

OFFERING MEMORANDUM | TACOS4LIFE

ABSOLUTE NET LEASED PROPERTY

2630 S SHACKLEFORD RD | LITTLE ROCK, AR



PROPERTY OVERVIEW

Cushman & Wakefield | Sage Partners is pleased to exclusively offer for sale a fully occupied, net-leased investment property in Little Rock, Arkansas. The 3,850 SF building is 100% leased to Tacos 4 Life under a Corporate Absolute Net Lease, providing zero landlord responsibilities. The property is situated on approximately 1 acre within Shackleford Crossing, a high-traffic retail corridor anchored by Walmart. The lease features three years remaining on the current term with 10% rental increases every five years and additional five-year renewal options, offering strong income growth potential.

Located in West Little Rock along South Shackleford Road (±18,000 vehicles per day) with immediate access to Interstate 430 (±19,000 vehicles per day), the property benefits from excellent visibility and accessibility.

The site is surrounded by prominent national retailers and restaurants, including Walmart, JCPenney, Main Event, BJ's Restaurant & Brewhouse, Longhorn Steakhouse, and Cracker Barrel, further reinforcing the strength of the location.

This offering presents an opportunity to acquire a stabilized, corporate-backed asset in one of Little Rock's premier retail corridors.

ADDRESS	2630 S Shackleford Rd, Little Rock, AR
OFFERING PRICE	\$2,860,000
CAP RATE	7.0%
OCCUPANCY	100% (Leased to Tacos4Life)
BUILDING SIZE	3,850 SF
LAND AREA	1.0 AC
YEAR BUILT	2017



INVESTMENT HIGHLIGHTS

- **Absolute Net Leased** - Leased under a Corporate Absolute Net structure, providing no landlord management or expense obligations.
- **Stable Cash Flow with Built-In Growth** - Approximately three years remaining on the primary lease term featuring 10% rental escalations every five years, plus four additional five-year extension options.
- **Premier Retail Positioning** - Outparcel to Shackleford Crossing, which sees approximately 4.5 million annual visits, and adjacent to Walmart (±2.3 million annual visits), driving consistent consumer traffic.
- **Strong Demographics** - Nearly 58,000 residents within three miles with average household incomes around \$82,000; more than 138,000 residents within five miles with average household incomes approaching \$90,000.
- **High-Traffic Corridor** - Positioned along South Shackleford Road (±18,000 vehicles per day) with convenient access to Interstate 430 (±91,000 vehicles per day).
- **Surrounded by National Retailers & Restaurants** - Located among established brands including Walmart, JCPenney, Main Event, BJ's Restaurant & Brewhouse, Longhorn Steakhouse, and Cracker Barrel, further reinforcing the strength of the location.
- **Located in Arkansas' Largest Metro** - Positioned in the Little Rock MSA, projected to experience approximately 2% population growth through 2029.



LEASE OVERVIEW

LEASE ABSTRACT	
TENANT	Tacos4Life (Corporate Guarantee)
INITIAL LEASE TERM	10 years
LEASE TERM REMAINING	3+ years
LEASE COMMENCEMENT	November 1, 2019
LEASE EXPIRATION	November 1, 2029
LL EXPENSES	None
ANNUAL BASE RENT	\$200,475 (\$52.07/SF)
RENTAL INCREASES	10% every five years
RENEWAL OPTIONS	Four (4), five (5) year renewal options

RENT SCHEDULE			
YEAR	ANNUAL BASE RENT*	PRICE PER SF	CAP RATE
11/1/2019 - 11/1/2024	\$182,250	\$47.34	6.36%
11/1/2024 - 11/1/2029	\$200,475	\$52.07	7.00%

RENT SCHEDULE *OPTIONS			
11/1/2029 - 11/1/2034	\$220,523	\$57.28	7.70%
11/1/2034 - 11/1/2039	\$242,575	\$63.01	8.47%
11/1/2039 - 11/1/2044	\$266,832	\$69.31	9.32%
11/1/2044 - 11/1/2049	\$293,515	\$76.24	10.25%



