

Single-Tenant Drive-Thru  
Cleveland Metro (Parma Heights), Ohio  
6675 Pearl Rd, Parma Heights, OH 44130

[View Map](#)

Absolute NNN Lease with  $\pm 15$  Years Remaining  
Major Retail Corridor: BJ's, ALDI, and more  
Brand-New Construction  
Experienced 22-Unit Operator

Offering Memorandum



## Advisory Team

### Matt Kramer

Managing Partner

MKramer@centurypartnersre.com

(818) 601-4595 | CA DRE LIC #01995909

### Kyle Gulock

Managing Partner

KGulock@centurypartnersre.com

(818) 493-0493 | CA DRE LIC #01861385

### Joshua Berger

Managing Partner

JBerger@centurypartnersre.com

(310) 270-3308 | CA DRE LIC #01984719

### Scott Reid

ParaSell, Inc. - Broker of Record

Scott@parasellinc.com

(949) 942-6578 | OH License #BRKP.2020001224

 [Contact Team](#)



Century Partners Real Estate, Inc.

Los Angeles, California

(310) 362-4303 | CA DRE LIC #02235147

In Association with ParaSell, Inc.

A Licensed Ohio Broker #REC.2020005946

## Brand-New Construction – New 15-Year Absolute NNN Lease







Price	Cap Rate	NOI
\$2,688,000	6.25%	\$168,000

### Investment Highlights

- 15-year Absolute NNN Lease provides hands-off, long-term ownership
- Annual Rent Increases
- Anchor Point Management provides managed services for Pacific Bells, Wingmen V and North American Wax Company that amounts to over 440 units
- Significant retail node: Located along Giant Eagle, ALDI & BJ's-anchored retail thoroughfare

### Location Highlights

- Strong traffic along Pearl Rd / US-42: 21,000+ VPD
- Significant surrounding housing density: 37,000+ households within 3 miles
- \$75,000+ AHHI within 1 Mile

### Tenant Highlights

- Motley 7 Brew operates 22 units (16 in OH, 6 in TX) with development agreements totaling 160 across OH, TX and GA
- 7 Brew as a brand has experienced over 2,000% growth since 2022:
  - Store count escalation:
  - End of 2022: 38 locations
  - End of 2023: 180 locations
  - 2025 YTD : 414 locations



Lease Summary

Tenant	Motley 7 Brew, LLC
Guaranty	Motley 7 Brew, LLC
Ownership Type	Fee, Land Only
Increases	1.75% Annually (Incl. Options)
Options	5, 5-Year
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Start	April 2, 2025
Lease End	December 12, 2039
Lease Term	±15 Years

Physical Description

Address	6675 Pearl Rd, Parma Heights, OH 44130
Building Size	560
Land Size	1.23 AC
APN	473-25-033
Parking Spaces	11
Parking Ratio	19.6
Year Built	2023

Price

\$2,688,000

Cap Rate

6.25%

NOI

\$168,000

Rent Schedule	Annual Rent	Monthly Rent	Rent/SF	Cap Rate
Year 1	\$168,000	\$14,000	\$25.00	6.25%
Year 2	\$170,940	\$14,245	\$25.44	6.36%
Year 3	\$173,931	\$14,494	\$25.88	6.47%
Year 4	\$176,975	\$14,748	\$26.34	6.58%
Year 5	\$180,072	\$15,006	\$26.80	6.70%
Year 6	\$183,224	\$15,269	\$27.27	6.82%
Year 7	\$186,430	\$15,536	\$27.74	6.94%
Year 8	\$189,693	\$15,808	\$28.23	7.06%
Year 9	\$193,012	\$16,084	\$28.72	7.18%
Year 10	\$196,390	\$16,366	\$29.22	7.31%
Year 11	\$199,827	\$16,652	\$29.74	7.43%
Year 12	\$203,324	\$16,944	\$30.26	7.56%
Year 13	\$206,882	\$17,240	\$30.79	7.70%
Year 14	\$210,502	\$17,542	\$31.32	7.83%
Year 15	\$214,186	\$17,849	\$31.87	7.97%



Significant retail node: Located along Giant Eagle, ALDI & BJ's-anchored corridor



83 Brand-New  
Apartments

Subject  
Property



Significant surrounding housing density: 37,000+ households within 3 miles

Downtown Cleveland  
11 Miles

RIDGEWOOD PARK  
APARTMENTS

Residential Area

Emerald Towers  
CONDOMINIUMS

MYSTIC CREEK

ANDY'S  
HARDWARE

SPORTS  
FOCUS  
SPORTING GOODS  
& GRAPHICS CO. INC.

