



\$768,000

6.25% CAP RATE

**5535 S 16TH ST
LINCOLN, NE 68512**



**Freestanding Scooter's Coffee Drive-Thru | Prominent South 16th Street (Highway 2) Location
In South Lincoln | Proven Historical Location Operating Since 2013 | Long-Term 15 Year NNN
Ground Lease With Scheduled Rent Increases | Operated By Experienced ±43-Unit Scooter's Coffee
Franchisee | Extremely Strong Rent-to-Sales Ratio (Inquire w/ Broker for Details)**

Marcus & Millichap

WHY INVEST?



Freestanding Drive-Thru Scooter's Coffee Prime South Lincoln Infill Location High-Traffic Highway 2 / S 16th Street

- **Strategically Positioned Along South 16th Street (Nebraska Highway 2),** A Major North–South Arterial In South Lincoln, Offering Strong Daily Traffic Counts And Direct Connectivity To Downtown Lincoln, U.S. Highway 77, And Surrounding Residential Enclaves
- **Freestanding Scooter's Coffee With Drive-Thru** Featuring Excellent Street Visibility, Dedicated Access, And An Efficient Site Layout Designed To Capture Morning And Afternoon Commuter Traffic Through A Proven, High-Velocity Beverage Model
- **Located Within An Established Retail And Service Corridor,** In Proximity To Neighborhood Retail Centers, Schools, Medical Users, And The University Of Nebraska–Lincoln, Supporting Consistent Daily Visits And Recurring Customer Demand
- **Backed By A Dense And Growing Residential And Employment Base In South Lincoln,** Providing A Reliable Customer Mix Of Local Residents, Students, And Commuters—Well-Aligned With Scooter's Drive-Thru-Focused, High-Frequency Operating Platform And Stable Year-Round Sales Performance



15-Year NNN Ground Lease | 10% Increases Every 5 Years | Zero Landlord Responsibilities Experienced Multi-Unit Guarantor

- **Long-Term Triple-Net (NNN) Ground Lease Structure,** With Zero Landlord Responsibilities, Providing Passive And Predictable Cash Flow
- **Approximately 15 Years Of Term Remaining,** Offering Long-Term Site And Tenant Commitment
- **Scheduled 10% Rental Increases Every Five Years,** Providing Built-In Income Growth And Inflation Protection
- **Four (4) Five-Year Renewal Options,** Allowing For Up To 20 Additional Years Of Occupancy And Extended Income Potential
- **Lease Guaranteed By An Experienced Multi-Unit Scooter's Coffee Franchisee (19 Units),** Enhancing Credit Strength And Investment Security



Established Location | National Brand Strength | Growing QSR Investment

- **Operated By An Experienced ±43-Unit Scooter's Coffee Franchisee,** With A Demonstrated Track Record Of Executing High-Volume, Has Operated This Location Since 2013

- **Leading Drive-Thru Coffee Brand** — Scooter's Coffee Is One Of The Fastest-Growing Drive-Thru-Only Coffee Concepts In The United States, With A Rapidly Expanding Nationwide Footprint
- **Widely Recognized For Its Speed-Of-Service, Quality Beverages, And Convenience-Driven Model,** Supporting Strong Customer Loyalty, High Visit Frequency, And Consistent Unit-Level Performance



INVESTMENT SUMMARY

Address:	GOOGLE MAPS 5535 S 16th St, Lincoln, NE 68512
Concept:	Scooter's Coffee
Operator:	Metcalf Coffee (±43-Units)
Guarantor:	19-Unit Subsidiary
Price:	\$768,000
Cap Rate:	6.25%
NOI:	\$48,000
Building Size (SF):	±500 SF
Lot Size (AC):	±0.16 Acres
Year Built:	2013

LEASE TERMS

Lease Commencement:	3/1/2026
Lease Term Expiration:	2/28/2041
Term Remaining:	±15 Years
Lease Type:	NNN - Ground
Landlord Responsibilities:	None
Monthly Rent:	\$4,000
Annual Base Rent:	\$48,000
Rental Increases:	10%/5-Years
Renewal Options:	4 x 5 Years

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or acre are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

