

Walmart
Supercentre

2.3 MILLION VISITS A YEAR



Watch Video

**SHACKLEFORD CROSSINGS
SHOPPING MALL**

4.5 MILLION VISITS A YEAR



NET LEASE PROPERTY FOR SALE

Tacos 4 Life | Little Rock, AR | Walmart Anchored

2630 S SHACKLEFORD RD, LITTLE ROCK, AR 72205


Marcus & Millichap
PAINE NET LEASE TEAM

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE



Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAG0060320

Marcus & Millichap
PAINE NET LEASE TEAM

NET LEASE DISCLAIMER 4.5 MILLION VISITS A YEAR

Marcus & Millichap hereby advises all prospective purchasers of Net Lease property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a Net Lease property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

Marcus & Millichap
PAINE NET LEASE TEAM

TACOS 4 LIFE

Net Lease Property For Sale

Exclusively Listed By

Sam Noe

Nationwide Restaurant Property Advisor

Dallas

Direct: 972 755 5208

Sam.No@marcusmillichap.com

TX #787590

Marcus & Millichap
PAINE NET LEASE TEAM

SEC. 1 TACOS 4 LIFE | LITTLE ROCK, AR | WALMART ANCHORED

Executive Summary

- Property Summary
- Tenant Overview
- Traffic Counts

PROPERTY SUMMARY

Net Lease Property For Sale

Price: \$2,863,071
CAP Rate: 7.00%

Marcus & Millichap is pleased to offer for sale Tacos 4 Life located at 2630 South Shackleford Road in Little Rock, Arkansas. This property features a 3,850 square-foot building situated on a one-acre lot, positioned as an outparcel within the Shackleford Shopping Mall, a high-traffic retail center anchored by Walmart. It is leased to Tacos 4 Life under an absolute net lease with zero landlord responsibilities, offering passive income secured by a corporate lease guarantee. With four years remaining on the current lease term, the agreement includes a 10 percent rent increase every five years and four additional five-year renewal options, offering a reliable path for long-term income growth.

The property is located in West Little Rock, within one of Arkansas's most economically dynamic areas. It is situated directly along South Shackleford Road, which has an average daily traffic count of 18,000 vehicles. Additionally, it is in close proximity to Interstate 430, a major north-south route that sees 91,000 vehicles per day. This advantageous location provides exceptional visibility and accessibility. This corridor is one of the most heavily trafficked and commercially active in the state, connecting residential neighborhoods to key employment centers and retail destinations throughout Little Rock. The property serves as an outparcel to Shackleford Crossing Shopping Mall, one of the area's premier retail destinations, attracting approximately 4.5 million visitors annually. The mall is anchored by a Walmart Supercenter, which draws in about 2.3 million visitors annually. The substantial consumer traffic ensures consistent exposure and positions the property as a highly visible, high-traffic location. It also benefits from strong co-tenancy with national brands such as JCPenney, Main Event, Chuck E. Cheese, JOANN Fabric and Crafts, BJ's Restaurant & Brewhouse, Texas Roadhouse, and Cracker Barrel.



Property Highlights

- Corporate Absolute Net Lease with Zero Landlord Responsibilities
- Four Years Remaining on Lease | 10 Percent Rent Increases Every Five Years | Four Five-Year Renewal Options
- Outparcel to Shackleford Shopping Mall with 4.5 Million Visits a Year and Walmart with 2.3 Million Visits Annually
- Three-Mile Population of Nearly 58,000 with an Average Household income of Nearly \$82,000 | Five-Mile Population of Over 138,000 with an Average Household Income of Nearly \$90,000
- Situated Along South Shackleford Road (18,000 VPD) nearby I-430 (91,000 VPD)
- Surrounded by National Tenants Including Walmart (NYSE: WMT), JCPenney, Main Event, Chuck E. Cheese, JOANN Fabric and Crafts, BJ's Restaurant & Brewhouse, Texas Roadhouse, and Cracker Barrel
- Largest Metro in Arkansas with Projected Two Percent Population Growth Through 2029

TACOS 4 LIFE

Tenant Profile



Tacos 4 Life is a mission-driven fast-casual restaurant brand known for its Tex-Mex offerings and philanthropic foundation. Founded in 2014 by Austin and Ashton Samuelson, the brand was established to combat world hunger through its Meal 4 Meal initiative. For every taco, bowl, salad, quesadilla, or order of nachos purchased, the restaurant donates a meal to a child in need through its partnership with Feed My Starving Children. This initiative helps fight childhood hunger in over 90 countries, with meals hand-packed by volunteers and delivered to orphanages, refugee camps, schools, and care centers worldwide. What started as a single location supported by the local community and crowdfunding has expanded into a multi-state brand with 26 locations across six states.

