

**Brand New 15-Year
Absolute NNN Lease
Affluent Demographics**



ACTUAL SITE

ADVISORY TEAM

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Highlights



PRICE

\$1,843,000

CAP RATE

6.00%

NOI

\$110,580



POINTS OF INTEREST

Retailers | Entertainment: Nearby retailers include Nebraska Furniture Mart, Walmart, Target, Home Depot, Lowe's, Hobby Lobby, Marshalls, Kohl's, Von Maur, Dick's Sporting Goods, Old Navy, Best Buy, Harbor Freight, Ollie's Bargain Outlet, Aldi, Whole Foods Market, Hy-Vee, Baker's, PetSmart, AMC Theatres, Topgolf

Higher Education: Less than 5 miles from **University of Nebraska Omaha** - a comprehensive public research university providing numerous degree & certificate options to a student body of 14,954; 6½ miles from **Creighton University** - a private Jesuit research university serving 7,757 students through a diverse array of majors, minors & academic programs

Healthcare: 3 miles from **Nebraska Methodist Hospital** - a not-for-profit, 423-bed acute care hospital serving the metropolitan Omaha area with more than 2,000 full-time employees & over 400 physicians; 2½ miles from **Children's Nebraska Hospital** - the only free-standing children's 231-bed hospital in Nebraska and serves patients from throughout the state, western Iowa, South Dakota, northern Kansas & northwestern Missouri



NEW 15-YEAR ABSOLUTE NNN LEASE

Brand new 15-year Absolute NNN lease with attractive 8% rental escalations every 5 years with three 5-year options to renew



TENANT

Panda, Inc. owns & operates 15 Arby's locations in eastern Nebraska & western Iowa and has agreement to open 3 new restaurants over the next 5 years



SEASONED SALES LOCATION

Successfully open & operating for decades with an attractive 6.57% Rent to Sales Ratio!



TRAFFIC COUNTS

Situated on a ±0.548-acre parcel (large ±3,436 sq ft building) with great visibility/access on N 90th St (main north/south thoroughfare in Omaha) with traffic counts of 17,266 CPD!



AFFLUENT 2025 DEMOGRAPHICS (5-MI)

Population 245,740

Households 104,767

Average Household Income \$108,749

Financial Analysis

SITE ADDRESS

3417 North 90th Street
Omaha, Nebraska 68134

TENANT

Panda, Inc.

ENTITY TYPE

Franchise

GROSS LEASABLE AREA

$\pm 3,436$ SF*

LOT SIZE

± 0.548 acre*

YEAR BUILT | REMODELED

1972* | 2018

OWNERSHIP

Fee Simple (Building & Land)

EXPENSE REIMBURSEMENT

This is an **Absolute NNN lease**. Tenant is responsible for all expenses.

LEASE TERM

15 years (New)

RENTAL INCREASES

8% every 5 years

RENT COMMENCEMENT DATE

November 1, 2025

EXPIRATION DATE

August 31, 2041

OPTIONS

Three 5-Year Renewal Options

FINANCING

All Cash or Buyer to obtain new financing at Close of Escrow.

* According to Douglas County Assessor

Arby's®



ACTUAL SITE

Rent Roll

TERM	ANNUAL RENT	CAP RATE
Years 1-5 11/01/25 to 10/31/30	\$110,580	6.00%
Years 6-10 11/01/30 to 10/31/35	\$119,426	6.48%
Years 11-15 11/01/35 to 08/31/41	\$128,981	7.00%
AVG ANNUAL RETURN		6.49%

RENEWAL OPTIONS

1st Option	11/01/40 to 10/31/45	\$139,299
2nd Option	11/01/45 to 10/31/50	\$150,443
3rd Option	11/01/50 to 10/31/55	\$162,478

Tenant Profile

ABOUT THE TENANT

Panda, Inc. was established in January of 1981 and has always been a family owned and operated business.

Panda owns and operates 15 Arby's Roast Beef Restaurants in Eastern Nebraska and Western Iowa and has an agreement to open 3 new restaurants over the next 5 years.

Panda is a very well respected franchisee within the Arby's system who has won many operational excellence awards, sales awards as well as the Franchisee of the Year Award for 2024.



ABOUT THE PARENT COMPANY

Roark Capital Group is an Atlanta-based private equity firm with \$41 billion in assets under management. Roark focuses on investments in consumer and business service companies, with a specialization in franchised and franchise-like business models.

Roark brands generate approximately \$97 billion in system revenues from 112,000+ locations located in 50 states and 121 countries.

ABOUT INSPIRE BRANDS

INSPIRE

PURPOSE:
IGNITE & NOURISH
flavorful experiences

WE ARE:

- MAVERICKS**
Doing what has never been done before
- ALLIES**
Collaborating to win
- VISIONARIES**
Having foresight and imagination
- ACHIEVERS**
Getting it done, and having fun doing it
- GOOD CITIZENS**
Elevating each other and the communities we serve

THE COMBINATION OF
ICONIC BRANDS
& **TIGHTLY INTEGRATED**
CAPABILITIES MAKES INSPIRE
A RESTAURANT COMPANY
unlike ANY OTHER,
DELIVERING OUTSIZED GROWTH AND RETURNS

FACTS

 **\$32.6B+**
in Global System Sales
 **\$10B+**
in U.S. Digital Sales
 **33,000+**
Restaurants
 **2,800+**
Franchisees
 **650,000**
Company & Franchise Team Members

