



INVESTMENT OFFERING

4040 Bloomfield Rd, Macon, GA 31206

Taco Bell Investment Sale
Located in Macon, GA

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 24 years
- Leased is guaranteed by Tacala Georgia Corp. - operator of 48 units
- Rent increases 1.5% annually throughout the base term and the option periods
- Healthy Rent/Sales Ratio, inquire with Broker
- Located along busy Macon retail corridor with traffic counts of +21,700 AADT
- Site was scraped and rebuilt at tenant's cost in 2016
- This property is part of a larger portfolio for sale, inquire with Broker



ASKING RATE:

\$1,840,184



CAP RATE:

4.25%



LEASE EXPIRATION:

1/27/46



NOI:

\$78,207



BUILDING SIZE:

±3,054 SF



LOT SIZE:

±0.715 Acres



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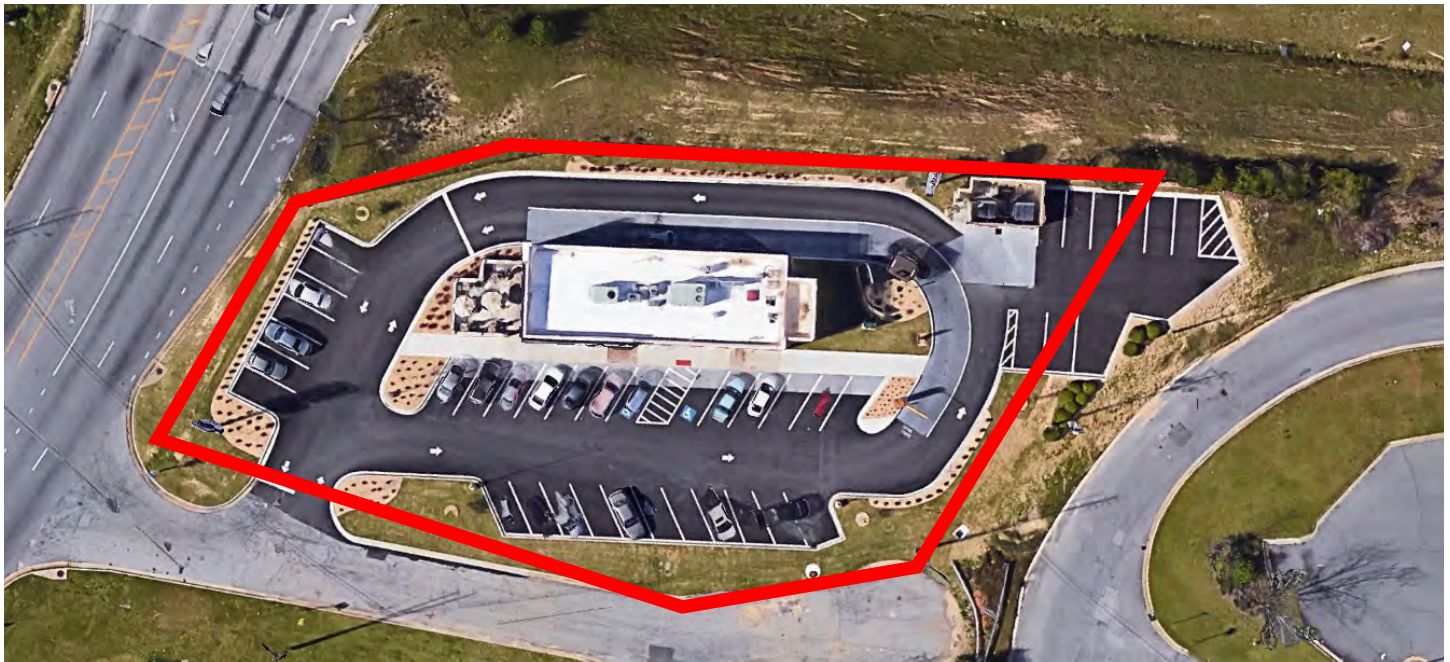
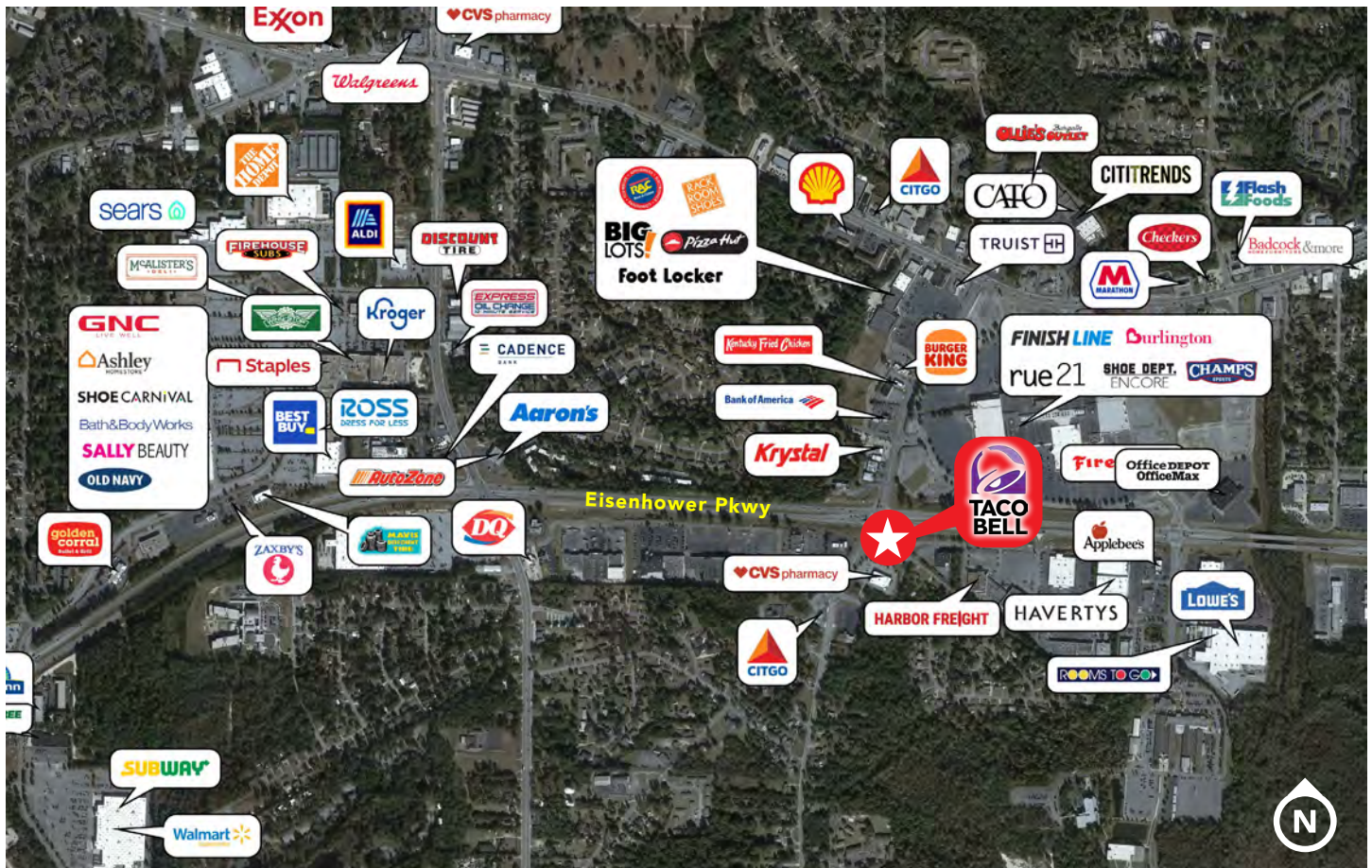


