

VACANT QSR OPPORTUNITY

4603 Vine St | Lincoln, NE 68503

Retail
Investment Opportunity

Offering Memorandum



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EXCLUSIVELY LISTED BY



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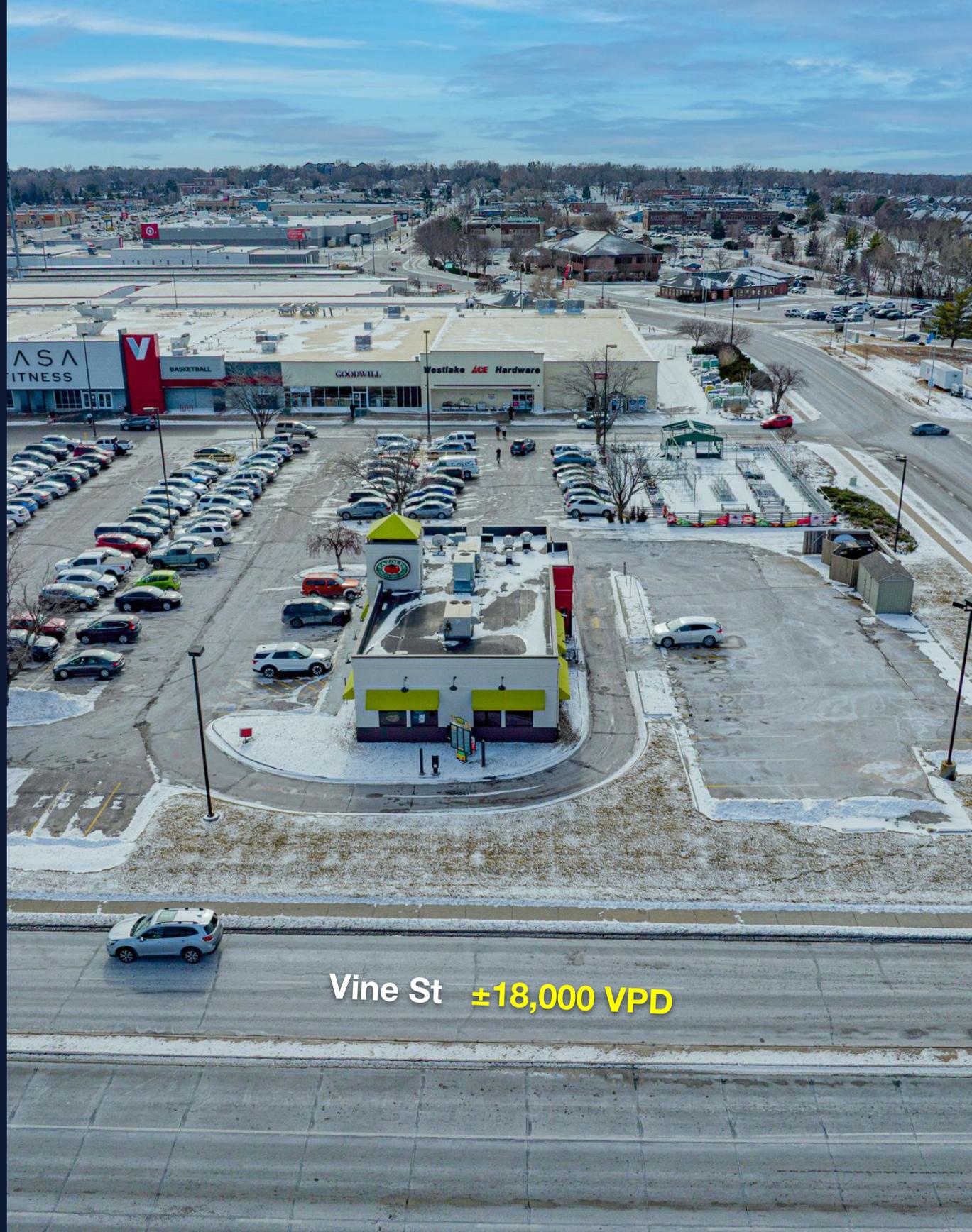
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Vine St **±18,000 VPD**



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PROPERTY OVERVIEW

Vacant QSR Opportunity
4603 Vine St Lincoln, NE 68503



INVESTMENT HIGHLIGHTS

Location Highlights

- Lincoln, NE – Lincoln is the 2nd most populous city in the state of NE, with over 300,000 residents and YOY population growth (~3% annually since 2020). Over 320,000 people are projected to call Lincoln, NE home by 2029.
- Strong Household Income – \$75,926 within 5 miles, and \$85,978 within 10 miles, showing a strong customer base near the site.
- University of Nebraska – The University of Nebraska drives stable student housing demand, as well as a strong, captive audience for retailers in the area.
- The University of Nebraska is home to over 23,000 students, and roughly ~6,500 faculty members.
- State Capital – Lincoln is the state capital of Nebraska, so it benefits from strong state funding, public transit options, and a close proximity to Omaha (60 miles northeast).