2014

Founded

26

Locations

Conway, Arkansas

Headquarters

Advanced Demographic Summary

Since 2010, the population within a three-mile radius of the property has grown by 5.4 percent, rising from 54,979 to an estimated 57,932 residents in 2024. Although slightly down from the 2020 peak of 59,014 residents, projections indicate long-term stability, with the population expected to reach 58,058 by 2029. The five-mile radius has followed a similar pattern, increasing from 137,569 residents in 2010 to 138,358 in 2024, with a projected rise to 138,794 by 2029. Income metrics reflect a healthy and stable economic profile, with the average household income at \$81,954 within three miles and \$89,680 within five miles. Local economic activity is further supported by a robust daytime population, which reaches 85,540 within three miles and 200,607 within five miles. This activity is driven by a diverse array of major employers, including Windstream Services, University of Arkansas for Medical Sciences, Baptist Health, and CHI St. Vincent, which collectively contribute tens of thousands of jobs to the area. Unemployment rates are notably low, at just 1.49 percent within three miles and 1.77 percent within five miles, underscoring the strength of the labor market. Educational attainment is also high, with over 42 percent of residents within five miles holding a bachelor's or graduate degree.

TRAFFIC COUNTS

Net Lease Property for Sale



Traffic Counts: S Shackleford Rd & I-430

This property has frontage along South Shackleford Road, which is a key commercial corridor in West Little Rock, with an average daily traffic count of 18,000 vehicles. It is also just minutes away from Interstate 430, a major north-south route that carries approximately 91,000 vehicles each day. The surrounding area is one of the most heavily trafficked and commercially active corridors in Arkansas, linking residential neighborhoods, employment centers, and major retail destinations throughout Little Rock.

