

# ZAXBYS™



15822 US HWY 441  
Eustis, FL (Orlando MSA)

**OFFERED FOR SALE**  
**\$4,000,000 | 6.00% CAP**



CONFIDENTIAL  
OFFERING MEMORANDUM



## 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	\$240,000
1.5% Increases Annually		
1st Extension	Year 21	\$323,245
2nd Extension	Year 26	\$348,227
3rd Extension	Year 31	\$375,139
4th Extension	Year 36	\$404,132

<b>NOI</b>	<b>\$240,000</b>
<b>CAP</b>	<b>6.00%</b>
<b>PRICE</b>	<b>\$4,000,000</b>

## ASSET SNAPSHOT

<b>Tenant Name</b>	Zaxby's
<b>Address</b>	15822 US Hwy 441, Eustis, FL 32726
<b>Building Size (GLA)</b>	4,000 SF
<b>Land Size</b>	1.23 Acres
<b>Year Built/Renovated</b>	2025
<b>Signatory/Guarantor</b>	Omnipotent Brands (\$65M Revenue)
<b>Rent Type</b>	Abs. NNN
<b>Landlord Responsibilities</b>	None
<b>Rent Commencement Date</b>	1/1/2025
<b>Lease Expiration</b>	12/31/2045
<b>Rental Increases</b>	1.5% Increases Annually
<b>Remaining Term</b>	20 Years
<b>Current Annual Rent</b>	\$240,000



