

Representative Photo



# TACO BELL

## INVESTMENT OFFERING

6200 Ringgold Rd, East Ridge, TN 37412

Taco Bell Investment Sale  
Located in East Ridge, 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 24 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
- Located in busy retail corridor with traffic counts of +25,700 AADT
- The property was remodeled in 2016 at tenant's cost
- This property is part of a larger portfolio for sale, inquire with Broker



#### ASKING RATE:

\$3,454,376



#### CAP RATE:

4.25%



#### LEASE EXPIRATION:

11/15/46



#### NOI:

\$146,811



#### BUILDING SIZE:

±2,603 SF



#### LOT SIZE:

±0.935 Acres



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## Area Overview



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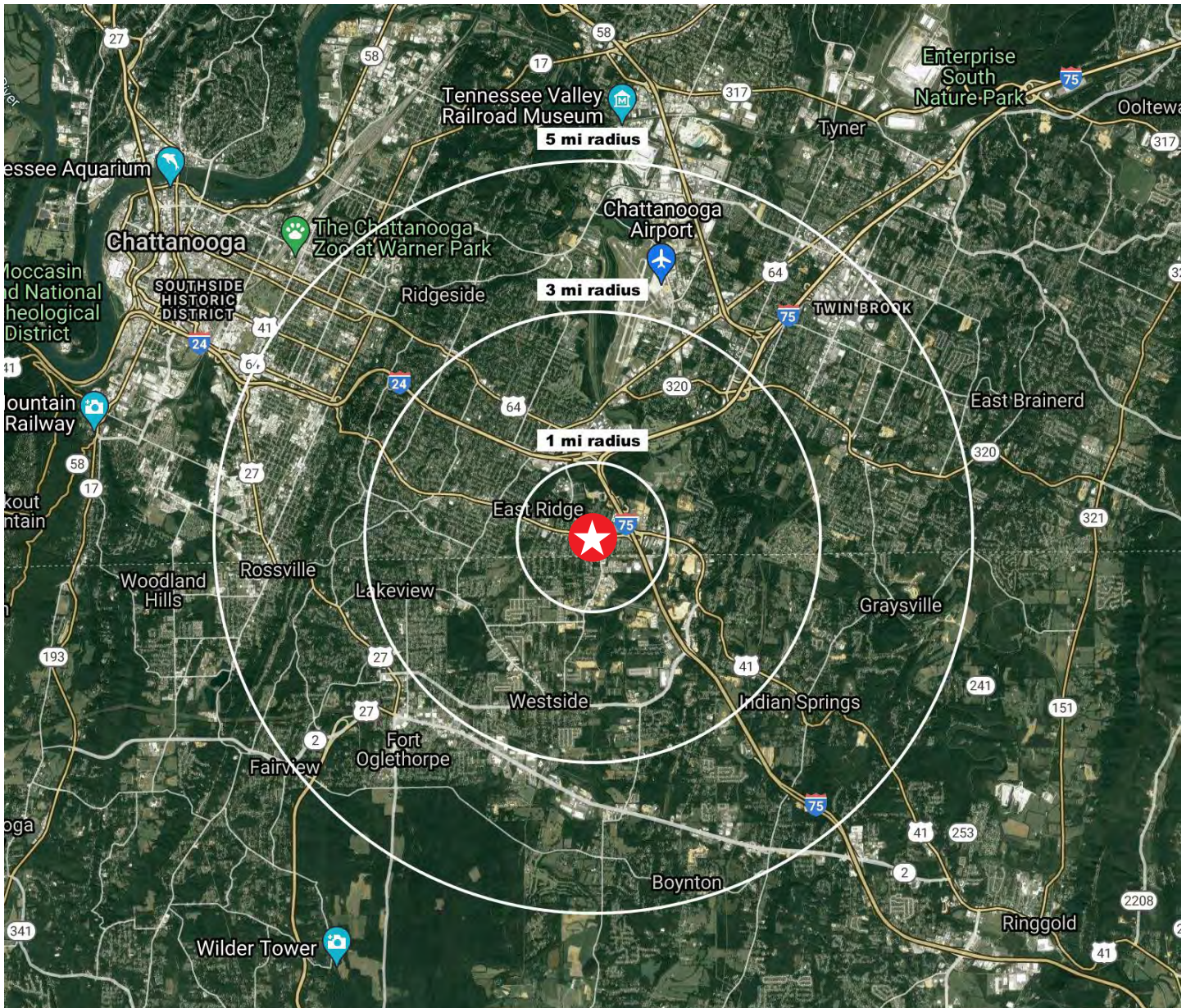
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## Demographics



POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Population	4,531	50,319	129,771

DAYTIME BUSINESS POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Employees	3,243	20,363	76,110

INCOME	1 MILE	3 MILES	5 MILES
2021 Estimated Average Household Income	\$52,562	\$60,571	\$65,548



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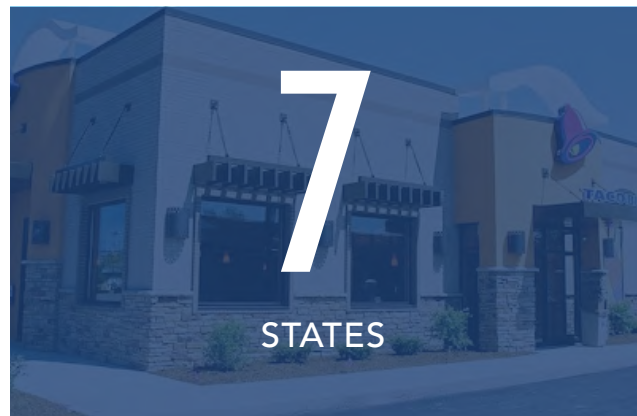
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Franchisee



**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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