

Offering Memorandum  
**INDIAN CREEK RETAIL**

4002 North 203rd Street, Elkhorn, NE 68022

**FOR SALE:  
\$4,150,000.00 (6.2% CAP)**



# TABLE OF CONTENTS

|                                 |          |
|---------------------------------|----------|
| <b>SITE OVERVIEW</b> .....      | <b>4</b> |
| Demographics .....              | 5        |
| <b>FINANCIAL OVERVIEW</b> ..... | <b>6</b> |
| Tenant Profiles .....           | 7        |
| Rent Roll .....                 | 8        |
| Back Page .....                 | 9        |

## MARKET ADVISORS

### JORDAN POTTHOFF

Senior Associate Broker  
308.765.1822  
jpotthoff@lee-associates.com

### S. SCOTT MOORE

Principal  
531.721.2888  
Scott.Moore@lee-associates.com

## OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates - Nebraska nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/ or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum.

The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner.

# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

This new construction building at 204th & Maple is available for sale. The four-tenant building is currently occupied by Jimmy John's, Stella's Ice Cream, and Little Caesars; with approximately 1,458 SF space available to lease or occupy. The property is located in the growing Elkhorn area with strong demographics. The West Maple corridor has seen explosive residential and commercial growth and serves as the path traveled for surrounding communities. Site is located at the full movement intersection of 204th & Laramie Street.

## INVESTMENT OVERVIEW

The four-tenant building has three bays that were leased in 2024 with one remaining. All three of those leases are structured as NNN.

Common Area Maintenance, Real Estate Taxes, Insurance: Tenant Responsibility  
Roof, Foundation, Exterior Walls: Landlord Responsibility

*For more information, please contact one of the following individuals:*

### MARKET ADVISORS

#### JORDAN POTTHOFF

Senior Associate Broker

308.765.1822

[jpotthoff@lee-associates.com](mailto:jpotthoff@lee-associates.com)

#### S. SCOTT MOORE

Principal

531.721.2888

[Scott.Moore@lee-associates.com](mailto:Scott.Moore@lee-associates.com)

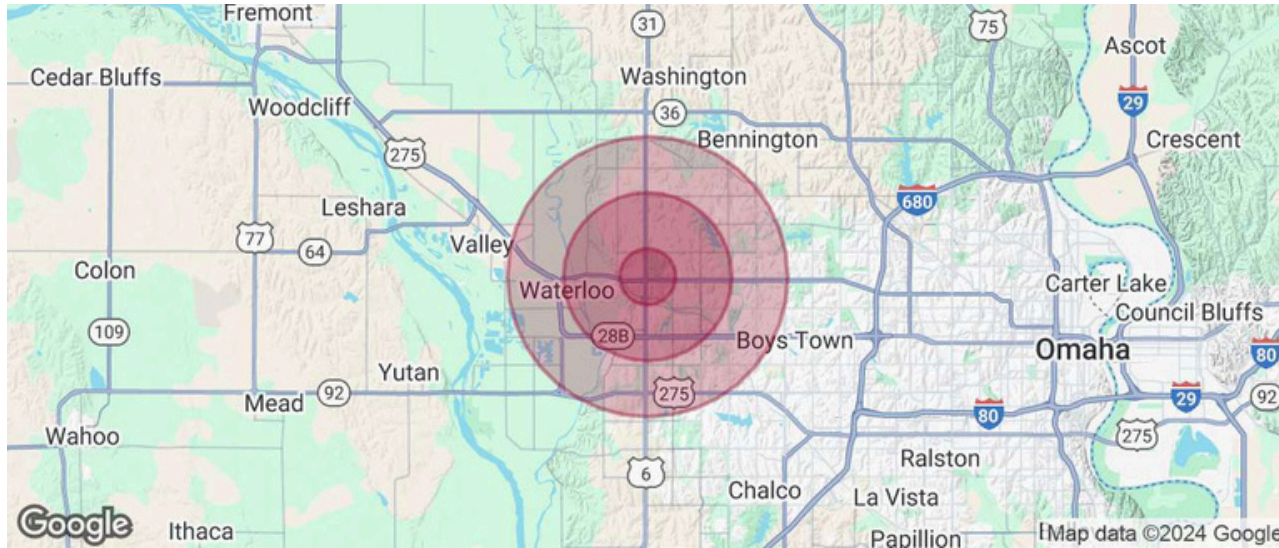
## PROPERTY HIGHLIGHTS

- Building size: +/- 5,901 SF
- Lot size: +/- 1.1382 AC
- NNN's: 2024 Est. \$10.00 PSF



