

NEW CONSTRUCTION DRIVE-THRU QSR

Absolute NNN Investment Opportunity



116 W. REA Road

WAUCHULA FLORIDA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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Qualifying Broker: John Artope, SRS Real Estate Partners-Southeast LLC | FL License No. BK3172617

PROPERTY PHOTO



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Asking Price	\$2,050,000
Cap Rate	3.75%
Net Operating Income	\$76,800

PROPERTY SPECIFICATIONS

Property Address	116 W. REA Road Wauchula, Florida 33873
Rentable Area	2,180 SF
Land Area	1.18 AC
Year Built	2020
Tenant	Luihn Vantedge, Inc.
Franchisee	150+ Unit Operator
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	18+ Years
Increases	\$2,400 Every 5 Years
Options	2 (5-Year)
Rent Commencement	May 23, 2020
Lease Expiration	May 31, 2040

RENT ROLL & INVESTMENT HIGHLIGHTS



TENANT NAME	SF	Lease Term				Rental Rates		
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
Luihn Vantedge, Inc.	2,180	May 23, 2020	May 31, 2040	Current	-	\$6,400	\$76,800	2 (5-Year)
				May 2025	3.13%	\$6,600	\$79,200	\$2,400 Rental Increases at Beg. of Each Option Period
				May 2030	3.03%	\$6,800	\$81,600	
				May 2035	2.94%	\$7,000	\$84,000	

18+ Years Remaining | Annual Rental Increases | Strong Operator (150+ Units) | Reputable Restaurant Brand

- The tenant, Luihn Vantedge, Inc., recently signed a new 20-year lease in May 2020, demonstrating their long-term commitment to the site
- The lease features \$2,400 rental increases every 5 years throughout the initial term and option periods, steadily growing NOI and hedging against inflation
- Luihn Vantedge Partners is a successful franchiser of Yum! Brands restaurants, and operates over 150 restaurants in 5 states
- Taco Bell and their 350 franchise organizations operate more than 7,100 restaurants and serve more than 40 million customers each week in the U.S.

Absolute NNN | Leased Fee Ownership | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, and insurance
- No landlord responsibilities
- Management free investment opportunity in a state with no state income tax

Located Along U.S. Highway 17 | Drive-Thru Equipped | Across from Walmart Supercenter

- The property is strategically located at the signalized, hard corner intersection of W REA Road, and U.S. Highway 17, a major north/south retail thoroughfare averaging 19,000 vehicles passing by daily
- Equipped with a drive-thru, providing ease/convenience for customers
- On average, stores with drive-thrus receive higher sales than those without
- The property is located across the street from a Walmart Supercenter
- Other nearby national/credit tenants include CVS, Winn-Dixie, Ace Hardware, Tractor Supply Co., and more
- Surrounding tenant synergy increases consumer draw to the overall trade area and promotes crossover shopping to the site

Demographics in 5-Mile Trade Area

- More than 17,900 residents and 5,800 employees support the trade area
- \$54,622 average household income

PROPERTY OVERVIEW



Location



Wauchula, Florida
Hardee County

Parking



There are approximately 27 parking spaces on the owned parcel.
The parking ratio is approximately 12.39 stalls per 1,000 SF of leasable area.

