

T&A EXPRESS DELI/RESTAURANT

OUTPARCEL TO SUPER TARGET ANCHORED CENTER
NNN LEASE WITH ANNUAL INCREASES

3949 N 132ND STREET, OMAHA, NE 68164





Property Overview

The Snyder Carlton National Net Lease Team is pleased to offer for sale a single-tenant deli/restaurant leased to T&A Express, LLC located in Omaha, NE. T&A Express, LLC is a regional operator with three locations throughout the greater Omaha area. The business operates as a New York-style deli and restaurant. They will provide a wide variety of hot and cold food items made fresh to order. T&A Express, LLC has signed a 5-Year NNN lease with 3% annual rent increases.

The property is located at 3949 N 132nd Street in Omaha, NE and benefits from being an outparcel to the Cross County Shopping Center anchored by a Super Target. The 3,431 SF building is situated on a 1.07 acre lot and is equipped with a drive-thru. The building previously operated as a KFC/Long John Silver's fast-food restaurant. Neighboring retail tenants within the same shopping center include Walgreens, Dairy Queen, Raising Cane's, McDonald's, Valvoline Oil Change and Casey's Gas Station.

In 2024, the previous tenant vacated and the space was re-tenanted by T&A Express, LLC. The prior lessee replaced the HVAC system, repaired the roof, and painted the building.

T&A Express is a bite-sized investment opportunity to own a quality piece of real estate at a sub-one-million-dollar price point. The in-place rent of \$70,000 annually is very conservative. Should the tenant not renew in the future, there is strong re-leasing potential for the building.

List Price **\$900,000** CAP **7.81%**
 Annual Rent **\$70,336**

Lease Abstract

Tenant Trade Name	T&A Express
Lease Start	September 1, 2025
Lease Expiration	August 31, 2030
Term Remaining on Lease	4.9 Years
Rental Adjustments	3% Rent Increases Annually 8/31/2026: \$72,446 8/31/2027: \$74,619
Option Periods	One 5-Year Option Period 3% Rent Increases Every 5 Yrs 9/1/2030: \$81,538
Lease Type	NNN Lease
Roof / Structure	NNN

Investment Overview

Investment Highlights

- 3,431 SF Freestanding QSR Building with Drive-Thru
- Leased to a 3-Unit Regional Store Operator
- New York-Style Deli and Restaurant Business Concept
 - Serving Hot & Cold Food Items
- 5-Year NNN Lease with 3.00% Annual Increases
- 1.07 Acre Lot Size
- Outparcel to Cross Country Shopping Center
 - Anchored by Super Target
- Sub \$1M Price Point with Strong Cash Flow
- Over 1 Million Residents in Omaha Metro
 - Ranked on Livability's Top 100 Places to Live (2025)
 - 15% Higher Average Worker Output in Greater Omaha (Compared to the National Average)
- 212,600+ Residents within a 5-Mile Radius
- \$133,800+ Average Household Income within a 5-Mile Radius
- 48,200+ Vehicles per Day at Nearby Intersection of N 132nd St and W Maple Rd



Building Size
3,431 SF

Land Size
1.07 Acres

APN
0913442014



Tenant Overview

T&A Express

T&A Express is a New York-style deli and restaurant. They serve the neighborhood with freshly made, prepared-to-order food items.

Their kitchen options include:

- Breakfast sandwiches
- Hot subs (chopped cheese, Philly cheesesteaks, pastrami, etc.)
- French fries and fried sides
- Burgers and chicken sandwiches
- Smoothies and fresh juices
- Coffee and hot drinks
- Daily hot food specials (e.g., rice and meat combos)





3949 N. 132nd St.
Omaha, NE

Market Overview



1,042,713
POPULATION
2025 Omaha-Fremont CSA



\$117,822
AVERAGE INCOME
2025 Average Household Income



545,203
WORKFORCE
2025 Employees

The Omaha metropolitan area, officially known as the Omaha, NE-IA, Metropolitan Statistical Area (MSA), is an urbanized, bi-state metro region in Nebraska and Iowa in the American Midwest, centered on the city of Omaha, Nebraska. The region consists of eight counties (five in Nebraska and three in Iowa), and extends over a large area on both sides of the Missouri River. Covering 4,407 square miles, it has a population of 1,005,260, the Omaha metropolitan area is the most populous in both Nebraska and Iowa, and is the 58th most populous MSA in the United States.