\$768,000

LISTING PRICE

6.25%

CAP RATE

±15 YRS

LEASE TERM

\$48,000

NOI

NNN GROUND

LEASE TYPE

2013

YEAR BUILT



2025 DEMOGRAPHICS

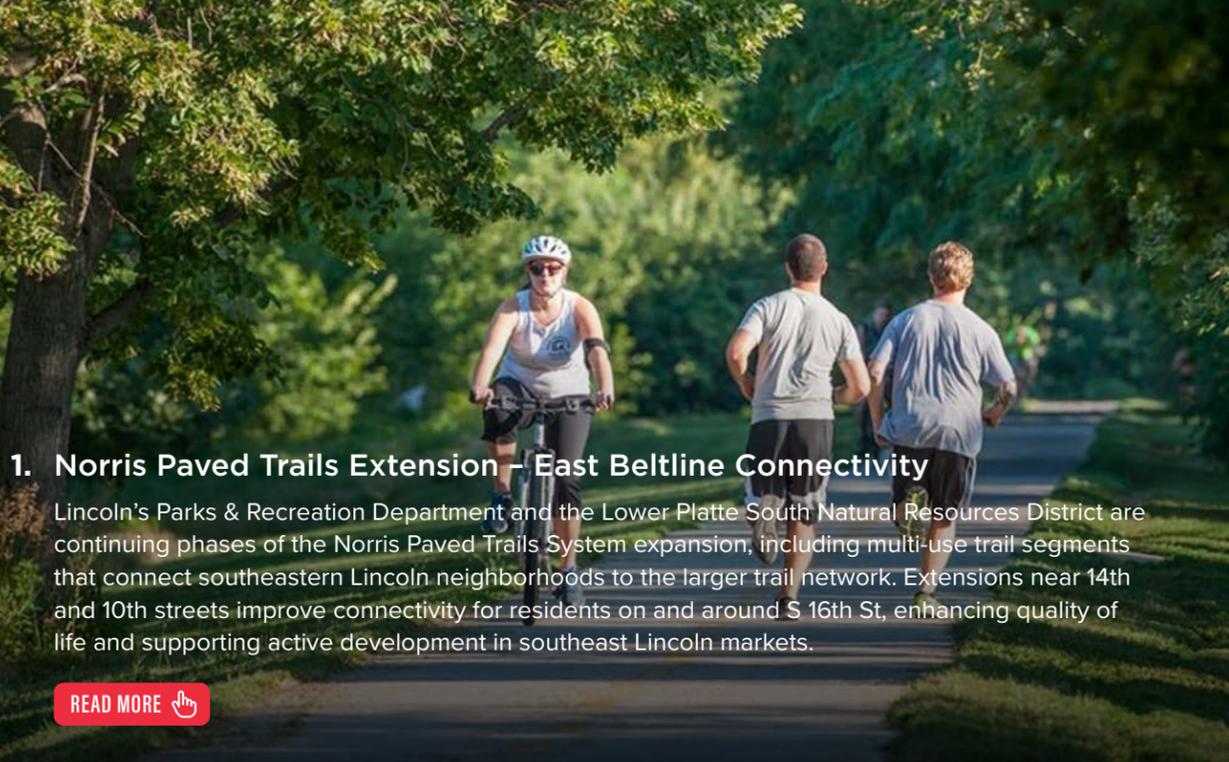
