



LESS THAN 1 MILE FROM BAPTIST HEALTH MEDICAL CENTER - THE LARGEST HOSPITAL IN LITTLE ROCK WITH 827 LICENSED BEDS

ZAXBY'S

10601 Kanis Road
Little Rock, AR 72211

- » Brand New 25 Year Absolute-Net Lease (Zero Landlord Responsibilities) with Attractive 2% Annual Increases Backed by a Strong 31 Unit Guaranty.
- » Located Near the Junction of Major Arkansas Highways 430 & 630 For A Combined 114,800+ Vehicles Per Day.
- » Several Hotels are Located in Close Proximity to the Zaxby's, making them Easily Accessible by either Walking or a Short Drive.
- » Exceptional Road Frontage and Visibility on Kanis Road, with a Traffic Count of Over 17,600 Vehicles Per Day, Along with Monument Signage Visible from Interstate 430.

ZAXBY'S®



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UNIVERSITY OF ARKANSAS
FOR MEDICAL SCIENCES

JAMS Hospital
535 Beds



SUBJECT PROPERTY



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



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



Bill & Hillary Clinton National Airport



Arkansas Baptist College
850+ Students



**University of Arkansas
at Little Rock**
6,200+ Students

DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
2023 Estimated Population:	75,354	140,539	321,566
Daytime Population:	99,116	178,885	400,794
Household Income:	\$82,335	\$90,037	\$81,839

Walmart
Save money. Live better.

jcpenney

MAIN EVENT

HAVERTYS
FURNITURE

JOANN

Cracker Barrel
OLD COUNTRY STORE

TEXAS
SPICED

BJ's

LONGHORN
STEAKHOUSE

ZIP'S
CAR WASH

Arbys

CHUCK E CHEESE'S

ARKANSAS
HEART
HOSPITAL

TOPGOLF

MARRIOTT

Hampton
by HILTON

BEEF
R00

LEXUS

WYNDHAM
HOTELS & RESORTS

CADENCE
Bank

Panera
BREAD

Starbucks

ZAXBY'S

SHACKLEFORD RD (82,800+ VPD)

SHACKLEFORD RD (19,000+ VPD)

KANIS RD (17,600+ VPD)



Walmart
Save money. Live better.

Lowe's

sam's club

at home
The Home Decor Superstore

BEST BUY

WHOLE FOODS
MARKET

ESPORTA
FITNESS

AutoZone

TACO BELL

IHOP

Freddy's
STEAKBURGERS

CVS
pharmacy

EMBASSY
SUITES
by Hilton

Hilton

FBI

ARKANSAS
HEART
HOSPITAL

LEXUS

WYNDHAM
HOTELS & RESORTS

SHELL

CADENCE
Bank

Panera
BREAD

STARBUCKS

BEEF
& RIBS

ZAXBY'S

CHICKEN

ChildcareNetwork
The Working Parent's Best Friend

Lisa Academy West Middle School
523 Students

EMBASSY SUITES
by Hilton

Hilton

LA Z BOY

Denny's

FARM BUREAU
INSURANCE

(32,000+ VPD)

ChildcareNetwork
The Working Parent's Best Friend

(82,800+ VPD)

SHACKLEFORD RD (19,000+ VPD)



Starbucks



Panera BREAD



KANIS RD (17,600+ VPD)



ZAXBY'S



Chick-fil-A





















Baptist Health

Baptist Health Medical Center - Little Rock
827 Licensed Beds

Lisa Academy West Middle School
523 Students



ChildcareNetwork
The Working Parent's Best Friend

KANIS RD (17,600+ VPD)



ZAXBY'S

630 (32,000+ VPD)

430

(82,800+ VPD)

ZAXBY'S

Address:	10601 Kanis Rd Little Rock, AR 72211
Price:	\$2,910,569
CAP:	6.15%
NOI:	\$179,000

INVESTMENT SUMMARY

APN:	44L-080-00-021-00 & 44L-080-00-022-00
Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built:	2017
Building Area:	3,552 SF
Land Area:	1.23 Acres



HIGHLIGHTS

- » Brand New 25 Year Absolute-Net Lease (Zero Landlord Responsibilities) with Attractive 2% Annual Increases Backed by a Strong 31 Unit Guaranty.
- » Situated within a Mile of Baptist Health Medical Center Little Rock, the Largest Hospital in the City with 827 Licensed Beds, Serving as the Flagship Hospital of Baptist Health.
- » Located Near the Junction of Major Arkansas Highways 430 & 630 For A Combined 114,800+ Vehicles Per Day.
- » Several Hotels are Located in Close Proximity to the Zaxby's, making them Easily Accessible by either Walking or a Short Drive.
- » Exceptional Road Frontage and Visibility on Kanis Road, with a Traffic Count of Over 17,600 Vehicles Per Day, Along with Monument Signage Visible from Interstate 430.
- » Strength of Location is Evidenced by other National Retailers in Surrounding Area - Walmart, Target, Lowe's, Home Depot, Sam's Club, Whole Foods, Hobby Lobby, Academy Sports & Outdoors, Best Buy, Panera Bread, Starbucks, Chick-fil-A, Chipotle, Wendy's, Slim Chickens and Many More.



