

OFFERING MEMORANDUM

OUTBACK STEAKHOUSE

955 E Oak St, Conway, AR 72032

Marcus & Millichap



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Activity ID #ZAH0060277

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955 E OAK ST

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EXECUTIVE SUMMARY

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Investment Highlights

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OFFERING SUMMARY

955 E OAK ST



Listing Price
\$2,974,000



Cap Rate
6.25%



Price/SF
\$457.75

FINANCIAL

Listing Price	\$2,974,000
Down Payment	100% / \$2,974,000
NOI	\$185,896
Cap Rate	6.25%
Price/SF	\$457.75
Rent/SF (Monthly)	\$2.38
Rent/SF (Annually)	\$28.61

OPERATIONAL

Lease Type	Ground Lease
Guarantor	Corporate Guarantee
Lease Expiration	10/31/2032
Gross SF	6,497 SF
Rentable SF	6,497 SF
Lot Size	1.47 Acres (64,033 SF)
Lease Remaining	6.5 Years
Year Built	2017



OUTBACK STEAKHOUSE

955 E Oak St, Conway, AR 72032

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to offer Outback Steakhouse for sale in Conway, Arkansas. The property is a relocation store, built in 2017, and building is 6,497 square feet on 1.47-acre land.

Conway's strong community spirit, high-performing schools and colleges, family friendly recreation, and vibrant economy attract visitors, residents, and businesses to the city. It is this quality of life in Conway and the surrounding area that has made Faulkner County the 72nd fastest-growing county in the nation, out of 3,007 counties, according to the U.S. Census Bureau. Conway has three institutions of higher learning - the University of Central Arkansas, Central Baptist College, and Hendrix College - that produce graduates who choose to stay in the area and enter the workforce. As a result, nearly 40 percent of Conway's adults have a post-secondary degree. This educational level is a boon to employers in all sectors, and Conway has a variety - manufacturing, education, health services, and technology and information services, to name a few. As of 2026 Q1, unemployment rate is 3.7% compared to 4.1% US, and Y-O-Y sales growth is 5.49% compared to 2.1% US. Job growth rate is HIGH compared to Stabilizing US.

Outback Steakhouse in high-growth city of Conway, Arkansas is a good fit for those that are looking for truly passive investment with the corporate guaranty from the publicly traded Bloomin's Brands, Inc.

INVESTMENT HIGHLIGHTS

- Conway is currently experiencing a significant wave of industrial and commercial expansion
- Rare Corporate Guaranty from Bloomin' Brands, Inc. (NASDAQ: BLMN)
- 2.5 Miles from University of Central Arkansas (11,700 Students)
- 84,700 Daytime Employees in Trade Area
- 578 Hotel Rooms within Walking Distance
- Relocation Store Built in 2017
- 6.5 Years Corporate Ground Lease Remaining



SECTION 2

02



PROPERTY INFORMATION

Tenant Profiles
Regional Map
Local Map
Conway Map
Retail Map

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OUTBACK STEAKHOUSE

TENANT PROFILES



TENANT HIGHLIGHTS

- Made with an Australian flair, born under the Tampa sun.
- We are an Australian-inspired steakhouse restaurant beloved worldwide. We pride ourselves on serving up variety; our unbeatable steak cuts are complemented by delicious choices of chicken, ribs, seafood, and pasta at a price for everyone. Our strategy? We're the leader of the pack by emphasizing consistently high quality delicious food delivering a warm, welcoming environment. Our generous portions are moderately priced. Our casual atmosphere couldn't be more transporting - it's like you're right there in the Australian Outback.
- Bloomin' Brands, Inc. is based in Tampa, FL, founded in 1988 by those who love hospitality, sharing, quality, being courageous and having fun. We're a company of restaurants that owns and operates Outback Steakhouse, Carrabba's Italian Grill, Bonefish Grill and Fleming's Prime Steakhouse & Wine Bar