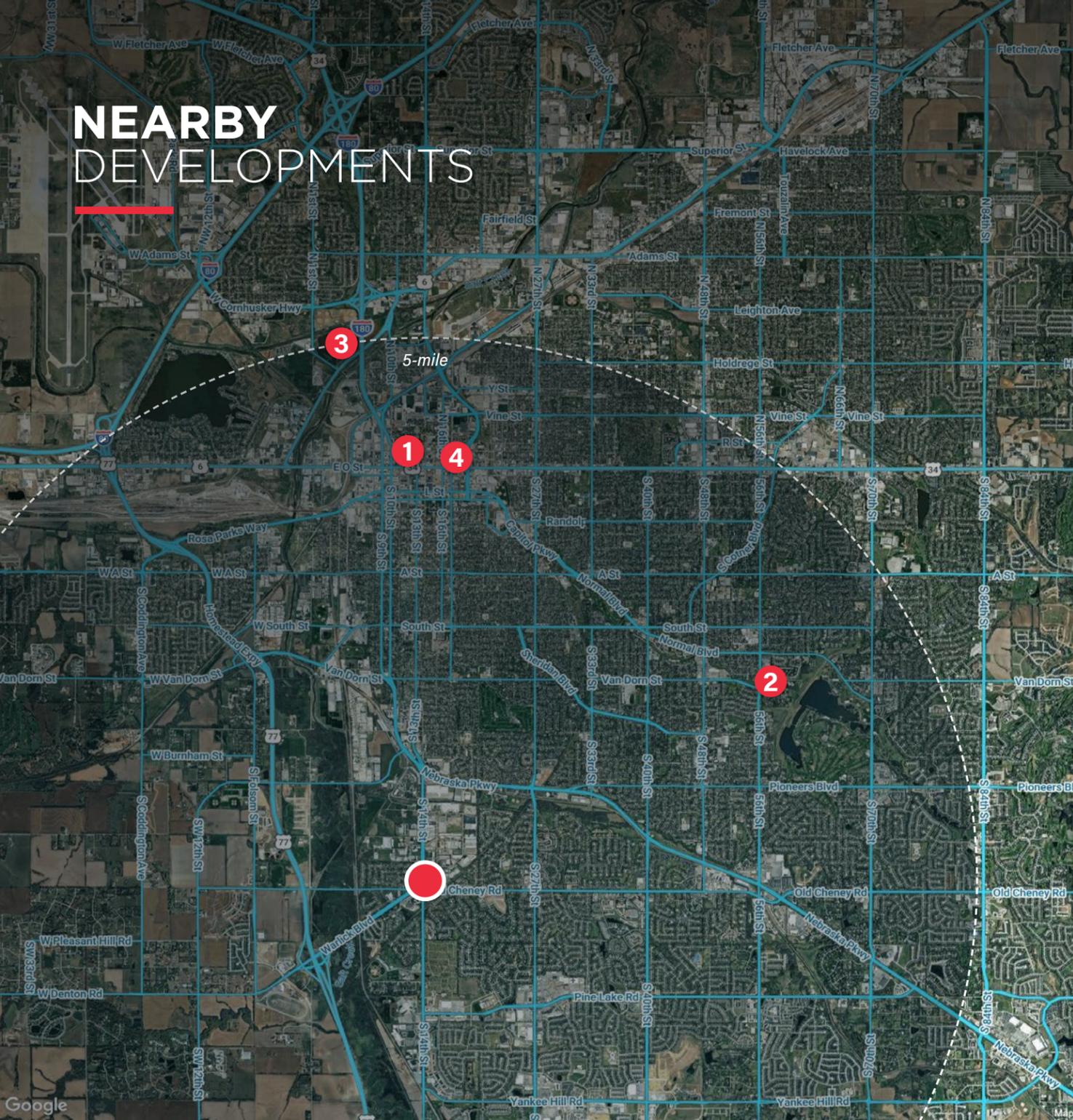
- Population**
70,200
176,582
315,884
- Workforce**
102,447
170,895
206,541
- Avg. HH income**
\$113,571
\$105,201
\$105,915

