



BRAND NEW 15-YR ABSOLUTE NNN LEASE
OMAHA, NEBRASKA (**RELOCATION STORE)

CIA commercial
investment
advisors
OFFERING MEMORANDUM



ACTUAL SITE

105 NORTH 145TH STREET | OMAHA, NEBRASKA 68154

ADVISORY TEAM

JESSICA GIBSON

Owner

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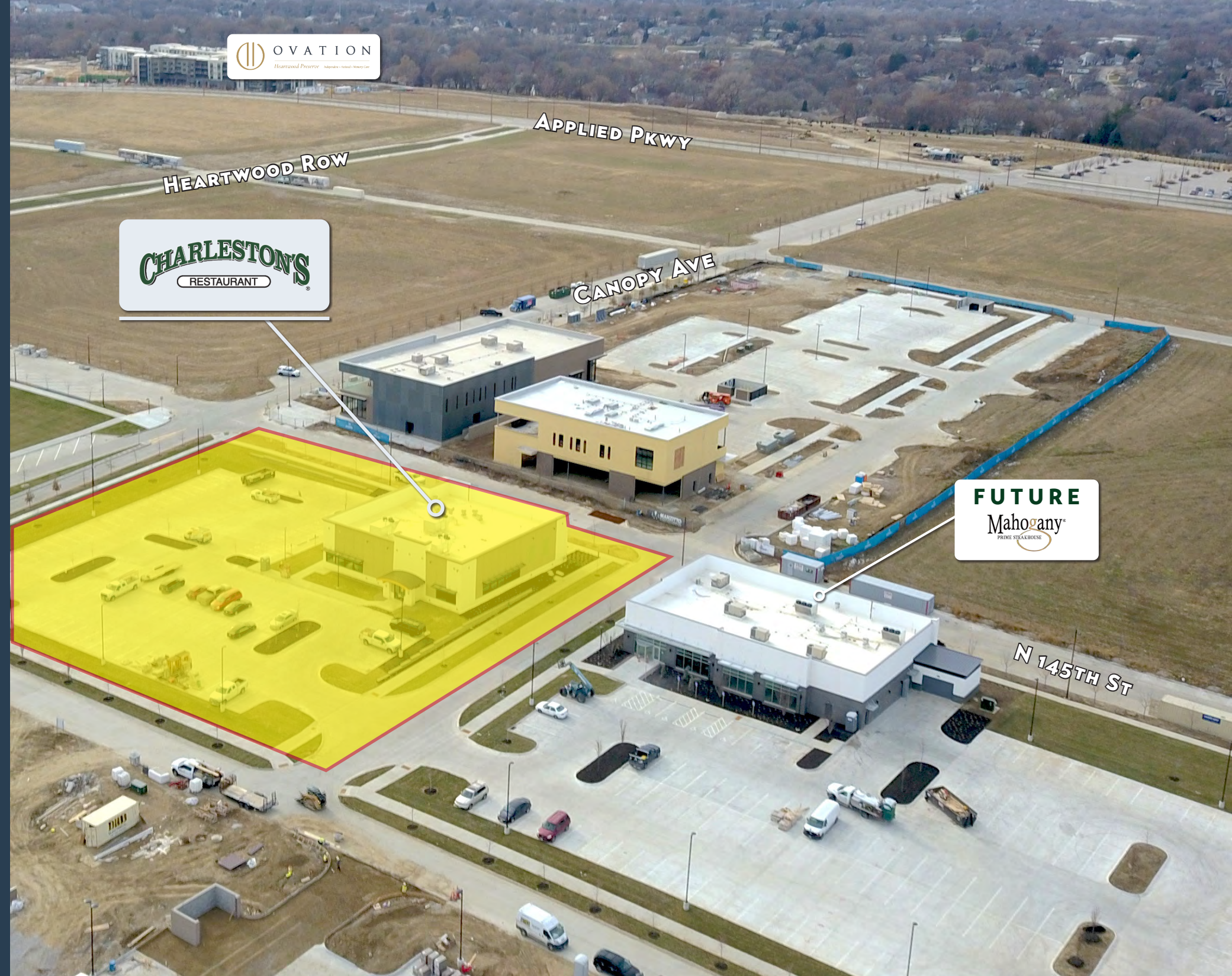
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HIGHLIGHTS



PRICE

\$6,286,000

CAP RATE

6.50%

NOI

\$408,610

C POINTS OF INTEREST

Retailers | Entertainment: Nearby retailers include Costco, Target, Walmart, Menards, Lowe's, Home Depot, Sam's Club, Scheels, Kohl's, Hobby Lobby, The Container Store, Nebraska Furniture Mart, T.J. Maxx & HomeGoods, Ross, Old Navy, Sierra, Dick's Sporting Goods, Von Maur, Ulta Beauty, Best Buy, Michaels, Office Depot, Petco, PetSmart, Floor & Decor, World Market, ALDI, Bakers, Hy-Vee, Whole Foods, AMC Theatres, Marcus Theatres

Higher Education: 5 miles from **Nebraska Methodist College** - a private, not-for-profit nursing & health care college with 1,082 students; 8 miles from **University of Nebraska Omaha** - a public research university offering over 270 undergraduate, graduate degrees, & certificates with total enrollment of 15,058