TENANT OVERVIEW

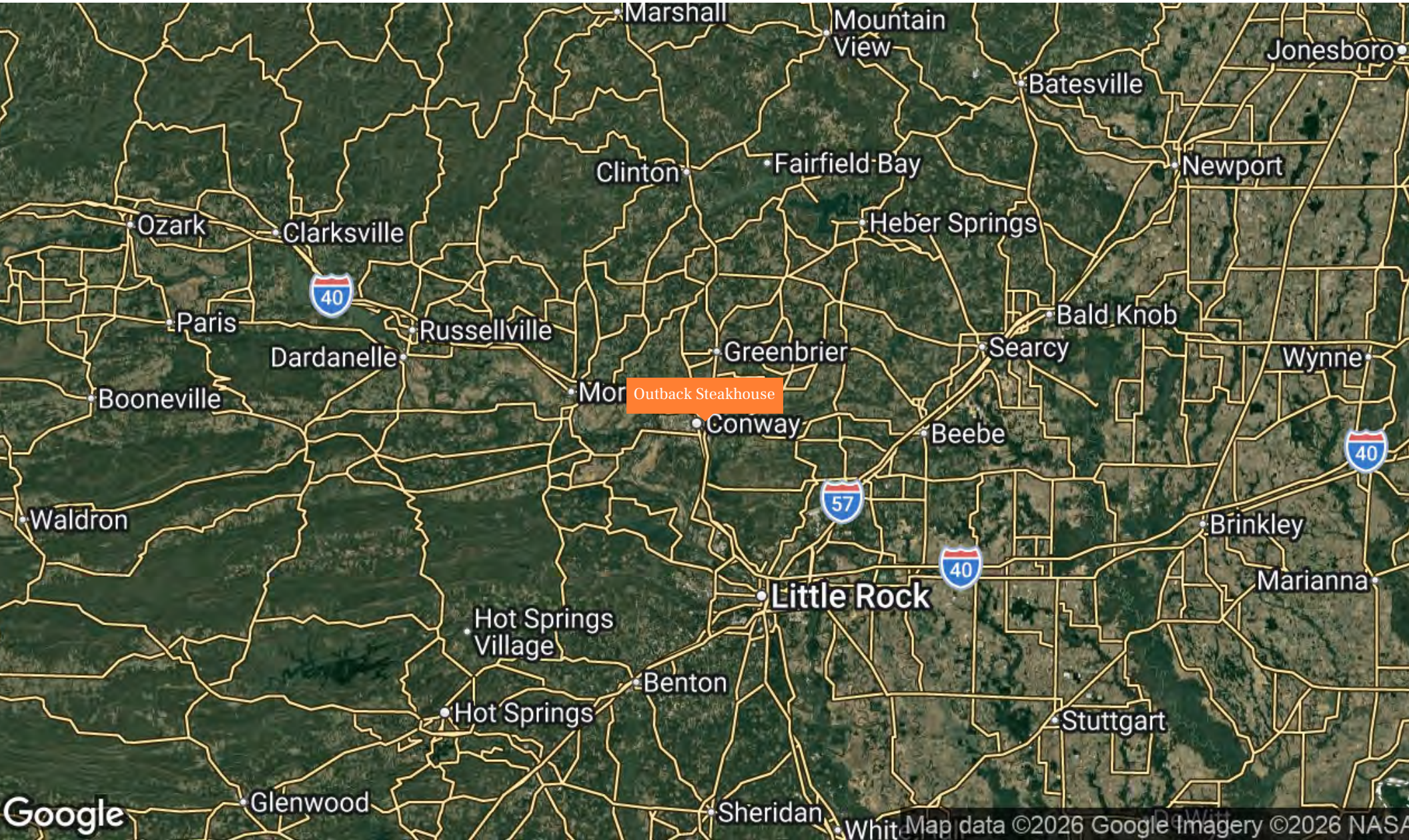
Company:	Bloomin's Brands, Inc.
Founded:	March 15, 1988
Locations:	666 Outback Steakhouse
Total Revenue:	\$4.06 Billion
Net Income:	\$67.6 Million
Net Worth:	\$500 Million
Lease Rate:	N/A
Headquarters:	Tampa, Florida
Website:	www.outback.com

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP	CAP RATE
6-10	\$185,896	10%	6.25%
11-15	\$204,485	10%	6.88%
Option 1	\$224,934	10%	7.56%
Option 2, 3, 4	\$247,427	10%	8.32%, 9.15%, 10%