SEC. 2 TACOS 4 LIFE | LITTLE ROCK, AR | WALMART ANCHORED

Property Information

- Regional Map
- Local Map
- Retailer Map
- Aerial Map
- Aerial Map

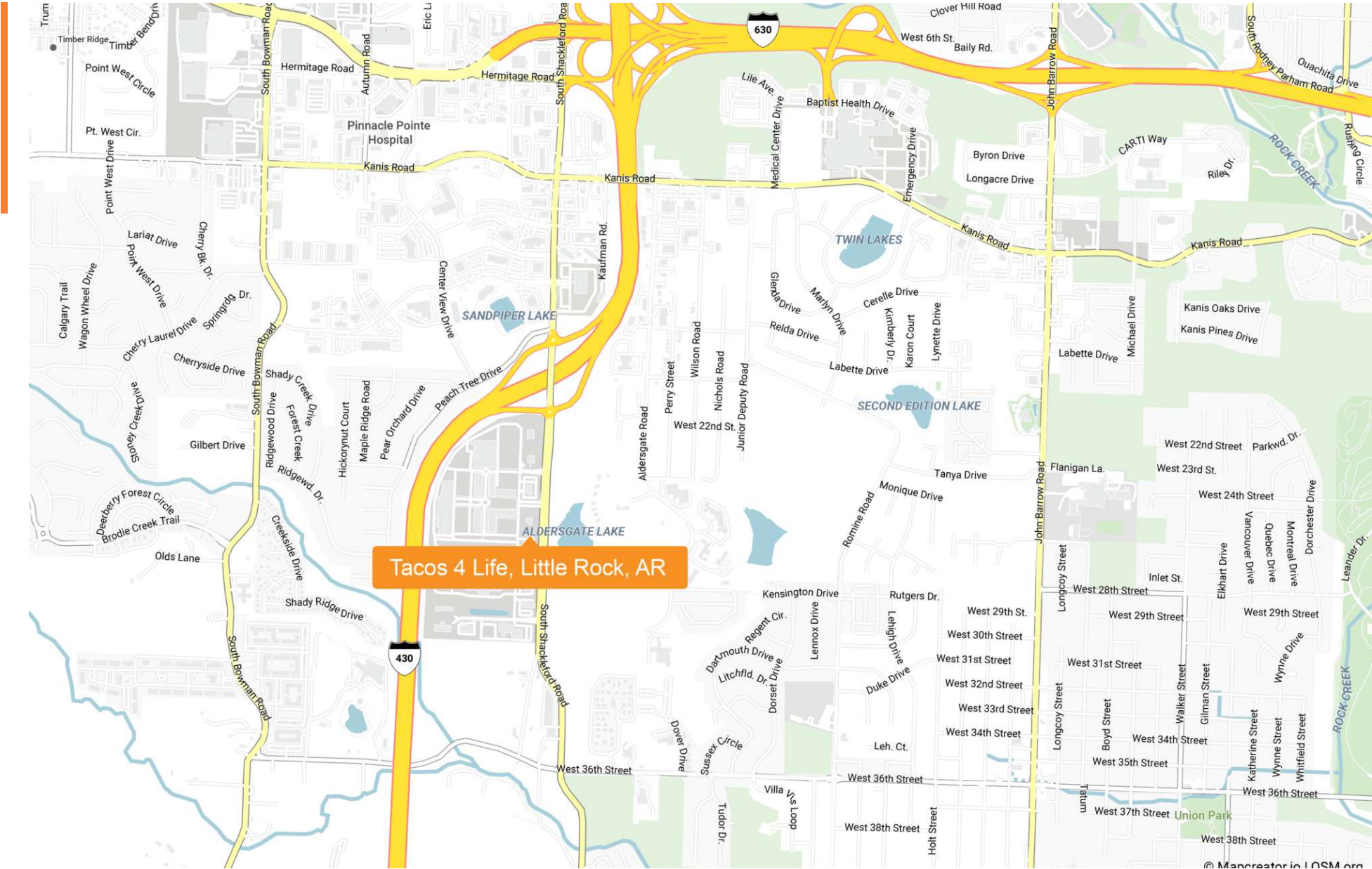
REGIONAL MAP

Net Lease Property For Sale



LOCAL MAP

Net Lease Property For Sale



RETAILER MAP

Net Lease Property For Sale



AERIAL MAP

Net Lease Property For Sale



AERIAL MAP

Net Lease Property For Sale



SEC. 3

TACOS 4 LIFE | LITTLE ROCK, AR | WALMART ANCHORED

Financial Analysis

- Financial Details

FINANCIAL DETAILS

Net Lease Property For Sale

THE OFFERING

Price	\$2,863,071
Capitalization Rate	7.00%
Price/SF	\$743.65

PROPERTY DESCRIPTION

Year Built / Renovated	2017
Gross Leasable Area	3,850 SF
Type of Ownership	Fee Simple
Lot Size	1.00 Acres

LEASE SUMMARY

Tenant	Tacos 4 Life
Rent Increases	10% Rent Increases Every 5 Years
Guarantor	Corporate Guarantee
Lease Type	Absolute Net
Lease Commencement	01/24/2020
Lease Expiration	11/01/2029
Renewal Options	Four 5-Year Renewal Options
Term Remaining on Lease (Yrs)	5 Years
Landlord Responsibility	None
Tenant Responsibility	Full

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current - 11/1/2029	\$200,475	\$16,706	\$52.07	7.00%
11/1/2029 - 11/1/2034	\$220,523	\$18,377	\$57.28	7.70%
11/1/2034 - 11/1/2039	\$242,575	\$20,215	\$63.01	8.47%
11/1/2039 - 11/1/2044	\$266,832	\$22,236	\$69.31	9.32%