The Omaha-Fremont Combined Statistical Area has a population of 1,042,713. Approximately 1.26 million people reside within the Greater Omaha area, within a 50 mi (80 km) radius of Downtown Omaha.

Omaha attracts businesses from around the world. Greater Omaha isn't just a hub. It's a launchpad for international success.

With direct access to Eppley Airfield's 70+ daily departures (including nonstops to 30 major cities), seamless highway connectivity via Interstates 29 & 80, and Missouri River barge traffic operating nine months a year, Omaha is built for efficient transport. As a critical rail hub served by Union Pacific, Canadian National, and BNSF, businesses in Omaha enjoy unparalleled multimodal options to move products across North America and beyond.

Omaha is home to four Fortune 500 Companies and three Fortune 1000 companies.

Omaha's exports in 2024 totaled \$3.4 billion — half of the state of Nebraska's \$6.9 billion in manufactured exports — and supported an estimated 30,000 jobs statewide.



3949 N 132nd Street | Omaha, NE

Local Fortune 500 Employers



Population	1-Mile	3-Mile	5-Mile
Estimated Population (2025)	11,888	98,170	212,616
Projected Population (2030)	12,222	100,202	217,686



Households	1-Mile	3-Mile	5-Mile
Estimated Households (2025)	4,942	40,869	86,059
Projected Households (2030)	5,133	42,121	88,762