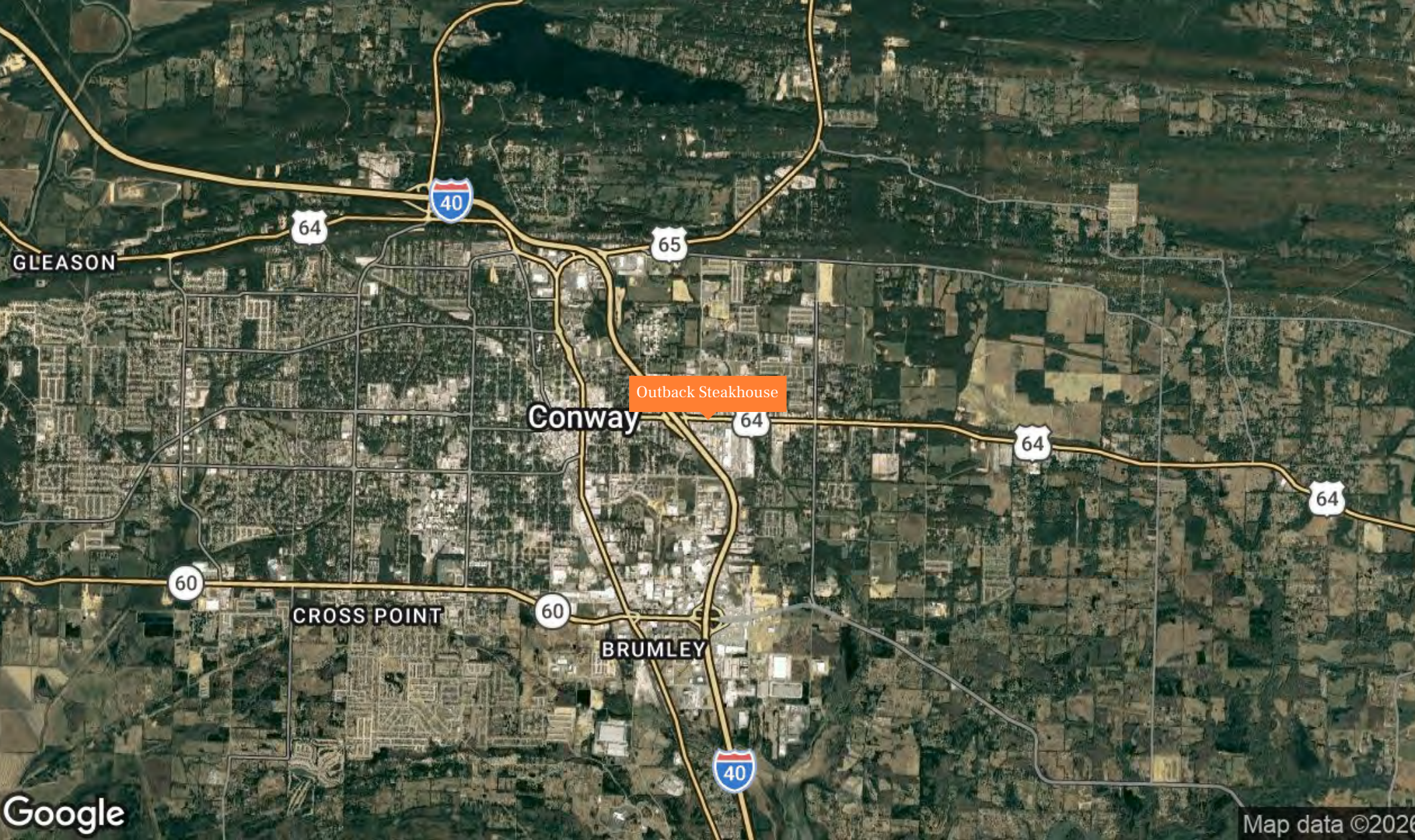
OUTBACK STEAKHOUSE

REGIONAL MAP



OUTBACK STEAKHOUSE

LOCAL MAP





Bank of America
Walmart
IHOP
Waffle House
Lowe's

POPEYES
DOLLAR GENERAL

W. ShooMe King
P. Little Caesar's

Walmart

Simmons Bank
McDonald's
Walgreens
tropical CAFE
Kroger

Conway Public School

Ida Burns Elementary School

Conway Junior High

Conway High School

Central Baptist College

Conway Regional Health System

University of Central Arkansas
(11,700 Students)

