

SINGLE TENANT RETAIL

NNN Investment Opportunity



Absolute NNN Lease: The property operates under a true triple-net lease structure, providing a passive investment with minimal landlord responsibilities and predictable income.

Strong National Tenant: Taco Bell is a leading quick-service restaurant brand with strong sales performance and is operated by an experienced multi-unit franchisee, reducing tenant risk.

Built-In Rent Growth: The lease includes 2% annual rent increases, offering consistent income growth and a hedge against inflation over the lease term.

Limited Market Supply: There are very few comparable QSR net lease properties available in the New Haven market, supporting strong investor demand and long-term value.

Prime Location & Performance: The asset benefits from a freeway-close location with drive-thru access and is considered a top-performing unit, enhancing long-term stability and renewal probability.

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