ACTUAL PROPERTY



**82,094** POPULATION  
IN 5 MILE RADIUS

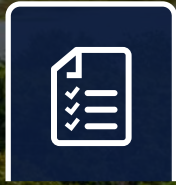


**\$85,016** AHHI  
IN 5 MILE RADIUS



**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



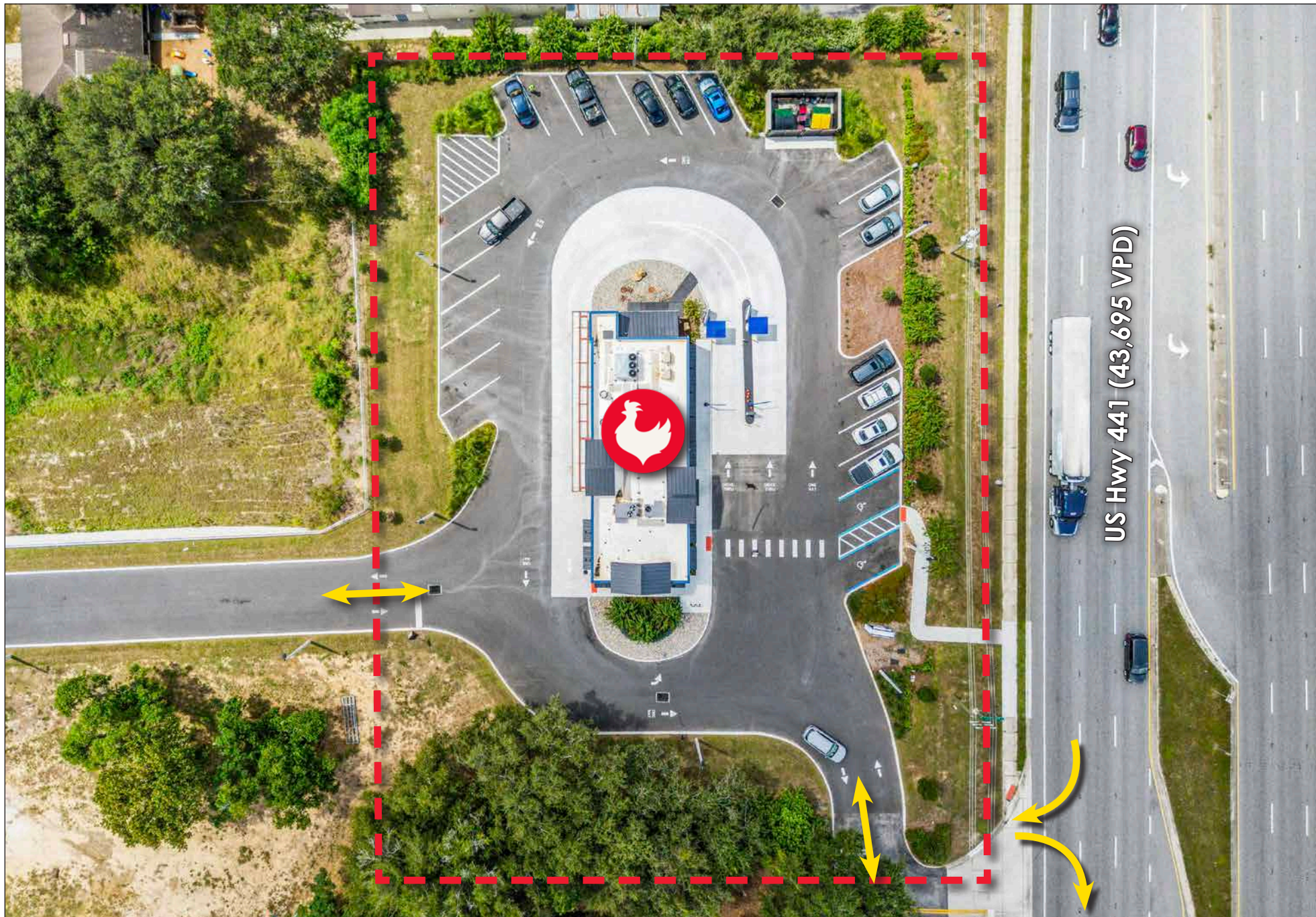
## ORLANDO, FL MSA TAILWINDS

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



save a lot bealls  
OUTLET  
TSC TRACTOR  
SUPPLY CO

Walgreens

planet fitness  
OLLIE'S OUTLET  
Bargain  
GOOD STUFF CHEAP

ROSS DOLLAR TREE  
TJ-maxx HOBBY LOBBY

TARGET  
Walmart

Hungry Howie's  
FLAVORED CRUST PIZZA

DOLLAR GENERAL

IHOP

TIRE KINGDOM  
SERVICE CENTERS

Denny's

SAVER  
SELF STORAGE

SUBWAY

Arby's

BURGER KING

Pizza Hut

Coney Island  
Hot Dogs

Addition  
FINANCIAL

ZAXBY'S

#1 in Retail Pops  
SEMI-TOILE  
POWER SPORTS  
SANFORD/EUSTIS

golden  
corral

US Hwy 441 (43,695 VPD)

