

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



BRAND NEW 10-YEAR LEASE | FRANCHISEE GUARANTEED (200+ UNIT OPERATOR) | SCHEDULED RENTAL INCREASES



8993 Dani Drive

FORT MYERS FLORIDA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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Pricing Summary
Brand Profile

PROPERTY PHOTO





SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, Taco Bell investment property located in Fort Myers, Florida. The tenant, Coastal QSR, LLC recently signed a brand new 10-year lease with 5 (5-year) options to extend, demonstrating their commitment to the site. The lease features an 8% rental increase in Feb 2030 during the initial term and 8% increases at the beginning of each option period, growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for a passive investor.

The Taco Bell is located near the signalized, hard corner intersection of Dani Dr and Ortiz Ave with a combined (91,800 VPD). Dani Dr, is a major retail thoroughfare serving the city of Fort Myers. The property is an outparcel to a Lowe's Home Improvement anchored center, that also features major tenants including Applebee's, McDonald's, Circle-K, and more. Additionally, the asset is positioned just North of Colonial Square, a 417,000 square foot power center with major tenants including Kohl's, Hobby Lobby, Academy Sports, and more. Furthermore, Taco Bell is situated across Interstate 75 from The Forum at Fort Myers, a 484,000 square foot power center with notable tenants including Target, The Home Depot, Michael's, and more. Moreover, the property is in the center of a primary retail corridor with other nearby national/credit tenants including a Walmart Supercenter, T.J Maxx, Publix, Beall's Outlets, Burlington, and more, further increasing consumer traffic to the site. The 5-mile trade area is supported by a population of over 149,700 with an affluent average household income of \$102,061.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$3,300,000
Net Operating Income	\$165,000
Cap Rate	5.00%
Guaranty	Franchisee (200+ Unit Operator)
Tenant	Coastal QSR, LLC
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	No

PROPERTY SPECIFICATIONS

Rentable Area	2,809 SF
Land Area	0.88 Acres
Property Address	8993 Dani Drive Fort Myers, Florida 33966
Year Built	2005
Parcel Number	33-44-25-P2-00400.0050
Ownership	Fee Simple (Land & Building Ownership)

INVESTMENT HIGHLIGHTS



Brand New 10-Year Lease | Franchisee Guaranteed | Scheduled Rental Increases

- Recently signed a brand new 10-year lease with 5 (5-year) options to extend
- Property is franchisee guaranteed by Coastal QSR, LLC (200+ Unit Operator)
- Features an 8% rental increase in Feb 2030 during the initial term and 8% increases at the beginning of each option period, growing NOI and hedging against inflation

Absolute NNN | Fee Simple Ownership | No Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Outparcel to Lowe's Anchored Center | Colonial Square (417,000 SF) | Near The Forum at Fort Myers (484,000 SF) | Primary Retail Corridor

- Located as an outparcel to a Lowe's Home Improvement anchored center, that features major tenants including Applebee's, McDonald's, Circle-K, and more
- Positioned just North of Colonial Square, a 417,000 square foot power center with major tenants including Kohl's, Hobby Lobby, Academy Sports, and more
- Situated across Interstate 75 from The Forum at Fort Myers, a 484,000 square foot power center with notable tenants including Target, The Home Depot, Michael's, and more
- Located in the center of a primary retail corridor with other nearby national/credit tenants including a Walmart Supercenter, T.J Maxx, Publix, Beall's Outlets, Burlington, and more, further increasing consumer traffic to the site
- Strong tenant synergy promotes crossover shopping to the subject property

Strong Demographics in 5-Mile Trade Area | Six-Figure Incomes

- More than 149,700 residents and 90,400 employees support the trade area
- Affluent average household income of \$102,061



PROPERTY OVERVIEW



LOCATION



Fort Myers, Florida
Lee County
Cape Coral-Fort Myers MSA

ACCESS



Dani Drive: 1 Access Point

TRAFFIC COUNTS



Dani Drive: 79,000 VPD
Ortiz Ave: 12,800 VPD
Interstate 75: 96,000 VPD

IMPROVEMENTS



There is approximately 2,809 SF of existing building area

PARKING



There are approximately 30 parking spaces on the owned parcel.
The parking ratio is approximately 10.67 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 33-44-25-P2-00400.0050
Acres: 0.88
Square Feet: 38,289

CONSTRUCTION



Year Built: 2005

ZONING



CG: Commercial General





AM
FedEx
LENNOX

All Scrap
BrightView
THERMO KING

SUNBELT RENTALS
TruckPro

FERGUSON
HANDY DISTRIBUTION

HYATT PLACE

ELEVEN

ExtraSpace Storage

THE FORUM
Target
Michaels
Staples
SKY ZONE
petco
ROSS DRESS FOR LESS
dd's DISCOUNTS
Kid & Kid

12,800
VEHICLES PER DAY

96,000
VEHICLES PER DAY

79,000
VEHICLES PER DAY

STATE HIGHWAY 884/FARM TO MARKET RD. 884

INTERSTATE 75/STATE HIGHWAY 93

ORTIZ AVE.