Legend:
 3-mile
 5-mile
 10-mile





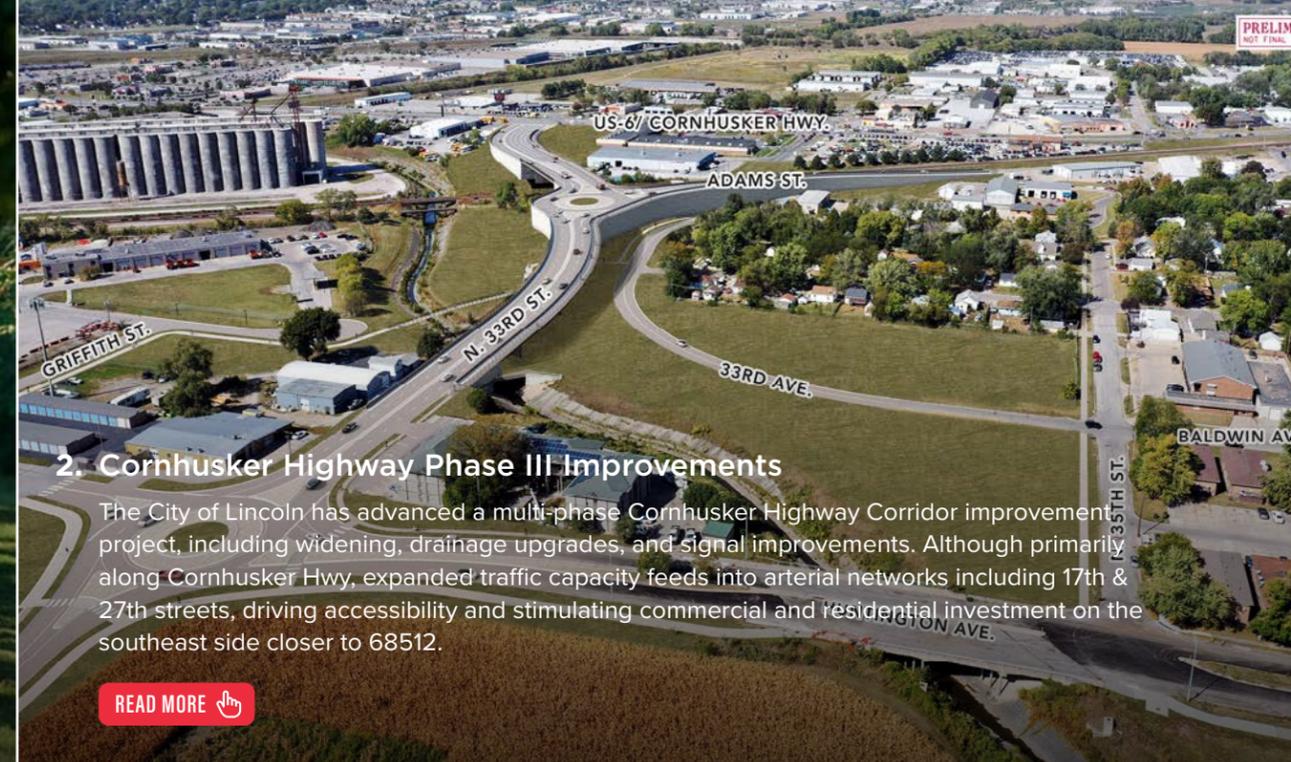
NEARBY DEVELOPMENTS



1. Norris Paved Trails Extension – East Beltline Connectivity

Lincoln's Parks & Recreation Department and the Lower Platte South Natural Resources District are continuing phases of the Norris Paved Trails System expansion, including multi-use