Healthcare: 4 miles from **CHI Health Lakeside** - West Omaha's only full-service hospital specializing in cancer, orthopedics, maternity and 24/7 emergency care with 157 beds; 5 miles from **Methodist Women's Hospital** - the region's only medical campus dedicated to women's health with 153 beds

C NEW ABSOLUTE NNN LEASE

Brand new 15-year Absolute NNN lease with attractive 10% rental escalations every 5 years with three 5-year options to renew

C GUARANTOR

Charleston's Restaurant Group, Inc. is a multi-brand operator with **over 85 locations in 7 states across the Midwest**

C CENTRALLY LOCATED IN HEARTWOOD DEVELOPMENT

A multifaceted, mixed-use 500-acre development featuring 430 units of Single Family Homes, an upscale 1,630-Unit Multi-Family Residential, 300 units of Assisted Living; a 300-room hotel; 80 acres devoted to green space; 8 miles of bike paths & open trails; over 10,000 newly planted trees ***** SEE PAGE 15 FOR DETAILS*****

C TRAFFIC COUNTS

Located in the exciting new Heartwood Preserve - this free-standing building is positioned on a large ±1.83-acre lot, just west of N 144th St **where traffic counts exceed 27,980 CPD!** Just south of W Dodge Rd **where traffic counts exceed 120,510 CPD!**

C EXCEPTIONALLY AFFLUENT 2023 DEMOGRAPHICS

2023 Population (5-mi)	248,164
2023 Households (5-mi)	98,822

2023 Average Household Income (1-mi) \$151,187

C LOW UNEMPLOYMENT RATE

According to BLS (November 2023), Nebraska's rate at 2.3% | Omaha-Council Bluffs rate at 2.3% | National unemployment rate at 3.7%

PROPERTY OVERVIEW & RENT ROLL

SITE ADDRESS	105 North 145th Street Omaha, Nebraska 68154
TENANT	Charleston's-Omaha, Inc.
GUARANTOR	Charleston's Restaurant Group, Inc.
GROSS LEASABLE AREA	±7,045 SF
LOT SIZE	±1.83 acres
YEAR BUILT	January 2024
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	15 years (New)
RENTAL INCREASES	10% every 5 years
RENT COMMENCEMENT DATE	January 29, 2024
EXPIRATION DATE	January 31, 2039
OPTIONS	Three 5-Year Renewal Options



RENT ROLL

	TERM	ANNUAL RENT	CAP RATE
Years 1-5	01/29/24 to 01/31/29	\$408,610	6.50%
Years 6-10	02/01/29 to 01/31/34	\$449,471	7.15%
Years 11-15	02/01/34 to 01/31/39	\$494,418	7.87%

7.17% AVG ANNUAL RETURN

RENEWAL OPTIONS

1st Option	02/01/39 to 01/31/44	\$543,874
2nd Option	02/01/44 to 01/31/49	\$598,261
3rd Option	02/01/49 to 01/31/54	\$658,073

TENANT PROFILE

Charleston's is a casual, upbeat restaurant with a modestly priced menu featuring traditional American classics prepared from scratch daily. The atmosphere is warm, cozy, and inviting, utilizing dark woods and gas lighting to create a handsome, casual and comfortable décor.

Menu items include: Queso Dip, Flatbread Pizza, Cream Spinach Artichoke Dip , & Shrimp Cargot, Chicken Club Salad, & Walt's Champagne Chicken Salad, Cheeseburger, Grilled Chicken & Avocado Club, & Famous French Dip, Chicken Enchilada Plate, The Original Chicken Tender Platter, Grilled Pork Chops, Barbecue Baby Back Ribs, Short Smoked Salmon, Tip Sirloin Steak, Hand-Cut Filet, & Hawaiian Ribeye.

Currently, there are 17 Charleston Restaurant locations in Arizona, Indiana, Missouri, Nebraska, Oklahoma & Texas.

<https://charlestons.com/>

OPERATOR BACKGROUND



Since 1986, Hal Smith has created restaurants that heighten the senses through inspired architectural settings, excellent service and cuisines that satisfy all tastes. Hal Smith Restaurants has grown to **over 85 locations in 7 states across the Midwest.**

<https://halsmith.com/>



The first Charleston's Restaurant opened in 1991 in Oklahoma City (17 locations)



El Huevo Mexi-Diner opened in 1991 in Norman, Oklahoma



The first Mahogany Prime opened in 2000 in Tulsa, Oklahoma (4 locations)



The first Louie's Grill & Bar opened in 2003 in Norman, Oklahoma (14 locations)



The first Red Rock Canyon Grill opened in 2007 in Tulsa, Oklahoma (5 locations)



The first Toby Keith's opened in 2005 in Oklahoma City, Oklahoma (2 locations)



The first Upper Crust opened in 2005 in Oklahoma City, Oklahoma (3 locations)



Mama Roja opened in 2009 in Oklahoma City, Oklahoma



The first Pub W opened in 2013 in Norman, Oklahoma (5 locations)



The first Smitty's Garage opened in 2016 in Omaha, Nebraska (20 locations)



The first Neighborhood Jam opened in 2017 in Oklahoma City, Oklahoma (5 locations)



