



TRINITY
REAL ESTATE INVESTMENT SERVICES



TACO BELL - ORLANDO MSA

1429 W ORANGE BLOSSOM TRL, APOPKA, FL 32712

\$3,517,850

4.0% CAP

TRINITYREIS.COM

Actual Property



APOPKA, FL

\$3,517,850 | 4.0% CAP

- 2015-Build Taco Bell With 19.5+ Years Remaining on Current Term - Orlando MSA
- Absolute NNN Requiring Zero Landlord Responsibilities
- Recently Extended Term Showing Tennant Commitment to Location
- Dense 5-Mile Demographics With 102,370+ Residents
- Booming Population Growth in a 1-Mile Radius of 34.32% Between 2010-2020
- Situated on W Orange Blossom Trl With 47,000+ VPD Passing Directly in Front of Subject Property With Additional Access From Old Dixie Hwy (7,851 VPD)
- Located 19 Miles From Downtown Orlando - the Fourth-Largest City in Florida With an MSA Population of 1.96M+ Residents
- Affluent 1-Mile Community With an Average Household Income of \$108,675 - 24% Higher Than the National Average

EXCLUSIVELY MARKETING BY:

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PROPERTY DETAILS:

Building Area:	2,208 SF
Land Area:	1.0 AC
Year Built:	2015
Guarantor:	U.S. Leader Restaurants Inc (30 Units)
Price (Psf):	\$1,593.23

LEASE OVERVIEW:

Remaining Lease Term:	19.5+ Years
Rent Commencement:	6/1/2015
Lease Expiration:	5/31/2042
Base Annual Rent:	\$140,714
Lease Type:	Absolute NNN
Scheduled Rent Increases:	1.50% Annually
Options & Increases:	Four (4), 5-Year; 1.50%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	6,585	39,003	81,569
2022 Estimated	8,845	51,386	102,374
2027 Projected	9,040	52,713	104,789

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2022	34.32%	31.75%	25.51%
2022 - 2027	2.21%	2.58%	2.36%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$79,524	\$69,995	\$75,266
Average	\$108,675	\$93,211	\$99,109

Demographic data provided by CoStar



Orlando

19 Miles to
Downtown
Orlando



ORLANDO

Orlando is the 6th largest metropolitan area in the southern United States. Orlando does not shy away from its entertainment ability. It is home to the largest theme parks in the country; Walt Disney World, Universal Studios and more. Aside from theme parks, Orlando is one of America's busiest cities for conferences and conventions as it houses the second-largest convention facility in the country, the Orange County Convention Center. The University of Central Florida is also located in Orlando, which is the largest public university in the country with 71,913 students. Nicknamed "The City Beautiful," Orlando lives up to its name and the excitement around it.

\$135 Billion
2021 Gross Metro Product



2.1 Million
2022 Total MSA Population



\$75,669
2022 Average Household Income





Map data ©2022 Google Imagery ©2022 , CNES / Airbus, Lake County, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey





Errol Estate
Country Club



Apopka High School
3,420 Students



Errol Estate Community
\$398 Median List Price



TACO BELL



Elite Learning
Academy

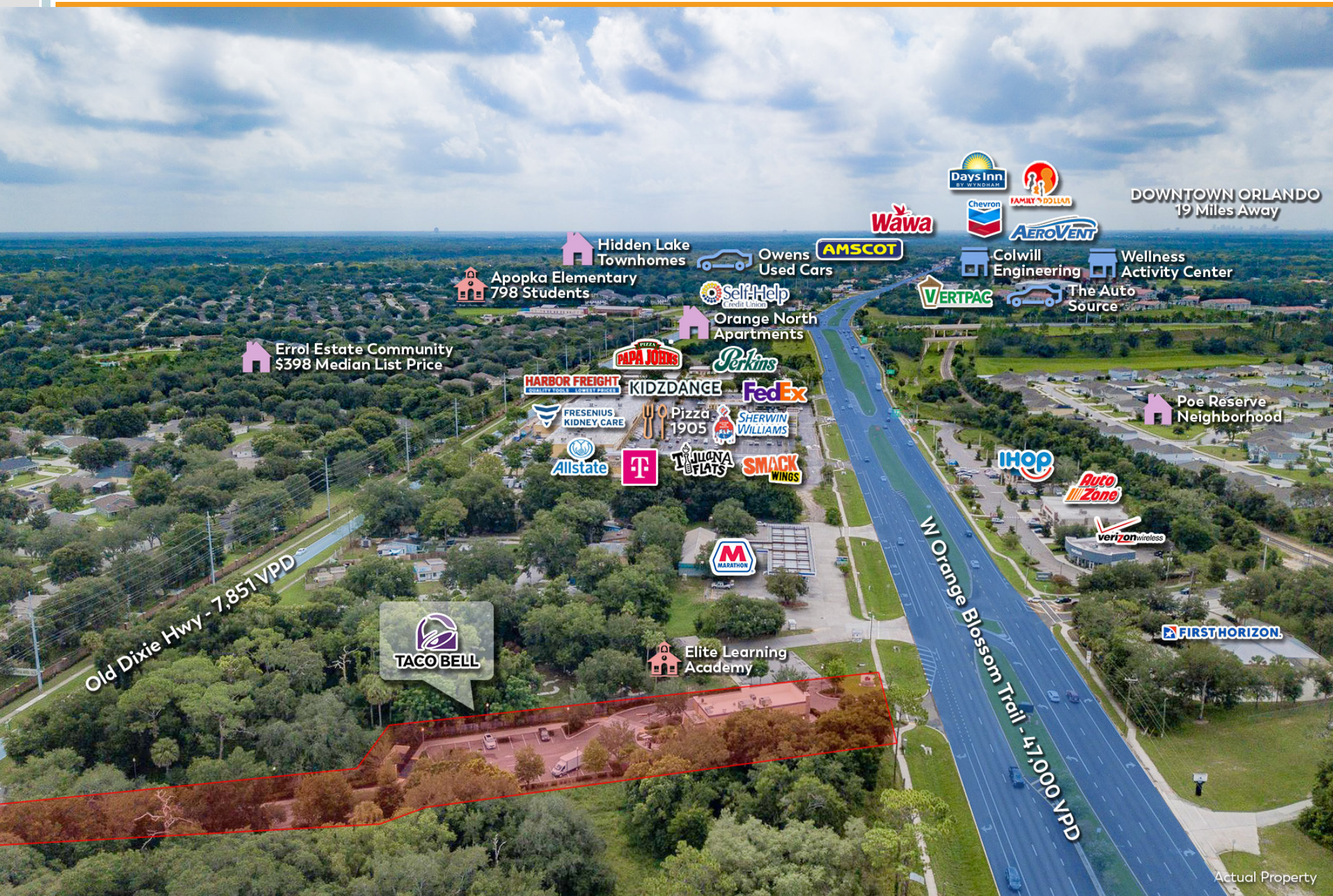
Old Dixie Hwy - 7,851 VPD



W Orange Blossom Trail - 47,000 VPD



Actual Property



Actual Property



Actual Property



Actual Property



**US Leader
Restaurants Inc**



TACO BELL



**25 Years
of Success**



**Headquarters
Miami, FL**



**\$47MM+
Annual Revenue**



**400+
Employees**



**30
Units**

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Actual Property



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