

# STARBUCKS & TACO BELL

## FRANKLIN SQUARE, NY

Marcus & Millichap  
THE TUCCILLO GROUP



# \$11,176,471

LISTING PRICE

- **New Construction:** Brand-new, dual drive-thru properties featuring strong rental increases throughout the base term and option periods.
- **Investment Grade Tenants:** Starbucks (NASDAQ: SBUX, S&P: BBB+) and Taco Bell/Yum Brands! (NYSE: YUM, S&P: BB+)
- **Dense infill-market:** Over 816,000 residents within a 5-mile radius.
- **Starbucks Relocation:** Tenant is relocating from a high-performing café-only location ranked in the top 94th percentile nationally.
- **High Barrier to Entry:** Complex and time-consuming entitlement and approval processes limit new tenant relocation opportunities.
- **Affluent Market:** \$144,000 average household income within a 5-mile radius.