The Winston opened in 2019 in Norman, Oklahoma



Hefner Grill opened in 2020 in Oklahoma City, Oklahoma



Jimmy B's opened in 2020 in Oklahoma City, Oklahoma

ACTUAL SITE PHOTOS

As of January 2024



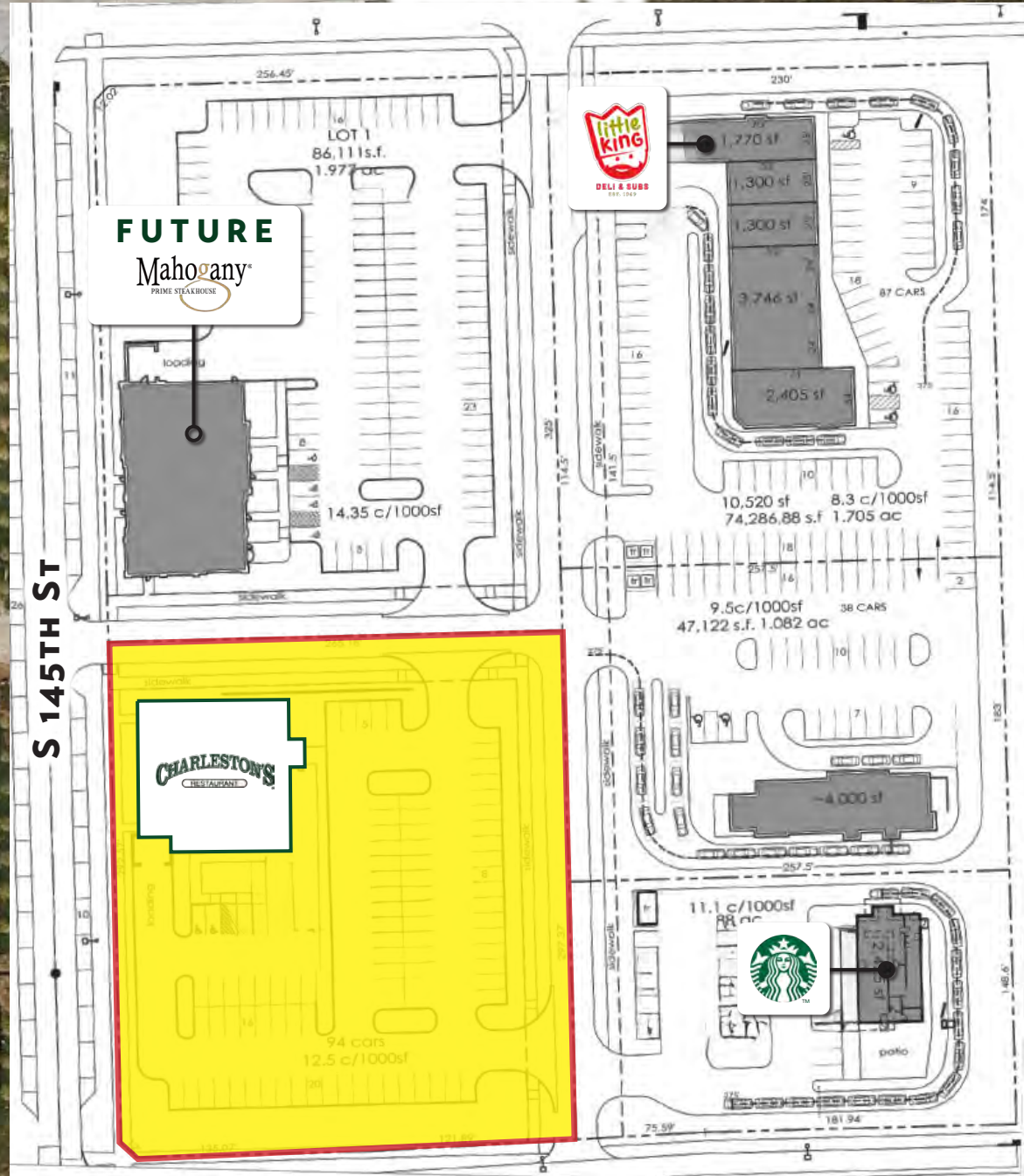
SITE PLAN

LOT SIZE

±1.83 Acres

GLA

±7,045 SF



S 144TH ST
27,980 CPD

CANOPY AVE

NORTHEAST



LINDEN PLACE

- Sirius Computer Solutions
- Regus
- Bankers Trust Company
- Hydromax USA
- Hennessy & Roach PC
- Qualified Plan Advisors
- Commodity Solutions Inc
- Avior Wealth Management LLC
- Ringenberg & Rattner Law LLC
- Greystone
- Swanson Russell
- MarketSphere Consulting
- Suiter Swantz PC LLO
- Ameriprise Financial
- Kerins Hendrickson Wealth Mgmt
- Fortress Wealth Advisors
- Edward Jones
- Voya Financial
- Priority Companies
- Ricoh
- LPL Financial

