
TEXAS
ROADHOUSE
1250 QUAKER LANE | WARWICK, RI
OFFERED
FOR SALE
$3,084,000
5.35% CAP
TEXAS roadhouse
CONFIDENTIAL OFFERING MEMORANDUM
Atlantic
CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to exclusively offer for sale a Texas Roadhouse ground lease at 1250 Quaker Lane in Warwick, Rhode Island. Continuously operated since 2008, the property benefits from nearly 20 years of established operating history. Demonstrating its long-term commitment, Texas Roadhouse recently executed a new 15-year corporate Absolute NNN ground lease commencing November 1, 2026, featuring zero landlord responsibilities, 10% rent increases every five years, and three additional five-year renewal options.

Recent capital investment and interior renovations further demonstrate the tenant's commitment to the location. The property sits adjacent to Chick-fil-A and directly in front of the recently renovated Showcase Cinemas complex. Nearby Starbucks and Chipotle locations reportedly rank among Rhode Island's highest-performing units, reinforcing the strength of the surrounding retail environment.

Positioned along Quaker Lane (27,400 VPD), the property benefits from one of Rhode Island's premier retail corridors, with convenient access to I-95, Route 4, and the greater Providence MSA. The surrounding three-mile trade area includes 45,512 residents with average household incomes of $105,865. Established operating history, continued tenant reinvestment, and a new long-term corporate lease combine to create a compelling passive investment opportunity.

RENT SCHEDULE	YEAR	RENT
Current Term	1-5	$165,000
Current Term	6-10	$181,500
Current Term	11-15	$199,650
1st Option	16-20	$219,615
2nd Option	21-25	$241,577
3rd Option	26-30	$265,734

NOI	$165,000
CAP RATE	5.35%
LISTING PRICE	$3,084,000

ASSET SNAPSHOT

Tenant	Texas Roadhouse
Address	1250 Quaker Lane, Warwick, RI
Signator/Guarantor	Corporate
Building Size	7,364 SF
Land Size	2.36 Acres
Year Built/Remodeled	2008/2026
Lease Type	Abs. NNN Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	11/1/2026
Lease Expiration Date	10/31/2041
Term Remaining	15 Years
Rent Escalations	10% increases every 5 years including options
NOI	$165,000



45,512
PEOPLE
IN 3 MILE RADIUS

$105,865
AHHI IN
3 MILE RADIUS

27,400
VPD ON
QUAKER LANE

INVESTMENT HIGHLIGHTS

NEARLY 20 YEARS OF ESTABLISHED OPERATING HISTORY

Texas Roadhouse has operated at this location since 2008 | Nearly two decades of demonstrated commitment to the trade area | Recently executed a brand-new 15-year lease.

NEW 15-YEAR CORPORATE ABSOLUTE NNN GROUND LEASE

Lease through October 2041 | Zero landlord responsibilities | Three additional five-year renewal options | 10% rent increases every five years.

AFFLUENT DEMOGRAPHICS AND STRONG REGIONAL CONSUMER BASE

45,512 residents with $105,865 AHHI within 3 miles | 114,017 residents with $101,494 AHHI within 5 miles | Draws from affluent neighboring East Greenwich and the greater Providence-Warwick MSA.

TENANT CAPITAL INVESTMENT

Recent reinvestment complements the tenant's new long-term lease commitment.

WARWICK - RHODE ISLAND'S PREMIER REGIONAL RETAIL CORRIDOR

Established regional shopping and dining destination | Direct access to I-95 and Route 4 | 27,400 VPD on Quaker Lane and 25,700 VPD on Division Street.

EXCEPTIONAL IMMEDIATE RETAIL SYNERGY

Immediately adjacent to Chick-fil-A | Directly in front of Showcase Cinemas, renovated in 2022 | Shadowed by Starbucks and Chipotle locations reportedly among Rhode Island's highest-performing units.

CORPORATE LEASE TO A NATIONAL RESTAURANT LEADER

Texas Roadhouse (NASDAQ: TXRH) | $5.878B in 2025 revenue | 832 restaurants systemwide | $8.4M+ systemwide average unit volume.

