

ZAXBYS™



15822 US HWY 441
Eustis, FL (Orlando MSA)

OFFERED FOR SALE
\$4,671,000 | 5.65% CAP



CONFIDENTIAL
OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Zaxby's in Eustis, FL. The premises features a brand-new 20-year absolute NNN lease providing long-term, stable income. The asset is strategically positioned within the fast-growing Orlando MSA, one of the nation's leading markets for population and economic growth.



20-YR
LEASE



LOCATED IN
RETAIL NODE



HIGH GROWTH
ORLANDO MSA

LEASE YEARS	TERM	ANNUAL RENT
Current Term	Years 2-20	\$263,900
1.5% Increases Annually		
1st Extension	Year 21	\$350,182
2nd Extension	Year 26	\$377,246
3rd Extension	Year 31	\$406,401
4th Extension	Year 36	\$437,809

NOI	\$263,900
CAP	5.65%
PRICE	\$4,671,000

ASSET SNAPSHOT

Tenant Name	Zaxby's
Address	15822 US Hwy 441, Eustis, FL 32726
Building Size (GLA)	4,000 SF
Land Size	1.23 Acres
Year Built/Renovated	2025
Signatory/Guarantor	Omnipotent Brands (\$65M Revenue)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	1/1/2025
Lease Expiration	12/31/2045
Rental Increases	1.5% Increases Annually
Remaining Term	20 Years
Current Annual Rent	\$263,900



ACTUAL PROPERTY



82,094 POPULATION
IN 5 MILE RADIUS



\$85,016 AHHI
IN 5 MILE RADIUS



43,695 VPD
ON US HWY 441





STRONG LEASE FUNDAMENTALS

Absolute NNN Lease with zero landlord obligations | Long term 20 Year Lease with 4 x 5 Year option periods remaining | 1.5% Increases annually in initial term and in options



NEW DEVELOPMENT IN HIGH TRAFFICKED CORRIDOR

Site is located on US Hwy 441 (44K VPD), which is the primary retail corridor through Eustis, FL | The site benefits from strong visibility and exposure to thousands of vehicles daily, driving consistent consumer traffic



EXPERIENCED MULTI-UNIT FRANCHISEE GUARANTEE

The guarantor operates 22+ (4 currently under development) Zaxby's locations across the region, as well as 3 HipBurger locations | Total System wide sales eclipsed \$75M | Their scale provides added financial security for investors



HIGH PERFORMING LOCATION IN DENSE RETAIL NODE

Top line revenue for this location is over \$3.60M (~50% than national Zaxby's AUV) | Within a 1-mile radius of the site is more than 1.4M SF of retail space | Nearby national retailers include: Publix Supermarket, Kohls, Tractor Supply Co., Hobby Lobby, TJ Maxx, and more