TENASKA

- Zurich
- Holmes Murphy
- CoBank
- Quantum Workplace

fnbo
fnic

SCOUAR

Morgan Stanley
WELLS FARGO

TRIAGE

BMO

COSTCO WHOLESALE

MENARDS

BETH EL SYNAGOGUE

fnbo

La Petite ACADEMY

Omaha School of MUSIC & DANCE

6

UBT
Union Bank & Trust

W DODGE RD | 120,515 CPD

WEGNER SCHOOL
67 STUDENTS

UNITED STATES POSTAL SERVICE

S 144TH ST | 27,980 CPD

BRANCH ST

FUTURE Mahogany
PRIME STEAKHOUSE

CHARLESTON'S
RESTAURANT

CANOPY AVE

NORTHWEST



W DODGE Rd | 120,515 CPD

BRANCH ST

N 145TH ST

CANOPY AVE



SOUTHEAST

LinkedIn

BOYS TOWN.
Serving Children. Healing Families.
NATIONAL HEADQUARTERS

BOYS TOWN
National Research Hospital

UNITED STATES
POSTAL SERVICE



S 144TH ST | 27,980 CPD

CANOPY AVE

CHARLESTON'S
RESTAURANT

FUTURE
Mahogany
PRIME STEAKHOUSE

N 145TH ST

OMAHA



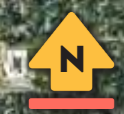
W



SUNNY SLOPE
ELEMENTARY
421 STUDENTS

MORTON
MIDDLE SCHOOL
721 STUDENTS

brakes plus



DODGE
ELEMENTARY
404 STUDENTS



HyVee

crumbl



PICOTTE
ELEMENTARY
309 STUDENTS



MULHALL'S

FAMILY
FARE

JOSLYN
ELEMENTARY
284 STUDENTS



PAPA MURPHY'S

BLONDO ST | 23,137 CPD

GRACE ABBOTT
ELEMENTARY
453 STUDENTS

EZRA MILLARD
ELEMENTARY
475 STUDENTS



ALDRICH
ELEMENTARY
441 STUDENTS

N 156TH ST | 22,219 CPD

N 144TH ST | 27,980 CPD



HyVee

W DODGE RD | 120,515 CPD

BURKE
HIGH SCHOOL
2,180 STUDENTS

WESTROADS MALL
Nebraska's largest shopping center anchored by Von Maur & JCPenney w/ over 120 retailers such as The Container Store, Dick's Sporting Goods, Old Navy, H&M, Five Below, etc.

WESTBROOK
ELEMENTARY
549 STUDENTS

HyVee



ONYX

valmont

KIEWIT
MIDDLE SCHOOL
951 STUDENTS



COLUMBIAN
ELEMENTARY
266 STUDENTS

COTTONWOOD
ELEMENTARY
333 STUDENTS

MILLARD NORTH
HIGH SCHOOL
2,575 STUDENTS

PACIFIC ST | 32,900 CPD



REGENCY SHOPPING CENTER
Upscale shopping and dining experience in the heart of Omaha with key tenants such as Borsheims Fine Jewelry, Anthropologie, Pottery Barn, Williams-Sonoma, Ann Taylor, etc.



WESTSIDE
HIGH SCHOOL
2,039 STUDENTS

ZOOMED OUT



METROPOLITAN
Community College

ELKHORN VALLEY CAMPUS

A single building on a 51-acre site, the EVC is a full-service facility offering classrooms, 4 computer & visual art labs, Library Sciences, Instruction, Student Services, Public Safety, Counseling, a Career Network Center, and Technical Support to staff & students.

ELKHORN GRANDVIEW MIDDLE SCHOOL
586 STUDENTS

ELKHORN NORTH HIGH SCHOOL
879 STUDENTS

HOBBY LOBBY

ELKHORN HIGH SCHOOL
740 STUDENTS

METHODIST
WOMEN'S HOSPITAL
153 BEDS

MANCHESTER ELEMENTARY
543 STUDENTS

PET SMART
ROSS
DRESS FOR LESS
FIVE BELOW
O'Reilly AUTO PARTS
Advance Auto Parts

CHARLESTON'S
RESTAURANT

WEST DODGE STATION ELEMENTARY
505 STUDENTS

SCHEELS
EMPLOYEE OWNED

BEST BUY

VILLAGE POINTE

MILLARD HIGH SCHOOL
2,575 STUDENTS

BOYS & TOWN
Saving Children
100 YEARS

GENESIS CLUB

WESTROADS MALL

BEST BUY

Nebraska
UNIVERSITY OF
Omaha
15,328 STUDENTS

HOBBY LOBBY

DULUTH TRADING

LOWE'S

NFM
Nebraska Furniture Mart

KOHL'S
Michaels
PET SMART

Goodwill

ACE Hardware

HyVee

OAKDALE ELEMENTARY
297 STUDENTS

Oriental Trading
WAREHOUSE

Kellogg's

OMAHA STEAKS
SINCE 1917

pitney bowes

sam's club

Walmart

THE HOME DEPOT

Burlington
TJ-maxx
Baker's
BOOKS
DOLLAR TREE

ALDI
PET SUPPLIES PLUS
JOANN

at home
The Home Décor Superstore

Marshall's
HomeGoods
Party City
The Tile Shop
W

OAK VIEW MALL

An enclosed shopping mall anchored by Dillard's & JCPenney w/ over 80 retail shops such as Torrid, Spencers, Zumiez, rue21, Lids, Kay Jewelers, Finish Line, Lenscrafters, Build-A-Bear Workshop, Buckle, etc.

