799 Beal Pkwy N, Fort Walton Beach, FL 32547

Retail
Investment Opportunity
Offering Memorandum

15 Year Absolute NNN Ground Lease | Destin, FL MSA | Income Tax Free State

Representative Photo

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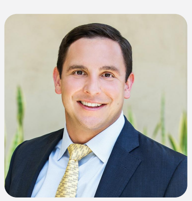
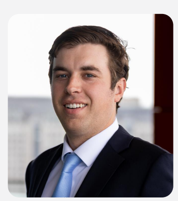


Josh Bishop
EVP & Senior Director
(315) 730-6228
josh.bishop@matthews.com
License No. 688810 (TX)



Scotty Latimer
VP & Associate Director
(858) 866-6166
scotty.latimer@matthews.com
License No. 790608 (TX)

Kyle Matthews | Broker of Record | Broker Lic. No.: BK3554632 (FL) | Firm Lic. No.: CQ1066435 (FL)

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Property Overview

$1,704,347 List Price	**±15 Years** Lease Term Remaining	**Abs NNN** Lease Type
±510 SF GLA	**±0.58 AC** Lot Size	**2026** Year Built

Investment Highlights

Lease & Location Highlights

- Brand New 2026 construction building
- 15-Year Absolute NNN ground lease
- Attractive 10% rental increases every 5 years of the lease (base term + extensions)
- Traffic counts 70,500 vehicles daily (Beal Pkwy & Racetrack Rd)
- 5 mile population of 75,729 residents
- The subject property benefits from strong retail synergy with nearby national tenants including Chick-Fil-A, Aldi, McDonalds, CVS, Culvers, Circle K, Walmart Supercenter, Panda Express, and many more
- Extremely strong average household income of $106,638, proving an affluent local community to support the store for years to come beyond seasonal vacation visitors
- Corporately guaranteed lease from 7 Crew, the second largest Seven Brew franchisee with 79 operational units and over 250 planned long term
- 7 Crew recently sold a majority stake to Franchise Equity Partners which is led by two former Goldman Sachs partners and manages in excess of $1.5 billion in franchisee investments
- Fort Walton has a strong military presence between both Eglin Air Force Base and Hurlbert Field (roughly ±13,633 service members)
- Florida is an income tax-free state

Tenant Highlights

- 7 Brew is one of the fastest growing national tenants with over 800 locations
- Estimated growth to ±2,500 locations over the next several years
- 7 Brew has institutional backing via a 2024 investment from Blackstone
- 7 Brew has an average unit volume of over $2.66 million at established locations