Atlantic CAPITAL PARTNERS™

SITE PLAN



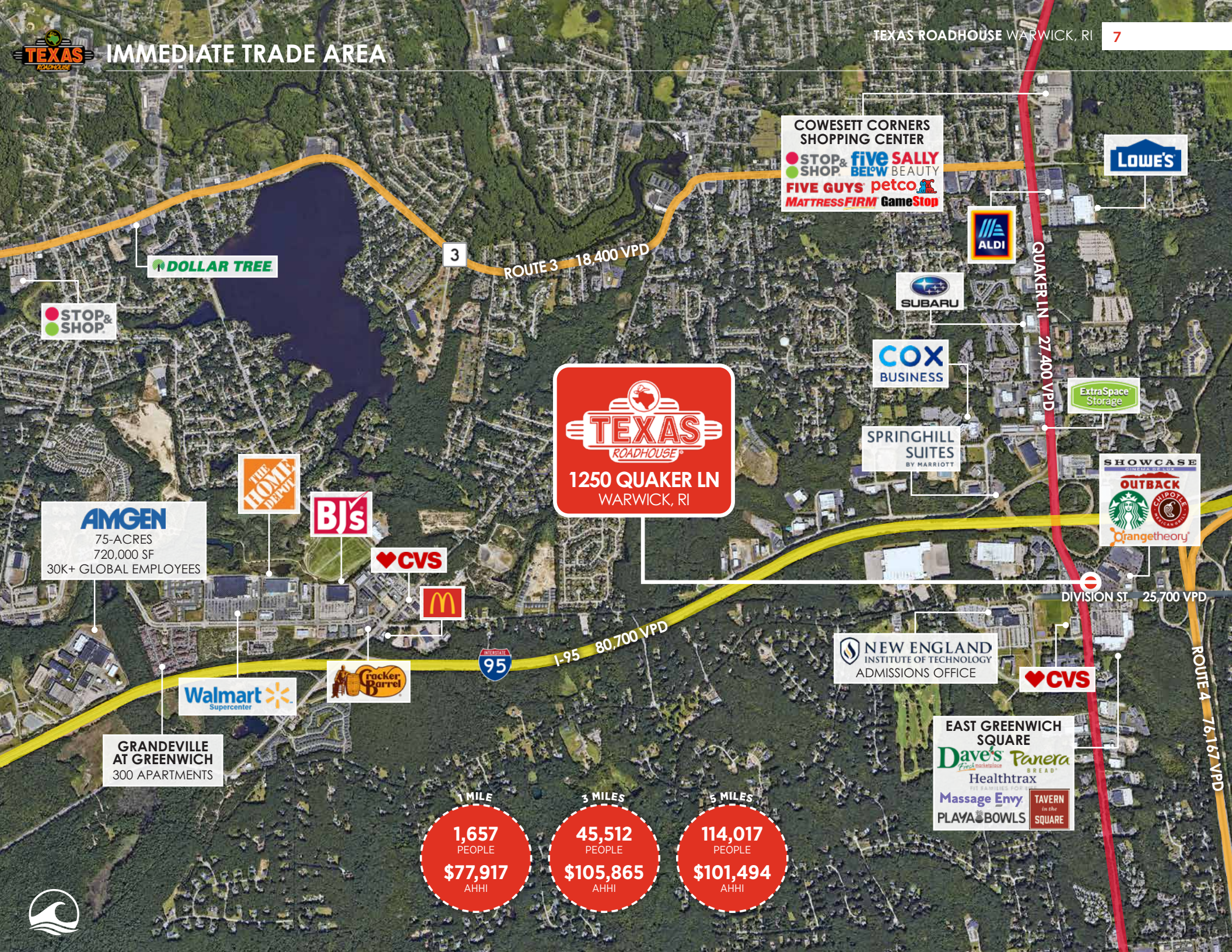
SOUTHWEST AERIAL



NORTH AERIAL

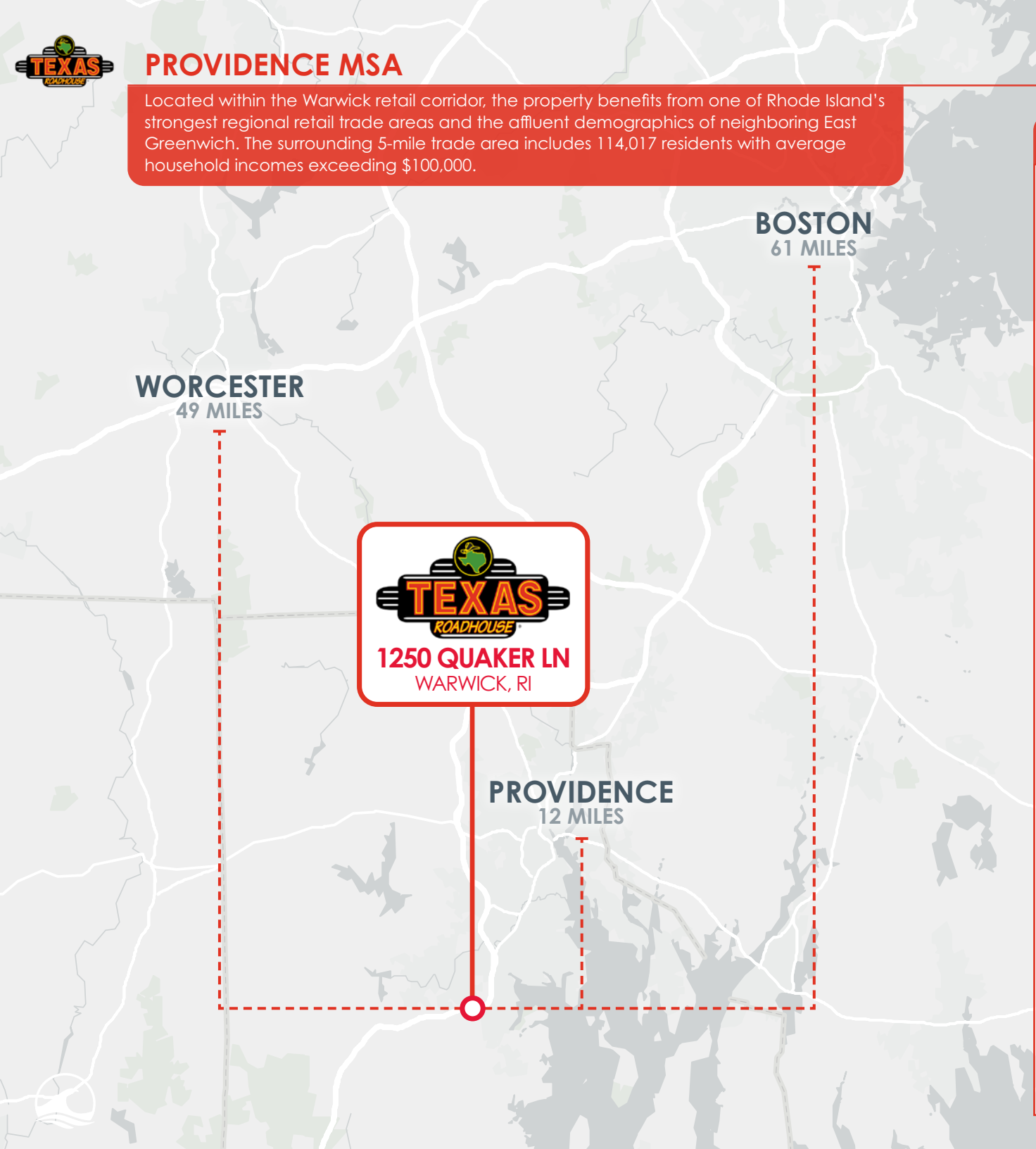


IMMEDIATE TRADE AREA



PROVIDENCE MSA

Located within the Warwick retail corridor, the property benefits from one of Rhode Island's strongest regional retail trade areas and the affluent demographics of neighboring East Greenwich. The surrounding 5-mile trade area includes 114,017 residents with average household incomes exceeding $100,000.



WARWICK, RI

Warwick serves as one of Rhode Island's most significant regional retail destinations, drawing consumers from throughout Kent County and the greater Providence metropolitan area. Its established retail corridors feature a substantial concentration of national retailers, restaurants, entertainment venues and major employment centers, supporting consistent consumer activity throughout the trade area.

The Texas Roadhouse property occupies a prominent position along Quaker Lane near its intersection with Division Street, immediately adjacent to Chick-fil-A and directly in front of the Showcase Cinemas complex, renovated in 2022. The surrounding retail environment includes Starbucks, Chipotle, East Greenwich Square and numerous other national retail and restaurant operators. The property's nearly 20-year operating history and newly executed 15-year lease reinforce the long-term appeal of this established location.

The property also benefits from affluent surrounding communities, including neighboring East Greenwich, with average household incomes exceeding $100,000 within both three and five miles. Convenient access to I-95, Route 4, T.F. Green International Airport and the broader Providence-Warwick MSA provides strong regional connectivity and supports Warwick's position as a leading retail and restaurant destination.