Education

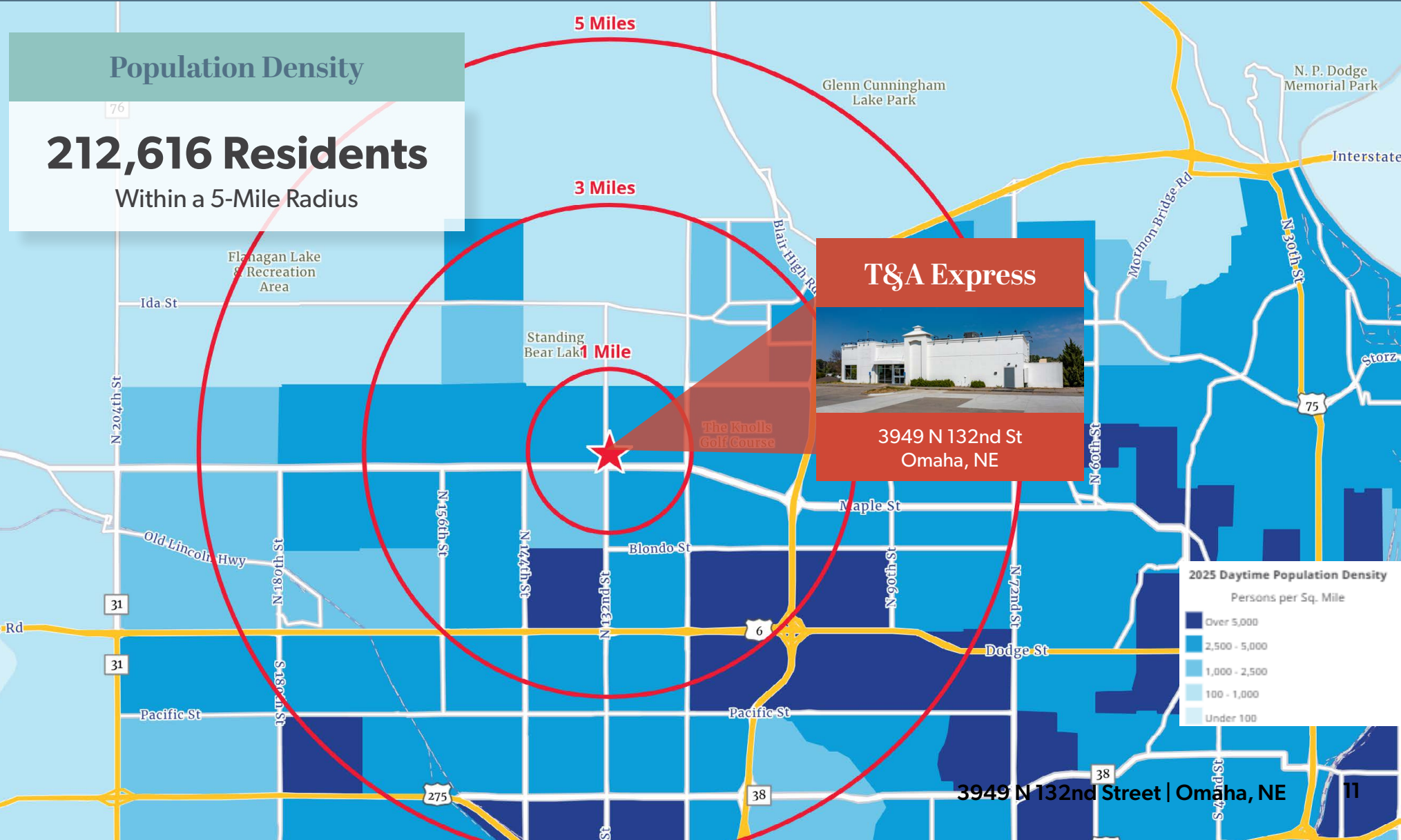
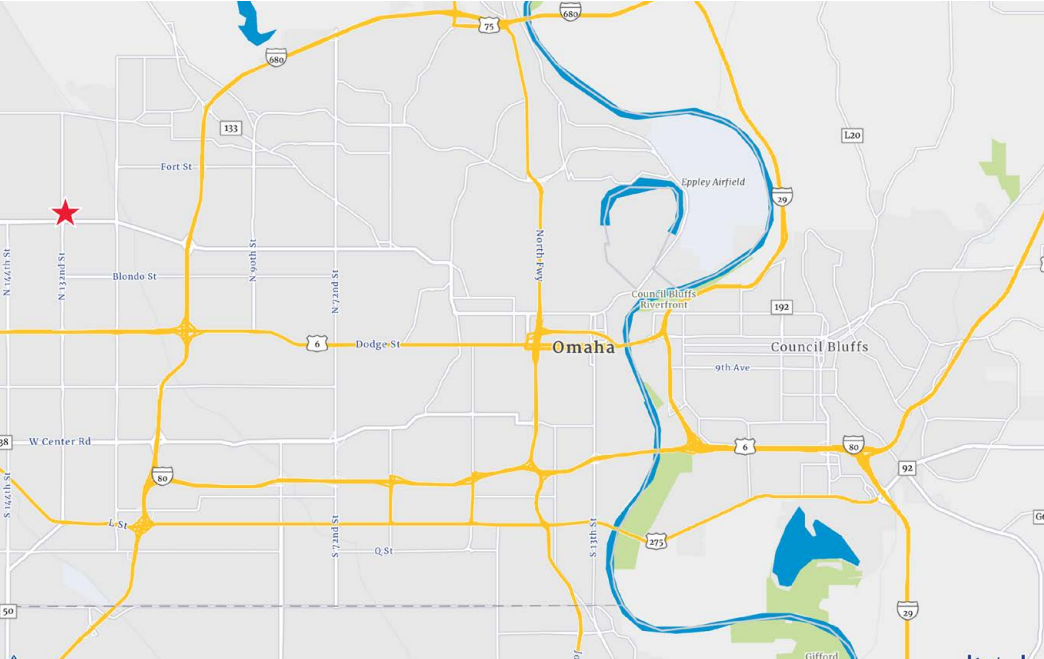
The region benefits from a consistently top-ranked primary and secondary education system that feeds into outstanding local colleges and universities, creating a continuous pipeline of skilled talent.

Creighton University and the University of Nebraska at Omaha are located in the region. Creighton University is a top-ranked national university (U.S. News & World Report 2026 Best Colleges - National Universities) and 98% of undergraduates are employed, pursuing advanced studies, or in a service program within 6 months of graduation. The University of Nebraska at Omaha has 15,051 students and is the best public university in the nation for veterans, according to the latest Military Times Best for Vets ranking.

Workforce

The Greater Omaha region is home to a skilled and diverse workforce — with strong expertise in engineering, life sciences, and advanced manufacturing — that is well-equipped to support business in any industry and drive its success.

Omaha's high labor force participation rate and underemployment tell a compelling story: people here want to work, and they are ready for more. Strong local partnerships between employers and educators ensure workforce training aligns with real business needs. The result is a motivated, persistent labor pool ready to step in and grow with your company.



