



MABLETON | GA



HERITAGE HILLS

metro
by T-Mobile

FLOOR
DECOR
TILE • WOOD • STONE

ULTA
BEAUTY

HOBBY
LOBBY

Olive
Garden
ITALIAN KITCHEN

LONGHORN
STEAKHOUSE

Food Depot

Bank of America

ELAN
BROOKWOOD
395-UNIT MULTIFAMILY
COMMUNITY

HORVATH
& TREMBLAY

SINGLE TENANT NET LEASE OPPORTUNITY

**LEAD AGENT****RILEY HARDER**

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ETHAN COLE
GA BROKER OF RECORD
LICENSE #407197

**DISCLAIMER**

Horvath & Tremblay has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than Horvath & Tremblay and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change.

Horvath & Tremblay is pleased to present the exclusive opportunity to purchase the new construction 7 Brew ground lease located at 1312 East-West Connector in Mableton, Georgia (the “Property”). The new construction Property is improved by a free standing 510 square foot building on a 0.85-acre parcel. 7 Brew has 14 years remaining on its Absolute NNN Ground Lease with three (3), 5-year renewal options. The lease calls for attractive 10% rent increases every five years throughout the primary lease term and at the start of the three (3) renewal options.

The 7 Brew at 1312 East-West Connector occupies a highly strategic position along one of Mableton’s primary commercial and commuter corridors. The East-West Connector provides direct connectivity across southwest Cobb County and links the Property to Austell Road, Thornton Road, Interstate 20, and the broader Atlanta transportation network. The corridor is characterized by significant retail activity, established residential neighborhoods, and major institutional and employment drivers. 7 Brew is an outparcel to Heritage Hills and is seconds from East West Commons, two of the area’s prominent retail centers featuring national retailers and restaurants, while the broader East-West Connector corridor includes Walmart Supercenter, Target, Lowe’s, Home Depot, TJ Maxx, PetSmart, Burlington, and other high-profile retailers.



The Property is particularly well suited to 7 Brew’s drive-thru-oriented business model given the corridor’s strong commuter and convenience-driven traffic patterns. The immediate trade area is further supported by Wellstar Cobb Medical Center, South Cobb High School, Cooper Middle School, established residential communities, and a broad employment base throughout South Cobb County. The combination of high-traffic accessibility, dense retail activity, nearby schools and healthcare facilities, and a substantial residential and employment base provides 7 Brew with an attractive location to capture recurring demand from commuters, residents, students, and employees seeking convenient, drive-thru beverage service.

NEW CONSTRUCTION: Constructed in 2025, 7 Brew has 14 years remaining on its Absolute NNN Ground Lease with three (3), 5-year renewal options.

ATTRACTIVE RENT INCREASES: The lease calls for attractive 10% rent increases every five years throughout the primary lease term and at the start of the three (3) renewal options.

ZERO MANAGEMENT RESPONSIBILITIES: 7 Brew has an Absolute NNN Ground Lease and is responsible for real estate taxes, insurance, common area maintenance and capital expenses, making it an attractive investment for the passive real estate investor.



DYNAMIC TENANT: 7 Brew is one of the fastest-growing drive-thru beverage brands in the country. The high-energy drive-thru coffee chain offers over 20,000 unique drink combinations from small, 510-square-foot, double-lane locations. As of 2026, the company operates approximately 777 locations across roughly 38 states, with hundreds of additional locations in development. This growth has positioned 7 Brew as one of the fastest-growing beverage chains in the country. This location is operated by Motley 7 Brew, LLC, a prominent franchisee that has approximately 40 locations.

EXCELLENT LOCATION: The Property is an outparcel to Heritage Hills, a Food Depot, Hobby Lobby and Floor & Décor anchored shopping center and benefits from a highly strategic location along the East-West Connector, one of Mableton's primary commercial and commuter corridors, providing convenient connectivity to Austell Road, Thornton Road, Interstate 20, and the broader Atlanta metropolitan area. The surrounding corridor features significant retail activity, established residential neighborhoods, and major employers, with nearby national retailers and restaurants creating strong daily traffic and consumer activity. The location also benefits from proximity to Wellstar Cobb Medical Center, South Cobb High School, Cooper Middle School, and other community institutions.