ROLFES ROAD

DAIN DR.

TESLA

ELEVEN

TRUIST HI

Bob Evans FARMHOUSE KITCHEN

Steak 'n Shake

LEE HEALTH

LEE HEALTH

THE HOME DEPOT
SERVICE PARTNERS
Richelieu
MATTRESS FIRM

AVERITT
ATLANTIC SOUTHERN PAVING AND SEALCOATING

TOWNEPLACE SUITES MARRIOTT

CIRCLE K

verizon
TIRE CHOICE AUTO SERVICE CENTERS

LOWE'S

DUNKIN'

DISCOUNT TIRE

TACO BELL

COASTAL MED Urgent Care
SUBWAY
AMSCOT
TREK FLORIDA

Applebee's GRILL + BAR

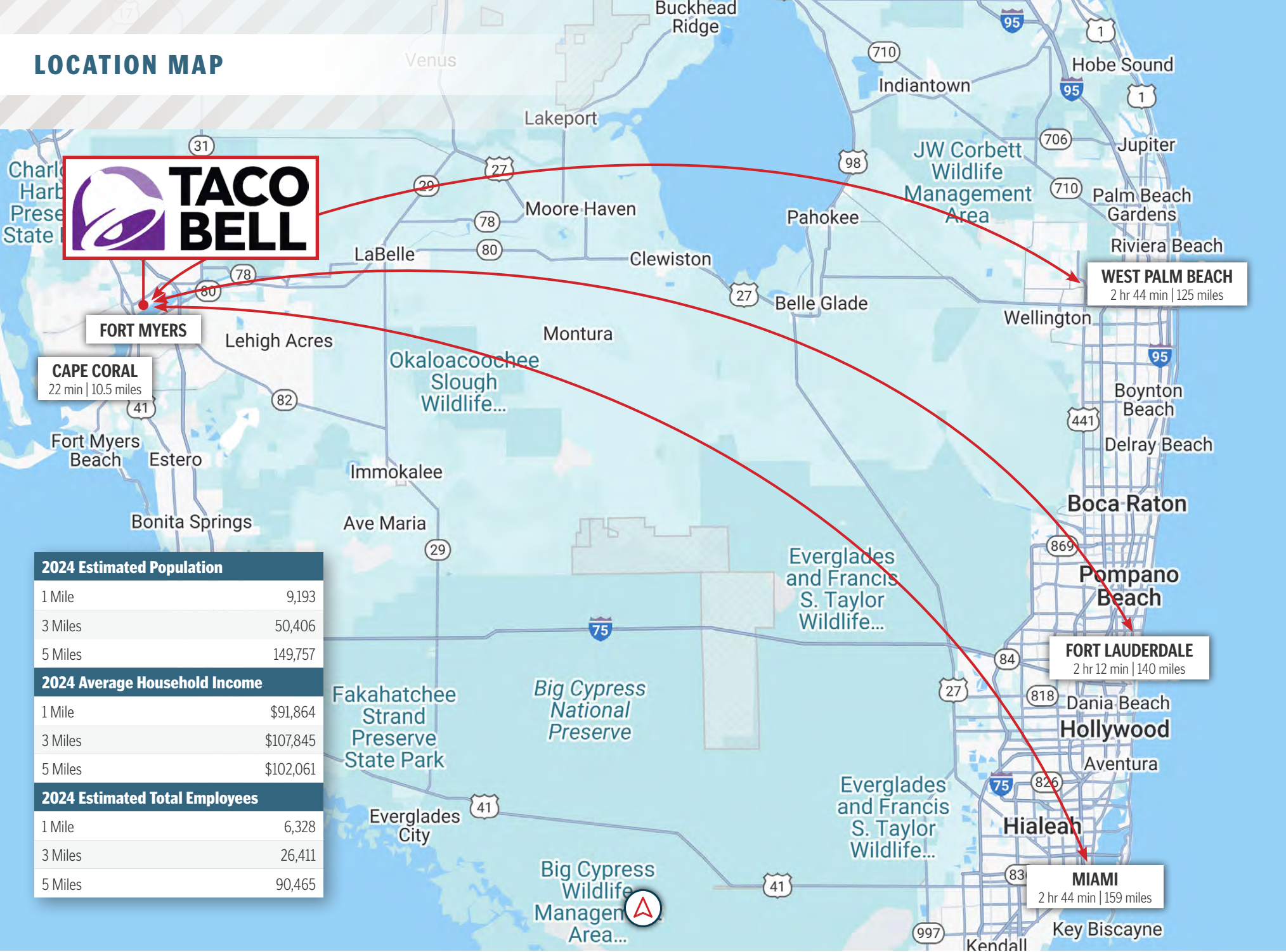








LOCATION MAP



FORT MYERS

CAPE CORAL
22 min | 10.5 miles

WEST PALM BEACH
2 hr 44 min | 125 miles

FORT LAUDERDALE
2 hr 12 min | 140 miles

MIAMI
2 hr 44 min | 159 miles

2024 Estimated Population	
1 Mile	9,193
3 Miles	50,406
5 Miles	149,757
2024 Average Household Income	
1 Mile	\$91,864
3 Miles	\$107,845
5 Miles	\$102,061
2024 Estimated Total Employees	
1 Mile	6,328
3 Miles	26,411
5 Miles	90,465



FORT MYERS, FLORIDA

Fort Myers, incorporated in 1886, is the oldest city in Lee County and serves as the county seat. Fort Myers is located on the lower west coast of Florida. The city encompasses 48.82 total square miles, including waterways, and is bordered to the north and west by the Caloosahatchee River, which is part of the intercostal waterway connecting the Atlantic Ocean and the Gulf of Mexico. The City of Fort Myers had a population of 101,576 as of July 1, 2024.

As the historic transportation hub, oldest city, and governmental seat, Fort Myers is known internationally as the business center of Southwest Florida. Doing business in Fort Myers provides companies a marketing advantage. The City of Fort Myers is part of the Fort Myers-Cape Coral Metropolitan Statistical Area (MSA). Fort Myers is the cultural and trade center for Lee County and the surrounding area. Centrally located between Miami and Tampa on Interstate 75, Fort Myers is the logistics hub for transportation and digital infrastructure for Southwest Florida. Business can move freight and personnel by air, ground, rail, boat, and digital data to the world market. As a full-service city, infrastructure is available to meet the needs of developing businesses.