114,017
RESIDENTS

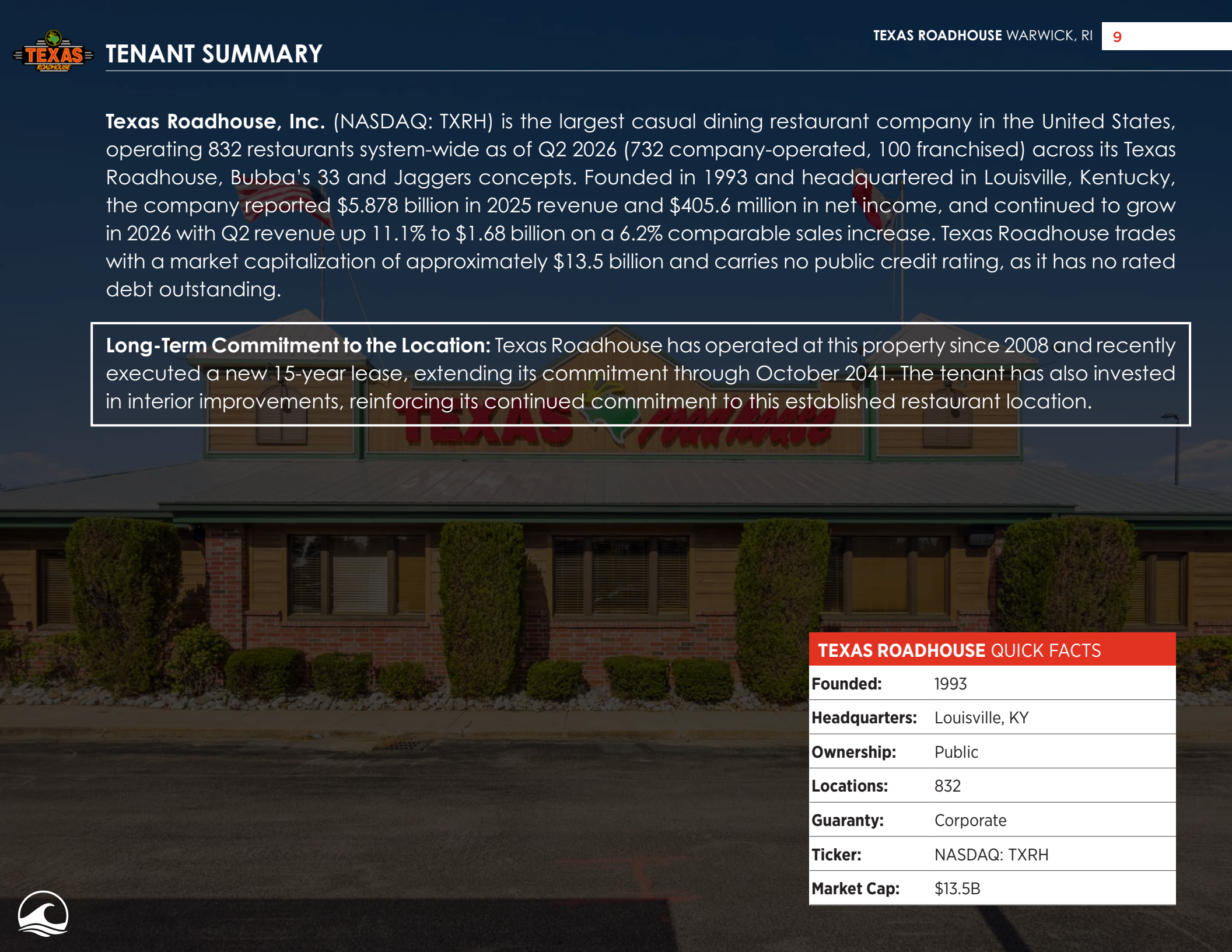
$100K
AHHI

T.F. GREEN
5.5 MILES

TENANT SUMMARY

Texas Roadhouse, Inc. (NASDAQ: TXRH) is the largest casual dining restaurant company in the United States, operating 832 restaurants system-wide as of Q2 2026 (732 company-operated, 100 franchised) across its Texas Roadhouse, Bubba's 33 and Jaggers concepts. Founded in 1993 and headquartered in Louisville, Kentucky, the company reported $5.878 billion in 2025 revenue and $405.6 million in net income, and continued to grow in 2026 with Q2 revenue up 11.1% to $1.68 billion on a 6.2% comparable sales increase. Texas Roadhouse trades with a market capitalization of approximately $13.5 billion and carries no public credit rating, as it has no rated debt outstanding.

Long-Term Commitment to the Location: Texas Roadhouse has operated at this property since 2008 and recently executed a new 15-year lease, extending its commitment through October 2041. The tenant has also invested in interior improvements, reinforcing its continued commitment to this established restaurant location.



TEXAS ROADHOUSE QUICK FACTS	
Founded:	1993
Headquarters:	Louisville, KY
Ownership:	Public
Locations:	832
Guaranty:	Corporate
Ticker:	NASDAQ: TXRH
Market Cap:	$13.5B

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Exclusively Offered By

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