



8311 Harford Rd | Parkville, MD 21234

\$1,250,000 | 5.25% CAP



Information shown is reported to be from reliable sources. No representation is made to the accuracy thereof and is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.

125 Newtown Rd, Suite 300  
Plainview, NY 11803  
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Representative Photo



## INVESTMENT SUMMARY

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### FINANCIAL INFORMATION

Lease Expiration	2033
Annual Rent	\$66,000
Increases	10% Every 5 Years (Next increase in 2023)
Options	Four @ Five Years
Building Size	2,500SF
Lot Size	.64 Acres
Lease Type	NNN
Franchise	BLT Cantina LLC (Summerwood Corp)
Price	\$1,250,000   5.25% CAP

### INVESTMENT HIGHLIGHTS

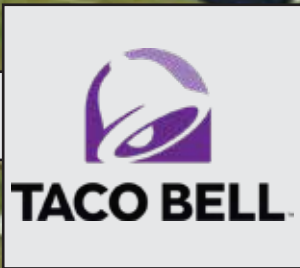
- Low annual rent
- Taco Bell came to this location in 2013 writing a new 20 year lease
- Strong demographics with over 15,000 people in a 1 mile radius
- Located on the corner of Hartford Rd and Parktowne Rd
- Neighboring retailers include Autozone, Royal Farms, Chipotle, Panda Express, Giant Food and many more



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PROPERTY AERIAL

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PARKTOWNE RD



HARFORD RD - 23,502 VPD



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NEIGHBORHOOD AERIAL

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Parkville High School

HARFORD RD - 23,502 VPD



Villa Cresta Elementary School



Parkville Middle School



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## DEMOGRAPHICS

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POPULATION:	1 MILE	3 MILE	5 MILE
2010 POPULATION	16,915	150,310	356,255
2020 POPULATION	16,537	143,848	342,558
2024 POPULATION PROJECTION	16,369	141,274	336,168
ANNUAL GROWTH 2010-2019	-0.20%	-0.40%	-0.40%
ANNUAL GROWTH 2020-2024	-0.20%	-0.40%	-0.40%
2020 POPULATION BY RACE:			
WHITE	12,953	78,403	170,241
BLACK	2,500	53,007	144,746
AMERICAN INDIAN/ALASKAN NATIVE	61	434	1,134
ASIAN	625	8,318	18,036
HAWAIIAN & PACIFIC ISLANDER	15	70	177
TWO OR MORE RACES	382	3,617	8,224
HISPANIC ORIGIN	706	6,122	14,53
U.S. ARMED FORCES:			
HOUSEHOLDS:			
2010 HOUSEHOLDS	7,037	62,767	141,010
2020 HOUSEHOLDS	6,891	59,900	135,476
2024 HOUSEHOLD PROJECTION	6,825	58,804	132,940
ANNUAL GROWTH 2010-2019	-0.30%	-0.20%	-0.10%
ANNUAL GROWTH 2020-2024	-0.20%	-0.40%	-0.40%
OWNER OCCUPIED	5,246	37,297	85,504
RENTER OCCUPIED	1,645	22,603	49,972
AVG HOUSEHOLD INCOME	\$87,332	\$85,844	\$87,450
MEDIAN HOUSEHOLD INCOME	\$71,522	\$68,681	\$67,637

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## PROPERTY PHOTOS

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## TENANT INFORMATION

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Taco Bell is an American chain of fast food restaurants based out of Irvine, California and a subsidiary of Yum! Brands, Inc. The restaurants serve a variety of Tex-Mex foods that include tacos, burritos, quesadillas, nachos, novelty and specialty items, and a variety of "value menu" items. As of 2018, Taco Bell serves more than 2 billion customers each year at 7,000 restaurants, more than 80 percent of which are owned and operated by independent franchisees and licensees.

Taco Bell was founded by Glen Bell, an entrepreneur who first opened a hot dog stand called Bell's Drive-In in San Bernardino, California in 1948. Bell watched long lines of customers at a Mexican restaurant called the Mitla Cafe, located across the street, which became famous among residents for its hard-shelled tacos. Bell attempted to reverse-engineer the recipe, and eventually the owners allowed him to see how the tacos were made. He took what he had learned and opened a new stand under the name of Taco-Tia in late 1951 or early 1952, which sold tacos.

Eventually over the years, Bell owned and operated a number of El Taco restaurants in southern California. Bell would sell the El Tacos to his partner and built the first Taco Bell in Downey in 1962. The first Taco Bell franchise opened in Torrance in 1964, and by 1967, the company was growing rapidly, opening its 100th restaurant in the same year. PepsiCo purchased Taco Bell in 1978, and later spun off its restaurants division as Tricon Global Restaurants, which later changed its name to Yum! Brands



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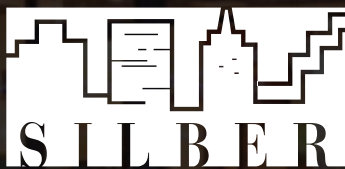




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FOR MORE INFORMATION



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