 **Arby's**
3,500+
Restaurants
6
Global Markets
\$4.5B
System Sales

 **DUNKIN'**
14,000+
Restaurants
39
Global Markets
\$13.8B
System Sales

 **BR**
7,800+
Restaurants
36
Global Markets
\$2.2B
System Sales

 **JJ**
2,600+
Restaurants
4
Global Markets
\$2.6B
System Sales

 **SONIC**
1,300+
Restaurants
9
Global Markets
\$4.1B
System Sales

 **SONIC**
3,400+
Restaurants
47
States
\$5.4B
System Sales

Unit Count, Franchisees, Team Members, and Global Market/State Count as of Q4 2024. FY2024 Digital and System Sales. Team Members figure reflects the approximate number of employees who work for the franchised and company-owned restaurants in our systems, as well as corporate employees who work for Inspire Brands' Support Centers.

ROARK



PICK
UP

Site Plan



Pad site to ALDI



GLA: ±3,436 SF



Lot Size: ±0.548 acre



North

As of October 2025



**NORTHWEST
HIGH SCHOOL
1,608 STUDENTS**



7

Southwest

As of October 2025

2025 AVERAGE HOUSEHOLD INCOME (5-MI)

\$108,749



Zoomed Out



City View



**HOBBY
LOBBY**

**COSTCO
WHOLESALE**

SCHEELS
EMPLOYEE OWNED

Lowe's

Walmart



Arby's®

OAK VIEW MALL
An enclosed shopping mall anchored by Dillard's & JCPenney w/ over 80 retail shops such as Bath & Body Works, Spencers, Helzberg Diamonds, Finish Line, Lenscrafters, Build-A-Bear Workshop, Claire's, etc.

Walmart **target**
**THE HOME
DEPOT** **sam's club**

target
**OLLIE'S
GOOD STUFF CHEAP**
Marshalls
ROSS

NEBRASKA

**UNIVERSITY OF
Nebraska
Omaha**
14,954 STUDENTS

**Children's
NEBRASKA**
225 BEDS

**METHODIST
OMAHA**
423 BEDS

**Baxter
ARENA**
Home of the
Omaha Mavericks

**LIBERTY FIRST
CREDIT UNION**
ARENA.

OMAHA LANCERS
Home of the
Omaha Lancers &
Omaha Beef

Oriental Trading
A Berkshire Hathaway Company
CORPORATE

**HORSEMEN'S
PARK**

NB
NEBRASKA BEEF
MEAT WHOLESALER

**charles SCHWAB field
OMAHA**
Home of the
Creighton
Bluejays

**Creighton
UNIVERSITY**
7,757 STUDENTS

**CHI Health Center
OMAHA**

**City of
COUNCIL BLUFFS**

**AMC
THEATRES**

Tyson

**OMAHA'S
HENRY DODDLY
ZOO**
& AQUARIUM

MAC
Mid-America Center
COMMUNITY THEATRE

EPPLEY AIRFIELD

This airport covers 2,650 acres with 3 runways. In 2024, OMA was served by 7 airlines & handled 5.2 million passengers.

Omaha Synopsis

Omaha is the largest city and the county seat of Nebraska's Douglas County. Densely-populated Omaha is the anchor of the eight-county, bi-state Omaha-Council Bluffs metropolitan area. With diversification in several industries, including banking, insurance, telecommunications, architecture/construction, health care, education, and transportation, Omaha's economy has grown dramatically since the early 1990s.

Today, Omaha is the home to the headquarters of four Fortune 500 companies: mega-conglomerate **Berkshire Hathaway** (headed by local investor Warren Buffett, one of the wealthiest people in the world); one of the world's largest construction companies, **Kiewit Corporation**; insurance and financial firm **Mutual of Omaha**; and the United States' largest railroad operator, **Union Pacific Corporation**.

Omaha is the headquarters of several other major corporations, including the **Gallup Organization**, **Green Plains**, **Intrado**, **Valmont Industries**, **Werner Enterprises**, and **WoodmenLife**. Many other large national firms have major operations or operational headquarters in Omaha, including **Bank of the West**, **First Data**, **Sojern**, **LinkedIn**, **PayPal**, **Pacific Life**, **MetLife** and **Conagra Brands**. The city is also home to three of the 30 largest architecture firms in the United States, including **HDR, Inc.**, **DLR Group, Inc.**, and **Leo A Daly**.

2025 Demographics

	1-MI	3-MI	5-MI
Population	12,059	105,323	245,740
Households	5,258	45,914	104,767
Labor Population Age 16+	9,584	83,487	194,922
Median Age	36.0	35.6	36.0
Average Household Income	\$87,227	\$101,524	\$108,749



2025 EST. POPULATION

OMAHA MSA

1,001,010

OMAHA'S HIGHER EDUCATION ESTABLISHMENTS:



University of Nebraska Omaha (UNO) is a public research university (founded in 1908) - it is classified among "R2: Doctoral Universities - High research activity", offering a comprehensive range of bachelor's, master's and doctoral degrees over 200 programs, serving 14,954 students.



Metropolitan Community College (MCC) is a public community college that has three campuses & three centers throughout the Omaha-Council Bluffs metropolitan area, offering more than 100 one-and two-year career programs, as well as academic transfer programs, serving 18,251 students.



Creighton University is a private, Jesuit university (founded in 1918) known for its health sciences, business & law programs - offering over 140 academic programs across several schools with 7,757 students in its Omaha campus.

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FOR MORE INFORMATION:

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