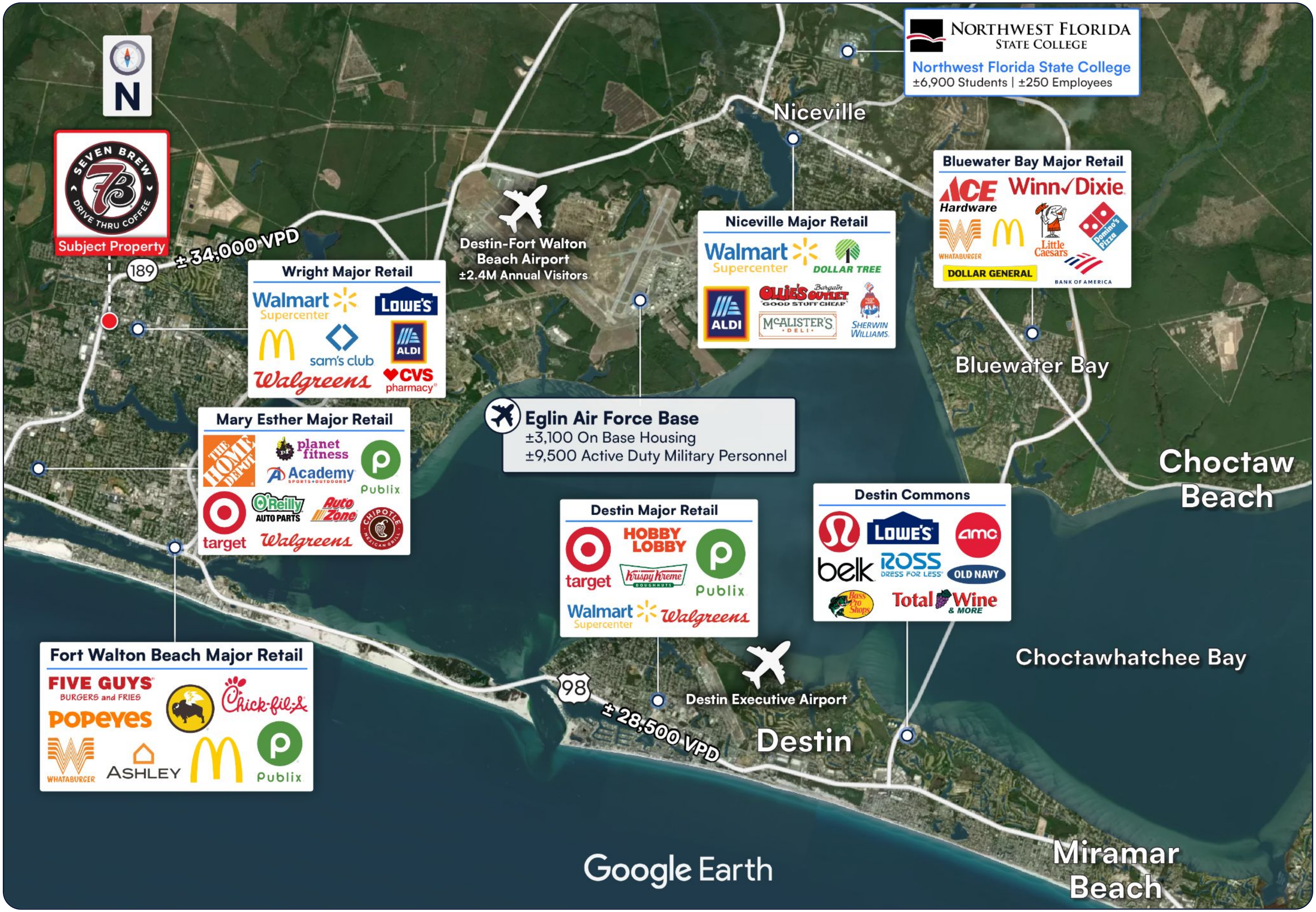
Aerial Map


N
HCA Florida
Fort Walton - Destin Hospital
±331 Beds | ±1,200 Employees
Fort Walton Beach
Golf Course
The Cordelia
±124 Units
Merrimac Manor
±96 Units
tropical SMOOTHIE CAFE
Choctawhatchee High School
±1,720 Students
Racetrack Rd NW ±29,000 VPD
Beal Pkwy NW ±41,500 VPD
SEVEN BREW
DRIVE THRU COFFEE
Subject Property
gerber
CVS pharmacy
Culver's
SUBARU
MURPHY USA
WAFFLE HOUSE
Hertz
The Gas Spot
FAMILY DOLLAR
TACO BELL
Walgreens
KOHL'S
ALDI
FIREHOUSE SUBS
metro by T-Mobile
HARLEY-DAVIDSON
JIMMY JOHN'S
TOYOTA
CIRCLE K
Elan Apartments
±267 Units
Pryor Middle School
±760 Students
LOWE'S
IHOP
GRINGO Burrito
MidSouth Bank
EXPRESS OIL CHANGE
10 MINUTE SERVICE
Walmart Supercenter
sam's club
Advance Auto Parts
BEIGNETS & BREW
Chick-fil-A
goodwill
DOLLAR GENERAL
Little Caesars
PNC
Google Earth