Population Density
212,616 Residents
 Within a 5-Mile Radius

15% Higher Worker Output
 \$84,800 - Average worker output in Greater Omaha - 15% higher than the national average of \$73,500

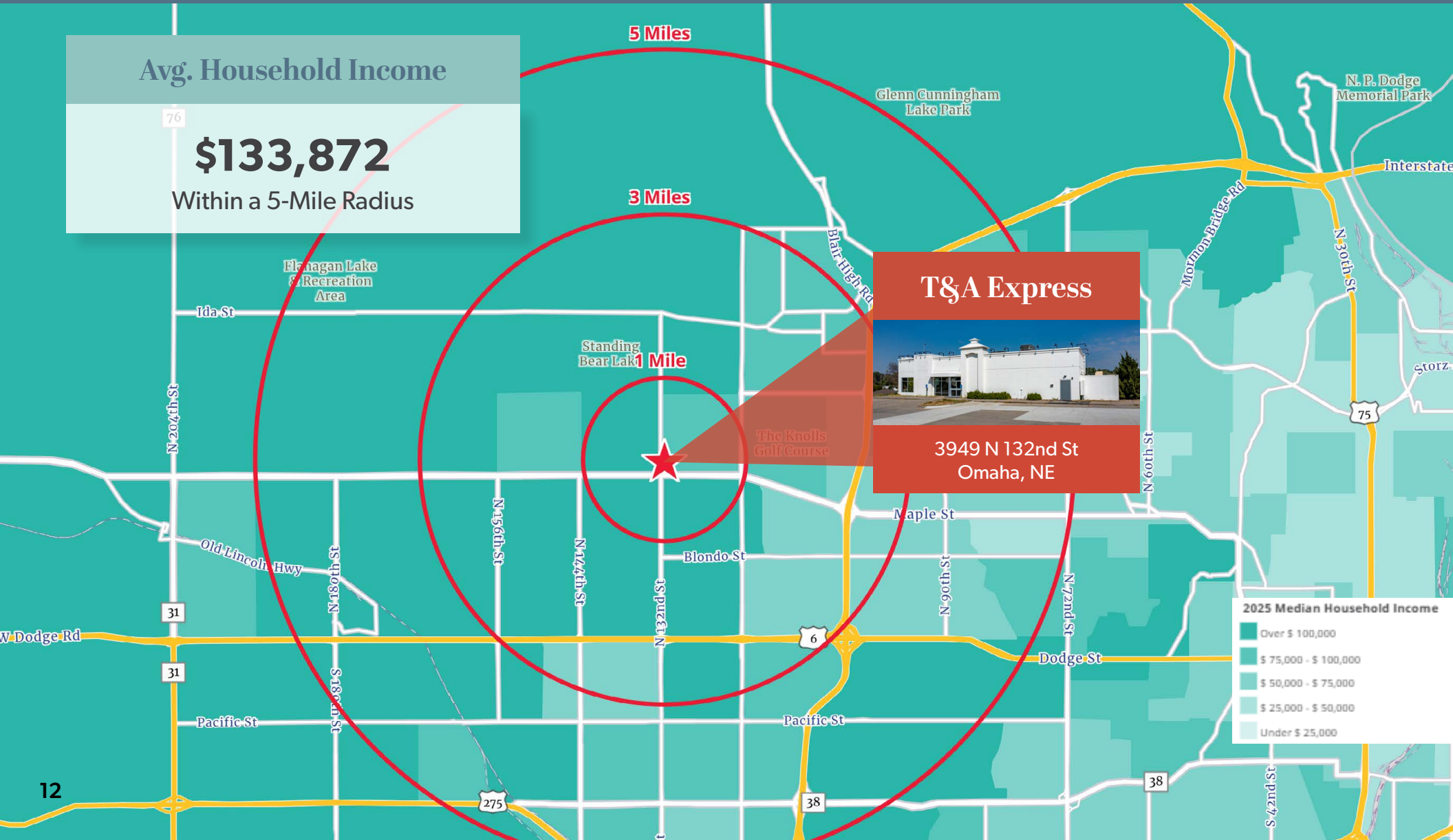


3949 N 132nd Street | Omaha, NE



Income	1-Mile	3-Mile	5-Mile
Avg. Household Income (2025)	\$127,477	\$127,002	\$133,872
Median Household Income (2025)	\$95,387	\$91,515	\$96,137

Business Facts	1-Mile	3-Mile	5-Mile
Total # of Businesses (2025)	295	2,909	8,118
Total # of Employees (2025)	4,075	43,611	115,564



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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

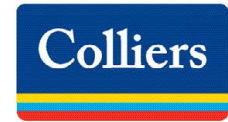
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