



**TACO BELL**

3887 WASHINGTON RD | MCMURRAY, PA 15317

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# TENANT OVERVIEW

TACO BELL | MCMURRAY, PA





Taco Bell is an American chain of fast food restaurants based in Irvine, California and a subsidiary of Yum! Brands, Inc. The restaurants serve a variety of Mexican and Tex-Mex foods that include tacos, burritos, quesadillas, and nachos.

**Charter Foods, Inc.**, is a YUM Brands franchisee, located in Morristown, Tennessee. Operating ~300 locations in 12 states, Charter Foods offers the Taco Bell, Long John Silver, Kentucky Fried Chicken and A& W stores throughout the south and Northeast regions of the United States. They are one of the fastest growing YUM Brands franchisees in the country.

## TACO BELL CORPORATE OVERVIEW

TENANT TRADE NAME:	Taco Bell
PARENT COMPANY:	YUM! Brands
TENANT OWNERSHIP STATUS:	Public
BOARD/SYMBOL:	NYSE/YUM
LOCATIONS:	7,000+
WEBSITE:	<a href="http://www.tacobell.com">www.tacobell.com</a>





# FINANCIAL OVERVIEW

TACO BELL | MCMURRAY, PA





**LIST PRICE**  
**\$1,584,000**



**CAP RATE**  
**5.00%**



**TOTAL NOI**  
**\$79,200**

## PROPERTY HIGHLIGHTS

### ZERO LANDLORD RESPONSIBILITIES

This is a NNN ground lease offering zero landlord responsibilities or expenses

### LONG-TERM LEASE

There are 20 years remaining in the initial lease term with one, four year option to renew

### CHARTER FOODS GUARANTEE

The lease is guaranteed by Charter Foods Inc., a YUM Brands franchisee and one of the fastest growing YUM Brands franchisees in the country

### AFFLUENT MARKET

Taco Bell is situated in affluent markets with the average household income exceeding \$145,000 within 1 mile of the site

### RENTAL INCREASES

There are 10% rental increases every 5 years in the base term of the lease and the option period to renew

### MAIN RETAIL CORRIDOR

Main retail location surrounded by countless national retailers including Walgreens, Giant, Eagle, TJ Maxx, Chipotle and Starbucks to name a few

### DENSE DEMOGRAPHICS

Densely populated area with 4,421 people within 1 mile, 29,538 people within 3 miles and 84,469 people within 5 miles

### 25,000 VEHICLES PER DAY

Situated on Washington Road with traffic counts exceeding 25,000 vehicles per day

## FINANCIAL OVERVIEW



**PRICE:** **\$1,584,000**

**CAP RATE:** **5.00%**

**YEAR BUILT:** 2015

**BUILDING SQUARE FOOTAGE:** 2,800

**LOT SIZE:** 0.5 Acres

**TYPE OF OWNERSHIP:** Ground Lease

**TENANT:** Charter Foods North LLC\*

**LEASE GUARANTOR:** Franchise

**LEASE TYPE:** NNN

**ROOF AND STRUCTURE:** Tenant Responsible

**INITIAL LEASE TERM:** 25 Years

**LEASE COMMENCEMENT:** 5/1/2015

**LEASE EXPIRATION:** 4/30/2040

**TERM REMAINING ON LEASE:** 20 Years

**INCREASES:** 10% Every 5 Years and in Option

**OPTIONS:** 1x4 Years  
4 months notice

### PROPERTY ADDRESS:

3887 WASHINGTON RD | MCMURRAY, PA 15317

### ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL	MONTHLY
Current - 4/30/2025	\$79,200.00	\$6,600.00
5/1/2025-4/30/2030	\$87,120.00	\$7,260.00
5/1/2030-4/30/2035	\$95,832.00	\$7,986.00
5/1/2035-4/30/2040	\$105,416.04	\$8,784.67
Option 1	\$115,957.60	\$9,663.13

**CURRENT RENT:** **\$79,200.00**

\*Charter Foods, Inc., is a YUM Brands franchisee, located in Morristown, Tennessee. Operating in 12 states, they offer the Taco Bell, Long John Silver, Kentucky Fried Chicken and A&W stores throughout the south and Northeast regions of the United States. They are one of the fastest growing YUM Brands franchisees in the country.



