commencement Date, Tenant shall directly pay the taxing authorities all real property taxes (the “Taxes”) levied, assessed, charged, or imposed on the Premises or any part of the Premises, including the Improvements.

UTILITIES (ARTICLE 7.3). During the Term, the Tenant shall be solely responsible for payment of utility bills, including but not limited to electricity, water, gas, sewer, telephone service, and trash collection.

REPAIRS AND MAINTENANCE (ARTICLE 8.3). Except as expressly set forth in the OEA or any other reciprocal easements agreement or other similar document encumbering the Premises, Tenant agrees that during the Term, it will, at its expense and without any expense to Landlord, make all necessary repairs to or replacements of the Premises and the Improvements (including all parking areas, sidewalks, curbs, lawns, and landscaping), and maintain the Premises and the Improvements in first class condition and repair at all times and in accordance with all applicable Laws, in good, sanitary and neat order, condition and repair.

TENANT'S LIABILITY INSURANCE (ARTICLE 10.1). Tenant shall obtain, maintain and keep in force, or cause to be obtained, maintained, and kept in force, for the period commencing upon the Rent Commencement Date and continuing thereafter during the Term, for the benefit of Landlord and Tenant, commercial general liability insurance, together with a broad form comprehensive endorsement, against claims for personal injury, death or property damage occurring upon, in or about the Premises and the Improvements. Tenant's insurance shall afford protection to the limit of not less than \$1,000,000.00 for injury or death of a single person, and to the limit of not less than \$1,000,000.00 for any one occurrence, and to the limit of not less than \$1,000,000.00 for property damage, with each of such policies also providing for an aggregate limit of not less than \$5,000,000.00. Landlord and Landlord's mortgagee, if any, shall be named as an additional insured in said policies). Tenant shall provide Landlord with certificates of such insurance on an annual basis.

LANDLORD'S LIABILITY INSURANCE (ARTICLE 10.2). Landlord may, but shall not be obligated to, obtain, maintain and keep in force, or cause to be obtained, maintained, and kept in force, for the period commencing upon the Rent Commencement Date and continuing thereafter during the Term, for the benefit of Tenant and Landlord, commercial general liability insurance, together with a broad form comprehensive endorsement, against claims for personal injury, death or property damage occurring upon, in or about the Premises and the Improvements. Landlord's insurance shall afford protection to the limit of not less than \$1,000,000.00 for injury or death of a single person, and to the limit of not less than \$1,000,000.00 for any one occurrence, and to the limit of not less than \$1,000,000.00 for property damage, with each of such policies also providing for an aggregate limit of not less than \$5,000,000.00. Such insurance may be written by additional premises endorsement on any master policy of insurance carried by Landlord which may cover other property in addition to the Premises and Improvements. All costs incurred by Landlord to maintain any insurance as set forth in Section 10.2 shall be deemed Additional Rent which shall be owed by Tenant to Landlord effective on and after the Rent Commencement Date.

TENANT'S CASUALTY INSURANCE (ARTICLE 10.3). Tenant, at its cost and expense, will carry and maintain so-called “All Risk” property insurance, covering the Improvements in an amount equal to at least one hundred percent (100%) of the full replacement cost thereof, excluding footings, foundation, and excavation costs, but including business interruption insurance.

TENANT'S RIGHT OF ASSIGNMENT (ARTICLE 13.1). Except as otherwise set forth in this Lease, Tenant shall not assign its interest in this Lease, nor sublet the Premises or any portion thereof, nor otherwise transfer or encumber this Lease or any interest therein (each, an “Assignment”), without first obtaining the prior written consent of Landlord, not to be unreasonably withheld, conditioned or delayed provided that such consent may be conditioned on (a) the proposed transferee providing current certified financials to Landlord for review, (b) the transferee having a net worth equal to or greater than Ten Million and No/100 Dollars (\$10,000,000.00). (c) the agreement of any transferee to be bound by the provisions of this Lease, (d) the Guarantor providing a reaffirmation that its Guaranty continues with the new transferee of the Lease or the transferee providing a new guarantor with financials that are satisfactory to Landlord, and (e) at the time of any such proposed Assignment, an Event of Default by Tenant must not have occurred and be continuing, under any terms of this Lease. Tenant's request for Landlord approval shall be made to Landlord at least thirty (30) days prior to the proposed effective date of the assignment or sublease. Except as expressly provided in this Lease, no Assignment will release Tenant or any successor, assign, or person holding under Tenant from any of its obligations under this Lease.

Notwithstanding anything contained in the foregoing to the contrary, and provided that there is no uncured Tenant Default, the Tenant shall be permitted, without the Landlord's consent, to complete an Assignment of its interest in this Lease or sublease or other right to use of the Premises in connection with a Permitted Transfer (defined below) to a Permitted Transferee (defined below). In the event of an Assignment or a Permitted Transfer, the Tenant and Guarantor shall be released from liability for its obligations under this Lease, as liability shall pass on to the assignee and or Permitted Transferee. As used in this Section, a “Permitted Transfer” shall mean an assignment to a Permitted Transferee, and a “Permitted Transferee” shall mean someone that fulfills each of the following: (i) such assignee or sublessee (A) has, or as part of the underlying transaction will obtain, at least 10 locations and is (or as part of the underlying transaction shall become) a franchisor or franchisee of 7 Brew, or (B) is an Affiliate or Subsidiary of Tenant, where “Affiliate” means any entity that controls, is controlled by, or is under common control with Tenant, and “Subsidiary” means a company owned or controlled by Tenant through majority ownership, and (ii) such assignee or sublessee has a net worth equal to or greater than Ten Million and No/100 Dollars (\$10,000,000.00) immediately following the assignment or sublease.

FINANCIAL DISCLOSURES (ARTICLE 25.12). Tenant shall, upon Landlord's request, furnish a lender or prospective purchaser with true and complete copies in all material respects of Tenant's most recent annual financial statements (comprised of a balance sheet, an income statement, a cash flow statement prepared by Tenant's accountants (or internally prepared if Tenant does not obtain financial statements prepared by independent accountants in the ordinary course of business). All such financial statements shall be certified by Tenant's principal financial officer as being true and correct.

LEASE YEAR	RENT
Lease Years 1-5	\$115,000.00 Per Year
Lease Years 6-10	\$126,500.00 Per Year
Lease Years 11-15 (if applicable)	\$139,150.00 Per Year
Lease Years 16-20 (if applicable)	\$153,065.00 Per Year
Lease Years 21-25 (if applicable)	\$168,371.50 Per Year
Lease Years 26-30 (if applicable)	\$185,208.00 Per Year

MATTHEWS™

Exclusively Listed By



Jared Kaye

Senior Vice President & Senior Director

(404) 897-0452

jared.kaye@matthews.com

License No. 348701 (GA)



Sonny Molloy

Executive Vice President

(404) 868-4892

sonny.molloy@matthews.com

License No. 249161 (GA)

Matthew M. Fitzgerald | Broker of Record | Broker Lic. No. 471021676 (IL) | Firm Lic. No. 478027547 (IL)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3611 Broadway Street, Quincy, IL 62305** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer — There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.