**Representative Photo** 

# **INVESTMENT OFFERING**

2880 Bell St, Harlan, KY 40831

#### Taco Bell Investment Sale Located in Harlan, KY

#### **INVESTMENT HIGHLIGHTS**

• Leased to a subsidiary of the largest Taco Bell Operator in the country,

Tacala, with 300+ units under management

- Long Term absolute NNN lease which expires in 25 years
- Leased is guaranteed by Tacala Tennessee Corp. operator of 83 units
- Rent increases 1.5% annually throughout the base term and the option periods
- Healthy Rent/Sales Ratio, inquire with Broker
- Site was scraped and rebuilt at tenant's cost in 2017
- This property is part of a larger portfolio for sale, inquire with Broker



#### **ASKING RATE:** \$1,783,671

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**CAP RATE:** 4.25%



**LEASE EXPIRATION:** 12/31/47



**NOI:** \$75,806



BUILDING SIZE: ±2,377 SF



**LOT SIZE:** ±0.85 Acres



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DAVID WILLIAMS dwilliams@harbertrealty.com

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### Area Overview





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### Demographics



POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Population	827	6,370	10,789

DAYTIME BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Employees	1,939	3,151	3,460

INCOME	1 MILE	3 MILES	5 MILES
2021 Estimated Average Household Income	\$35,378	\$44,050	\$45,089





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Franchisee



**Tacala's** Founders, Dick Reese and Don Ghareeb opened their first Taco Bell in 1989 in Columbiana, Alabama. **Taco Bell locations have more than tripled in the past 30+ years**, and Tacala has grown to over **300 locations in the Southeast and Texas**. Altamont Capital Partners invested in Tacala in 2012 and has helped drive explosive unit growth over the past eight years.







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