



**Retail
Investment Opportunity**
Offering Memorandum

799 Beal Pkwy N, Fort Walton Beach, FL 32547

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

Representative Photo



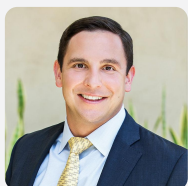
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Exclusively Listed By



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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

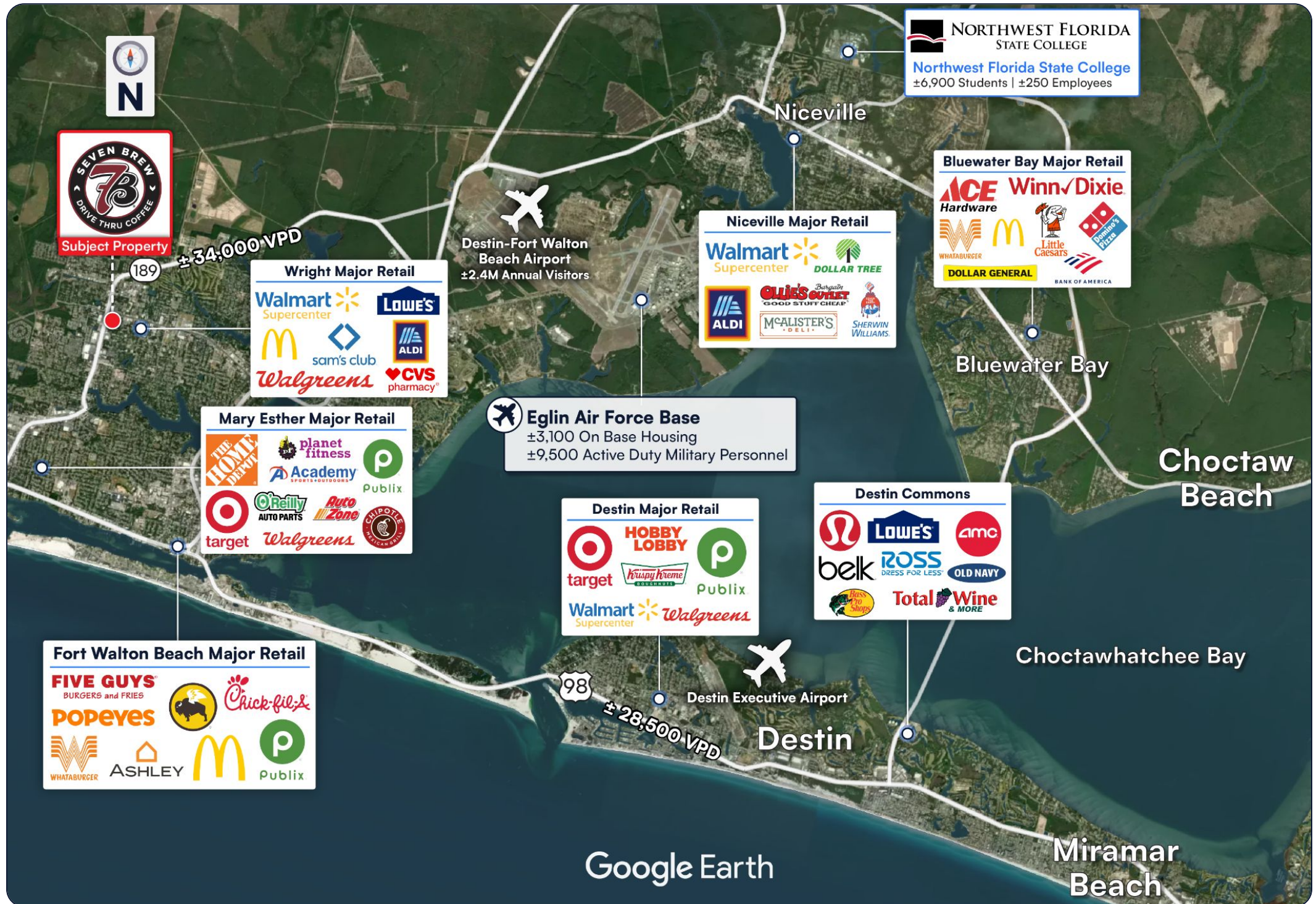
Aerial Map



Aerial Map



Aerial Map



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	33,146	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.