LIFE TIME

LOWE'S **Walmart**

FAMILY FARE.



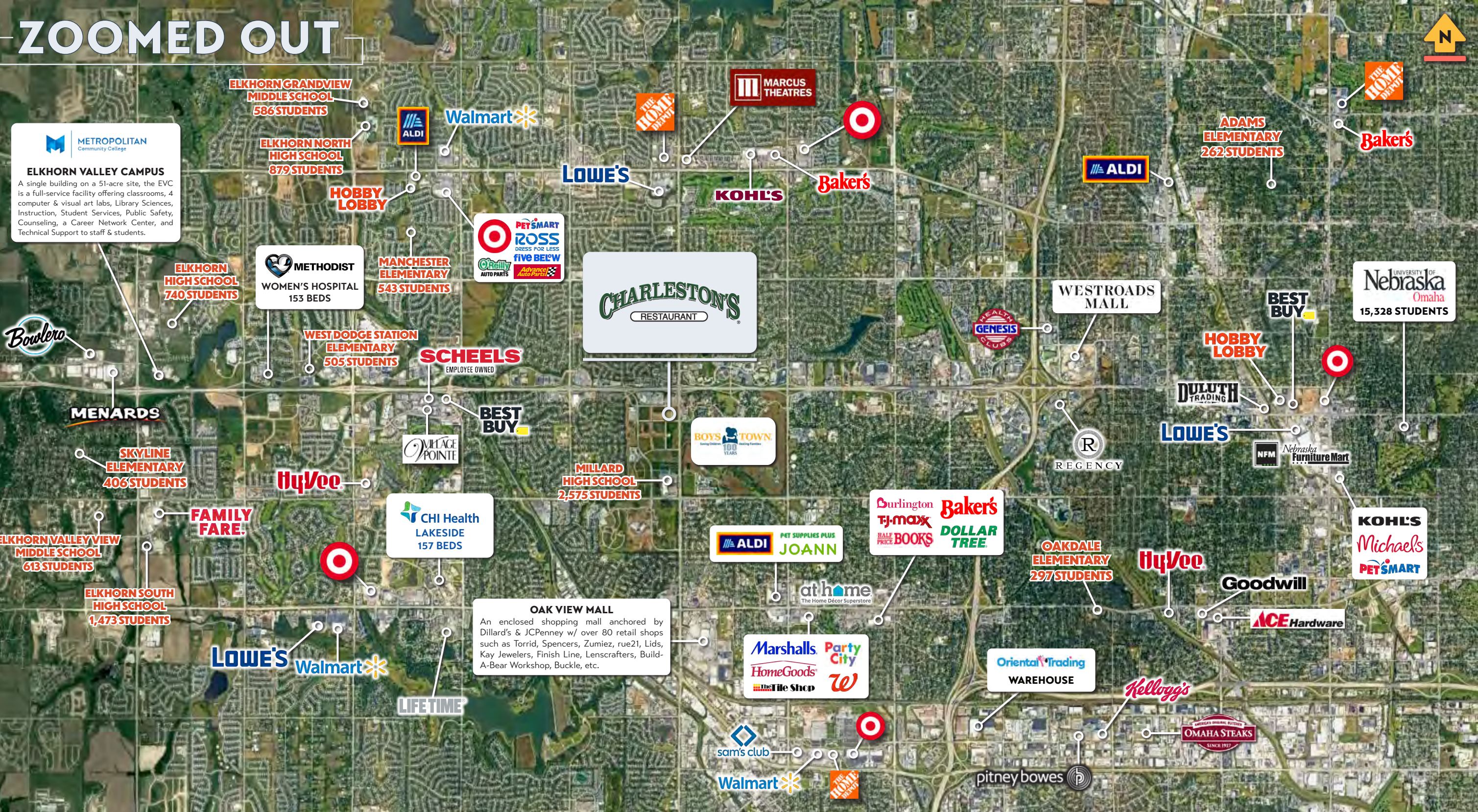
ELKHORN SOUTH HIGH SCHOOL
1,473 STUDENTS