Commercial fishing in Lee County is a year-round operation with shrimp fleets making their homeports in Fort Myers Beach. For recreation, the Thomas Edison and Henry Ford Winter Estates offer tours of exhibits including a museum, botanical gardens and research laboratory. The Barbara B. Mann Performing Arts Hall, located on the campus of Florida SouthWestern State College, operates year-round and provides opportunities to see traveling artist and Broadway productions. JetBlue Park, a state-of-the-art training ballpark and player development complex, provides the facilities for spring training for the Boston Red Sox.

Consistently ranked one of the nation's job growth leaders, the region is home to a thriving community that fosters a pro-business attitude, a vibrant workforce and desirable tax climate. The Fort Myers-Cape Coral MSA continues to expand with new housing and commercial projects as construction remains one of the fastest growing industries. Job prospects in the MSA appear to be best in construction, manufacturing, retail, financial and tourism. Hiring is also forecasted to be strong in government and other services. The rebound

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	9,193	50,406	149,757
2029 Projected Population	9,652	54,853	162,155
2010 Census Population	2,965	25,128	101,360
Projected Annual Growth 2024 to 2029	0.98%	1.71%	1.60%
Historical Annual Growth 2010 to 2020	5.82%	4.78%	2.72%
Households & Growth			
2024 Estimated Households	3,536	20,887	61,594
2029 Projected Households	3,840	23,189	67,911
2010 Census Households	733	9,654	39,333
Projected Annual Growth 2024 to 2029	1.66%	2.11%	1.97%
Historical Annual Growth 2010 to 2020	8.97%	5.41%	3.03%
Race & Ethnicity			
2024 Estimated White	69.42%	66.52%	66.60%
2024 Estimated Black or African American	16.40%	17.74%	17.58%
2024 Estimated Asian or Pacific Islander	3.48%	3.71%	2.64%
2024 Estimated American Indian or Native Alaskan	0.12%	0.30%	0.98%
2024 Estimated Other Races	7.39%	8.71%	11.32%
2024 Estimated Hispanic	22.91%	22.98%	27.83%
Income			
2024 Estimated Average Household Income	\$91,864	\$107,845	\$102,061
2024 Estimated Median Household Income	\$78,063	\$74,716	\$67,461
2024 Estimated Per Capita Income	\$34,023	\$44,980	\$42,090
Businesses & Employees			
2024 Estimated Total Businesses	481	1,957	9,190
2024 Estimated Total Employees	6,328	26,411	90,465