Property Highlights

- Long Term Operating History – Original lease for this site was signed in 1996, and after 30 successful years at this location, Fazoli's lease is up and they have no more renewal options left.
- Fazoli's will be vacating the site in February of 2026.
- Large Lot Size with Drive-Thru – The property sits on a large, .64 AC parcel and features a drive-thru, allowing for flexible development and future usability of the building and parcel.
- With over 3,350 SF, this building is set up for a wide range of potential future tenants and uses.
- Shopping Center Outparcel – The site is outparceled to a major retail center off Vine St. that features tenants such as Vasa Fitness, multiple restaurants (Outback Steakhouse, Popeyes, etc.), Ace Hardware, and much more.
- Main Retail Corridor & High Traffic Counts/Visibility – Vine Street sees nearly 20,000 VPD, and is home to many national and local retailers.
- UNL (University of Nebraska at Lincoln) is 1.8 miles away, on Vine St.
- Adequate Parking – With 33 designated parking spaces, the site allows plenty of room for consumers during peak hours to park and visit the store.



Gateway Mall

Total Wine & MORE
 JCPenney
 ULTA BEAUTY
 Dillard's
 ROSS DRESS FOR LESS
 SHOE DEPT. ENCORE
 AT&T
 maurices
 DICK'S SPORTING GOODS
 Olive Garden

CHI Health St. Elizabeth
 ±260 Beds

SCOOTER'S COFFEE

HyVee

DOLLAR TREE



LionsGate
 ±408 Units

Michael's
 T.J. MAXX
 KIRKLAND'S
 SALLY BEAUTY
 FIVE BELOW
 McALISTER'S DELI
 DSW DESIGNER SHOE WAREHOUSE

BARNES & NOBLE

NATURAL GROCERS

Advance Auto Parts

target

SUPER SAVER

LionsGate
 ±408 Units

U-HAUL

McDonald's

Chick-fil-A

Schaefer's FOODS

LIBERTY FIRST CREDIT UNION
 Banking With Purpose.™

OUTBACK STEAKHOUSE

VASA FITNESS

POPEYES

N 48th St ± 17,300 VPD

ACE Hardware

Vine St ± 18,800 VPD

FAZOLI'S
 Subject Property



University of Nebraska-Lincoln
 ±23,954 Students | ±2.0 Miles

N 45th St

PROPERTY PHOTOS



4603 Vine St
Lincoln, NE 68503

±3,337 SF
GLA

0.64 AC
Lot Size

±18,800
Vehicles Per Day

1996
Year Built

\$1,975,000
List Price



MARKET OVERVIEW

Vacant QSR Opportunity
4603 Vine St Lincoln, NE 68503



LINCOLN, NE

The Lincoln, Nebraska metropolitan area serves as the economic and governmental center of southeast Nebraska, anchored by the City of Lincoln and surrounding counties. The MSA supports a population of approximately 350,000 residents and benefits from steady, long-term growth driven by a diverse employment base that includes state government, higher education, healthcare, manufacturing, and logistics. The presence of the University of Nebraska–Lincoln provides consistent demand across housing, retail, and service sectors, while also contributing to a well-educated workforce and stable population trends.

The Lincoln MSA features a resilient regional economy supported by a strong middle-income demographic profile and a cost-effective operating environment for businesses. While smaller in scale than major coastal metros, the market offers reliable consumer spending, lower volatility, and consistent commercial demand. Visitor activity is fueled by collegiate athletics, state government functions, cultural institutions, and regional events, supporting retail and hospitality uses throughout the metro. Overall, the Lincoln MSA presents an attractive opportunity for investors and operators seeking exposure to a stable, growing Midwestern market with long-term fundamentals.

Total Population
350,600

Median Household Income
\$81,300

GDP
\$27.99 Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 4603 Vine St, Lincoln, NE, 68503 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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