



7 MILES FROM CAMP ROBINSON THE HOME OF THE ARKANSAS NATIONAL GUARD, AND A DAYTIME POPULATION OF 50,000

ZAXBY'S

104 Carnahan Drive
Maumelle (Little Rock MSA), AR

- » Brand New 25-Year Absolute-Net Lease Featuring Appealing 2% Annual Rent Increases, Along with Four 5-Year Renewal Options.
- » Situated just One Mile away from Maumelle High School and Middle School, Catering to a Combined Student Population of 1,062.
- » Conveniently Positioned off Maumelle Boulevard, the City's Primary Artery, Accommodating Over 22,800 Vehicles Daily.
- » Within a One-Mile Radius, there are Several Apartment Buildings, Totaling 586 Apartment Units, Underscoring the Location's Robust Residential Demand.

ZAXBY'S®



Marcus & Millichap
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ZAXBY'S
SUBJECT
PROPERTY

UAMS
MEDICAL
CENTER
UNIVERSITY OF ARKANSAS
FOR MEDICAL SCIENCES
UAMS Hospital
535 Beds



Baptist Health
**Baptist Health
Medical Center
Little Rock**
827 Beds

UA LITTLE ROCK
University of Arkansas
at Little Rock
6,200+ Students



**Arkansas Baptist
College**
850+ Students



Baptist Health
**Baptist Health
Medical Center -
North Little Rock**
225 Beds



**Bill & Hillary Clinton
National Airport**

LITTLE ROCK



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Estimated Population:	6,258	26,218	46,495
Daytime Population:	7,298	21,793	40,810
Household Income:	\$95,757	\$102,872	\$109,648



ZAXBY'S
SUBJECT PROPERTY



COMING SOON
Malys Entertainment
32 Acres / Multiple
Attractions: Driving Range,
Bowling, Axe Throwing, etc.

Central Arkansas Christian School
470 Students






Camp Joseph T. Robinson
Arkansas National Guard
32,000 Acres & Average
Daily Population of 50,000

North Little Rock
Municipal Airport

AREA AERIALS
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Maumelle Blvd (22,800+ VPD)

Murray Lake

NORTH
LITTLE ROCK

Walgreens



The Parc At Maumelle
240 Apartment Units

DOLLAR GENERAL

The Medicine Shoppe
PHARMACY



Maumelle Blvd (22,800+ VPD)



Carnahan Dr (7,150+ VPD)

Club Manor Dr (2,700+ VPD)



Pine Forest Elementary School
441 Students

Millwood's Landing
96 Apartment Units

Maumelle Community Center



Highland Pointe
168 Apartment Units



Maumelle High School & Maumelle Middle School
927 Students &
675 Students



Carnahan Dr (7,150+ VPD)



Club Manor Dr (2,700+ VPD)

Savannah Dr

Maumelle Blvd (22,800+ VPD)

ZAXBY'S

Address:	104 Carnahan Drive Maumelle (Little Rock MSA), AR
Price:	\$1,954,887
CAP:	6.65%
NOI:	\$130,000

INVESTMENT SUMMARY

APN:	42M-026-10-001-00
Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built:	2006
Building Area:	3,422 SF
Land Area:	36,590 SF



HIGHLIGHTS

- » Brand New 25-Year Absolute-Net Lease Featuring Appealing 2% Annual Rent Increases, Along with Four 5-Year Renewal Options.
- » 7 Miles from Camp Robinson the Home of the Arkansas National Guard, And A Daytime Population of 50,000.
- » Situated just One Mile away from Maumelle High School and Middle School, Catering to a Combined Student Population of 1,062.
- » Conveniently Positioned off Maumelle Boulevard, the City's Primary Artery, Accommodating Over 22,800 Vehicles Daily.
- » Within a One-Mile Radius, there are Several Apartment Buildings, Totaling 586 Apartment Units, Underscoring the Location's Robust Residential Demand.
- » Zaxby's is Strategically Positioned Near Numerous Fulfillment Centers, a Key Employment Hub for Prominent National Brands such as Ace Hardware, Pepsico, and Kimberly-Clark, Among Others.
- » Close Proximity to Major National Tenants, Including Kroger, Chick-fil-A, Starbucks, Walgreens, Sonic, Wendy's, Arby's, Pizza Hut, Subway, Goodwill, Splash Car Wash, Cruzin Car Wash, and Dollar General.



ANNUALIZED OPERATING DATA

Year	Annually
Year 1	\$130,000
Year 2	\$132,600
Year 3	\$135,252
Year 4	\$137,957
Year 5	\$140,716
Year 6	\$143,531
Year 7	\$146,401
Year 8	\$149,329
Year 9	\$152,316
Year 10	\$155,362

Year	Annually
Year 11	\$158,469
Year 12	\$161,639
Year 13	\$164,871
Year 14	\$168,169
Year 15	\$171,532
Year 16	\$174,963
Year 17	\$178,462
Year 18	\$182,031
Year 19	\$185,672
Year 20	\$189,385

Year	Annually
Year 21	\$193,173
Year 22	\$197,037
Year 23	\$200,977
Year 24	\$204,997
Year 25	\$209,097

TENANT SUMMARY

Tenant:	Zaxby's
Guaranty:	31 Units
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	Close of Escrow
Lease Expiration:	25 Years from COE
Term Remaining:	25 Years
Increases:	2% Annually
Options:	Four, 5 Year



ZAXBY'S



ZAXBY'S

Established in 1990 by childhood buddies Zach McLeroy and Tony Townley, Zaxby's opened its inaugural branch near Georgia Southern University Campus in Statesboro, Georgia. Since then, Zaxby's has expanded its footprint, boasting a presence in 17 Southeastern United States with more than 900 locations.

