



STANTON Stanton
OPTICAL
Lincoln, Nebraska

Subject Property

Representative Photos



**New, Long-Term Lease with
3, 5-Year Renewal Options
and 10% Increases**



**Building Renovated in
2019 – New Roof, Electrical,
Plumbing & HVAC**



**Lincoln is Home to University
of Nebraska, and the 2nd
Largest City in the State**



**Signalized Intersection of N.
27th Street & Superior Street
with More Than 47,600 VPD**

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Overview

4320 North 27th Street, Lincoln, NE 68521

Price:	\$1,103,000
Cap Rate:	6.00%
Rentable Square Feet:	2,206
Annual Rent:	\$66,180
Price PSF:	\$500.00
Land Area:	0.56 Acres
Year Built/Renovated:	1996/2019*

*Rebuilt in 2019 with new roof, including warranty, and replacement of electrical, plumbing and HVAC.

Lease Summary

Tenant:	Stanton Optical
Website:	www.StantonOptical.com
Lease Guarantor:	Vision Precision Holdings, LLC
Lease Type:	Modified NNN
Option Periods:	3, 5-Year Options
Rent Increases:	10% Every 5 Years
Roof & Structure:	Landlord**
Commencement:	8/13/2019
Lease Expiration:	8/12/2029

**Roof was recently replaced with 15-year Firestone Red Shield Warranty

Recent Remodel with 15-Year Roof Warranty

- New, Long-Term Lease with Three, Five-Year Renewal Options, Bringing Total Lease Term to 25 Years
- 10 Percent Rent Increases Every Five Years Throughout Base Term and Option Periods
- 2019 Remodel Includes Replacement of Electrical, Plumbing and HVAC
- Roof was Replaced with 15-Year Firestone Red Shield Warranty
- 2.5 Miles from the University of Nebraska-Lincoln East Campus, and Four Miles from the Main Campus, with a total Enrollment of 25,820 Students and Nearly 1,400 Academic Staff

Rent Schedule

Base Term	Annual	Rent PSF	Cap Rate
Lease Years 1–5:	\$66,180	\$30.00	6.00%
Lease Years 6 –10:	\$72,798	\$33.00	6.60%

Option Periods	Annual	Rent PSF	Cap Rate
Option 1, Years 11 –15:	\$80,078	\$36.30	7.26%
Option 2, Years 16 –20:	\$88,086	\$39.93	7.99%
Option 3, Years 21 –25:	\$96,910	\$43.93	8.79%



Busy Retail Corridor

- Located at the Signalized Intersection of North 27th Street and Superior Street with a Combined Traffic Count of More Than 47,600 Vehicles Daily
- Surrounding National Retailers Include Walmart Supercenter, The Home Depot, Sam's Club, Anytime Fitness, PetSmart, Dollar Tree, AutoZone, Applebee's, McDonald's, Sonic, Verizon and Many More
- Population Nearly 170,000 in Five Miles of Subject Property
- 52 Miles Southwest of Omaha, the Largest City in the State

Surrounding Area

- 2.5 Miles from the University of Nebraska-Lincoln East Campus, and Four Miles from the Main Campus, with a Total Enrollment of 25,820 Students and Nearly 1,400 Academic Staff
- Three Miles from Nebraska Wesleyan University with a Total Enrollment of 2,100 Students and 300 Faculty and Staff
- Four Miles from Downtown Lincoln
- Five Miles from the Lincoln Airport, the Second Largest Airport in the State, and Nebraska Air and Army National Guard's Joint Force Headquarters

Lincoln, Nebraska | State Capital

- Lincoln is the Capital City of Nebraska, and the Second Largest City in the State
- Lincoln was Ranked Third on Lonely Planet's "Best in the U.S.," Destinations to See in 2017 List
- Tourist Attractions Include the Sunken Gardens, Basketball Games at Pinnacle Bank Arena, the Lincoln Children's Zoo, the Dairy Store at UNL's East Campus, and Much More
- Nebraska Ranks Among the Top 100 Best Places to Live in America





Since opening its first store in Mishawaka, Indiana in 2007, Stanton Optical has provided exceptional customer service and thousands of stylish frames at competitive and affordable prices. Their affiliated doctor network in-store also provides complete eye exams including a vision health check for a full-service experience. Stanton Optical's knowledgeable team walks you through the process every step of the way to ensure you leave with the right frames at the best price possible. You can even get your glasses the same day based on your prescription at select locations.

They understand getting new glasses can be a long, stressful process. That's why Stanton Optical provides you with a personalized, guided experience to make it quick and easy. Their optical lab utilizes the latest technology and computer automated machinery, and skilled lab technicians cut, polish, and grind lenses to customize every pair. Once the lenses are assembled and mounted into the frames, the glasses get a quality assurance check before being delivered to the store and ready for customer pick-up. Plus, they design their own frames and work directly with eyewear manufacturers, so they can pass significant savings on to you.