Marguerite Vann School
Carl Stuart Middle School

MARKETPLACE
CINEMARK
ROCKER BARREL
Old Country Store

ARVEST BANK
SONIC

QUINTA
Syrma 8

BIG LOTS!
Rafley's
McDonald's
Burger King
Jimmy John's
TACO BELL

Walgreens
FIRESTONE
REGIONS
Sunoco-Weather

OUTBACK

U-HAUL
LKO

BEST BUY
maurices
RadioShack
SALLY BEAUTY
PETSMART

COUNTRY
PLATOS
Starbucks
CVS pharmacy
Sport Clips
HomeGoods
Payless
KOHLS
Pier 1 Imports
dressbarn
GameStop
Great Clips
TJ-maxx
SHOE CARNIVAL
TARGET

64

40

65

REGIONS
Winsupply
Smitty's
Kawasaki
Budget
Graybar
SUBWAY
KP
YAMAHA
FARM BUREAU
EXON
CO-OP



E OAK ST. - 33,000 CPD





SECTION 3

03



MARKET OVERVIEW

Market Overview
Demographics
MMCC_DukeDennis

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OUTBACK STEAKHOUSE

MARKET OVERVIEW

LITTLE ROCK

Little Rock, situated in central Arkansas, is the state's capital city, as well as the cultural and economic center. The region is known as a hub for government jobs, but it also boasts a sizable medical services sector. The metro encompasses six counties, with the city of Little Rock serving as the region's core and the largest city in Arkansas, home to approximately 198,000 residents. 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 over 71,000 roles last year. 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.

QUICK FACTS



POPULATION

742K

Growth 2024-2029*
1.5%



HOUSEHOLDS

315K

Growth 2024-2029*
2.2%



MEDIAN AGE

38.0

U.S. Median:
39.0



MEDIAN HOUSEHOLD INCOME

\$70,100

U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS



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.