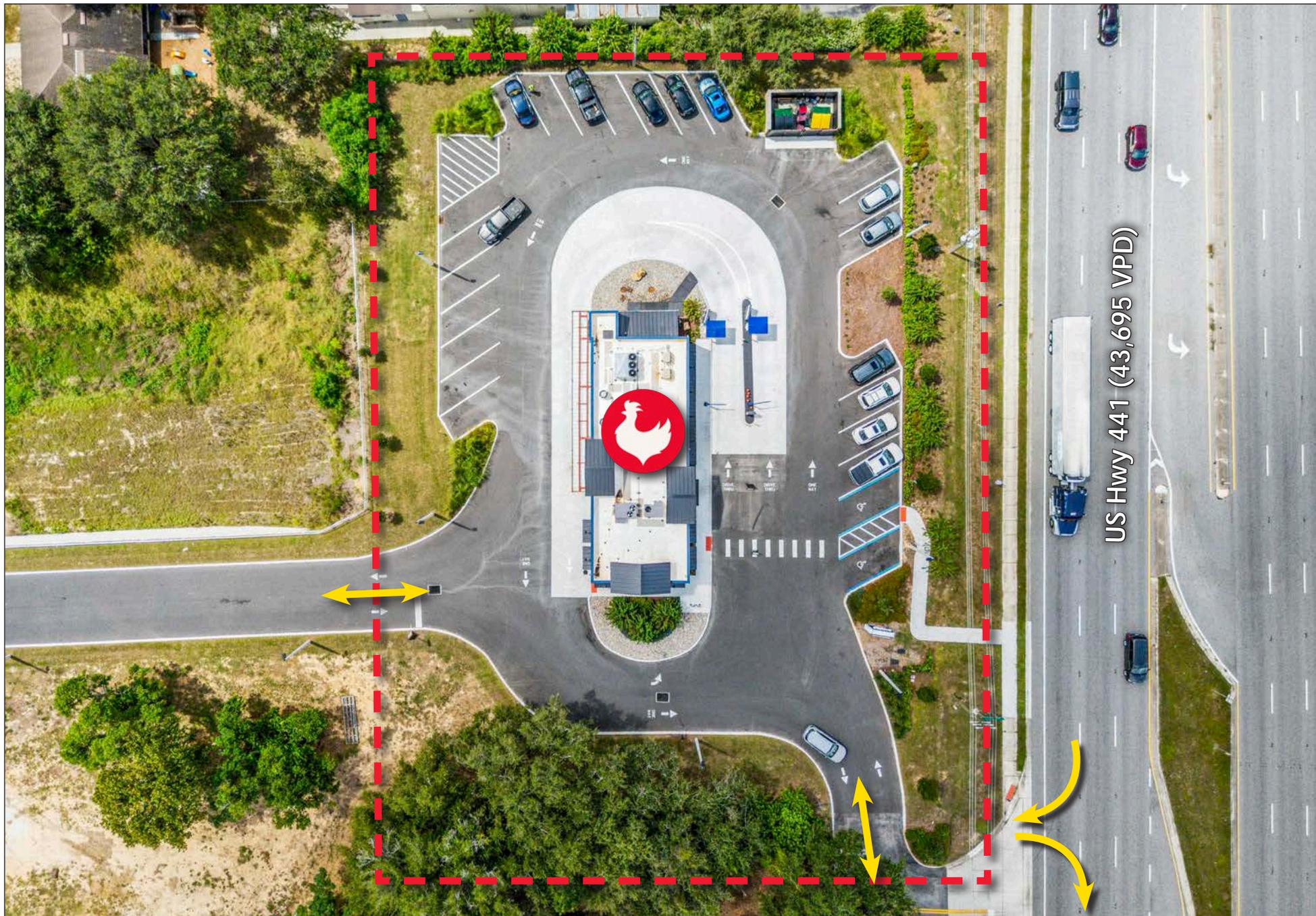
ORLANDO, FL MSA TAILWINDS

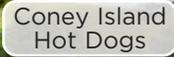
Strategic Positioning within the Orlando MSA | Metro population surpasses 2.7M residents | Among the fastest-growing metros in the U.S. | Driven by in-migration, diverse employment, and 75M+ annual visitors | Strong demand drivers for retail & QSR performance



PRO-BUSINESS CLIMATE WITH ZERO STATE INCOME TAX

Florida is one of only 9 states with no state income tax, attracting over 1,200 new residents per day | Consistently ranked a Top 5 state for business climate by Chief Executive Magazine | Orlando MSA has added more than 500,000 residents in the past decade | Pro-business policies and rapid in-migration create sustained demand for retail and QSR growth





US Hwy 441 (43,695 VPD)

Dora Ave





AdventHealth

Publix bealls
OUTLET
CATO SALLY BEAUTY

CHIPOTLE
MEXICAN GRILL

Applebee's
GRILL + BAR

DUNKIN'
7-ELEVEN

TRUIST HH

OakWood
SMOOTHIES & GELATO

verizon

Pep Boys

U-HAUL

KOHL'S HIBBETT
SPORTS
DOLLAR TREE

SONNY'S
BBQ 50 YEARS

golden
corral

#1 in Hot Rods
SEMPLE
POWER SPORTS
SANFORD/EUSTIS

Coney Island
Hot Dogs

ZAXBY'S

US Hwy 441 (43,695 VPD)

Addition
FINANCIAL

Dora Ave



TALLAHASSEE
 190 MILES
 3:45 DRIVE

JACKSONVILLE
 104 MILES
 2:25 DRIVE

1 MILES
 6,037
 PEOPLE
 \$62,977
 AHHI
 5,033
 TOTAL
 EMPLOYEES

3 MILES
 38,526
 PEOPLE
 \$78,825
 AHHI
 23,108
 TOTAL
 EMPLOYEES

5 MILES
 82,094
 PEOPLE
 \$85,016
 AHHI
 33,529
 TOTAL
 EMPLOYEES



ORLANDO
 27 MILES
 0:45 DRIVE

TAMPA
 75 MILES
 2:00 DRIVE

FORT MYERS
 150 MILES
 3:45 DRIVE

Florida Business Environment

Florida's business market is one of the most dynamic in the United States, driven by its strategic location, strong population growth, and diverse economy. The state benefits from a favorable tax climate with no personal income tax, making it attractive for entrepreneurs, corporations, and investors. Key industries include tourism, real estate, financial services, aerospace and defense, international trade, and a rapidly growing technology sector. With major ports, global connectivity, and close ties to Latin America, Florida serves as a gateway for international commerce. Additionally, its large and expanding workforce, coupled with continuous infrastructure investment, positions the state as a competitive hub for both established enterprises and emerging startups.



TENANT OVERVIEW

Founded in 1990 and headquartered in Athens, Georgia, Zaxby's is one of the Southeast's leading fast-casual restaurant chains specializing in chicken fingers, wings, sandwiches, and salads. The brand has grown to over 1,000 locations across 17 states, with the majority concentrated in high-growth markets throughout the Southeast. Zaxby's has built a loyal customer base through its focus on quality menu offerings, unique flavor profiles, and community-driven culture. In 2020, Zaxby's announced a significant growth partnership with Goldman Sachs Merchant Banking Division, providing the brand with capital backing and strategic resources to accelerate expansion. Today, Zaxby's is consistently ranked among the top quick-service chicken concepts, competing with major national brands such as Chick-fil-A, Raising Cane's, and KFC, while maintaining strong regional dominance in its core markets. With continued market penetration across the Southeast and a proven history of operational success, Zaxby's represents a reliable, creditworthy tenant for long-term net-lease investors.

Omnipotent Brands, LLC is a seasoned multi-unit franchisee specializing in the fast-casual restaurant sector. It operates 22 Zaxby's with 4 more under development, as well as 3 HipBurgers. They operate in SC, NC, and FL and are a top 5 Zaxby's franchisee.



ZAXBY'S QUICK FACTS	
Founded:	1990
Ownership:	Private
# of Locations:	1,000+
Headquarters:	Athens, GA
Guaranty:	Franchisee

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Exclusively Offered By



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