ELKHORN VALLEY VIEW MIDDLE SCHOOL
613 STUDENTS

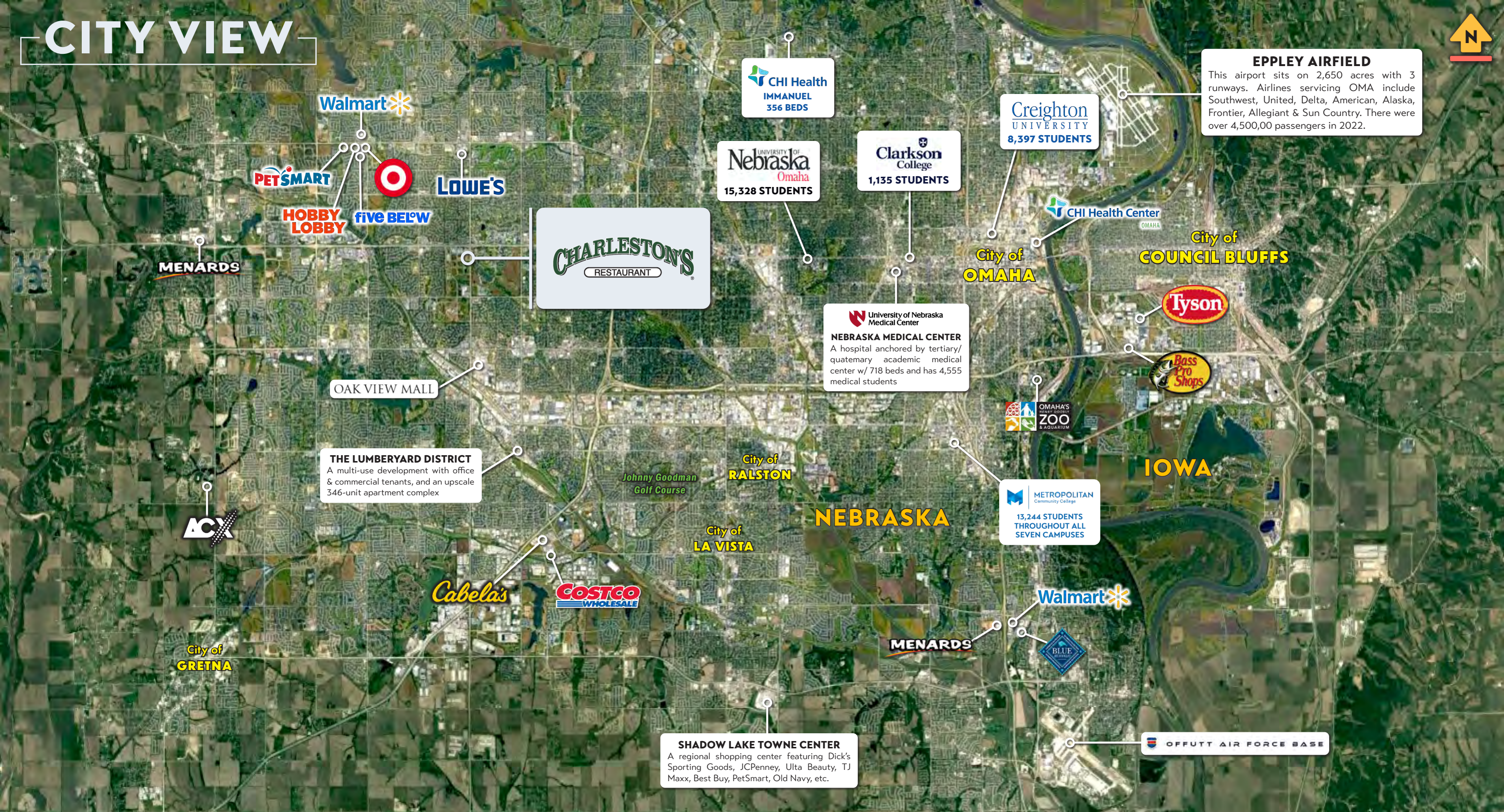
MENARDS

SKYLINE ELEMENTARY
406 STUDENTS

Bowlero



CITY VIEW



Walmart

PETSMART



LOWE'S

HOBBY LOBBY

FIVE BELOW

MENARDS

CHARLESTON'S
RESTAURANT

CHI Health
IMMANUEL
356 BEDS

UNIVERSITY OF
Nebraska
Omaha
15,328 STUDENTS

Clarkson
College
1,135 STUDENTS

Creighton
UNIVERSITY
8,397 STUDENTS

EPPLEY AIRFIELD
This airport sits on 2,650 acres with 3 runways. Airlines servicing OMA include Southwest, United, Delta, American, Alaska, Frontier, Allegiant & Sun Country. There were over 4,500,00 passengers in 2022.

CHI Health Center
OMAHA

City of
OMAHA

City of
COUNCIL BLUFFS

Tyson

Bass Pro Shops

OMAHA'S
HENRY DOORLY
ZOO
& AQUARIUM

IOWA

NEBRASKA

City of
RALSTON

Johnny Goodman
Golf Course

City of
LA VISTA

THE LUMBERYARD DISTRICT
A multi-use development with office & commercial tenants, and an upscale 346-unit apartment complex

OAK VIEW MALL

ACX

City of
GRETNA

Cabela's

COSTCO
WHOLESALE

MENARDS

Walmart



OFFUTT AIR FORCE BASE

SHADOW LAKE TOWNE CENTER
A regional shopping center featuring Dick's Sporting Goods, JCPenney, Ulta Beauty, TJ Maxx, Best Buy, PetSmart, Old Navy, etc.