SONNY'S  
BBQ 50 YEARS

Dora Ave





AdventHealth

Publix bealls  
OUTLET  
CATO SALLY BEAUTY

CHIPOTLE  
MEXICAN GRILL

Applebee's  
GRILL + BAR

DUNKIN'  
7-ELEVEN

TRUIST HH

OakWood  
SMALLWARES & GELLS

verizon

Pep Boys

U-HAUL

KOHL'S HIBBETT  
SPORTS  
DOLLAR TREE

SONNY'S  
BBQ 50 YEARS

golden  
corral

1  
SEMI-PROFESSIONAL  
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

## 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.

**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

**EUSTIS**



**ORLANDO**

27 MILES  
0:45 DRIVE

**TAMPA**

75 MILES  
2:00 DRIVE

**FORT MYERS**

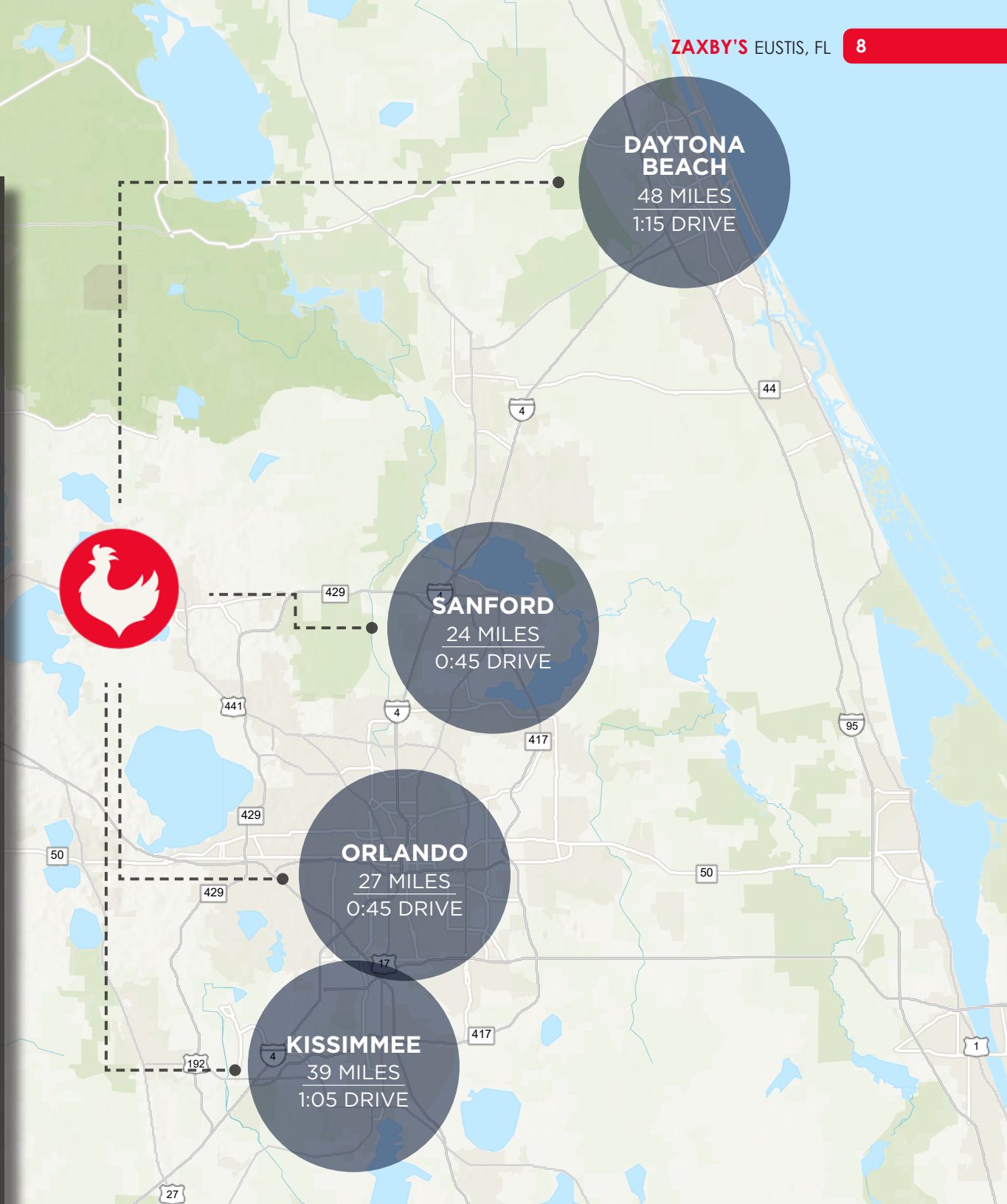
150 MILES  
3:45 DRIVE



301

Eustis, Florida, is a charming city located in Lake County, in the central part of the state. Known for its picturesque setting along the shores of Lake Eustis, the city offers a blend of natural beauty, historic charm, and modern amenities. Founded in the late 1800s, Eustis has a rich history reflected in its well-preserved downtown area, which features a variety of shops, restaurants, and cultural attractions.

The city is part of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area, making it a convenient and attractive place to live for those who work in the larger cities but prefer a quieter, small-town atmosphere. Eustis is also known for its numerous parks and recreational opportunities, including boating, fishing, and hiking. Annual events like GeorgeFest, one of the oldest festivals in Florida, highlight the city's vibrant community spirit and provide entertainment for residents and visitors alike.





## 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	
<b>Founded:</b>	1990
<b>Ownership:</b>	Private
<b># of Locations:</b>	1,000+
<b>Headquarters:</b>	Athens, GA
<b>Guaranty:</b>	Franchisee

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Exclusively Offered By



## PRIMARY DEAL CONTACTS

### DAVID HOPPE

Head of Net Lease Sales  
980.498.3293  
dhoppe@atlanticretail.com

### MIKE LUCIER

Executive Vice President  
980.337.4469  
mlucier@atlanticretail.com

### BEN OLMSTEAD

Associate  
980.498.3296  
bolmstead@atlanticretail.com

### BOR:

Patrick Wagor  
Atlantic Capital Partners | West Palm Beach, FL

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