Zaxby's is a chain of fast-casual restaurants operating under a franchise model. Its menu includes a delectable array of items such as chicken wings, chicken fingers, sandwiches, and salads. The restaurant distinguishes itself with a selection of signature dipping sauces, ranging from mild options to the moderately spicy "Zax Sauce," and even the scorching "Nuclear" and "Insane."

Each Zaxby's location offers a unique dining experience, characterized by distinctive interior decor. Themes can vary across different locations and regions, adding an extra layer of charm to the dining atmosphere.

COMPANY OVERVIEW

Trade Name:	Zaxby's
Type:	Private
Founded:	1990
Headquarters:	Athens, GA
Number of Locations:	940+
Website:	www.zaxbys.com

DND GROUPS, INC.

DND Groups, Inc. was founded in 1995 and is currently headquartered in Orange County, CA. They currently operate 36 Dairy Queens, 14 Taco Johns, 2 Paris Baguettes, and 6 Zaxby's. They rank 187th in the Top 200 Franchisee List Nationally as well as ranked #3 as fastest growing franchisee Year-Over-Year.

REGIONAL MAP



Subject Property

Little Rock, Arkansas

137 Miles

Memphis, TN

215 Miles

Shreveport, LA

262 Miles

Jackson, MS

274 Miles

Tulsa, OK

319 Miles

Dallas / Fort Worth, TX

339 Miles

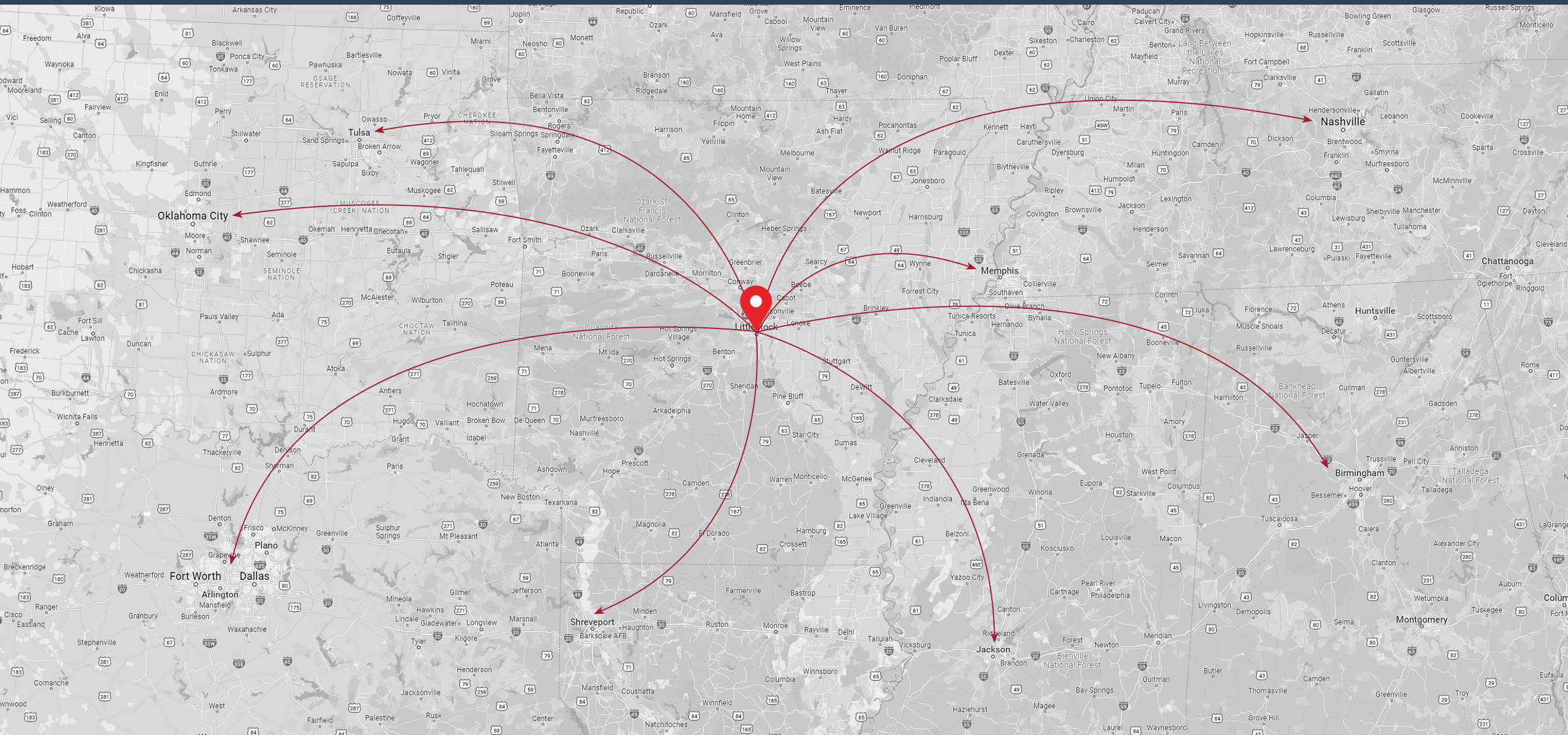
Oklahoma City, OK

348 Miles

Nashville, TN

373 Miles

Birmingham, AL





LITTLE ROCK, AR (MSA)

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 30,000 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.

ECONOMY

Government jobs are widespread in the metro, totaling roughly 67,000. 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.



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 18,300 students.

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