

6512 N. 72nd Street

OMAHA, NE 68122

Marcus & Millichap



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BROKER OF RECORD:

ADAM LEWIS

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PROPERTY DETAILS

ADDRESS	6512 N. 72nd Street, Omaha, NE 68122
PRICE:	\$1,168,000
NOI:	\$80,525.50 (Based on Feb 1, 2027 Rent)
CAP RATE:	6.8%
YEAR BUILT	2006
PROPERTY TYPE	STNL NNN Ground Lease
TENANT:	KFC
FRANCHISE:	KBP Brands
BUILDING SIZE	±2,000 SF
LOT SIZE	±34,674 SF (0.80 Acres)
ZONING	Mixed - Use
PARKING	18 spaces
PERCENT LEASED	100%



TENANT INFORMATION

BASE RENT SCHEDULE

LEASE PERIOD	DURATION	ANNUAL BASE RENT	MONTHLY PAYMENT
1st Additional Term	Years 1-5	\$80,525.50	\$6,710.46
2nd Additional Term	Years 6-10	\$88,578.05	\$7,381.50
3rd Additional Term	Years 11-15	\$97,435.86	\$8,119.66
4th Additional Term	Years 16-20	\$107,179.45	\$8,931.62

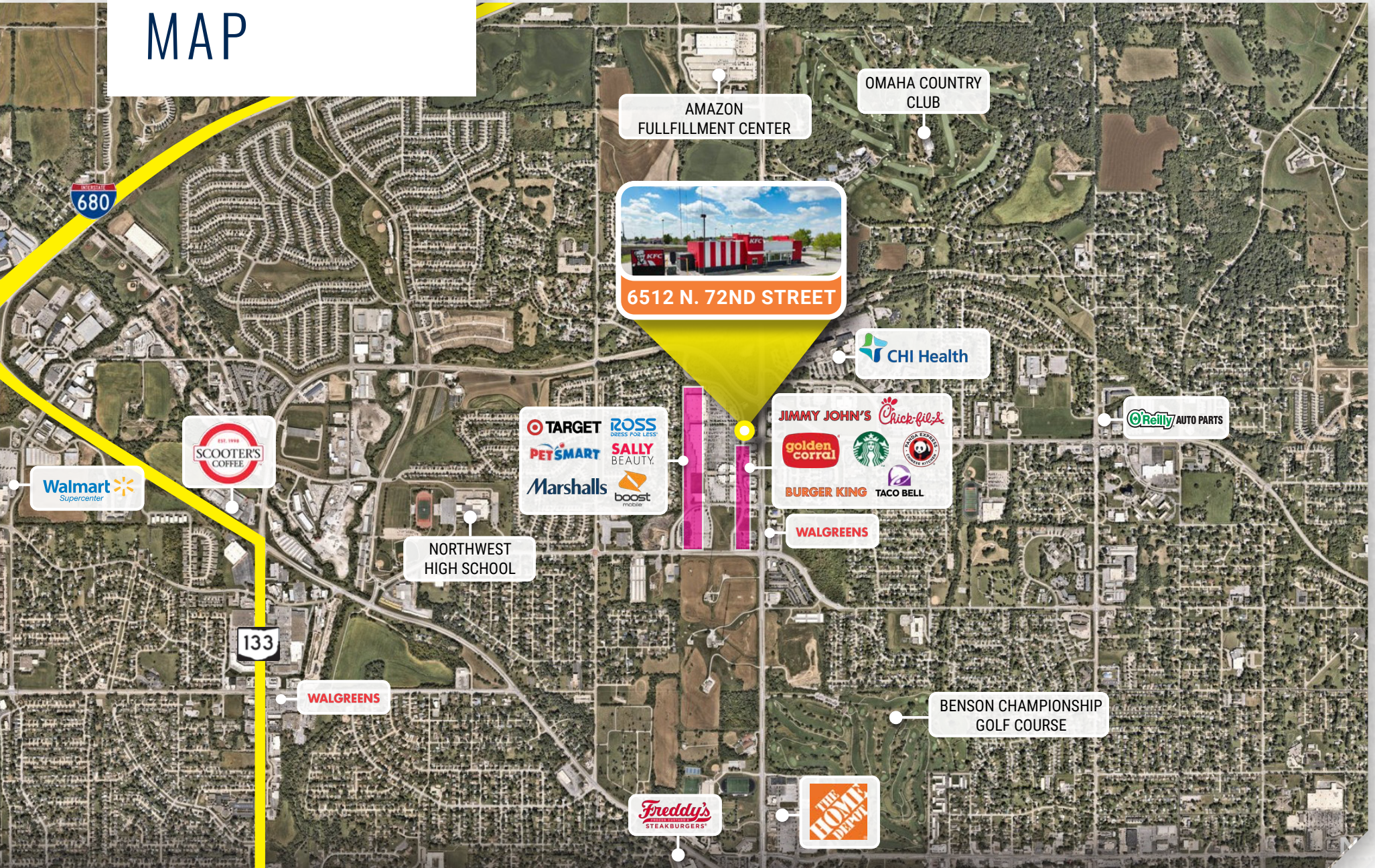
- **Current Status:** The Tenant has executed their first extension option starts Feb. 1, 2027
- **Original Lease Execution:** August 15, 2011 - Initial term was 15 years
- **First Option Start Date:** Feb. 1, 2027 to 2032