The Stanton Optical team of optical professionals are dedicated to helping you find your perfect fit. For added convenience, they are continually expanding their locations.

www.StantonOptical.com





www.MyEyelab.com

My Eye Lab is a leader in the optical industry in ocular telehealth by leveraging proprietary innovative software technology to provide patients with a state-of-the-art eye exam that is safe, reliable, and affordable. My Eye Lab designs their own frames and work directly with eyewear manufacturers passing significant savings onto customers. The subject property is franchised by Now Optics d/b/a My Eye Lab.

In response to COVID-19, My Eye Lab is now only offering telehealth eye exams. In partnership with the Physicians Eyecare Group, select locations across the nation will offer patients the opportunity to receive eye care through telemedicine. Due to the Coronavirus, extra safety measures will be taken at each store.



www.NowOptics.com

Now Optics and its banner brands Stanton Optical and My Eye Lab were founded in 2006. The company's first two stores opened shortly thereafter. Now Optics, formerly known as Vision Precision Holdings, is a leader in the eye health industry. Its retail brands, My Eye Lab and Stanton Optical, are amongst the nation's fastest growing, full-service retail optical centers.

The company continues to expand its retail footprint with 200 corporate and franchise locations in 25 states while delivering affordable eye care services. The company consistently ranks among the top 15 largest optical retailers in the country by Vision Monday.



Now Optics Company Timeline

www.NowOptics.com/Our-Journey

2006

Daniel Stanton and Marco Musa developed the company, Vision Precision Holdings.

2007

- First two retail stores opened in Mishawaka, Indiana, and Dayton, Ohio, with 16 employees.

2008

- First retail store opened in California.
- Stanton Optical appointment-based website launched.

2009

- Corporate headquarters and distribution center opened in Florida.
- Retail stores debuted in Nebraska, Wisconsin, and Texas.

2013

- First My Eyelab retail stores opened in Florida.
- My Eyelab appointment-based website launched.

2014

- Vision Precision Holdings ranked in the Top 20 Optical Retailers by Vision Monday.
- Retail stores opened in New Mexico.

2015

- Retail stores debuted in South Carolina.
- Stanton Optical named to the Inc. 5000 America's fastest-growing private companies #1,923 with 205% revenue growth.



2016

- Franchise business debuted.
- Ocular telehealth exams launched in Coral Springs, Florida.
- Company celebrated 10th Anniversary.
- Business support center opens in Nicaragua.

2017

- FrameGenie, a virtual eyeglass try-on concept, launched online and via mobile.
- Retail stores debuted in Idaho, Mississippi, and Oregon.

2018

- 100 retail store locations opened; company milestone.
- Retail stores debuted in Louisiana and Washington.
- Developed and launched proprietary, retail store POS system.

2019

- Company renamed to Now Optics from Vision Precision Holdings.
- Recognized by Vision Monday as the 12th largest optical retailers in the country.
- Retail store count increases to 180 Stanton Optical and My Eyelab locations.
- First drive-through retail store pickup debut.
- Company's 13th Anniversary.

2020

Now Optics affiliate locations administer over 1 million telehealth eye exams nationwide.

