

Representative Photo



INVESTMENT OFFERING

1114 Charles G Sevier Blvd, Clinton, TN 37716

Taco Bell Investment Sale
Located in Clinton, TN

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
- The property is set to be scraped and rebuilt in 2022 at tenant's cost
- This property is part of a larger portfolio for sale, inquire with Broker



ASKING RATE:

\$1,985,463



CAP RATE:

4.25%



LEASE EXPIRATION:

12/31/2047



NOI:

\$84,382



BUILDING SIZE:

±2,003 SF



LOT SIZE:

±0.6 Acres



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DAVID WILLIAMS
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The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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Area Overview



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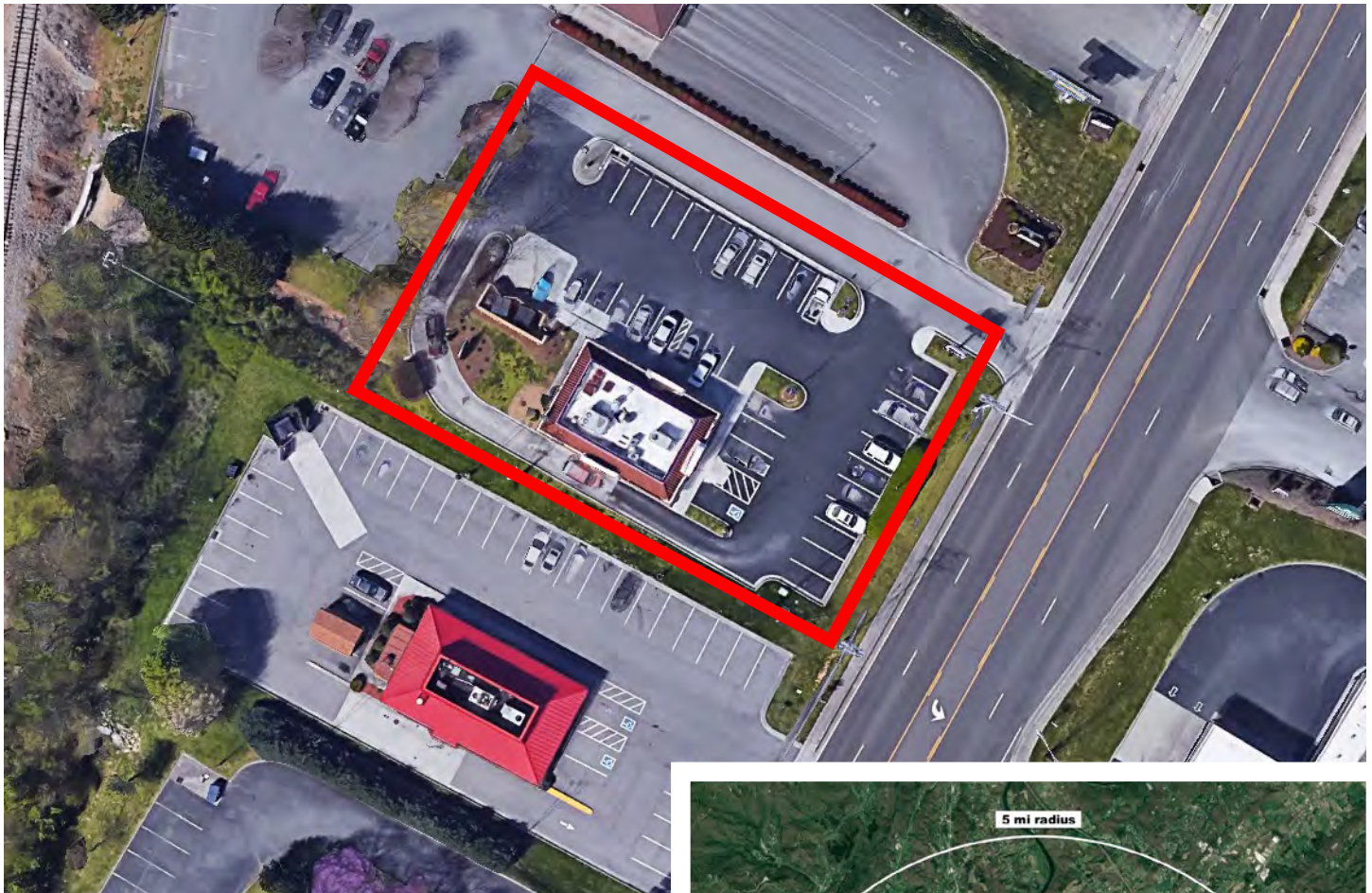


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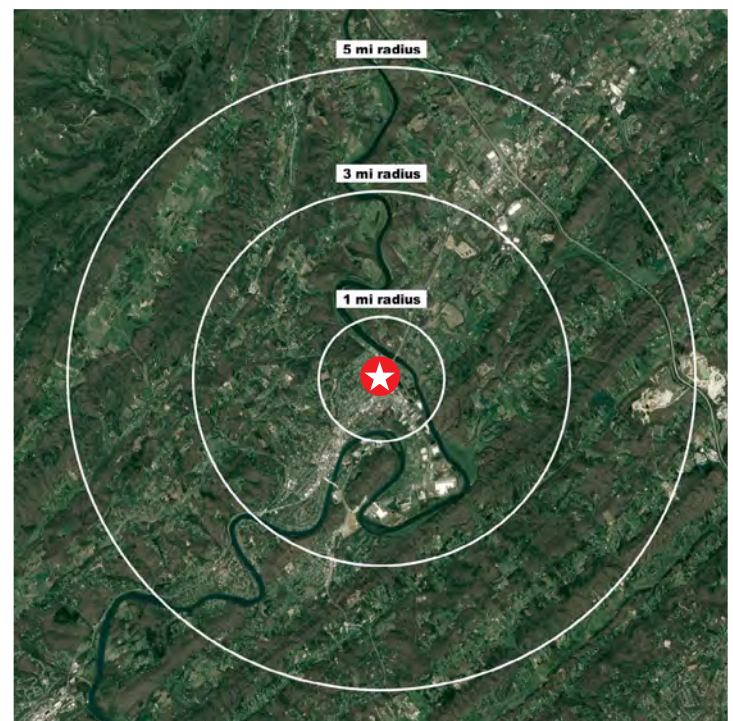
Demographics



POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Population	3,598	12,095	24,559

DAYTIME BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Employees	3,586	8,888	11,851

INCOME	1 MILE	3 MILES	5 MILES
2021 Estimated Average Household Income	\$54,376	\$64,092	\$71,405



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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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