WAL'S PAINTS  
SINCE 2004  
440-781-4845

BURGER  
KING

TACO  
BELL

Subject  
Property

Pearl Rd / US-42: 21,000+ VPD

Arby's

THE VILLAS AT  
MAPLEWOOD  
APARTMENT HOMES  
83 New Apartments

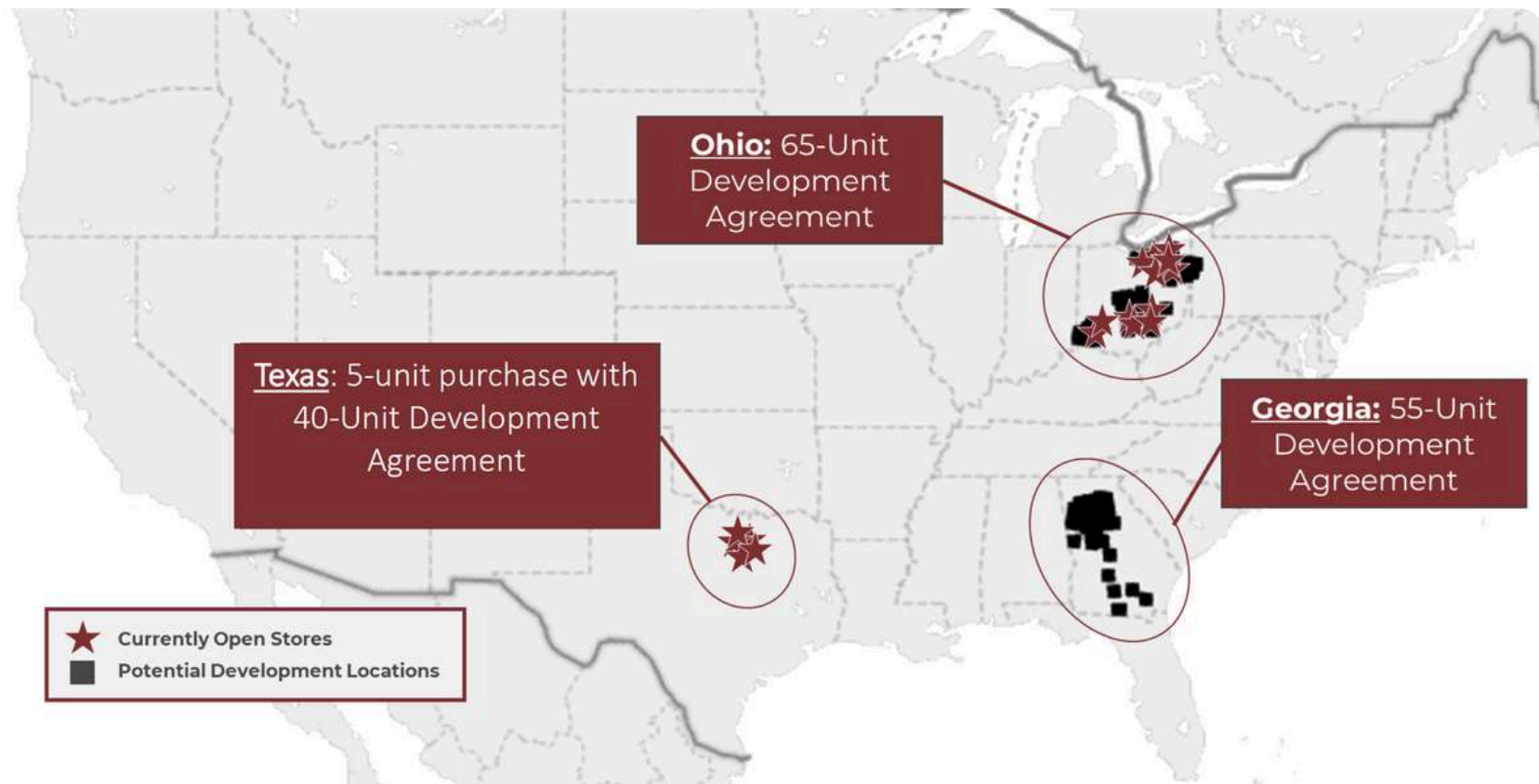




## About the Tenant

The subject property is operated by Motley 7 Brew, LLC, which operates 22 7 Brews in Ohio, Texas and Georgia. The company is a rapidly expanding real estate and franchise operator, supported by the experienced management team at Anchor Point Management (100+ professionals) and led by President Rick Nader, who has 35+ years of industry experience, namely with his previous experience at Pacific Bells, a best-in-class Taco Bell operator, where he managed 270+ units.

With a strong foundation of approximately 100 seasoned professionals, Motley 7 Brew leverages deep multi-unit expertise and a robust back-office infrastructure, which has gained its best practices across multiple brands to optimize operations. Motley 7 Brew is actively growing in Ohio and Georgia, with a significant 40-unit development agreement in Texas, positioning itself for aggressive market expansion.





### About Parma Heights, Ohio

Parma Heights, Ohio is a suburb of Cleveland of approximately 20,000 residents. It is actively positioning itself for long-term economic growth through targeted development strategies and infrastructure improvements. The city’s economy is anchored by healthcare, manufacturing, and retail trade—each employing over 1,300 residents. Workforce composition is diverse, with a concentration in administrative support, production, and sales occupations. A key component of the city's strategy is its Master Plan, which aims to unify the commercial core, civic spaces, and residential areas, making the community more walkable and business-friendly.

Recent investments include road improvements, enhanced public amenities, and economic development loan programs offering low fixed-rate financing to attract and retain businesses. These efforts support job creation and promote private investment. Additionally, the city emphasizes cultural and historical preservation, contributing to community identity and tourism. Overall, Parma Heights is fostering a well-rounded environment for sustainable economic development.



### Demographic Highlights

224,048  
5-Mile Population

97,292  
5-Mile Households

Radius	1-Mile	3-Mile	5-Mile
Population (2024)	10,594	84,996	224,048
Average Household Income	\$75,653	\$76,264	\$74,775
Households	4,442	37,405	97,292

### Major Employers in Parma Heights





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