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6310 53RD AVE EAST | BRADENTON, FL

**PRICE: \$2,275,000 | CAP: 5.90%**

INVESTMENT OFFERING



## TACO BELL / LONG JOHN SILVER'S

## EXECUTIVE SUMMARY

**PRICE:** **\$2,275,000**

**CAP:** **5.90%**

**NOI:** **\$133,817**

**LOCATION:** 6310 53rd Ave East  
Bradenton, Florida

**LEASE TYPE:** Absolute NNN

**LEASE EXPIRATION:** January 8th, 2023

**LESSEE:** Coastal QSR, LLC

**GUARANTOR:** Coastal QSR  
One of the Largest FL Operators

**OPTIONS:** (2) 10-Year Options

**INCREASES:** 1.75% Annually

**LAND SIZE:** ±3.70 Acres

**BUILDING SIZE:** ±2,958 Square Feet

**ROFR:** None



TACO BELL // LONG JOHN SILVER'S | BRADENTON, FL



## Investment Highlights

- Located along 53rd Ave - Bradenton's primary retail corridor.
- Close access to I-75 and frontage along a high traffic area with traffic counts above 50,000 vpd.
- Situated in front of Manatee Technical College and Braden River High School
- Major Retailers in the area include: Walmart, Lowes, CVS, Mc Donalds, Chick-Fil-A, Starbuck's, Dunkin Donuts, Dairy Queen, Jimmy John's, Zaxby's and multiple national chain hotels in close proximity.
- Absolute NNN - Zero Landlord Responsibilities
- 3.25 years remaining on initial term
- Guarantee: One of Florida's Largest Operators - Coastal QSR, LLC
- NOI \$133,814.40
- Dual Concept Drive-Thru Property

**Retail Investment Group is pleased to be the exclusive listing agent for Taco Bell/Long John Silver's dual concept restaurant in Bradenton, Florida.** This property has an absolute NNN lease that will expire on January 8, 2023. It has (2) 10-year options with 1.75% increases annually. There are 3+ years remaining on the initial term. The property guarantor is Coastal QSR, LLC - one of the largest Florida operators. The building was built in 2008 and has a dual concept drive-thru. The property structure is  $\pm 2,958$  square feet and sits on  $\pm 3.70$  acres of land. The property is located on Bradenton's primary retail corridor and nearby Manatee Technical College and Braden River High School.







