



In Association with ParaSell, Inc.
A Licensed Ohio Broker #REC.2020005946



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

[View Map](#)

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

Offering Memorandum



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



Advisory Team

Matt Kramer

Managing Partner
MKramer@centurypartnersre.com
(818) 601-4595 | CA DRE LIC #01995909

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
\$2,240,000	6.25%	\$140,000

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



Investment Summary

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, 2038
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 **\$2,240,000** Cap Rate **6.25%** NOI **\$140,000**

Rent Schedule	Annual Rent	Monthly Rent	Rent/SF	Cap Rate
Year 1	\$140,000	\$11,667	\$20.83	6.25%
Year 2	\$142,450	\$11,871	\$21.20	6.36%
Year 3	\$144,943	\$12,079	\$21.57	6.47%
Year 4	\$147,479	\$12,290	\$21.95	6.58%
Year 5	\$150,060	\$12,505	\$22.33	6.70%
Year 6	\$152,686	\$12,724	\$22.72	6.82%
Year 7	\$155,358	\$12,947	\$23.12	6.94%
Year 8	\$158,077	\$13,173	\$23.52	7.06%
Year 9	\$160,843	\$13,404	\$23.94	7.18%
Year 10	\$163,658	\$13,638	\$24.35	7.31%
Year 11	\$166,522	\$13,877	\$24.78	7.43%
Year 12	\$169,436	\$14,120	\$25.21	7.56%
Year 13	\$172,402	\$14,367	\$25.65	7.70%
Year 14	\$175,419	\$14,618	\$26.10	7.83%
Year 15	\$178,488	\$14,874	\$26.56	7.97%
Year 16	\$181,612	\$15,134	\$27.03	8.11%
Year 17	\$184,790	\$15,399	\$27.50	8.25%
Year 18	\$188,024	\$15,669	\$27.98	8.39%
Year 19	\$191,314	\$15,943	\$28.47	8.54%
Year 20	\$194,662	\$16,222	\$28.97	8.69%

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



83 Brand-New Apartments

Subject Property

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

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

Downtown Cleveland
11 Miles

RIDGEWOOD PARK
APARTMENTS

MYSTIC CREEK

Emerald Towers
CONDOMINIUMS

Residential Area

ANDY'S
HARDWARE

SPORTS
FOCUS
SPORTING GOODS
& GRAPHICS CO. INC.

WAL'S PAINTS
SINCE 2004
440-781-4845

BURGER
KING

Subject
Property

TACO
BELL

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

Arby's

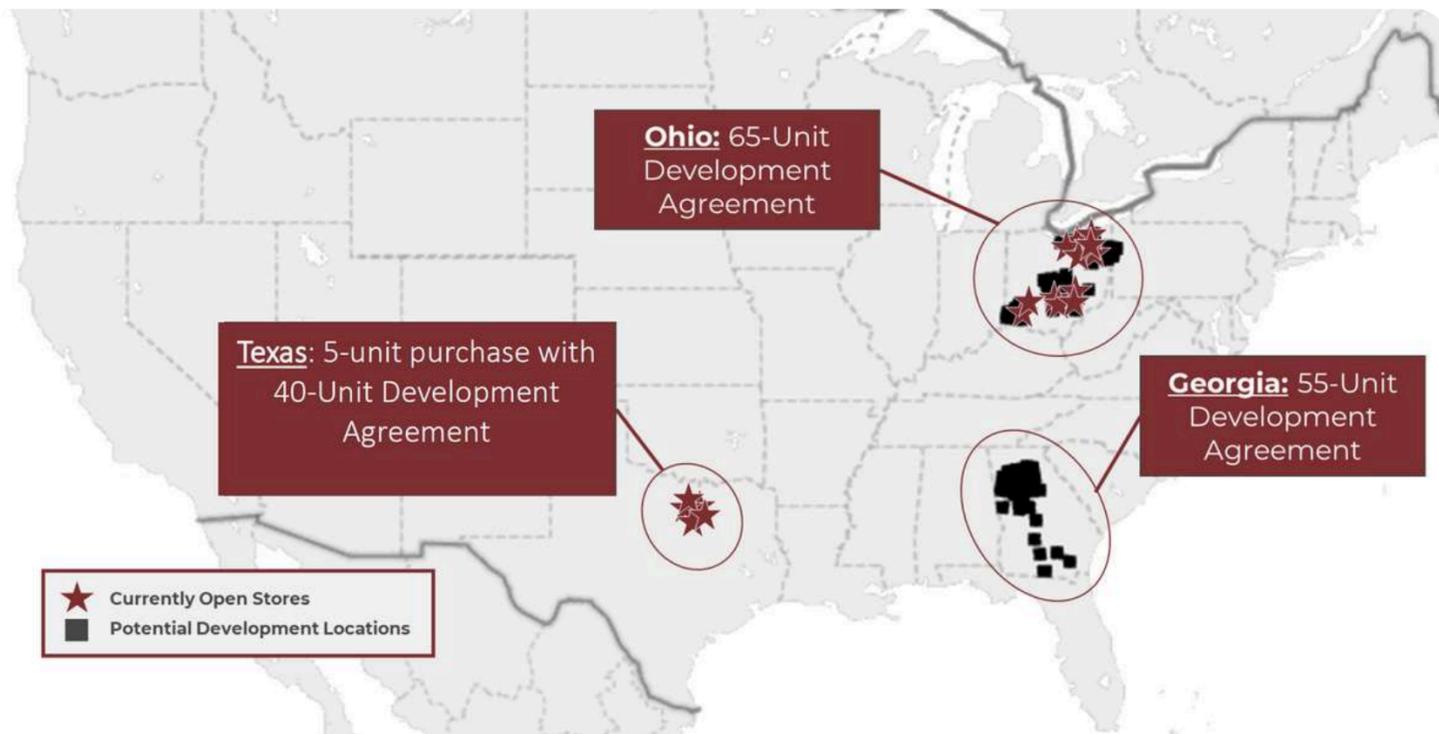
THE VILLAS AT
MAPLEWOOD
APARTMENT HOMES
83 New Apartments



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



Advisory Team

Matt Kramer

Managing Partner
MKramer@centurypartnersre.com
(818) 601-4595 | CA DRE LIC #01995909

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

Confidentiality & Disclaimer Statement

This document has been prepared by Century Partners Real Estate, Inc. and ParaSell, Inc. and has received approval for distribution from all necessary parties. While every effort has been made to provide accurate information, neither Century Partners, ParaSell, Inc. nor the entities represented make any guarantees, warranties, or representations regarding the completeness of the materials presented in this document or in any other written or oral communications that have been transmitted or made available.

Certain documents may have been summarized, and these summaries do not claim to represent or constitute a legal analysis of the contents of those documents. Neither Century Partners, ParaSell, Inc. nor the entities represented assert that this document contains all-inclusive information or encompasses all the data you may require.

Any financial projections and/or conclusions presented in this document are provided solely for reference purposes and have been developed based on assumptions and conditions that were in effect at the time the evaluations were conducted. These projections and conclusions do not claim to reflect changes in economic performance, local market conditions, economic and demographic statistics, or other business activities subsequent to the date of this document's preparation. Recipients of this document are strongly encouraged to conduct their independent evaluation of the subject matter and/or asset(s) discussed in this document.