

ARBY'S GROUND LEASE - NEW 10 YR RENEWAL

OVERSIZE PARCEL | STRONG SALES | DOUBLE DRIVE-THRU

4300 SOUTH 27TH STREET, LINCOLN, NEBRASKA



OFFERING MEMORANDUM

Marcus & Millichap



LNK
LINCOLN AIRPORT

UNIVERSITY OF
Nebraska
Lincoln

23,800 STUDENTS


Sandhills Global
EVENT CENTER™

UNIVERSITY OF
Nebraska
Lincoln

EAST CAMPUS

 **Southeast**
COMMUNITY COLLEGE

9,500 STUDENTS

**DOWNTOWN
LINCOLN**

**COUNTRY CLUB
OF LINCOLN**




LOWE'S


**FIRETHORN
GOLF CLUB**

BARNES & NOBLE SCHEELS
TRADER JOE'S Michaels
Office DEPOT VON MAUR

SOUTH POINTE PAVILIONS

 **TRACTOR
SUPPLY CO** 
Walmart 

 **TARGET** 
Walmart  



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Executive Summary

4300 S 27th St, Lincoln, NE 68502

FINANCIAL SUMMARY

Price	\$1,524,000
Cap Rate	5.25%
Building Size	4,121 SF
Net Cash Flow	5.25% \$80,000
Year Built / Renovated	Remodeled in 2021 & 2024
Lot Size	1.23 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Ground Lease
Tenant	DRM, Inc and Iowa Corporation
Guarantor	Franchisee
Rent Commencement Date	January 1, 1979
Lease Expiration Date	October 27, 2033
Lease Term Remaining	10+ Years
Rental Increases	1% Annually, Plus Percentage Sales Rent
Renewal Options	4, 5 Year Options
Right of First Refusal	Thirty (30) Days

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
10/28/2023 – 10/27/2024	\$80,000.00	5.25%
10/28/2024 – 10/27/2025	\$80,800.00	5.30%
10/28/2025 – 10/27/2026	\$81,608.00	5.35%
10/28/2026 – 10/27/2027	\$82,424.08	5.41%
10/28/2027 – 10/27/2028	\$83,248.32	5.46%
10/28/2028 – 10/27/2029	\$84,080.80	5.52%
10/28/2029 – 10/27/2030	\$84,921.61	5.57%
10/28/2030 – 10/27/2031	\$85,770.83	5.63%
10/28/2031 – 10/27/2032	\$86,628.54	5.68%
10/28/2032 – 10/27/2033	\$87,494.82	5.74%

Base Rent	\$80,000
Net Operating Income	\$80,000
Total Return	5.25% \$80,000





PROJECT RENDERINGS

COUNTRY CLUB APARTMENTS
[156 UNITS]

WELLS FARGO

BISHOP HEIGHTS
Mixed-Use Development Featuring Retail,
Restaurants, & Residential, with Easy Access to
Bike Paths, Walking Trails, Parks, and More

JIMMY JOHN'S
EST. 1987
SCOOTER'S COFFEE
TREK

Russell's MARKET

84 LUMBER

32,400 CPD
NEBRASKA PKWY

STAR CITY SHORES AQUATIC CENTER

18,800 CPD
S 27TH STREET

Arby's



NEBRASKA
DEPARTMENT OF TRANSPORTATION

INDUSTRIAL

SOUTHWOOD APARTMENTS
[140 UNITS]

18,800 CPD
S 27TH STREET



PROJECT RENDERINGS

32,400 CPD
NEBRASKA PKWY



BISHOP HEIGHTS
Mixed-Use Development Featuring Retail,
Restaurants, & Residential, with Easy Access to
Bike Paths, Walking Trails, Parks, and More



Property Description



INVESTMENT HIGHLIGHTS

- » **10+ Years Remaining on Absolute Triple-Net (NNN) Ground Lease**
- » Annual Rental Increases with Multiple Renewal Options
- » **Strong Sales Location – Tenant is the 2nd-Largest Arby's Franchisee with 121 Locations in 7 States**
- » 212,002 Residents within a 5-Mile Radius - Households and Population Projected to Increase 5% in the Surrounding Area by 2028
- » **Adjacent to Bishop Heights, a Mixed-Use Project Currently in Development that Will Feature Retail, Restaurants and Residential**
- » Signalized Hard Corner Location Visible to More Than 51,000 Cars per Day at the Corner of Nebraska Parkway and South 27th Street
- » **Double Drive-Thru Building on Oversize Parcel - Recently Remodeled in 2024**
- » Average Household Income Exceeds \$89,000 in the Immediate Area



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2028 Projection	12,581	106,950	222,188
2023 Estimate	12,179	103,494	212,002
Growth 2023 – 2028	3.30%	3.34%	4.80%

Households

2028 Projection	5,697	46,852	91,948
2023 Estimate	5,486	45,119	87,337
Growth 2023 – 2028	3.85%	3.84%	5.28%

Income

2023 Est. Average Household Income	\$89,353	\$81,886	\$88,657
2023 Est. Median Household Income	\$68,017	\$59,511	\$62,314

Tenant Overview



1964
Founded



ATLANTA, GA
Headquarters



3,500+
Locations



ARBYS.COM
Website



**INSPIRE BRANDS /
ARBY'S RESTAURANT GROUP, INC.**
Parent Company / Franchisor

The Arby's brand purpose is “Inspiring Smiles Through Delightful Experiences.” Arby's delivers on its purpose by celebrating the art of Meatcraft with a variety of high quality proteins and innovative, crave able sides, such as Curly Fries and Jamocha shakes. Arby's Fast crafted restaurant services feature a unique blend of quick serve speed combined with the quality and made for you care of fast casual. Arby's Restaurant Group, Inc. is the franchisor of the Arby's Brand and is part of the Inspire Brands family of restaurants headquartered in Atlanta, GA. Arby's, founded in 1964, is the second largest sandwich restaurant brand in the world with more than 3,500 restaurants in nine countries.

Inspire Brands was founded following Arby's acquisition of Buffalo Wild Wings and Rusty Taco, launching the company's vision of bringing together a portfolio of distinct, highly-valued brands. The company operates 4,600+ restaurants globally.

FRANCHISEE OVERVIEW – DRM Inc. is the second-largest Arby's franchisee. DRM currently owns and operates 121 Arby's restaurants in seven Midwest states, with the corporate office located in Omaha, Nebraska.

Property Photos



Location Overview



Lincoln, the capital city of Nebraska and the second-largest city in the state is situated in the southeastern part of Nebraska. It serves as the county seat of Lancaster County, and as of 2021, has a population of approximately 292,650. Lincoln is the economic and cultural anchor of a substantially larger metropolitan area in southeastern Nebraska, the Lincoln Metropolitan and Lincoln-Beatrice Combined Statistical Areas.

Lincoln has a diverse and robust economy, driven by sectors such as education, healthcare, government, technology, and manufacturing. The city is home to the University of Nebraska-Lincoln (UNL), a major research university that significantly contributes to the local economy through education, research,

and cultural activities. Healthcare services are provided by institutions like Bryan Health and CHI Health St. Elizabeth. The technology sector is growing, with numerous startups and established companies operating in the area. Additionally, manufacturing and government services play important roles in the local economy.

Lincoln is surrounded by scenic landscapes and offers numerous parks and green spaces. The city has an extensive trail system, including the popular MoPac Trail, providing residents and visitors with ample opportunities for biking, jogging, and outdoor recreation. Nearby lakes and state parks, such as Branched Oak Lake and Pawnee Lake, offer additional options for boating, fishing, and camping.

[exclusively listed by]

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Broker of Record
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