ANNUALIZED OPERATING DATA

Year	Annually
Year 1	\$179,000
Year 2	\$182,580
Year 3	\$186,232
Year 4	\$189,956
Year 5	\$193,755
Year 6	\$197,630
Year 7	\$201,583
Year 8	\$205,615
Year 9	\$209,727
Year 10	\$213,922

Year	Annually
Year 11	\$218,200
Year 12	\$222,564
Year 13	\$227,015
Year 14	\$231,556
Year 15	\$236,187
Year 16	\$240,910
Year 17	\$245,729
Year 18	\$250,643
Year 19	\$255,656
Year 20	\$260,769

Year	Annually
Year 21	\$265,985
Year 22	\$271,304
Year 23	\$276,730
Year 24	\$282,265
Year 25	\$287,910

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

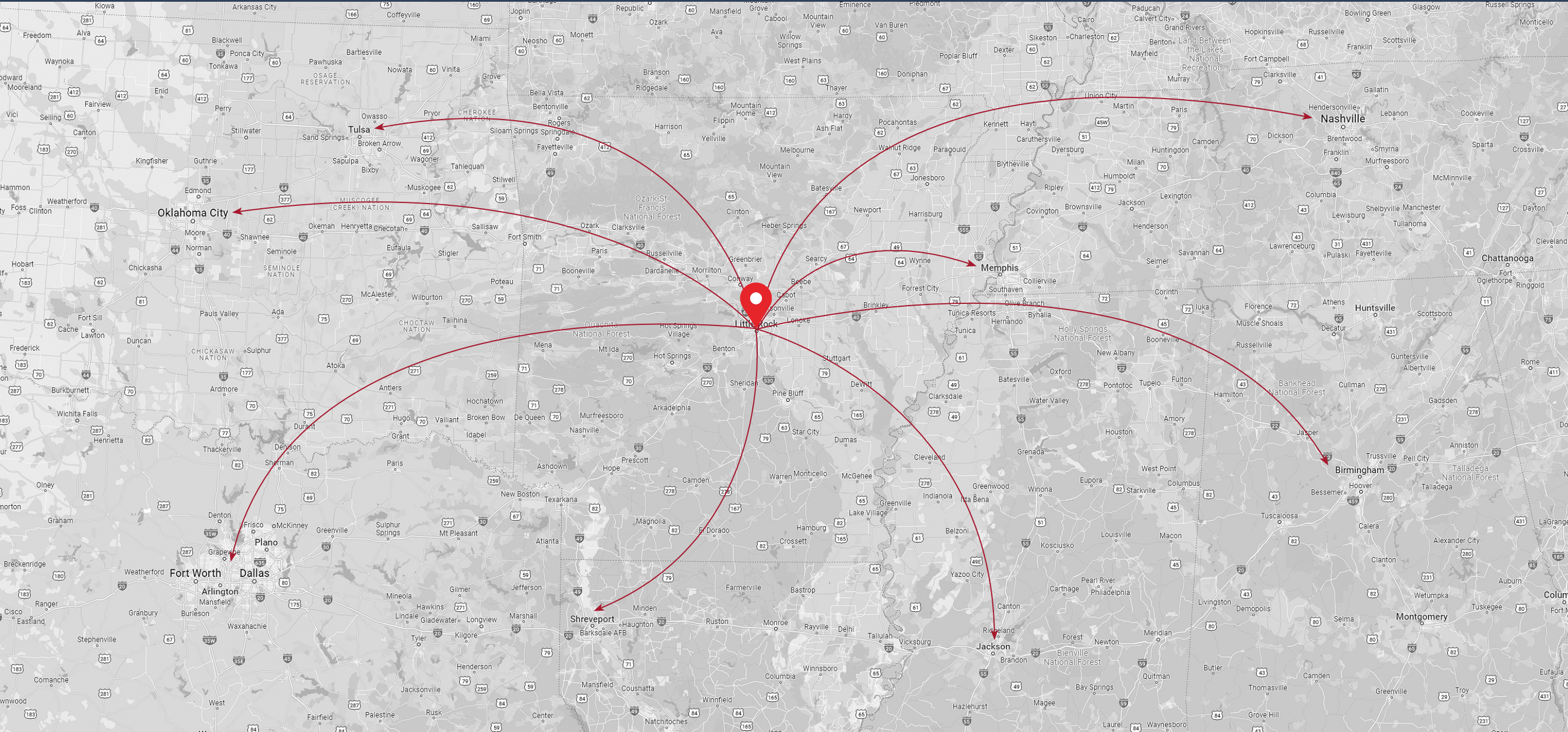
Little Rock, Arkansas

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





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.

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.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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