OMAHA SYNOPSIS

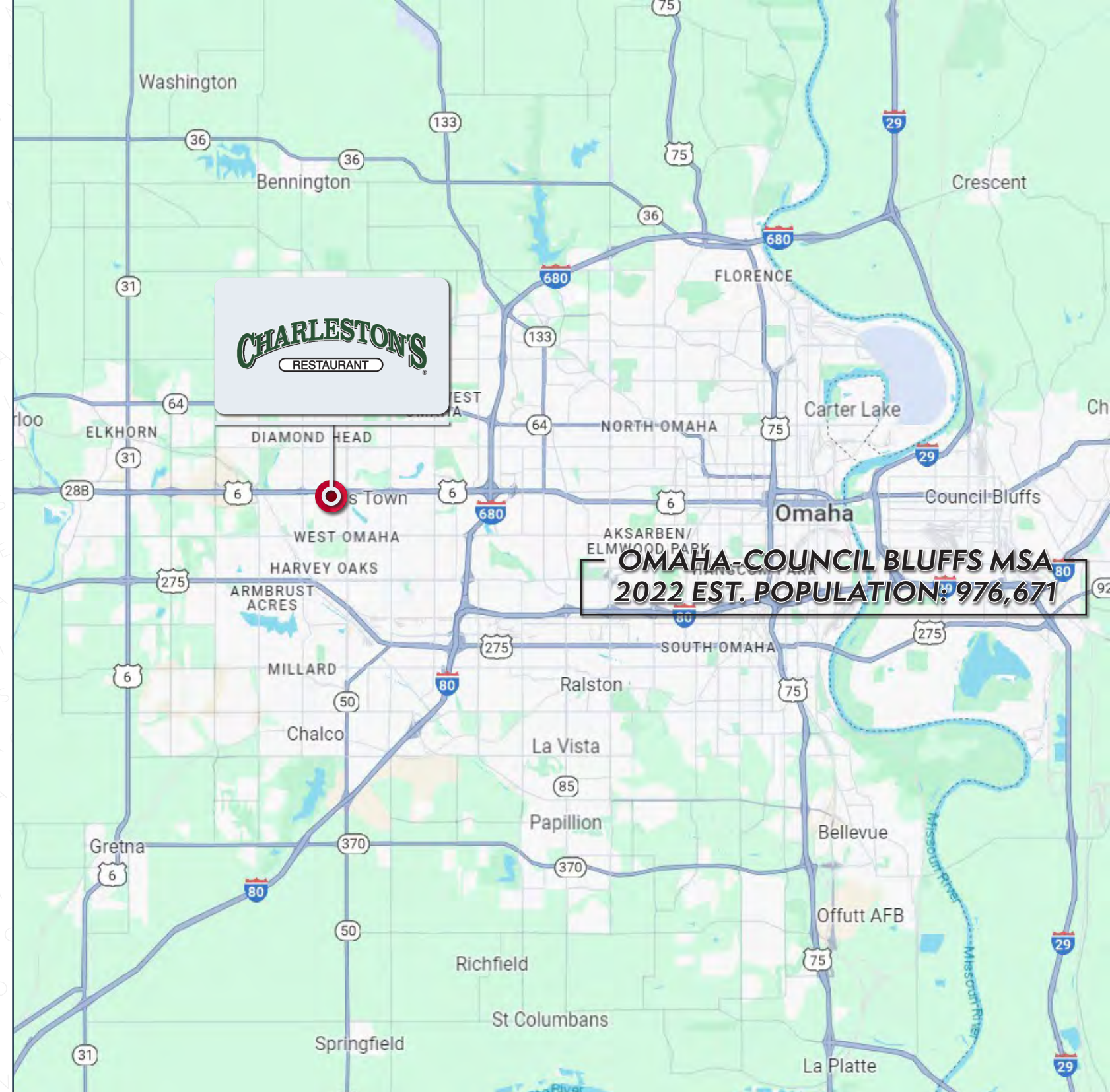
Omaha is the largest city and the county seat of Nebraska's Douglas County. Densely-populated Omaha is the anchor of the eight-county, bi-state Omaha-Council Bluffs metropolitan area. With diversification in several industries, including banking, insurance, telecommunications, architecture/construction, health care, education, and transportation, Omaha's economy has grown dramatically since the early 1990s.

Today, Omaha is the home to the headquarters of four Fortune 500 companies: mega-conglomerate **Berkshire Hathaway** (headed by local investor Warren Buffett, one of the wealthiest people in the world); one of the world's largest construction companies, **Kiewit Corporation**; insurance and financial firm **Mutual of Omaha**; and the United States' largest railroad operator, **Union Pacific Corporation**.

Omaha is also the home to five Fortune 1000 headquarters: **Green Plains Renewable Energy, Intrado, Valmont Industries, and Werner Enterprises**. Also headquartered in Omaha are the following: **First National Bank of Omaha**, the largest privately held bank in the United States; three of the nation's ten largest architecture/engineering firms: **DLR Group, HDR, Inc., & Leo A Daly**; and the **Gallup Organization**, of Gallup Poll fame, and its riverfront Gallup University.