ATLANTA MSA: The Atlanta Metropolitan Statistical Area is one of the largest and most economically dynamic metropolitan areas in the Southeast, with a population exceeding 6 million residents and a diverse economy anchored by corporate headquarters, technology, logistics, financial services, healthcare, media, manufacturing, and professional services. Home to major employers including The Coca-Cola Company, Delta Air Lines, UPS, The Home Depot, and Mercedes-Benz USA, the region serves as a major corporate and distribution hub for the Southeast. Atlanta's extensive transportation infrastructure, anchored by Hartsfield-Jackson Atlanta International Airport and a network of major interstates including I-20, I-75, I-85, and I-285, provides exceptional regional and national connectivity. Continued population growth, business investment, residential development, and employment expansion have reinforced Atlanta's position as one of the nation's most attractive markets for commercial real estate and consumer-oriented businesses.

TRADE AREA: Additional retailers and attractions drawing consumers to the immediate trade area include Walmart Supercenter, Target, Lowe's, Home Depot, Food Depot, Floor & Décor, Kohl's, Ross, TJ Maxx, Burlington, Hobby Lobby, Walgreens, CVS, AutoZone, O'Reilly Auto Parts, Mavis, Chili's, Longhorn, Panera, Chick-fil-A, Chipotle, Starbucks, McDonald's, Waffle House, Burger King, Wendy's, Popeyes, Five Guys, Checkers, and Cook Out.

TRAFFIC COUNTS: On average more than 37,500 vehicles pass by the Property each day along East-West Connector. Additionally more than 52,300 vehicles pass through the adjacent intersection with Floyd Road, and an additional 30,400 vehicles traverse Austell Road.

DEMOGRAPHICS: Over 71,500 people live within 3 miles of the Property with an average household income of \$121,556. More than 194,500 people live within 5 miles of the Property with an average household income of \$129,038. Additionally, there are more than 56,200 employees within 5 miles of the Property.





\$1,652,174

LIST PRICE



5.75%

CAP RATE



\$95,000

NET OPERATING INCOME

1312 EAST-WEST CONNECTOR | MABLETON, GA 30106



YEAR	START	END	TERM	RENT	% INCREASE
1 - 5	07/14/2025	- 07/31/2030	CURRENT	\$95,000	
6 - 10	08/01/2030	- 07/31/2035		\$104,500	10.0%
11 - 15	08/01/2035	- 07/31/2040		\$114,950	10.0%
16 - 20	08/01/2040	- 07/31/2045	OPTION 1	\$126,445	10.0%
21 - 25	08/01/2045	- 07/31/2050	OPTION 2	\$139,090	10.0%
26 - 30	08/01/2050	- 07/31/2055	OPTION 3	\$152,998	10.0%

OWNERSHIP:	Ground Lease
BUILDING AREA:	510 SF
YEAR BUILT:	2025
LAND AREA:	0.85 Acres
GUARANTOR:	Franchisee
ROOF & STRUCTURE:	Tenant Responsibility
RENT COMMENCEMENT DATE:	07/14/2025
LEASE EXPIRATION DATE:	07/31/2040
LEASE TERM REMAINING:	14 Years
RENEWAL OPTIONS:	3, 5-Year Options
TENANT PURCHASE OPTION:	None



7 Brew Coffee is one of the fastest-growing drive-thru coffee concepts in the United States, specializing in customizable coffee, energy drinks, teas, smoothies, and flavored beverages. Founded in 2017 in Rogers, Arkansas, the brand was created as a drive-thru-only model designed to deliver fast service, high drink customization, and a customer-focused experience. The company's name originated from its original menu of seven core coffee drinks, though the menu has since expanded to thousands of drink combinations.

7 Brew has experienced rapid national expansion in a short period of time. As of 2026, the company operates approximately 777 locations across roughly 38 states, with hundreds of additional locations in development. This growth has positioned 7 Brew as one of the fastest-growing beverage chains in the country.

The brand's growth has been fueled by its drive-thru-only prototype, which typically features small freestanding buildings with double drive-thru lanes and minimal or no indoor seating. This format allows for quick build-out timelines, lower operating costs, and high transaction volumes. Many locations target average transaction times of approximately 3-4 minutes, making the concept particularly attractive in commuter-focused retail corridors.

7 Brew locations typically range from 500 to 1,000 square feet, though they often include larger site layouts to accommodate multiple drive-thru lanes and stacking capacity. The compact footprint allows the brand to operate on outparcels, freestanding pads, and high-traffic retail corridors, similar to other drive-thru beverage concepts.

Key Company Highlights — 7 Brew Coffee

- **Founded:** 2017
- **Headquarters:** Rogers, Arkansas
- **Locations:** ~777 nationwide (rapidly expanding)
- **States:** Approximately 38 states
- **Business Model:** Drive-thru-only beverage concept
- **Average Unit Volume:** Approximately **\$2.6 million per location**
- **Primary Offerings:** Coffee, energy drinks, teas, smoothies, flavored beverages
- **Growth Strategy:** Franchise and multi-unit development expansion

The brand has seen particularly strong growth in Texas, Florida, Arkansas, and across the Southeast and Midwest, with expansion now moving into the Northeast and New England markets. For example, multiple locations have recently opened or been proposed across Connecticut and Massachusetts as part of the company's continued regional expansion strategy.