PROPERTY PHOTOS



RETAIL MAP



Any property descriptions, artwork, renderings, tables, site plans, land surveys, registry plans, zoning plans, maps, aerial depictions, or any other related information or descriptions, as set forth herein, have been included for illustrative purposes only and should not be relied upon when performing due diligence or making any investment decisions. Source: NearMap 2026

MARKET OVERVIEW

OMAHA

Omaha is Nebraska's largest city with a population of about 484,000 residents. The combined Omaha-Council Bluffs metro spans five counties in Nebraska and three in Iowa, many of which are rural. The Missouri River traverses the region, providing the border between the two states, as well as water activities. An affordable cost of living and diverse amenities — such as the Joslyn Art Museum, Henry Doorly Zoo and Aquarium, Omaha Children's Museum, and the College World Series — attract businesses, tourists and new residents to the region.

ECONOMY

- Omaha houses four Fortune 500 firms: Berkshire Hathaway, Union Pacific, Mutual of Omaha and Peter Kiewit Sons' Inc. Additionally, local Fortune 1000 companies include Green Plains, Valmont Industries, Werner Enterprises and First National of Nebraska.
- Health services firms provide roughly 60,000 jobs at companies like Nebraska Medicine, Methodist Health System, CHI Health, and Children's Nebraska Hospital and Medical Center.
- Other major employers are Offutt Air Force Base, First National Bank of Omaha, Fiserv, Harrah's Council Bluffs Hotel and Casino, Horseshoe Council Bluffs Casino, PayPal, Wholstone Farms, and Blue Cross & Blue Shield of Nebraska.

QUICK FACTS



POPULATION

990K

Growth 2024-2029*
2.8%



HOUSEHOLDS

392K

Growth 2024-2029*
3.2%



MEDIAN AGE

37.0

U.S. Median:
39.0

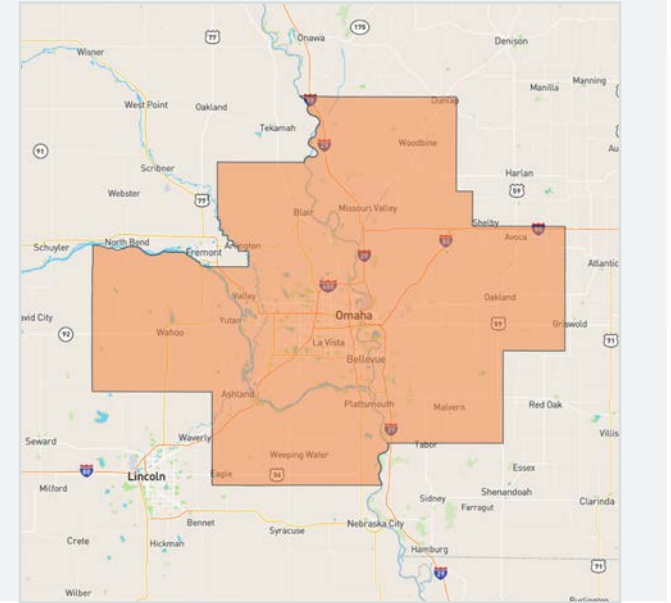


MEDIAN HOUSEHOLD INCOME

\$92,600

U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS

DIVERSE ECONOMY

Major industries in the region include banking and insurance, logistics, life sciences, military and defense, agriculture, and energy.



MULTIMODAL TRANSPORTATION HUB

The metro's nationally central location and service by air, river, motor freight, interstate and railroad underpin a large transportation and distribution network.



WELL-EDUCATED AND SKILLED WORKFORCE

The University of Nebraska Omaha, University of Nebraska Medical Center, Bellevue University and Creighton University provide employers with a skilled labor pool.





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