- 2023 DEMOGRAPHICS

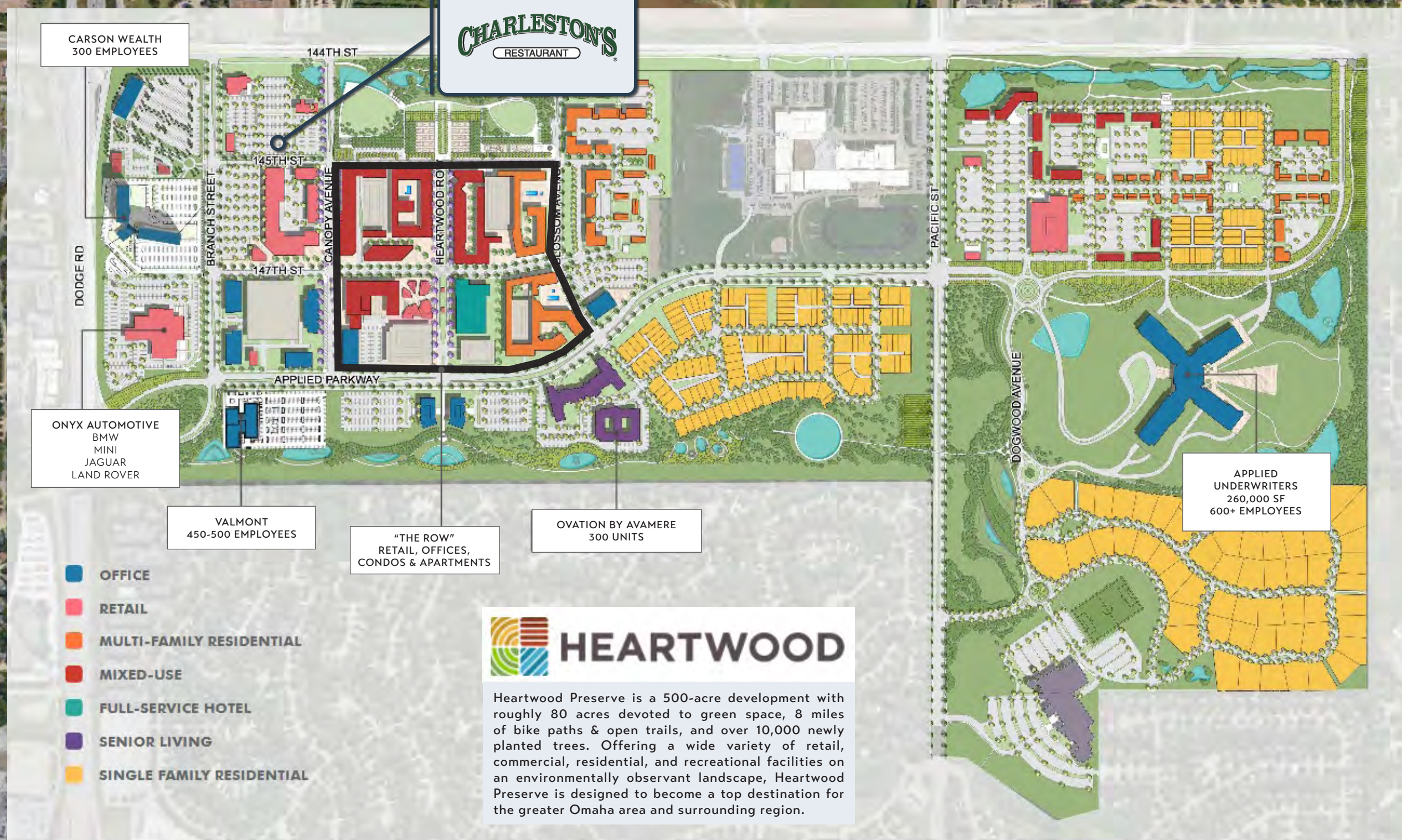
	1-MI	3-MI	5-MI
2023 Population	6,977	95,518	248,164
2028 Projected Population	7,177	99,185	258,331
2023 Households	2,508	38,857	98,822
2028 Projected Households	2,572	40,196	102,411
Labor Population Age 16+	5,408	75,347	192,263
Median Age	37.2	39.1	37.5
Average Household Income	\$151,187	\$138,992	\$142,342





HEARTWOOD







Heartwood Preserve's network of neighborhoods has something for everyone: cottages, villas, apartments, multi-family units, single-family homes, and large-lot estates. All residential options feature pedestrian friendly access to extensive recreational trail systems and parks, among many other outdoor amenities. Every lifestyle and life stage will find a place within Heartwood Preserve.



Heartwood Preserve retail districts will provide an elevated shopping and dining experience. Approximately 500,000 square feet of space will be designed to accommodate a rich variety of stores and restaurants from national chains to independent boutiques. For first-class shopping and dining, choose Heartwood.



Heartwood Preserve will be home to 1.65 million square feet of Class A office space on a single-tenant and multi-tenant for lease or build-to-suit basis. Several of Omaha's premier employers are among these state-of-the-art structures in development, with more to come.



Heartwood Preserve will feature approximately 80-acres of greenway corridors, bike paths, walking trails, and pedestrian sidewalks. These spaces will be well-composed, resilient, and inspiring, relying on the vernacular of Omaha with oak savannahs, woodlands, riparian corridors, and beautiful limestone sitework. The jewel of Heartwood Preserve will be Heartwood Park, a centralized gathering space for events and outdoor activities.

FOR FURTHER DETAILS, VISIT:

Heartwood Preserve <https://heartwoodomaha.com/>

Heartwood Preserve Press Release <https://heartwoodomaha.com/heartwood-preserve-announces-agreement-with-broadmoor-development-co-for-550-class-a-multifamily-homes-on-14-acres-as-omaha-project-exceeds-70-sales-mark/>

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