trail segments that connect southeastern Lincoln neighborhoods to the larger trail network. Extensions near 14th and 10th streets improve connectivity for residents on and around S 16th St, enhancing quality of life and supporting active development in southeast Lincoln markets.

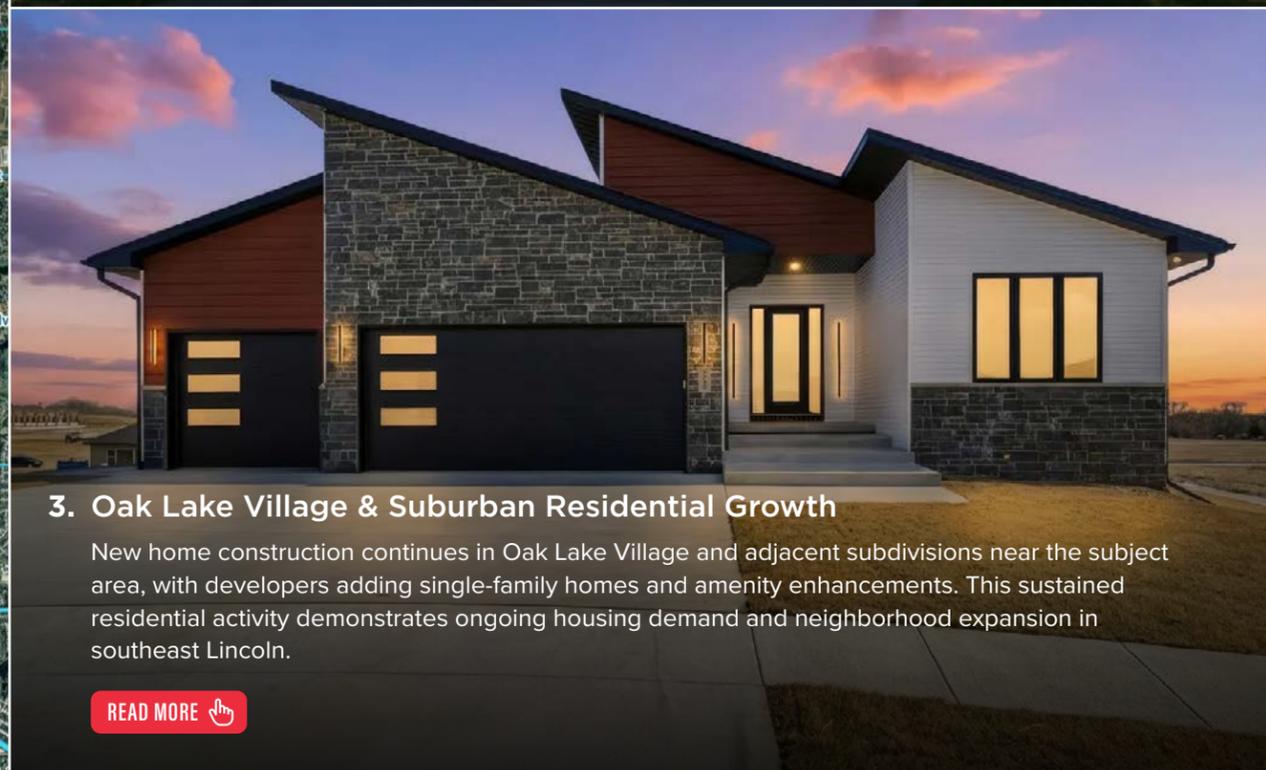
[READ MORE](#)