# SITE OVERVIEW

# DEMOGRAPHICS



| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 4,937     | 28,382    | 94,798    |
| MEDIAN AGE          | 38.3      | 35.2      | 37.3      |
| MEDIAN AGE (MALE)   | 38.0      | 33.2      | 36.0      |
| MEDIAN AGE (FEMALE) | 38.9      | 35.7      | 37.4      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| TOTAL HOUSEHOLDS    | 2,053     | 10,789    | 35,333    |
| # OF PERSONS PER HH | 2.4       | 2.6       | 2.7       |
| AVERAGE HH INCOME   | \$105,095 | \$121,454 | \$131,354 |
| AVERAGE HOUSE VALUE | \$298,609 | \$322,864 | \$304,415 |

# SITE PLAN

4002 NORTH 203RD STREET, ELKHORN, NE 68022



01 FLOOR PLAN  
SCALE: 3/16" = 1' - 0"  
NORTH

# AERIAL

4002 NORTH 203RD STREET, ELKHORN, NE 68022



# FINANCIAL OVERVIEW



# TENANT PROFILES



## JIMMY JOHN'S (ATLAS FRANCHISE GROUP)

Atlas, Jimmy John's franchise group, was founded in 2013 after falling in love with the JJ's commitment to quality, speed, and perfect, addictive, golden, perfectly baked bread. Our first store was built in Pittsburgh, PA which opened in January of 2013. The first store opened doing over \$1m in revenue a year and our team was beating all performance KPIs. Emphasizing a people-first approach, the company built a strong foundation that enabled rapid growth across the United States. Presently, Atlas proudly manages Jimmy John's locations in seven states and has garnered recognition through several prestigious awards. Jimmy John's is part of Inspire Brands including; Arby's, Baskin-Robbins, Buffalo Wild Wings, Dunkin' and Sonic.



## LITTLE CAESARS (SIZZLING PLATTER FRANCHISE GROUP)

8 Brands Coast-to-Coast; Little Caesars, Jamba, Wingstop, Dunkin', Jersey Mike's, Cinnabon, Red Robin and Sizzler. Our mission is to provide unparalleled experiences for our team members, guests, and brands, while driving strong financial performance and becoming the world's premier franchise growth platform. Over 350 US stores. Over 100 Mexico stores.



## STELLA'S ICE CREAM

Stella's is an Idaho based franchise with 9 locations across the country with Omaha being the 10th store to open in Spring 2025. We strive to make the best, quality ice cream, as well as building community. It's what our drive is and what makes everything worthwhile. Without the community, we wouldn't be able to do what we love! Just like the saying, "It takes a village," well we say, "It takes a community". Our goal is to bring the same quality and tasty flavors to each generation that walks in our doors. We are dedicated to excellent tasting HOMEMADE ice cream while bringing you superior customer service with speed in a friendly, joyful, and soothing atmosphere.

# RENT ROLL

| TENANT NAME        | UNIT NUMBER | UNIT SIZE (SF) | LEASE START | LEASE END       | ANNUAL RENT         | PRICE PER SF/YR |
|--------------------|-------------|----------------|-------------|-----------------|---------------------|-----------------|
| JIMMY JOHN'S       | 101         | 1,490          | 06/07/24    | 06/06/34        | \$123,500.00        | \$82.89         |
| VACANT - PRO FORMA | 102         | 1,458          | 01/01/26    | 12/31/35        | \$36,450.00         | \$25.00         |
| STELLA'S ICE CREAM | 103         | 1,458          | 01/01/25    | 3/31/34 (est.)  | \$43,740.00         | \$30.00         |
| LITTLE CAESARS     | 104         | 1,495          | 08/25/24    | 08/24/34 (est.) | \$52,325.00         | \$35.00         |
| <b>TOTAL</b>       |             |                |             |                 | <b>\$256,015.00</b> |                 |

A photograph of a Jimmy John's Drive Thru restaurant building. The building is a modern, single-story structure with large glass windows and a prominent sign that reads "JJ JIMMY JOHN'S DRIVE THRU". In the background, a water tower is visible with the word "ELKHORN" written on it. The entire image is overlaid with a semi-transparent red filter and a large, stylized white "JJ" logo in the foreground.

**JJ JIMMY JOHN'S**  
DRIVE THRU

*For more information, please contact one of the following individuals:*

**MARKET ADVISORS**

**JORDAN POTTHOFF**

Senior Associate Broker

308.765.1822

[jpotthoff@lee-associates.com](mailto:jpotthoff@lee-associates.com)

**S. SCOTT MOORE**

Principal

531.721.2888

[Scott.Moore@lee-associates.com](mailto:Scott.Moore@lee-associates.com)