OVERSIZED  
3.7 ACRE PARCEL

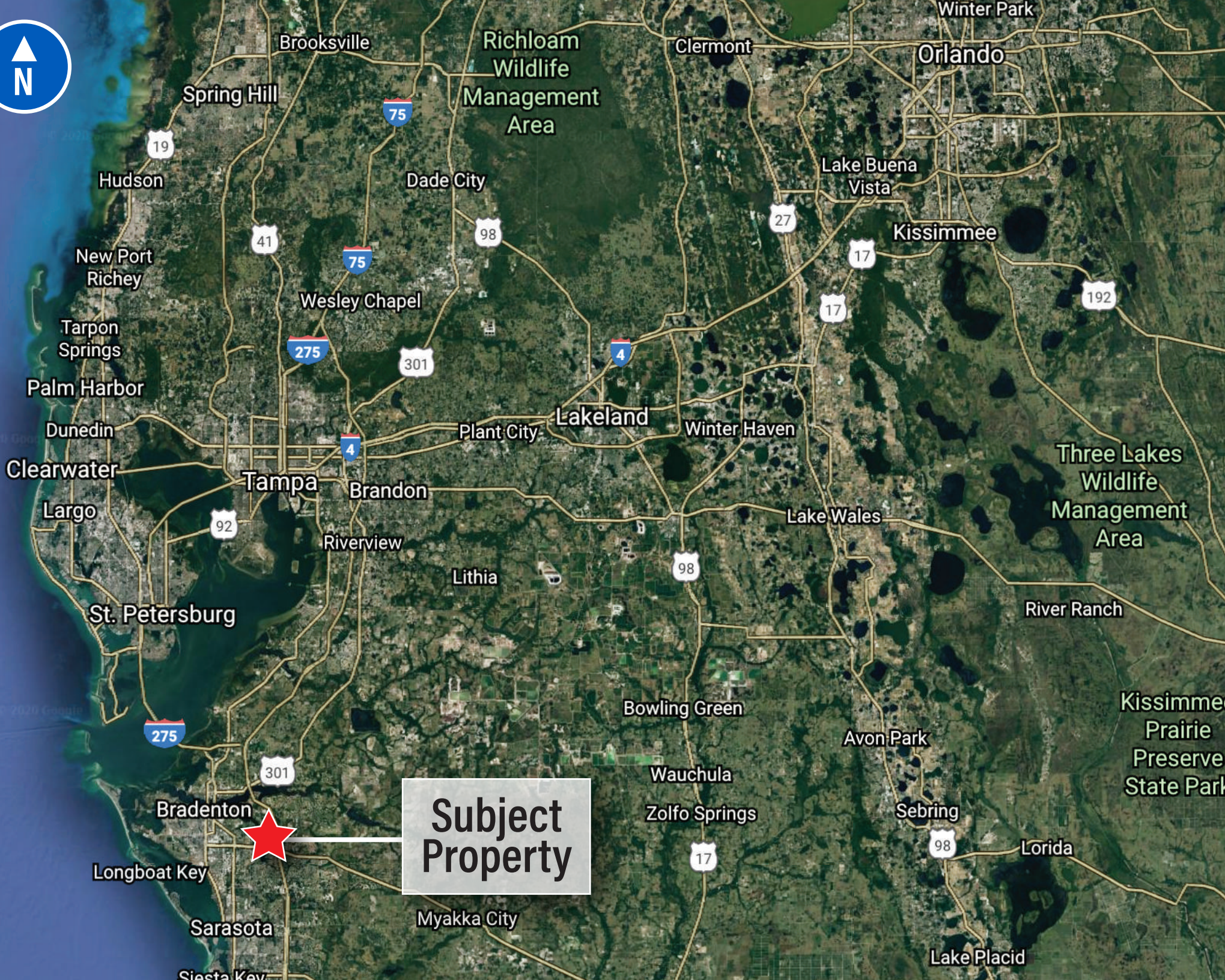
EXCELLENT FRONTAGE  
ALONG 53RD AVENUE



# AERIAL MAP







**Subject  
Property**



# ABOUT BRADENTON, FL



Explore Bradenton's Old Florida history and visit its museums, parks and preserves to pass the time. Experience Robinson Preserve, DeSoto National Memorial Park, the Cortez fishing village and the Manatee Village Historical Park. A collection of restored, historical buildings from Manatee County's pioneer past, the historical park includes a courthouse, one-room schoolhouse, farmhouse, general store, boat shop, steam engine and a Florida cowboy bunkhouse. Bradenton's rich culture is fun to see and learn about.

The vibrant downtown, the RiverWalk and the Village of Arts – a working artists community are not to be missed. The RiverWalk is a 1.5-mile stretch of land lying between the Green and DeSoto bridges along the bank of the Manatee River. This is the perfect spot to walk, fish, skate or play beach volleyball.

Home to the Bradenton Marauders, locals and visitors can catch a game with the Pittsburgh Pirate affiliates. River Run is also one of the most popular municipal golf courses for those looking to play a round. Plus, Bradenton is a short drive from such Gulf shores as Anna Maria Island, Holmes Beach and Bradenton Beach.



# ABOUT THE **TENANT**

## **Taco Bell**

*Taco Bell is the nation's leading Mexican-inspired quick service restaurant (QSR) brand. They serve made-to-order and customized tacos and burritos, among other craveable choices, and are the first QSR restaurant to offer American Vegetarian Association (AVA)-certified menu items. Taco Bell and more than 350 franchise organizations operate nearly 6,500 restaurants across the United States that proudly serve about 40 million customers every week. From tacos and burritos to Crunchwrap Supremes, Baja Blasts and Nacho Fries, there is an array of menu items made to satisfy at a low-cost price point.*