SEC. 4

TACOS 4 LIFE | LITTLE ROCK, AR | WALMART ANCHORED

Market Overview

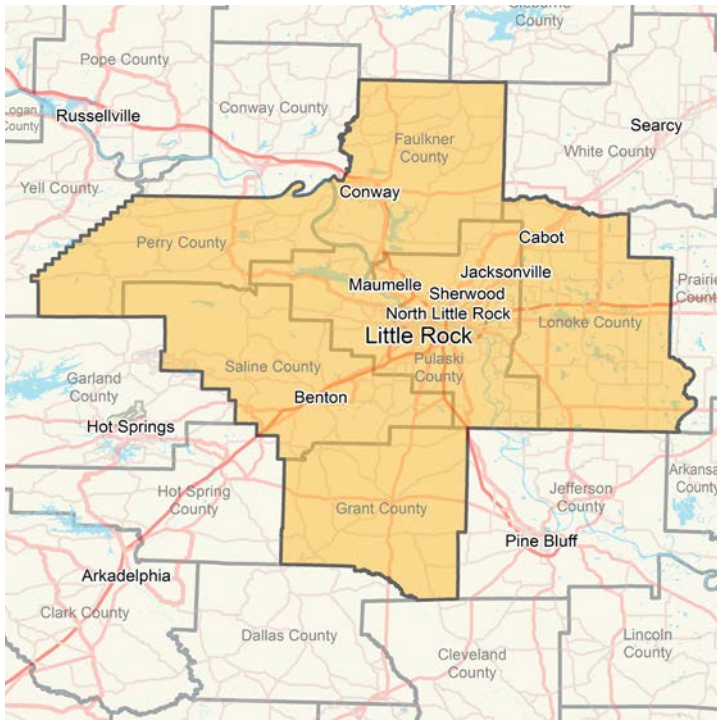
- Market Overview
- Demographics

MARKET OVERVIEW

Net Lease Property For Sale

LITTLE ROCK

Little Rock is situated in central Arkansas and is the state's capital city, as well as the cultural and economic center. The region is known as a hub for government jobs, yet it also boasts a sizable medical services sector. The metro is composed of six counties, and its population is expected to swell by nearly 23,000 people in the next five years, with Pulaski and Faulkner counties being epicenters of the growth. Cultural amenities in the region include the Arkansas Symphony Orchestra, Arkansas Museum of Fine Arts and the Arkansas Repertory Theatre.



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



DIVERSE ECONOMY

Local employment is diversifying from its government base into advanced manufacturing, corporate operations, distribution and logistics, and technology.



CULTURAL CENTER

Little Rock is a cultural and performing arts hub, housing the Arkansas Arts Center, the Arkansas Repertory Theatre and the Arkansas Symphony Orchestra.



HIGHER EDUCATION

The University of Arkansas at Little Rock and the University of Central Arkansas in Conway represent pillars of the metro's education sector, with a combined enrollment of around 16,000 students.

ECONOMY

- Government jobs are widespread in the metro, totaling over 69,000 roles last year. State and local positions are most prevalent. The region is also host to Little Rock Air Force Base.
- Skippy Foods manufactures most of its Skippy Peanut Butter at its Little Rock port facility. The port is host to 40 existing manufacturers.
- Dillard's and the American Taekwondo Association are headquartered in the metro.
- The University of Arkansas for Medical Sciences leads the metro's medical field. Baptist Health Medical Center and Arkansas Children's Hospital represent additional health care employers.