Aerial Map

N
Wright Major Retail
Walmart Supercenter
Lowe's
sam's club
ALDI
Walgreens
CVS pharmacy
189
± 34,000 VPD
Seven Brew Drive Thru Coffee
Subject Property
Ocean City Major Retail
CVS pharmacy
Public Storage
Publix
extended STAY AMERICA
DOLLAR TREE
Destin-Fort Walton Beach Airport
±2.4M Annual Visitors
Eglin Pkwy ± 47,000 VPD
Hurlburt Field
Military Airbase
Mary Esther Major Retail
The Home Depot
planet fitness
Academy Sports + Outdoors
Publix
target
O'Reilly Auto Parts
AutoZone
Walgreens
Chipotle Mexican Grill
Eglin Air Force Base
±3,100 On Base Housing
±9,500 Active Duty Military Personnel
98
± 28,500 VPD
Fort Walton Beach Major Retail
FIVE GUYS BURGERS and FRIES
Chick-fil-A
Popeyes
Whataburger
Ashley
Publix
Choctawhatchee Bay
Gulf of America
Google Earth

Aerial Map



N
Subject Property
189
± 34,000 VPD
Wright Major Retail
Destin-Fort Walton Beach Airport
±2.4M Annual Visitors
Northwest Florida State College
±6,900 Students | ±250 Employees
Niceville
Niceville Major Retail
Bluewater Bay Major Retail
Bluewater Bay
Mary Esther Major Retail
Eglin Air Force Base
±3,100 On Base Housing
±9,500 Active Duty Military Personnel
Choctaw Beach
Destin Commons
Destin Major Retail
Choctawhatchee Bay
Fort Walton Beach Major Retail
98
± 28,500 VPD
Destin Executive Airport
Destin
Miramar Beach
Google Earth

Financial Summary

$1,704,347
List Price

5.75%
Cap Rate

2026
Year Built

±70,500 VPD
Beal Pkwy NW & Racetrack Rd NW

$98,000
NOI

Tenant Summary

Tenant Trade Name	7Brew
Type of Ownership	Ground Lease
Lease Guarantor	Franchisee (±114 Units)
Lease Type	Abs NNN
Landlords Responsibilities	None
Original Lease Term	15 Years
Rent Commencement Date	9/6/2026
Lease Expiration Date	9/30/2041
Term Remaining on Lease	±15 Years
Increases	10% Every 5 Years in Base and Options
Options	Five, 5-Year Options

Annualized Operating Data

	Monthly Rent	Annual Rent	Increases	Cap Rate
Years 1 - 5	**$8,166.67**	**$98,000.00**	**-**	**5.75%**
Years 6 - 10	$8,983.33	$107,800.00	10.00%	6.33%
Years 11 - 15	$9,881.67	$118,580.00	10.00%	6.96%
Option 1	$10,869.83	$130,438.00	10.00%	7.65%
Option 2	$11,956.83	$143,482.00	10.00%	8.42%
Option 3	$13,152.50	$157,830.00	10.00%	9.26%
Option 4	$14,467.75	$173,613.00	10.00%	10.19%
Option 5	$15,914.50	$190,974.00	10.00%	11.21%

Tenant Overview

Year Founded
2017

Headquarters
Springdale, AR

Lease Guarantor
Franchisee

Employees
45,000+

Locations
800+

Annual Revenue
$112.5 Million+

Tenant Overview

7 Brew Coffee is a rapidly expanding, drive-thru-focused beverage concept that has emerged as one of the fastest-growing brands in the U.S. quick-service restaurant sector. Founded in 2017 in Rogers, Arkansas, the company differentiates itself through a compact drive-thru operating model, highly customizable beverage menu, fast service, and customer-centric “Cultivate Kindness” brand platform. From only 38 stands in January 2023, 7 Brew has expanded to more than 800 stands across 38 states, demonstrating significant consumer adoption and the scalability of its franchise-driven operating model.

Why Invest in 7 Brew Coffee?