## INVESTMENT OVERVIEW

**CBRE IS PLEASED TO EXCLUSIVELY PRESENT FOR SALE** this Taco Bell property located on Washington Road in Pennsylvania. Taco Bell signed a new 25 year lease at this location in 2015 and currently has 20 years remaining in the base term of the lease with four, five year options to renew. There are 10% rental increases every 5 years throughout the lease and in the option periods. The subject property also boasts a triple net ground lease with zero landlord responsibilities or expenses making it an easy asset to own from anywhere. The lease is guaranteed by Charter Foods Inc., a YUM Brands franchisee, operating ~300 locations in 12 states, and one of the fastest growing YUM Brands franchisees in the country.

Taco Bell is situated on Washington Road in McMurray, Pennsylvania and has excellent access and visibility for the 25,000+ vehicles traveling by daily. There are 4,409 people within 1 mile of the site, 30,093 people within 3 miles and 90,650 people within 5 miles. The population has increased in the 1, 3 and 5 mile rings over the last 5 years and is projected to continue through 2021. This is also an affluent market with the average household income over \$145,000 within 1 mile of the site and over \$130,000 within 3 miles. Surrounding national retailers including Walgreens, Giant Eagle, TJ Maxx, Chipotle and Starbucks to name a few. McMurray is located in Peters Township, Washington County, Pennsylvania and is part of the Pittsburgh MSA.





# PROPERTY SUMMARY

TACO BELL | MCMURRAY, PA





## PROPERTY PHOTOS





## LOCAL MAP



## REGIONAL MAP

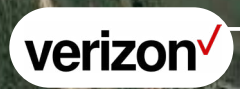
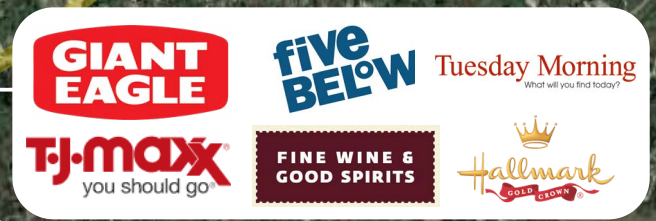






MCMURRAY RD - 14,773 V.P.D.

WASHINGTON RD - 25,670 V.P.D.





## SUBJECT AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2010 POPULATION	4,204	28,042	85,239
2019 POPULATION	4,409	30,093	90,650
PROJECTED POPULATION (2024)	4,507	31,123	92,756
HISTORICAL ANNUAL GROWTH			
2010-2019	0.52%	0.77%	0.67%
PROJECTED ANNUAL GROWTH			
2019-2024	0.44%	0.68%	0.46%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	1,560	10,920	33,419
2019 HOUSEHOLDS	1,658	11,856	35,733
PROJECTED HOUSEHOLDS (2024)	1,700	12,318	36,631
HISTORICAL ANNUAL GROWTH			
2010-2019	0.66%	0.89%	0.73%
PROJECTED ANNUAL GROWTH			
2019-2024	0.50%	0.77%	0.50%
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2019 AVERAGE	\$145,003	\$130,795	\$121,424
2019 MEDIAN	\$114,438	\$101,330	\$91,599

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
WHITE POPULATION	93.6%	93.4%	92.1%
AFRICAN AMERICAN POPULATION	0.8%	1.5%	2.0%
ASIAN POPULATION	3.6%	3.0%	3.7%
PACIFIC ISLANDER POPULATION	0.2%	0.1%	0.1%
AMERICAN INDIAN AND ALASKA NATIVE	0.0%	0.0%	0.0%
OTHER RACE POPULATION	0.6%	0.5%	0.5%
TWO OR MORE RACES POPULATION	1.2%	1.5%	1.6%

HISPANIC OR LATINO POPULATION BY ORIGIN	1 MILE	3 MILES	5 MILES
HISPANIC OR LATINO	2.6%	2.1%	2.0%
WHITE NON-HISPANIC	92.0%	92.1%	90.8%

2019 AGE BY GENDER	1 MILE	3 MILES	5 MILES
MEDIAN AGE			
MALE/FEMALE	46.8/49.5	45.6/48.2	43.8/46.4

## TRAFFIC COUNTS

WASHINGTON RD	MCMURRAY RD
25,670	14,773

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