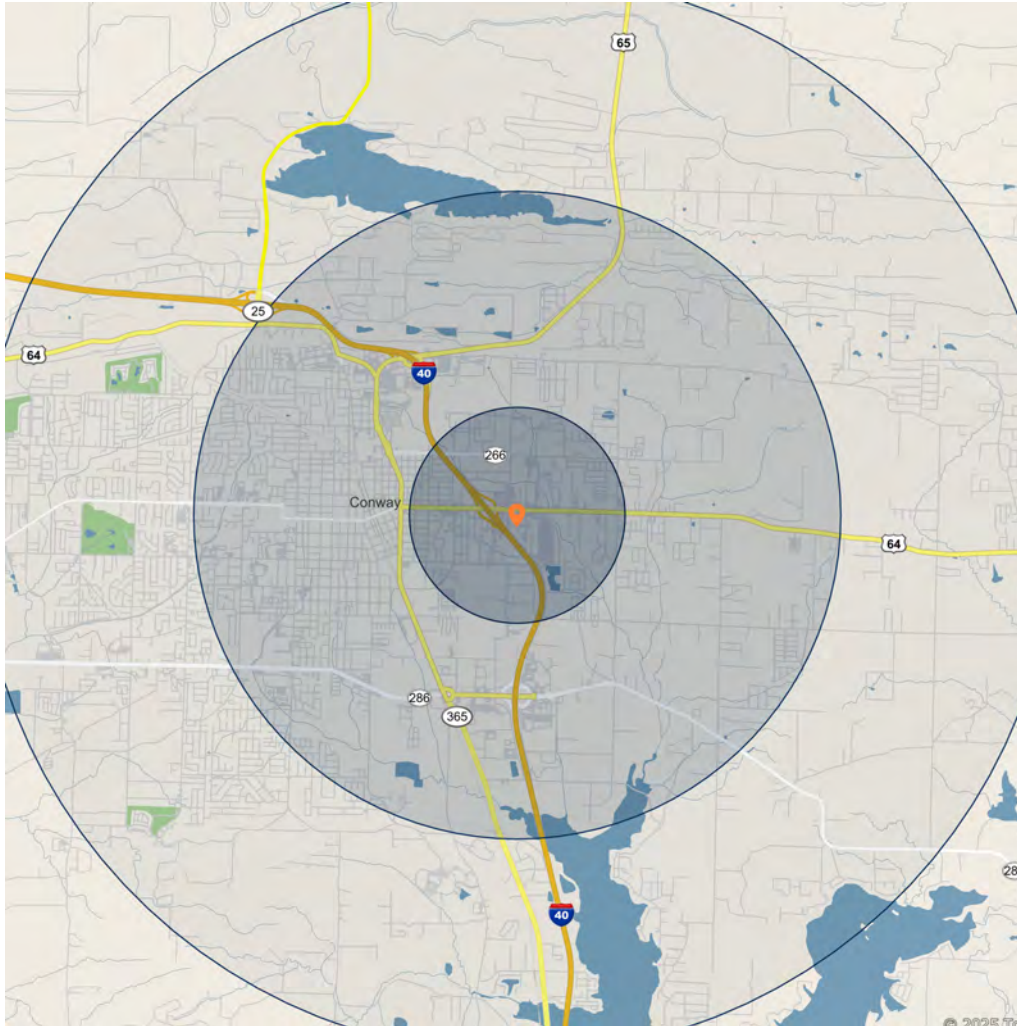
HIGHER EDUCATION

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 17,000 students.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

OUTBACK STEAKHOUSE

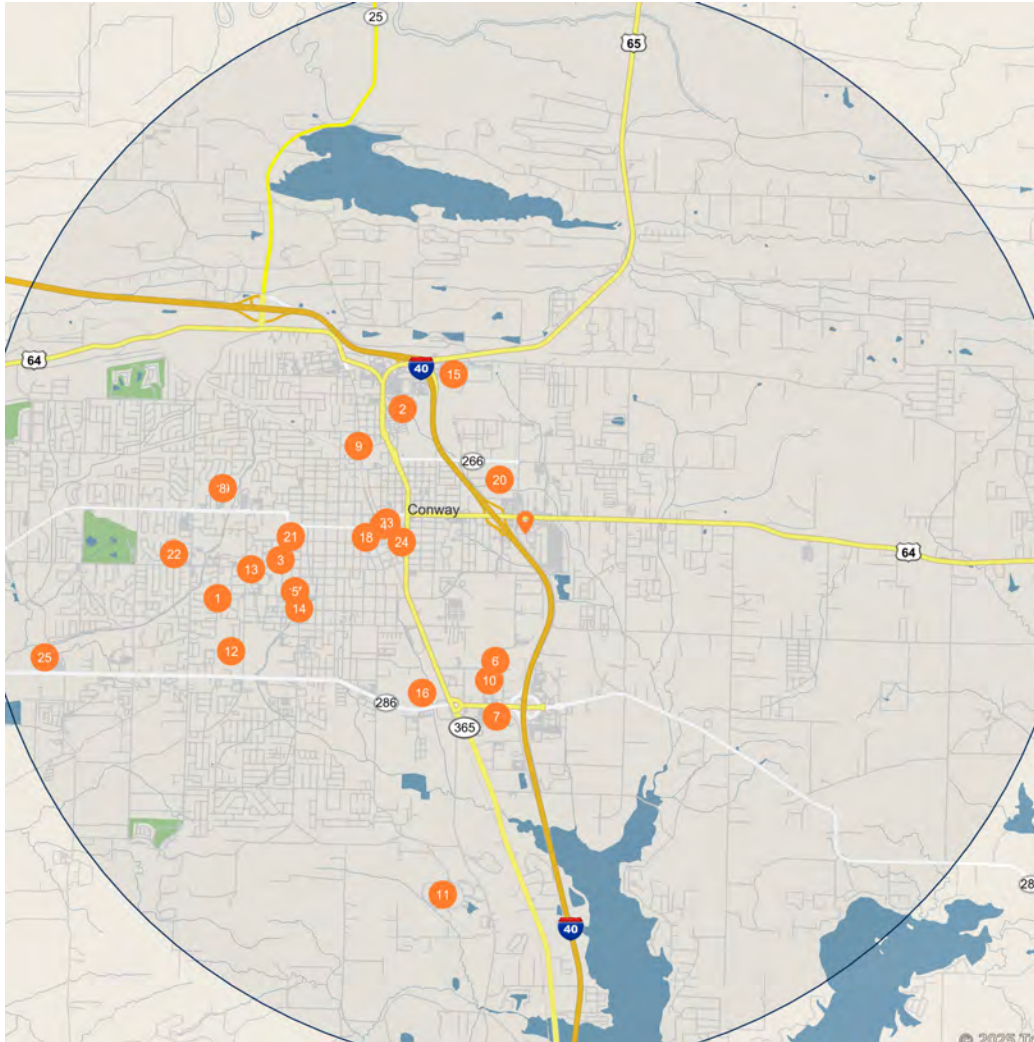
DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
POPULATION			
2030 Projection	5,894	38,376	77,182
2025 Estimate	5,625	37,177	74,300
2020 Census	5,278	35,464	69,564
2010 Census	5,018	33,586	64,232
HOUSEHOLD INCOME			
Average	\$64,752	\$66,201	\$80,052
Median	\$54,664	\$52,695	\$63,788
Per Capita	\$25,208	\$27,465	\$32,985
HOUSEHOLDS			
2030 Projection	2,348	15,713	31,879
2025 Estimate	2,234	15,073	30,427
2020 Census	2,015	13,850	27,652
2010 Census	1,913	12,698	24,572
HOUSING			
Median Home Value	\$183,813	\$197,459	\$229,365
EMPLOYMENT			
2025 Daytime Population	11,830	58,366	84,578
2025 Unemployment	2.51%	2.20%	2.06%
Average Time Traveled (Minutes)	23	22	24
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	0.70%	1.06%	0.89%
Some College (13-15)	46.01%	38.38%	33.31%
Associate Degree Only	12.86%	16.27%	15.93%
Bachelor's Degree Only	7.90%	8.05%	7.68%
Graduate Degree	22.45%	28.05%	34.94%