DEMOGRAPHICS



POPULATION

766K

Growth 2023-2028*
3.0%



HOUSEHOLDS

312K

Growth 2023-2028*
3.3%



MEDIAN AGE

37.7

U.S. Median
38.7



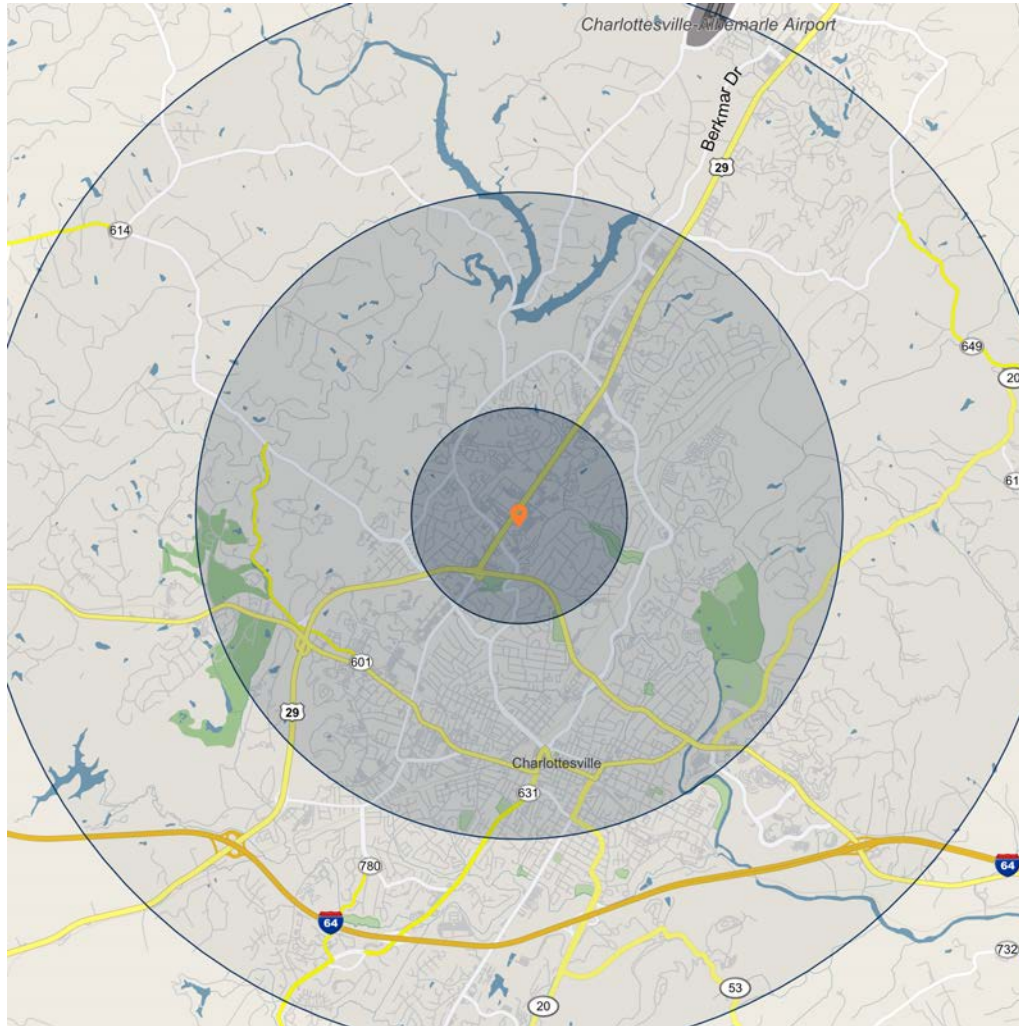
MEDIAN
HOUSEHOLD
INCOME

\$56,900

U.S. Median
\$68,500

DEMOGRAPHICS

Net Lease Property For Sale



POPULATION

	1 Mile	3 Miles	5 Miles
2029 Projection	11,798	69,830	109,499
2024 Estimate	11,647	68,561	106,502
2020 Census	11,830	68,516	104,961
2010 Census	11,601	62,376	93,382

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
Average	\$101,478	\$108,699	\$120,298
Median	\$76,505	\$82,305	\$95,406
Per Capita	\$46,646	\$47,590	\$51,941

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2029 Projection	5,363	28,670	45,635
2024 Estimate	5,269	28,009	44,272
2020 Census	5,140	27,101	42,404
2010 Census	5,096	24,082	36,904