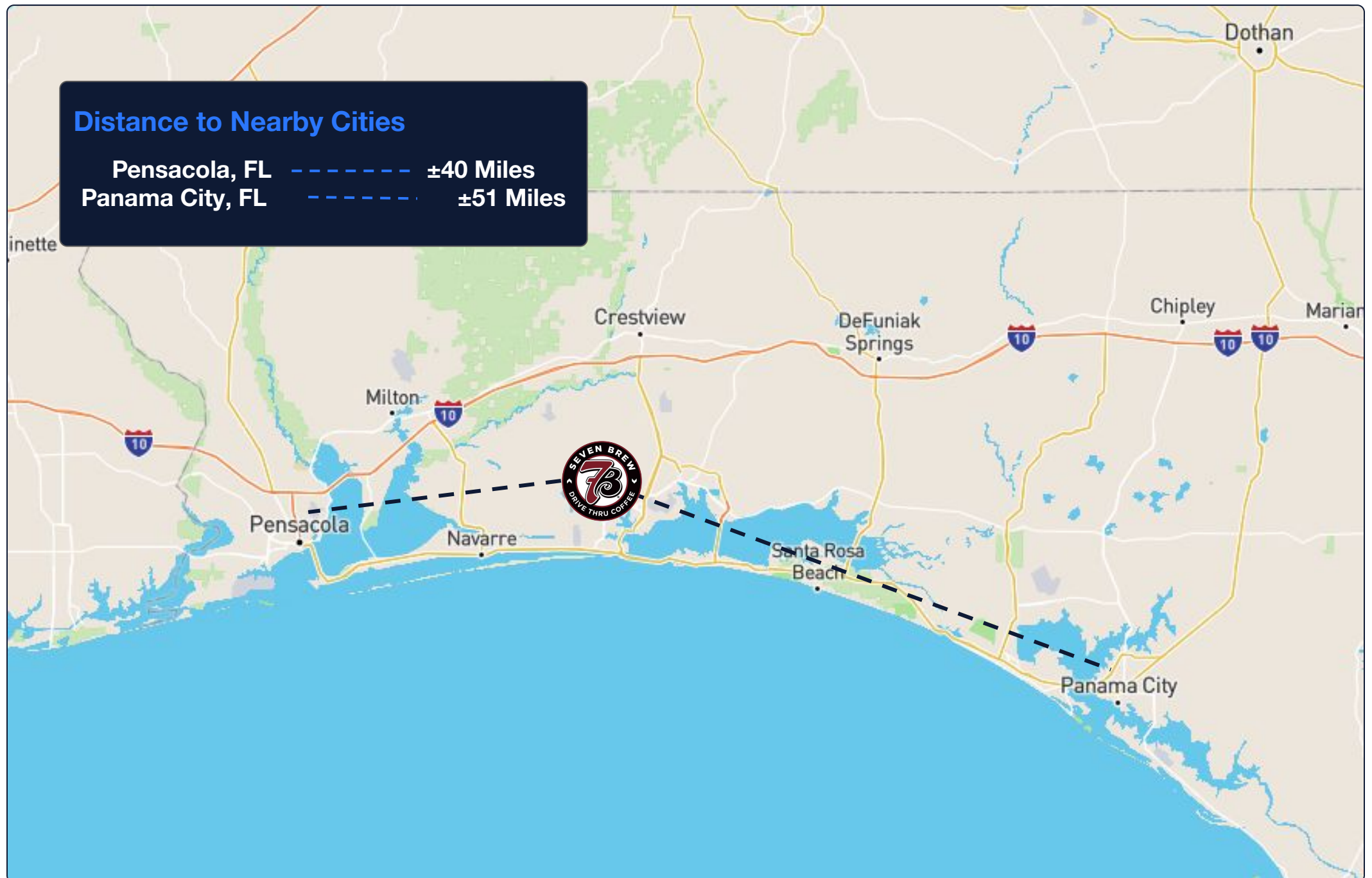
Overall, the Crestview–Fort Walton Beach–Destin MSA presents a well-balanced local economy supported by military strength, tourism demand, and a growing population base. Its combination of lifestyle appeal, economic diversity, and development potential positions it as a leading coastal market for sustained 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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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 799 Beal Pkwy N, Fort Walton Beach, FL, 32547 ("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.

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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.

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