2. Cornhusker Highway Phase III Improvements

The City of Lincoln has advanced a multi-phase Cornhusker Highway Corridor improvement project, including widening, drainage upgrades, and signal improvements. Although primarily along Cornhusker Hwy, expanded traffic capacity feeds into arterial networks including 17th & 27th streets, driving accessibility and stimulating commercial and residential investment on the southeast side closer to 68512.

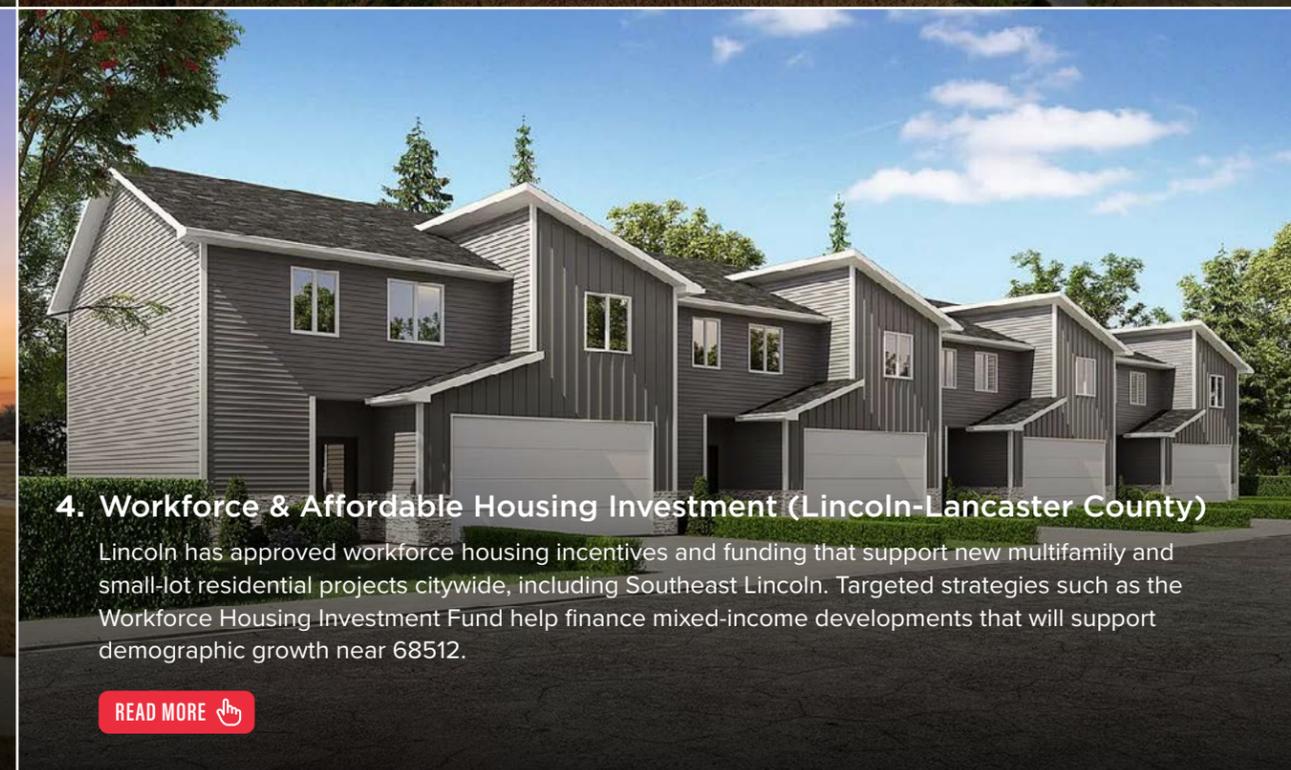
[READ MORE](#)