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Area Overview



WESTWOOD
NET LEASE ADVISORS

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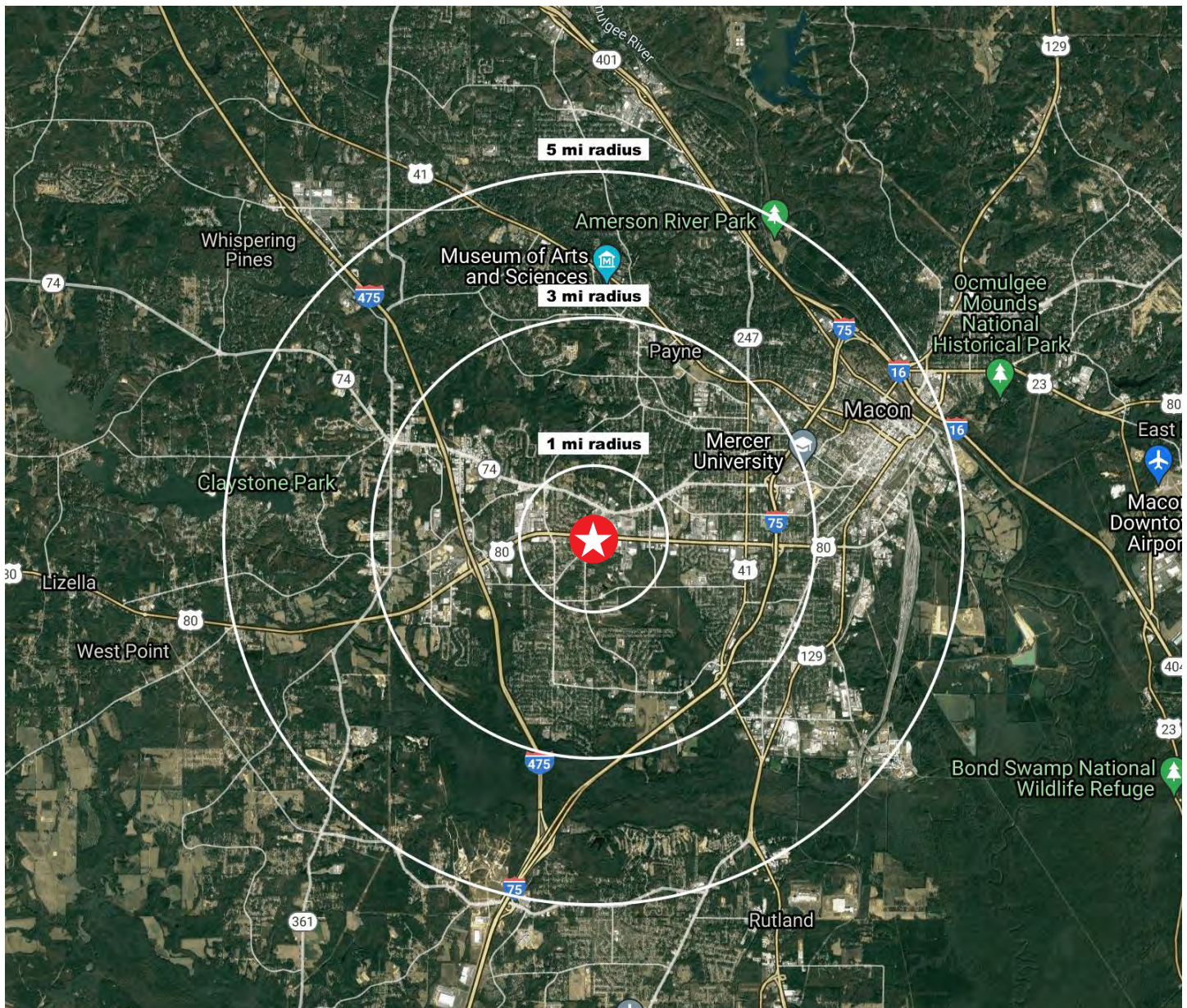
HARBERT
REALTY SERVICES

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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Population	5,085	47,240	88,148

DAYTIME BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Employees	4,076	18,041	50,735

INCOME	1 MILE	3 MILES	5 MILES
2021 Estimated Average Household Income	\$30,239	\$43,216	\$57,361



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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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