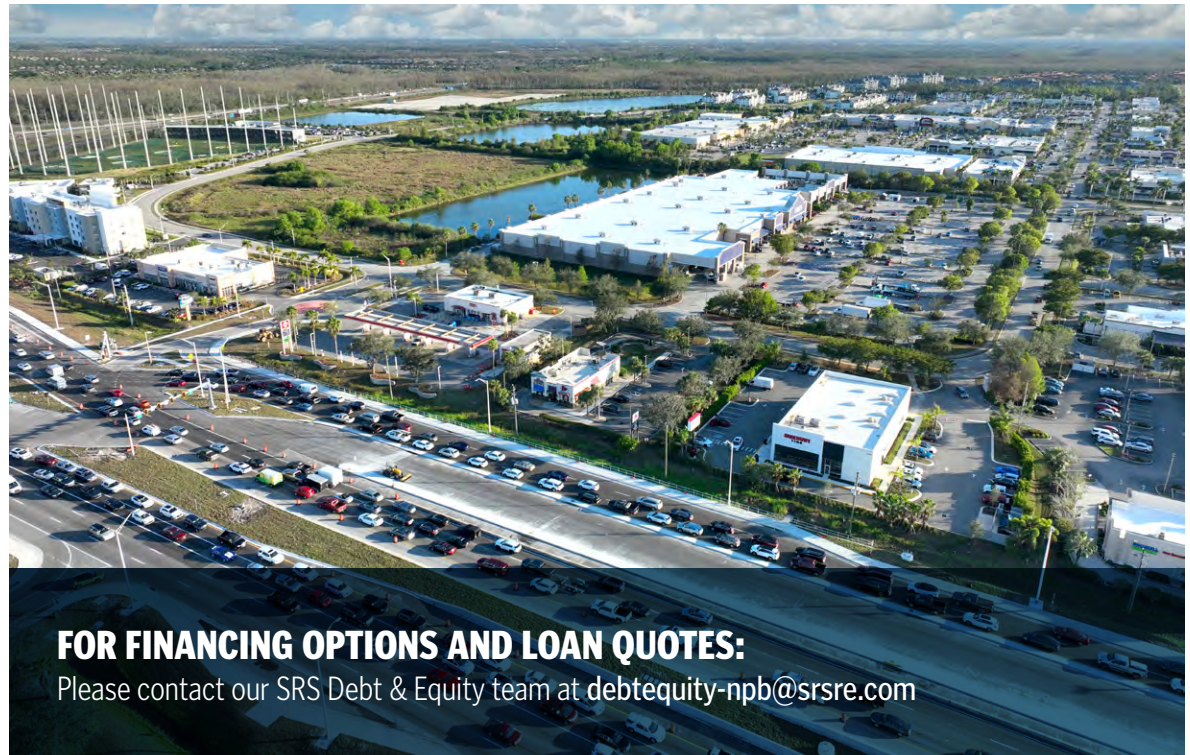
Tenant Name	LEASE TERM				RENTAL RATES				Recovery Type	Options	
	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually			PSF
Coastal QSR, LLC	2,809	2/1/2025	1/31/2035	2/1/2025	-	\$13,750	\$4.89	\$165,000	\$58.74	Absolute NNN	5 (5-Year)
(Franchisee Guaranteed)				2/1/2030	8%	14,850	\$5.29	\$178,200	\$63.44		8% Inc at Beg of Each Option

FINANCIAL INFORMATION

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FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



TACO BELL

tacobell.com
Company Type: Subsidiary
Locations: 7,936
Parent: Yum! Brands
2023 Employees: 35,000
2023 Revenue: \$7.08 Billion
2023 Net Income: \$1.60 Billion
2023 Assets: \$6.23 Billion
Credit Rating: S&P: BB+

For more than 61 years, Bell has brought innovative, craveable Mexican-inspired food to the masses, and was recently recognized as one of TIME's Most Influential Companies, one of Fast Company's World's Most Innovative Companies and Nation's Restaurant News' Brand Icon. Under the parent company, Yum! Brands Inc. Taco Bell is part of a family of fast food powerhouses which include both KFC and Pizza Hut. There are 7,936 Taco Bell restaurants in the United States as of February 20, 2024.

Source: finance.yahoo.com, tacobell.com, scrapehero.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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