OUTBACK STEAKHOUSE

DEMOGRAPHICS



Major Employers		Employees
1	Ic Bus LLC-Ic	800
2	Swn Production Company LLC-	734
3	Conway Regional Med Ctr Inc-CONWAY REGIONAL HEALTH SYSTEMS	698
4	Acoustic LP-	685
5	University Ark For Med Scences-Christian Cafeteri	620
6	Wonder State Box Company Inc-	550
7	Acxiom Ch Inc-Acxiom	535
8	Heritage Center Inc-Heritage Center	486
9	Hendrix College-	336
10	Sfi of Arkansas LLC-Sfi	250
11	Gainwell Cares-	246
12	University Central Arkansas-	245
13	University Central Arkansas-College Sq Retirement Cmnty	210
14	University Central Arkansas-Confucius Institute	210
15	Penney Opco LLC-JC Penney	201
16	Dbg Arkansas LLC-Dbg Conway	200
17	University Central Arkansas-	200
18	County of Faulkner-County Clerk Office	175
19	HInc Inc-	165
20	Hospice Home Care Inc-Hospice Home Care of Conway	147
21	Conway Rgnal Rhblltion Hosp LL-CONWAY REGIONAL HEALTH SYSTEMS	141
22	Conway Orthpdc Spt Mdcine Cln-Conway Obstetrics & Gynecology	141
23	American Management Corp-American MGT Gen Insur Agcy	137
24	Allative Technologies LLC-	136
25	Walmart Inc-Walmart	130

MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES



Duke Dennis - Director
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Marcus & Millichap Capital Corporation (MMCC) is a subsidiary of Marcus & Millichap (NYSE: MMI), a leading commercial real estate investment services firm with offices throughout the United States and Canada. **As the capital markets arm of the largest commercial real estate brokerage firm in the U.S., we source and structure financing for a wide variety of self-storage properties across the nation.**

Whether for acquisitions, development or recapitalizations, appropriate debt structuring is critical for not only favorable returns but to also prevent over-leveraging and create flexibility to respond to market trends. Customized structures are necessary to align the unique aspects of a transaction with the client's investment objectives. MMCC coordinates all the pieces in the capital stack for a seamless transaction maximizing the certainty of execution. **Ultimately, our Debt Placement capabilities drive lenders to work in partnership with our retail clients to achieve a balanced capital stack that results in favorable leverage levels, loan pricing, terms and options.**



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