HOUSING

	1 Mile	3 Miles	5 Miles
Median Home Value	\$345,006	\$451,840	\$450,218

EMPLOYMENT

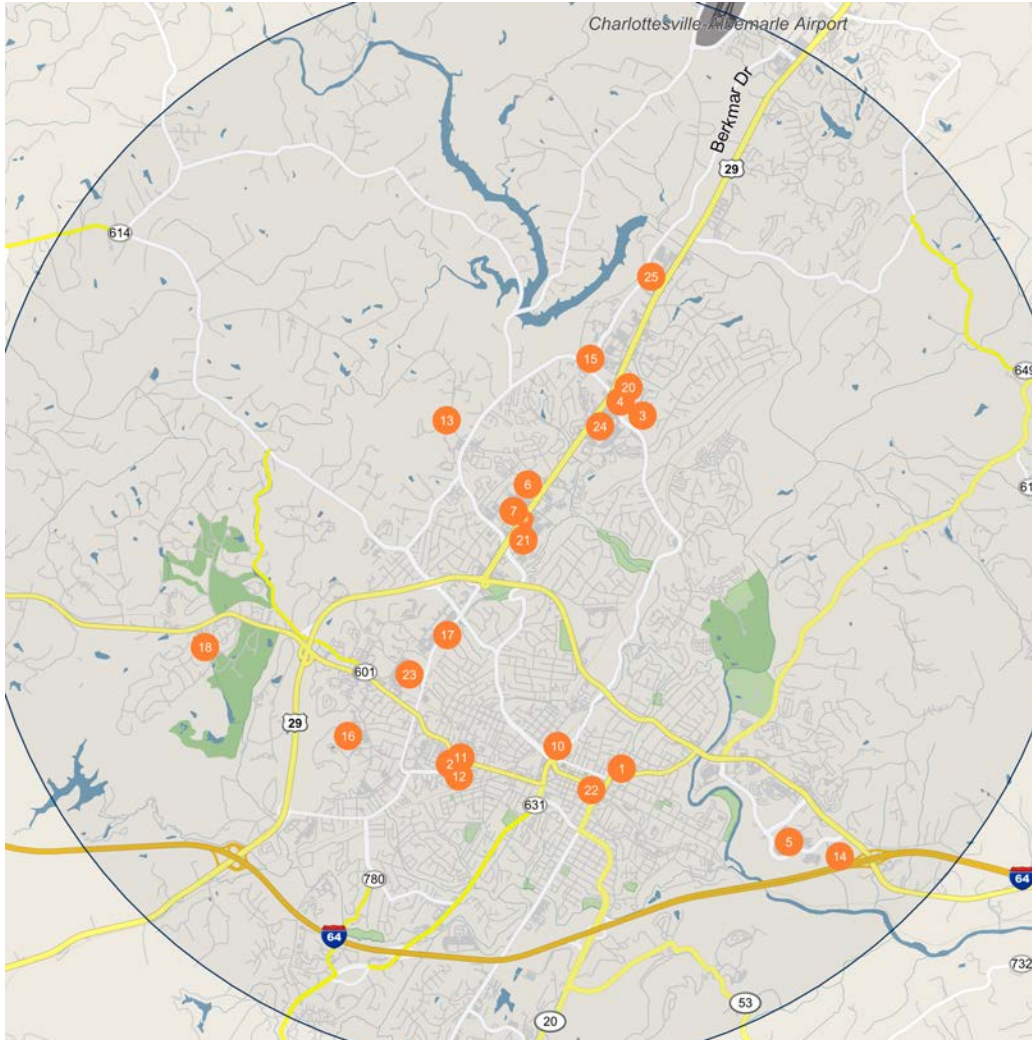
	1 Mile	3 Miles	5 Miles
2024 Daytime Population	13,146	136,900	173,112
2024 Unemployment	0.71%	1.80%	1.87%
Average Time Traveled (Minutes)	20	19	20

EDUCATIONAL ATTAINMENT

	1 Mile	3 Miles	5 Miles
High School Graduate (12)	1.53%	1.05%	0.87%
Some College (13-15)	17.85%	17.14%	17.69%
Associate Degree Only	13.03%	9.79%	9.20%
Bachelor's Degree Only	8.21%	5.84%	5.53%
Graduate Degree	48.92%	53.91%	54.44%

DEMOGRAPHICS

Net Lease Property For Sale



Major Employers

Employees

1	Martha Jefferson Hospital	5,046
2	University Virginia Med Ctr-University Virginia Health Sys	4,248
3	Martha Jefferson Hospital-Piedmont Pediatrics	2,111
4	Pomegranate Holdings Inc	1,659
5	Martha Jefferson Hlth Svcs Corp-Martha Jefferson Wns Hlth Ctr	1,600
6	County of Albemarle-Building Services Dept	621
7	Northrop Grumman Systems Corp	600
8	Martha Jefferson Hospital-SENTARA MEDICAL GROUP	507
9	Northrop Grumman Sperry Mar Asia	500
10	County of Albemarle	500
11	Vine Holdings LLC-Roots Natural Kitchen	450
12	University of Virginia	441
13	County of Albemarle-County Transportation Dept	391
14	PBM Foods Inc	367
15	Chas Levy Circulating Co	342
16	Associated Universities Inc-National Radio Astronomy Observatory	330
17	Rector Visitors of The Univ VA-University of Virginia	300
18	Boars Head Inn Inc-Boars Head Inn	300
19	University Virginia Host Prpts I-Boars Head Inn & Sports Club	280
20	Atlantic Coast Athletic Clubs VA In-Acacia	259
21	Albemarle Hospitality Inc-Homewood Suites	254
22	City of Charlottesville	250
23	Rector Visitors of The Univ VA-University Virginia Athletics	250
24	Belk Inc-Belk	246
25	Walmart Inc-Walmart	236