3. Oak Lake Village & Suburban Residential Growth

New home construction continues in Oak Lake Village and adjacent subdivisions near the subject area, with developers adding single-family homes and amenity enhancements. This sustained residential activity demonstrates ongoing housing demand and neighborhood expansion in southeast Lincoln.

[READ MORE](#)

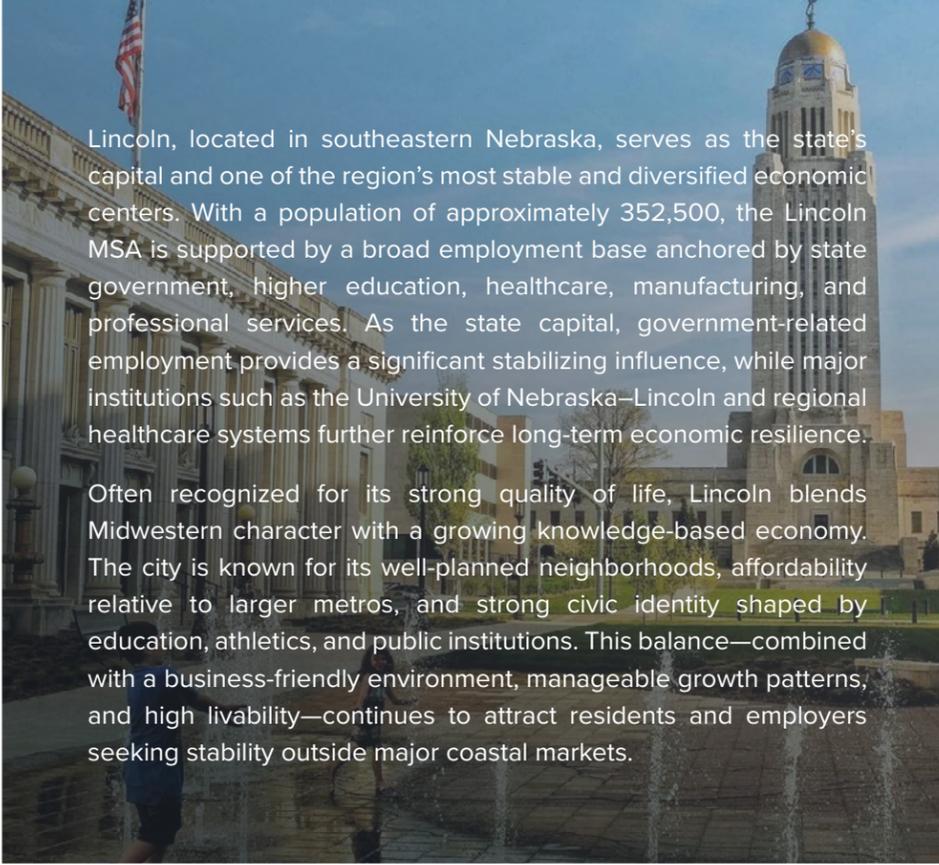
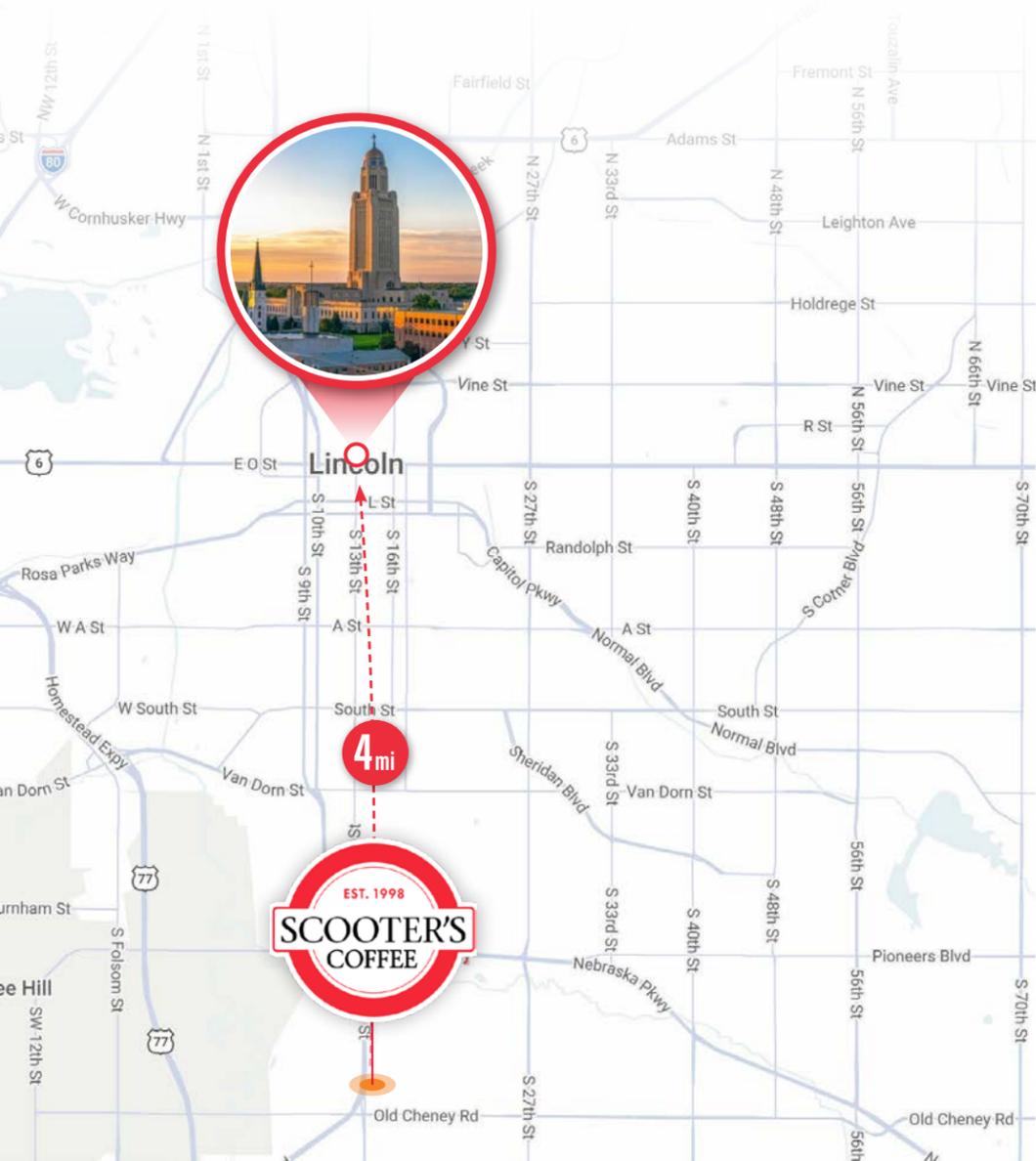


