



TACO BELL

INVESTMENT OFFERING

33458 US Hwy 280, Childersburg, AL 35044

Taco Bell Investment Sale
Located in Childersburg, AL

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 21 years
- Leased is guaranteed by Tacala, LLC - operator of 111 units
- Rent increases 1.5% annually throughout the base term and the option periods
- Healthy Rent/Sales Ratio, inquire with Broker
- Located along busy Hwy 280 retail corridor with traffic counts of +25,400 AADT
- The property is set to be remodeled in 2022 at tenant's cost
- This property is part of a larger portfolio for sale, inquire with Broker



ASKING RATE:

\$2,144,193



CAP RATE:

4.25%



LEASE EXPIRATION:

11/13/43



NOI:

\$91,128



BUILDING SIZE:

±2,356 SF



LOT SIZE:

±0.775 Acres



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Area Overview



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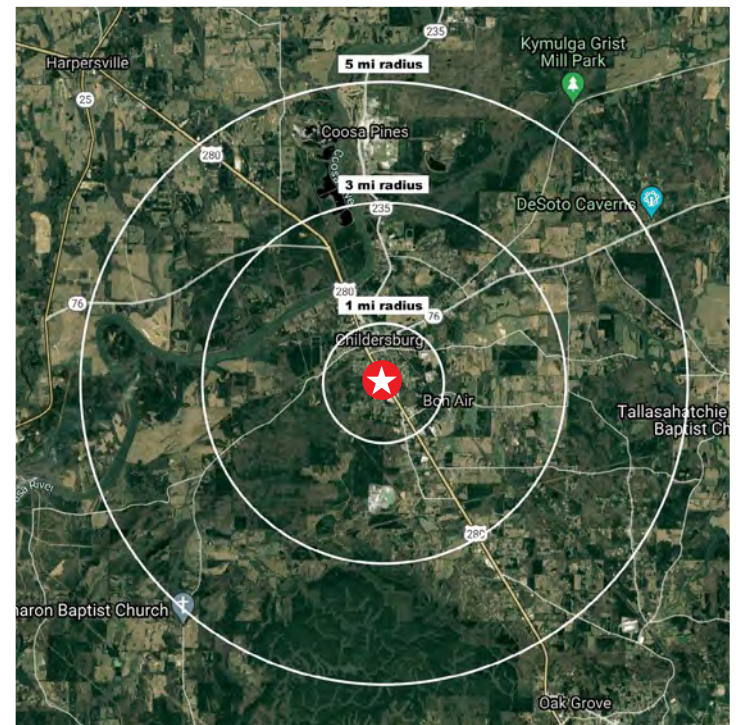
Demographics



POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Population	2,590	6,141	9,789

DAYTIME BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Employees	1,411	2,017	3,020

INCOME	1 MILE	3 MILES	5 MILES
2021 Estimated Average Household Income	\$38,038	\$47,468	\$52,521



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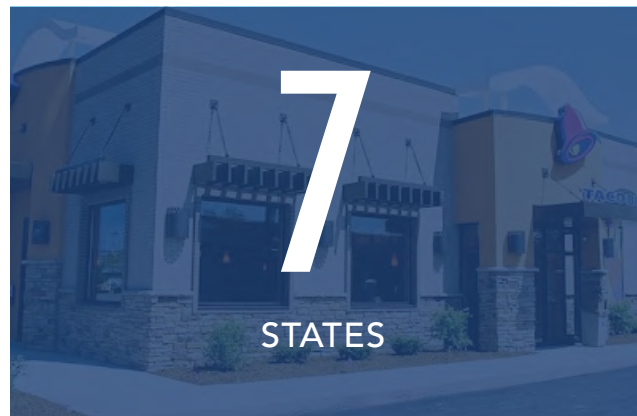
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Franchisee



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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