MOTLEY 7 BREW, LLC

Motley 7 Brew, or M7B if you're in the know, came together in January 2023 to take the 7 Brew energy to Ohio and keep it rolling. Tom Cook, Rick Nader, Orangewood Investments, and a few other rockstar partners brought their A-game to the table and launched a new era of drive-thru dominance. Georgia was next, and Motley 7 Brew, LLC added the Dallas/ Fort Worth market in 2025. Next up it will venture out to the Great Northwest and take on Washington and Oregon!

Motley 7 Brew, LLC is gunning for over 350 stands and aiming to be the top franchise team in the 7 Brew system. These folks have built empires before and now they're bringing all that fire to a brand that's already electric. Motley 7 Brew, LLC is building places people love to work, hang out, and experience something way beyond just coffee.











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metro
by T-Mobile

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LONGHORN
STEAKHOUSE

Food Depot

Bank of America

ELAN
BROOKWOOD
395-UNIT MULTIFAMILY
COMMUNITY

EAST-WEST CONNECTOR

Valvoline

ELAN BROOKWOOD

395-UNIT MULTIFAMILY
COMMUNITY



52,300 + VPD

Walmart



DOLLAR TREE

SALLY BEAUTY

Batteries + Bulbs

HERITAGE HILLS



EAST-WEST CONNECTOR

MABLETON | GA

OVERVIEW

Mableton, Georgia, is a growing and increasingly prominent community in southern Cobb County, approximately 15 miles northwest of Downtown Atlanta. Incorporated as a city in November 2022, Mableton is now the largest city in Cobb County, with a population of approximately 78,800 residents as of 2025. The community offers a suburban environment with convenient access to the employment centers, entertainment, cultural attractions, and amenities of the greater Atlanta metropolitan area. Mableton's location provides residents and businesses with accessibility to major transportation corridors, including Interstate 285, Interstate 20, and U.S. Highway 78, facilitating connectivity throughout Cobb County and into Atlanta and the broader region.

Mableton benefits from its position within one of Georgia's largest and most economically diverse counties. Cobb County is home to a substantial concentration of corporate, healthcare, retail, professional services, and logistics-related employment, while Mableton itself has an increasingly diverse economic base that includes professional services, healthcare, retail, manufacturing, and other business sectors. The city's economic development efforts are focused on encouraging responsible investment, supporting local businesses, and promoting long-term growth. Retail activity is also significant, with more than \$409 million in retail sales recorded within the city in 2022.

Beyond its economic advantages, Mableton offers a strong quality of life characterized by established residential neighborhoods, recreational amenities, and access to outdoor attractions. The community is home to the Historic Mable House, Mable House Barnes Amphitheatre, and convenient access to Six Flags Over Georgia. The Silver Comet Trail is another major recreational asset, providing a 12.8-mile paved multi-use trail through southern Cobb County, with trailheads in Mableton and connections to parks and surrounding communities. With its growing population, proximity to Atlanta, established residential base, improving infrastructure, and emphasis on economic and community development, Mableton represents an increasingly attractive location for residents, businesses, and commercial real estate investment.