- **Exceptional Growth Trajectory:** 7 Brew has expanded from just 38 stands in early 2023 to 800+ locations, demonstrating strong consumer demand and the scalability of its drive-thru-focused operating model.
- **Institutional Backing:** A 2024 growth investment from Blackstone provides 7 Brew with access to substantial capital, real estate expertise, operational resources, and strategic support as the brand continues its nationwide expansion.
- **Efficient, High-Volume Business Model:** The company's compact, drive-thru-only format is designed for speed, convenience, and high customer throughput. With approximately $2.66 million in average unit sales reported for mature locations, the concept demonstrates compelling store-level productivity.
- **Strong Brand Momentum & Consumer Engagement:** 7 Brew combines a highly customizable beverage menu with a distinctive customer-service culture, localized marketing, loyalty initiatives, and digital ordering—helping drive repeat visitation and strengthen its competitive position in the growing specialty beverage category.

Fort Walton Beach, FL

Market Demographics (5-Mile)

75,729
Total Population

32,080
Of Households

$106,638
Average HH Income

3.2%
Retail Vacancy Rate

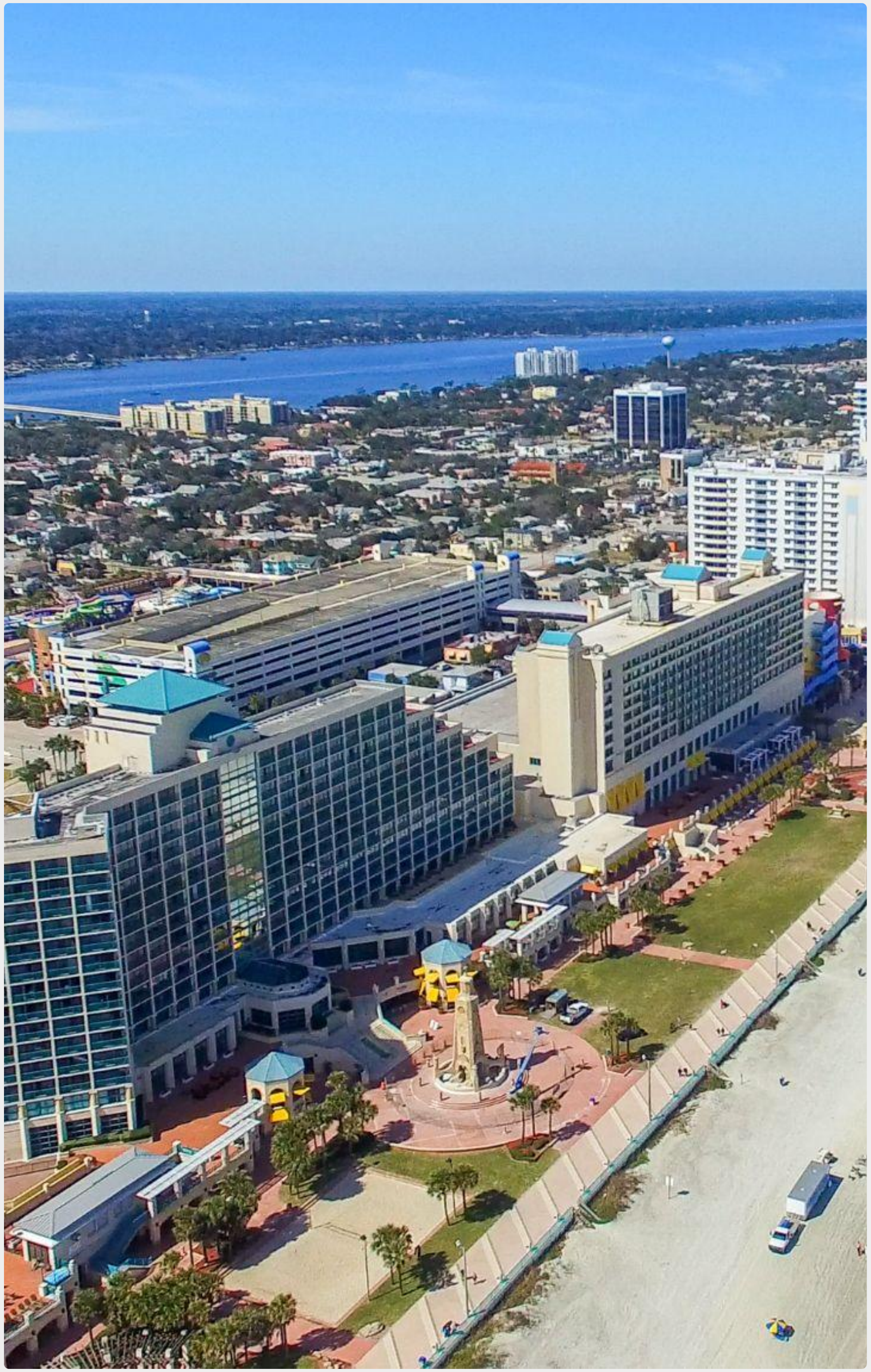
Local Market Overview

Fort Walton Beach serves as a primary commercial and employment center along Florida's Emerald Coast, supported by a distinctive combination of military activity, tourism, healthcare, defense contracting, and year-round residential demand. The broader Fort Walton Beach trade area extends well beyond municipal boundaries into Okaloosa County and neighboring coastal communities. The presence of Eglin Air Force Base and Hurlburt Field provides an unusually stable employment foundation for a coastal market, supporting military personnel, civilian employees, contractors, retirees, and local households.