22,000 Daily



North 27th Street

25,600 Daily



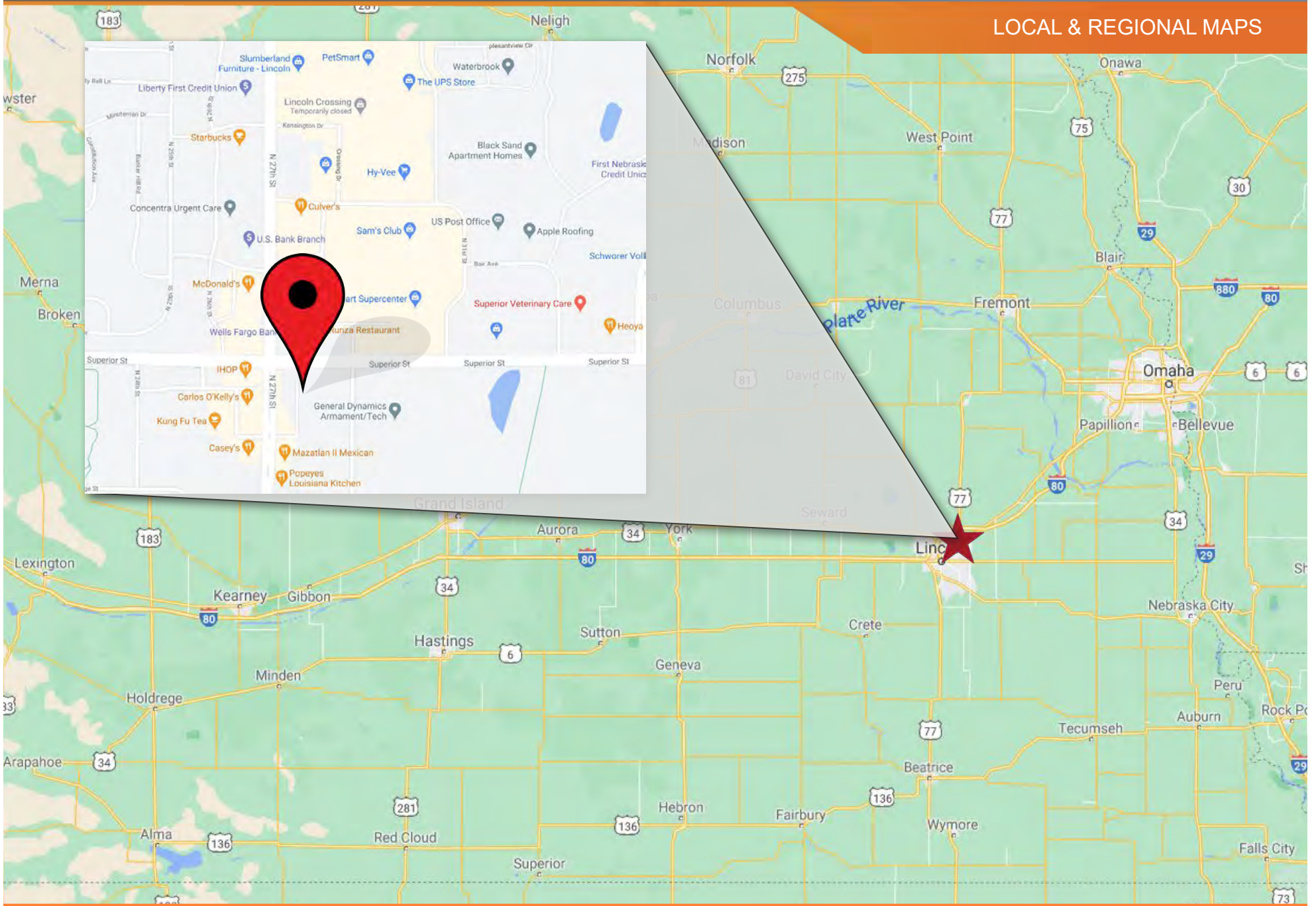
26,000 Daily



Superior Street

Cornhusker Highway

LOCAL & REGIONAL MAPS



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	9,105	77,850	155,580
2020 Population	10,358	85,829	169,366
2025 Population	11,112	90,199	176,811
2020 Male Population	4,963	43,380	85,206
2020 Female Population	5,395	42,450	84,160
2020 Median Age	33.1	27.2	30.2

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
American Indian, Eskimo	0.6%	1.1%	1.1%
Asian	13.9%	7.7%	6.1%
Black	4.7%	5.8%	5.5%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
White	73.4%	76.2%	78.8%
Other	3.5%	4.4%	4.2%
Multi-Race	3.8%	4.7%	4.2%
Hispanic Ethnicity	7.0%	10.1%	9.7%
Not of Hispanic Ethnicity	93.0%	89.9%	90.3%

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2010 Avg Household Income	\$53,835	\$48,065	\$51,013
2020 Avg Household Income	\$66,296	\$58,666	\$62,563
2025 Avg Household Income	\$77,667	\$69,250	\$73,998
2010 Med. Household Income	\$42,955	\$36,665	\$38,418
2020 Med. Household Income	\$56,046	\$46,550	\$48,142
2025 Med. Household Income	\$68,960	\$53,911	\$56,742
2010 Per Capita Income	\$22,658	\$19,009	\$21,554
2020 Per Capita Income	\$28,229	\$23,226	\$26,602
2025 Per Capita Income	\$33,347	\$27,434	\$31,559

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 Households	3,829	28,939	63,609
2020 Households	4,408	32,339	70,139
2025 Households	4,769	34,324	73,801



Click to View in
Google Maps

Or in Google
Street View



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WOLFE-LIPSKY RETAIL GROUP

The Wolfe-Lipsky Retail Group of Marcus & Millichap specializes in the sale of single-tenant properties and shopping centers and has successfully assisted clients in selling 571 separate commercial properties with a market value exceeding \$1.65 billion. Having closed sales in more than 40 states, our track record is evidence that we are one of the premier brokerage teams in the United States.

With our experience and background in various fields such as law and finance, we have proved to be invaluable to our clients, earning their trust and exceeding their expectations while best assisting them in their real estate transactions.

For more about the Wolfe-Lipsky Retail Group or to view all of our available listings, visit www.WolfeRetailGroup.com



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About Marcus & Millichap

With nearly 2,000 investment professionals located throughout the U.S. and Canada, Marcus & Millichap (NYSE: MMI) is a leading specialist in commercial real estate investment sales, financing, research and advisory services. The firm closed more than 9,400 transactions in 2018 with a value of approximately \$46.3 billion.

Marcus & Millichap has been a pioneer in the real estate investment industry and has established a reputation for maximizing value for its clients while fostering long-term relationships built on integrity, trust and service. The company has perfected a powerful system for marketing properties that combines investment specialization, local market expertise, the industry's most comprehensive research, state-of-the-art technology, and relationships with the largest pool of qualified investors. Marcus & Millichap also offers clients access to the most competitive real estate financing through Marcus & Millichap Capital Corporation (MMCC), which maintains relationships with the industry's leading national, regional and local lenders.

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