4. Workforce & Affordable Housing Investment (Lincoln-Lancaster County)

Lincoln has approved workforce housing incentives and funding that support new multifamily and small-lot residential projects citywide, including Southeast Lincoln. Targeted strategies such as the Workforce Housing Investment Fund help finance mixed-income developments that will support demographic growth near 68512.

[READ MORE](#)

LINCOLN NEBRASKA



Lincoln, located in southeastern Nebraska, serves as the state's capital and one of the region's most stable and diversified economic centers. With a population of approximately 352,500, the Lincoln MSA is supported by a broad employment base anchored by state government, higher education, healthcare, manufacturing, and professional services. As the state capital, government-related employment provides a significant stabilizing influence, while major institutions such as the University of Nebraska–Lincoln and regional healthcare systems further reinforce long-term economic resilience.

Often recognized for its strong quality of life, Lincoln blends Midwestern character with a growing knowledge-based economy. The city is known for its well-planned neighborhoods, affordability relative to larger metros, and strong civic identity shaped by education, athletics, and public institutions. This balance—combined with a business-friendly environment, manageable growth patterns, and high livability—continues to attract residents and employers seeking stability outside major coastal markets.



No. 45 Best Cities to Live in America
Niche, 2025



Haymarket District



Pinnacle Bank Arena

POPULATION	AVG. HH INCOME	DAYTIME POPULATION
352,574	\$108,125	224,582
<i>within MSA</i>	<i>within MSA</i>	<i>within MSA</i>

The Lincoln MSA offers a well-rounded cultural and recreational environment anchored by institutions such as the University of Nebraska–Lincoln, the Haymarket District, and Pinnacle Bank Arena. Outdoor recreation plays an important role in the local lifestyle, with extensive trail systems, public parks, and nearby lakes supporting year-round activity. Together, Lincoln's government-centered economy, educational influence, cultural amenities, and steady population base create a durable foundation for long-term investment and sustained retail demand.

In addition to education-driven activity, Lincoln benefits from a substantial public-sector and healthcare employment base that provides year-round economic balance. State government offices and agencies employ thousands of residents, contributing consistent income levels that help insulate the local economy from broader economic volatility. Major healthcare providers, research institutions, and regional employers further support household stability and predictable consumer spending patterns, reinforcing demand for neighborhood-serving retail and quick-service dining.



University of Nebraska–Lincoln Huskers

Lincoln's economy is further supported by steady visitor activity tied to university athletics, conventions, and regional events. The city benefits from recurring inflows of discretionary spending associated with football weekends, graduations, conferences, and cultural programming, which support retail, dining, and hospitality uses throughout the metro. This combination of institutional stability, education-driven traffic, and diversified employment makes Lincoln a reliable and resilient market for long-term commercial investment.



Ensuring the success of your investment...

Founded in 1998 in Bellevue, Nebraska, Scooter's Coffee has built more than two decades of brand equity as a leading drive-thru-focused specialty coffee concept. Known for its commitment to speed, friendliness, and quality, Scooter's offers a broad menu of handcrafted espresso drinks, cold brew, blended beverages, smoothies, and pastries. The brand's emphasis on fast, convenient service—paired with a welcoming customer experience—has helped Scooter's Coffee establish a loyal customer base and a strong presence within the competitive quick-service beverage sector.

Scooter's Coffee has grown rapidly into one of the largest drive-thru coffee brands in the United States, with hundreds of locations operating nationwide and continued expansion across both established and emerging markets. Its streamlined store design, efficient operations, and drive-thru-only or drive-thru-dominant format position the brand to capture high-frequency morning and afternoon traffic. This scalable model has made Scooter's Coffee particularly well-suited for suburban, commuter-oriented, and neighborhood retail locations.

Scooter's Coffee continues to expand and evolve while remaining rooted in its core values of quality, consistency, and community engagement. Ongoing menu innovation, seasonal offerings, and strong brand marketing help maintain customer interest and repeat visitation. Combined with disciplined growth, operational efficiency, and a proven drive-thru model, Scooter's Coffee has solidified its position as a fast-growing, resilient brand within the specialty coffee and quick-service beverage landscape.



IN THE NEWS



INSIDE FRANCHISING WITH SCOOTER'S COFFEE

February 10, 2026 | FOX 10 News

In this episode of Entrepreneurial Shades of Gray, hosts Chelsey Sayasane and Dani Dials sit down with Hayden and Lanier Lindsey, the husband-and-wife team behind several local Gulf Coast Scooter's Coffee locations to talk about franchising, entrepreneurship, and what people often misunderstand about franchise ownership. Hayden and Lanier share the story of how their journey began when Lanier's father spotted an opportunity out of state and encouraged them to bring Scooter's...

US MIDWEST COFFEE CHAIN SCOOTER'S COFFEE EXPLORES SALE, SOURCES SAY

July 10, 2025 | Reuters

Drive-through coffee chain Scooter's Coffee is evaluating a potential sale that could value the company at close to \$1 billion, according to sources familiar with the matter. Headquartered in Omaha, Nebraska, the privately held chain is working with Bank of America and R.W. Baird to explore the possibility. Still owned by founders Don and Linda Eckles, Scooter's Coffee reported nearly \$500 million in annual revenue and operates over 850 stores across approximately 30 states under a franchise model.



FULL ARTICLE

2024 REVENUE **\$723M** | LOCATIONS **850+** | EMPLOYEES **4.3K+** | PARTNERED WITH **NI** McCarthy Capital

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Activity ID: ZAH1050037