For retailers, Fort Walton Beach combines local spending with substantial visitor-generated demand. Tourism, nearby beaches, and recreational destinations generate seasonal traffic, while defense, healthcare, education, and professional services support recurring year-round expenditures. Destin-Fort Walton Beach Airport further strengthens regional accessibility and supports the area's tourism economy. Together, these characteristics position Fort Walton Beach as an attractive retail market benefiting from destination traffic, established residential demand, and a diversified employment base.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	49,034	75,729	102,455
Five-Year Projection	49,739	78,319	106,566
2020 Census	52,481	74,218	97,695
Growth Current Year-Five-Year	0.3%	0.7%	0.8%
Growth 2020-Current Year	0.4%	1.0%	0%
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	20,521	32,080	42,644
Five-Year Projection	20,766	33146	44,322
2020 Census	22,186	31,575	40,801
Growth Current Year-Five-Year	0.2%	0.7%	0.8%
Growth 2020-Current Year	0%	0.8%	12%
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$100,179	$106,638	$111,655



Local Market Overview

The housing market remains competitive and stable, supported by rising household incomes and consistent property value appreciation. The area's affordability compared to other Florida coastal metros continues to attract both permanent residents and investors. Major retail corridors such as Beal Parkway, Eglin Parkway, and Mary Esther Boulevard feature a diverse mix of tenants, including grocery-anchored centers, automotive service operators, dining establishments, and daily-needs retailers. Proximity to major national retailers like Walmart, Sam's Club, Lowe's, and Publix further enhances market traffic and supports consistent sales performance across categories.