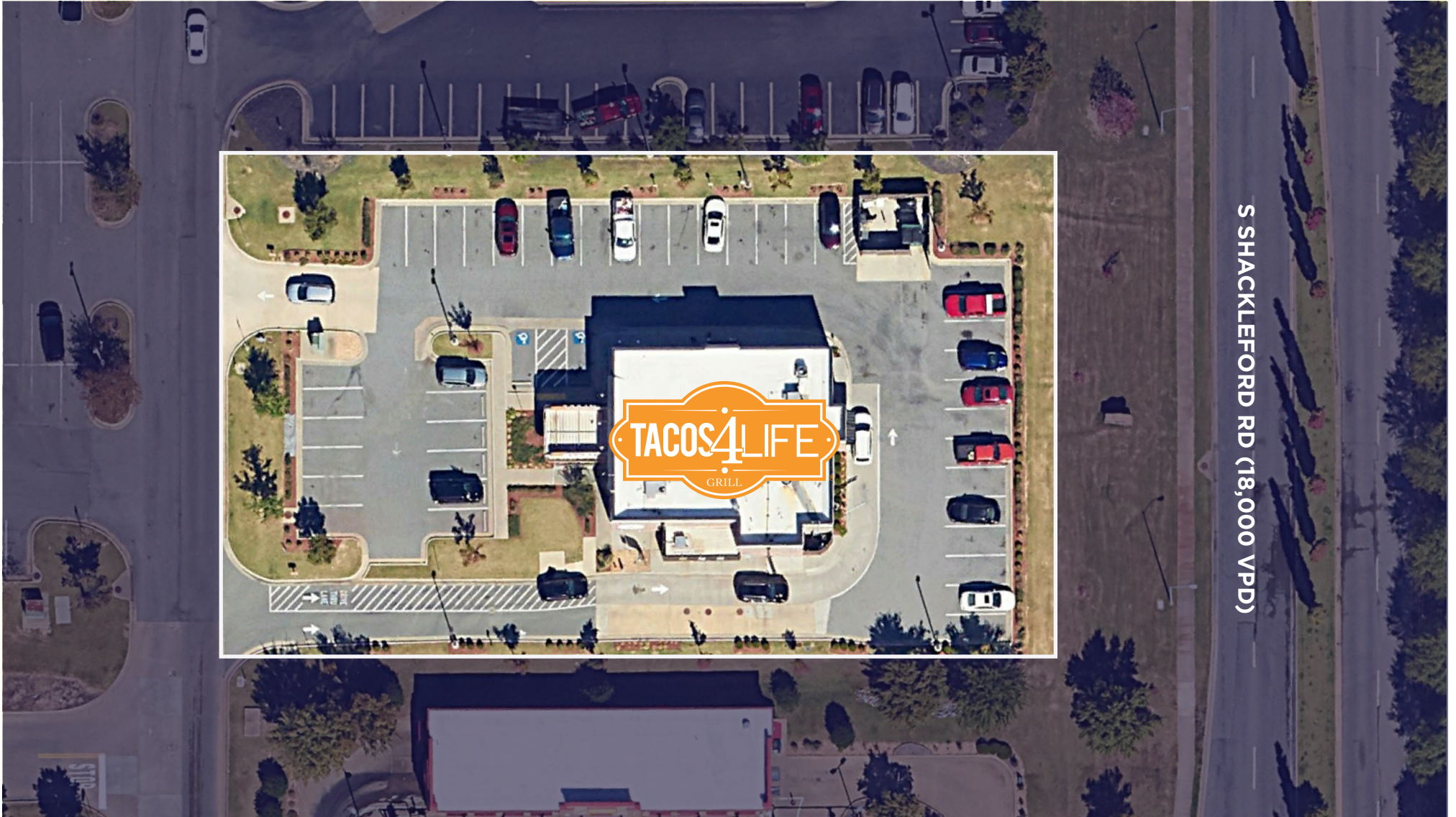
Tacos 4 Life Grill is a highly differentiated, fast-casual restaurant offering chef-inspired, award-winning menu items in a vibrant, welcoming environment. Known for its globally inspired tacos, bowls, salads, quesadillas, and nachos, the brand combines bold flavors with a mission-driven purpose that sets it apart in the marketplace.

The first Tacos 4 Life Grill opened in Conway, Arkansas in 2014 and has since grown into a strong regional brand with expanding national reach. While the food consistently earns rave reviews, it is the company's Meal 4 Meal program that truly defines the concept. For every taco, bowl, salad, quesadilla, or nacho purchased, Tacos 4 Life donates the cost of a meal to Feed My Starving Children, a nonprofit organization dedicated to ending childhood starvation. Meals are shipped to over 90 countries and arrive at feeding centers, CarePoints, orphanages, schools, and refugee camps.

With an impressive \$2.2 million franchisee average unit volume (AUV), Tacos 4 Life represents a high-performing, purpose-driven tenant that draws consistent traffic and strong community engagement.

**Source: Tacos 4 Life*

PROPERTY SITE PLAN



PROPERTY AERIAL



OFFERING MEMORANDUM | TACOS4LIFE

NET LEASED PROPERTY

2630 S SHACKLEFORD RD | LITTLE ROCK, AR



FOR MORE INFORMATION, PLEASE CONTACT:

AARON NICHOLSON
Cushman & Wakefield | Sage Partners
Principal
501 230 6639
anicholson@sagepartners.com

COLBY HOAGLAND
Cushman & Wakefield | Sage Partners
Senior Associate
303 218 8260
choagland@sagepartners.com

COLE BALDWIN
Cushman & Wakefield | Sage Partners
Senior Analyst
501 410 2476
cbaldwin@sagepartners.com



©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.