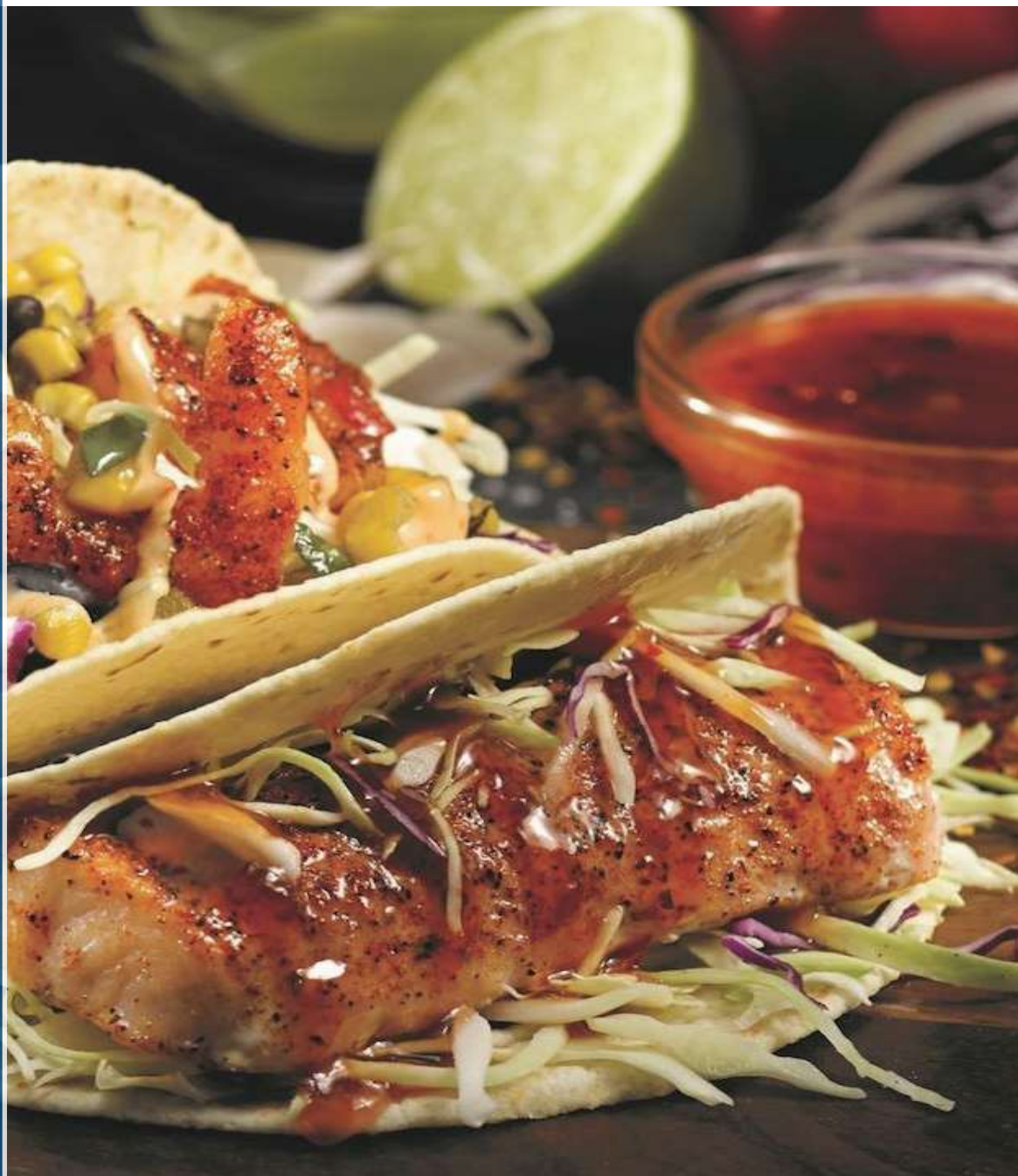
*It all began in 1954 when Glen Bell started Bell's Drive-In and Taco Tia in the San Bernadino area. It wasn't until 1964 that "Taco Bell" became official with its first restaurant in Torrance, California. Since then, the Taco Bell Foundation has also been created and donated millions of dollars to at-risk teens.*

## **Long John Silver's**

*In 1969 the first Long John Silver's was opened in Lexington, Kentucky. Long John Silver's grew to a fleet of 1,000+ restaurants by 1979. Long John Silver's treats every moment as an opportunity to celebrate food from the sea.*

*The company has always believed its unique seafood experience should be accessible to all. Their love of the sea goes much deeper than their love for seafood. They work to serve oceans as faithfully as they serve their customers. Long John Silver's and its employees work hard to responsibly source real seafood straight from the ocean. LJS works with partners who share their vision of fishing smarter with less environmental impact.*

*Long John Silver's has the classic fried fish and chips seafood lovers enjoy along with other grilled seafood options like salmon and shrimp. With ±1,132 locations across the country, delicious, fresh and affordable cod, Alaska pollock, clams and more are never far out of reach.*