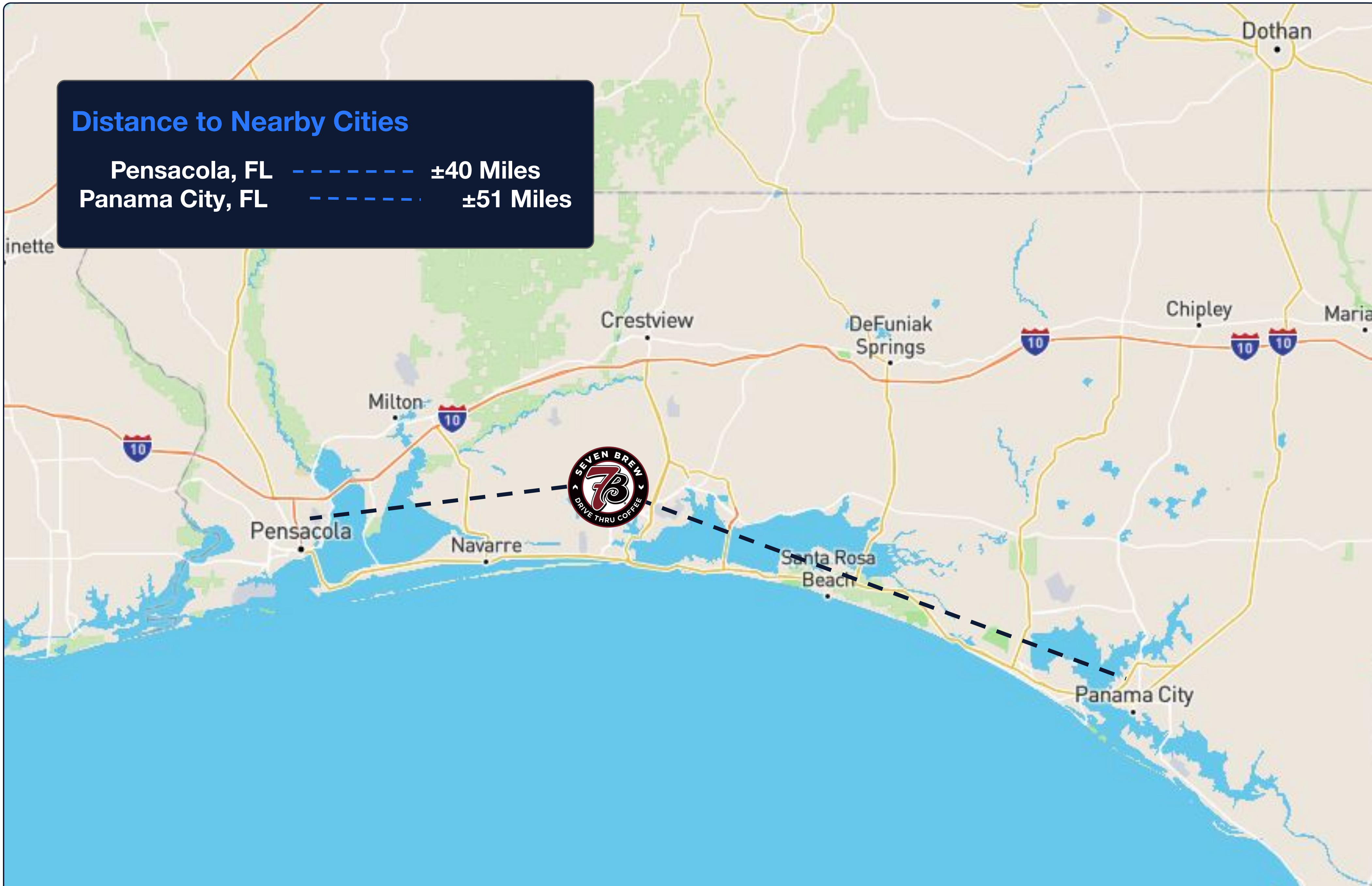
Overall, the Crestview–Fort Walton Beach–Destin MSA presents a well-balanced local economy supported by military strength, tourism demand, and a growing population base. Its combination of lifestyle appeal, economic diversity, and development potential positions it as a leading coastal market for sustained investment and growth in Northwest Florida.

Economic Drivers

The Crestview–Fort Walton Beach–Destin Metropolitan Statistical Area features a balanced and resilient economy supported by a diverse mix of industries that provide both stability and growth. The region's economic foundation is anchored by the military and defense sector, tourism and hospitality, and a growing healthcare and education network, all contributing to steady employment and rising income levels across Okaloosa and Walton counties. This balanced industry composition has positioned the MSA as one of Northwest Florida's strongest-performing coastal markets.

The military and defense industry remains the cornerstone of the local economy. Major installations such as Eglin Air Force Base, Hurlburt Field, and Duke Field create a substantial employment base and drive billions of dollars in annual economic impact. These facilities support not only active-duty personnel and civilian workers but also a wide network of defense contractors and technology firms that provide innovation, logistics, and engineering services. This consistent demand fuels the local housing market, retail trade, and service industries, ensuring long-term stability regardless of broader economic cycles.

Regional Map



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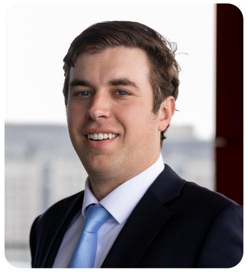

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