POPULATION

3 MILES

5 MILES

10 MILES

2025 Estimate

71,545

194,530

624,525

2030 Projection

71,852

193,636

634,647

2020 Census

66,522

186,952

589,059



BUSINESS

2025 Est. Total Businesses

3,626

10,662

48,865

2025 Est. Total Employees

18,011

56,243

403,367



HOUSEHOLDS

2025 Estimate

26,879

72,914

257,770

2030 Projection

27,243

73,096

264,275

2020 Census

24,245

67,540

233,418



INCOME

Average Household Income

\$121,556

\$129,038

\$137,977

Median Household Income

\$98,238

\$101,015

\$107,022



624,500+

PEOPLE WITHIN 10 MILES



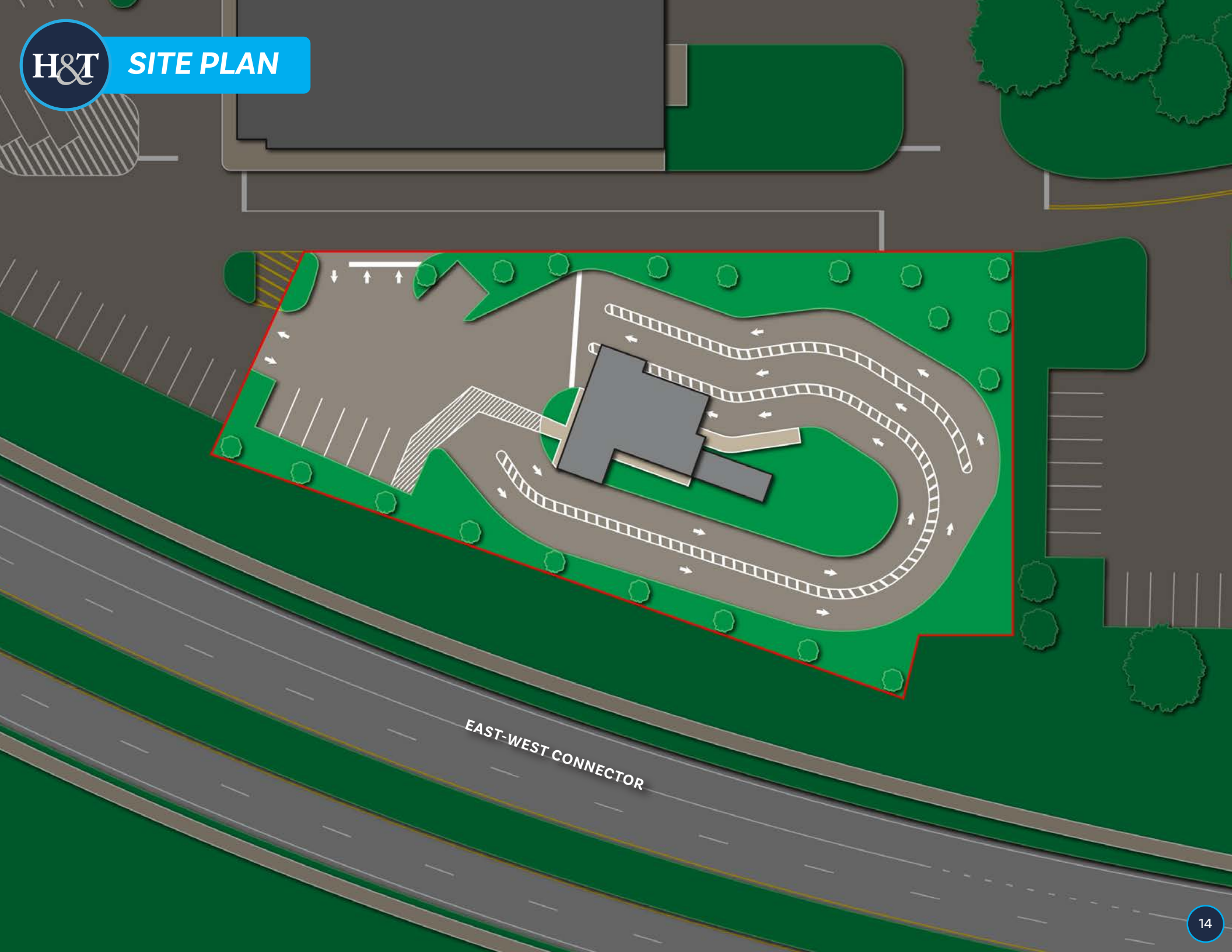
52,300+

VEHICLES PER DAY
INT OF EAST-WEST CONNECTOR
& FLOYD RD



\$137,900+

AVERAGE HOUSEHOLD INCOME
WITHIN 10 MILES



EAST WEST COMMONS



SANDERS
ELEMENTARY



LOWE'S



FLOYD RD



QuikTrip



SALLY BEAUTY

Walmart



DISCOUNT
TIRE

THE HONEY BAKED
HAM CO

HERITAGE HILLS

metro
by T-Mobile

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Olive
Garden
ITALIAN KITCHEN

LONGHORN
STEAKHOUSE

Food Depot

Bank of America

HURT ROAD PARK

5

ME Massage Envy

KOHL'S

ROSS
DRESS FOR LESS

RED LOBSTER

Walgreens

AT&T

TITLEMAX

SUBWAY

TRUIST



CHIPOTLE



LA FITNESS

MATTRESS FIRM

Checkers

CITGO

Waffle House

STORAGE

total

EXPRESS
OIL CHANGE

EAST WEST CONNECTOR

TRAMORE PARK

ZAXBY'S

DUNKIN'

SMOOTHIE KING

FIREHOUSE
SUBS

Advance
Auto Parts

Chick-fil-A

ExtraSpace
Storage

Holiday Inn

Waffle House

cricket
wireless

Walmart

LIDL

76

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AUSTELL RD SW

7 BREW
MABLETON | GA



H&T