# ADDITIONAL PHOTOS



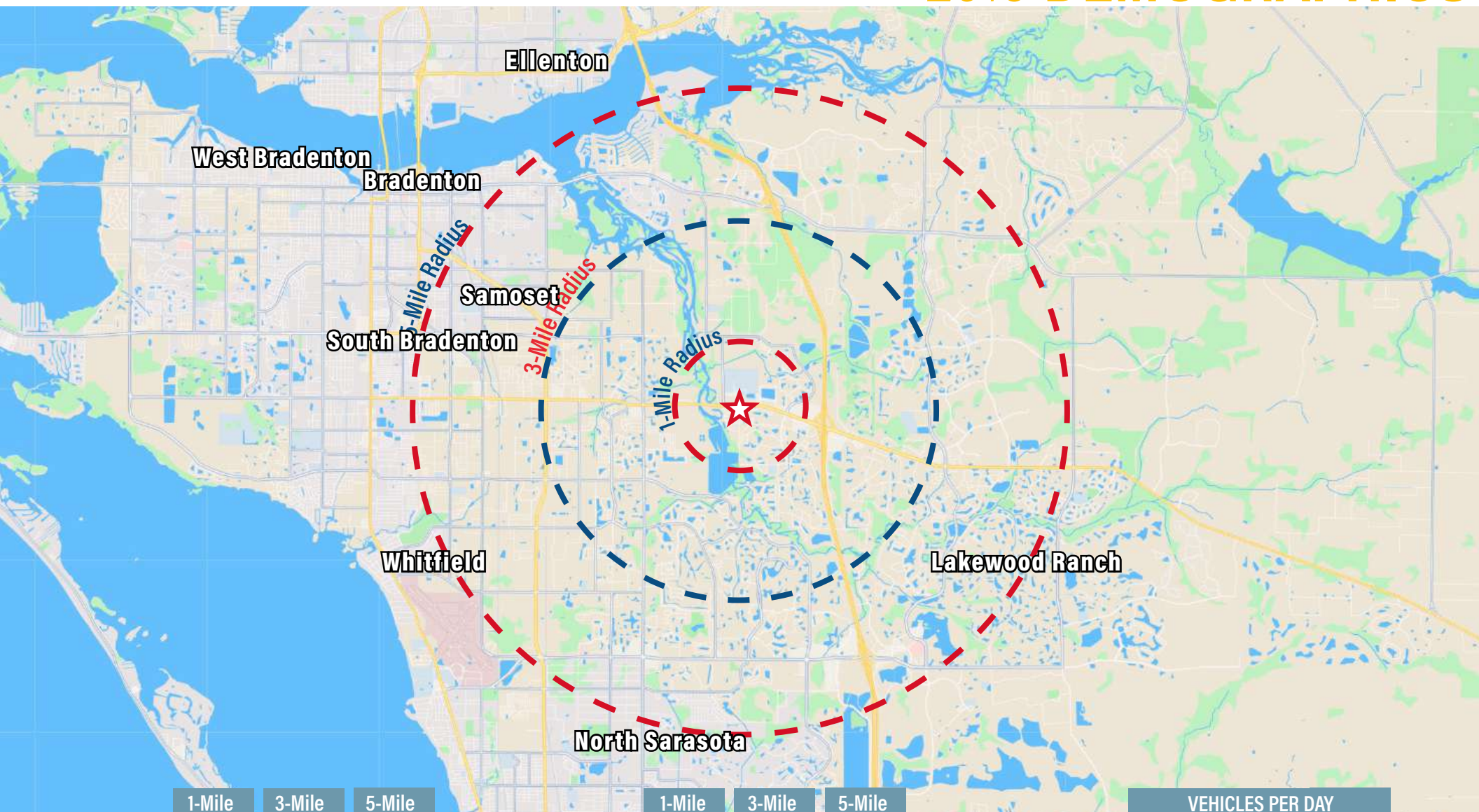


# ADDITIONAL PHOTOS





# 2019 DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		VEHICLES PER DAY
2010 Population	3,401	32,617	109,894	2010 Households	1,646	13,974	45,292	53rd Avenue:	±1,146/VPD
2020 Population	4,279	40,351	137,300	2019 Households	2,030	16,966	56,177	I-75:	±42,079/VPD
2025 Population	4,796	45,137	153,492	2024 Households	2,259	18,848	62,462		



# Confidentiality & Disclaimer

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Retail Investment Group and it should not be made available to any other person or entity without the written consent of Retail Investment Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Retail Investment Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The

information contained herein is not a substitute for a thorough due diligence investigation.

Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Retail Investment Group has not verified, and will not verify, any of the information contained herein, nor has Retail Investment Group conducted any investigation regarding these matters and makes no warranty

or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.**

***If you have no interest in the Property, please return this Investment Offering Memorandum to Retail Investment Group, LLC.***

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# NNN

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