Access



W REA Rd: 2 Access Points

Parcel



Parcel Number: 33-33-25-0000-05190-0000
Acres: 1.18
Square Feet: 51,401

Traffic Counts



U.S. Highway 17: 19,000 Vehicles Per Day

Construction



Year Built: 2020

Improvements



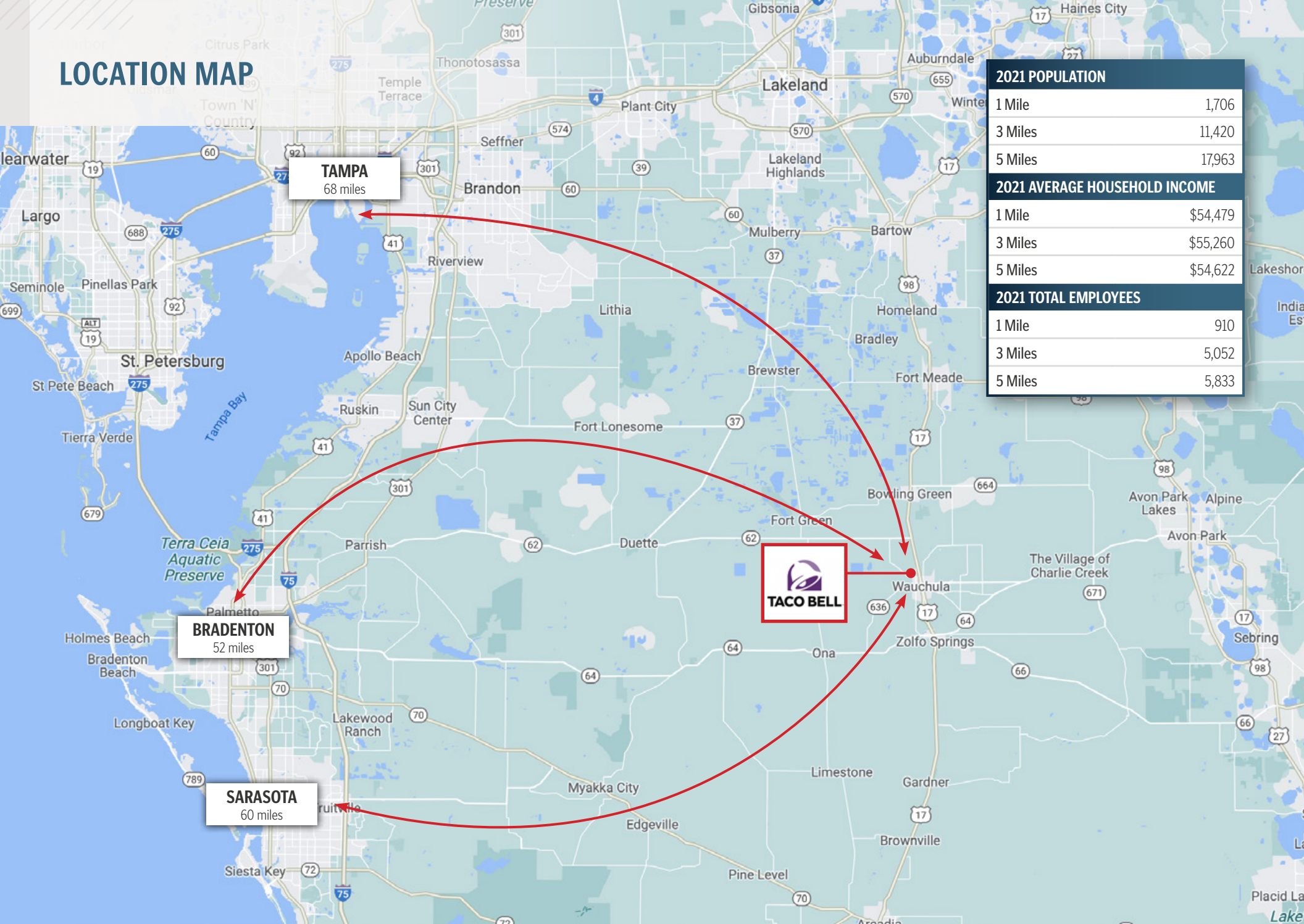
There is approximately 2,1850 SF of existing building area

Zoning



Commercial

LOCATION MAP



AERIAL OVERVIEW







W REA RD



19,000
VEHICLES PER DAY



U.S. HIGHWAY 17



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2021 Estimated Population	1,706	11,420	17,963
2026 Projected Population	1,740	11,578	18,223
2021-2026 Annual Rate	0.40%	0.28%	0.29%
2021 Median Age	30.2	32.3	32.9
HOUSEHOLDS & GROWTH			
2021 Estimated Households	457	3,602	5,593
2026 Projected Households	464	3,650	5,669
Projected Annual Growth 2021 to 2026	0.30%	0.27%	0.27%
INCOME			
2021 Estimated Average Household Income	\$54,479	\$55,260	\$54,622
2021 Estimated Median Household Income	\$42,959	\$41,491	\$42,346
DAYTIME POPULATION			
2021 Estimated Total Businesses	74	497	595
2021 Estimated Total Employees	910	5,052	5,833



BRAND PROFILE



TACO BELL

tacobell.com

Company Type: Subsidiary

Locations: 7,100+

Parent: Yum! Brands

2020 Employees: 38,000

2020 Revenue: \$5.65 Billion

2020 Net Income: \$904.00 Million

2020 Assets: \$5.85 Billion

Credit Rating: S&P: BB

Taco Bell Corp., a subsidiary of Yum! Brands, Inc. (NYSE: YUM), is the world's leading Mexican-inspired quick-service restaurant brand. Taco Bell serves made-to-order and customizable tacos and burritos and other specialties with bold flavors, quality ingredients, breakthrough value, and best-in-class customer service to over 46 million customers weekly across the globe. Globally, Taco Bell and its franchisees operate more than 7,100 restaurants, including more than 600 restaurants across 30 countries outside of the U.S. The company was founded in 1962 and is headquartered in Irvine, California.



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1.7K+

RETAIL
TRANSACTIONS
company-wide
in 2020

500+

NET LEASE
PROPERTIES SOLD
in 2020

\$1.9B

NET LEASE
TRANSACTION VALUE
in 2020

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