

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



15-Year Sale-Leaseback | Experienced Operator (35 Units) | Annual Rental Increases



6611 W Colonial Drive

ORLANDO FLORIDA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739



Coca-Cola BARR DISPLAY
OLD DACH

Pine Hills Elementary School

AdventHealth Orlando

POPEYES
SUBWAY
metro
Wendy's

ORLANDO

Sun Plaza
KUDATOTO
Key Food
BEAUTY EXCHANGE

Krystal.
McDonald's
CAPTAIN D

ExtraSpace Storage

MIDAS
jiffylube
SUNSHINE-WEAVERS

CHURCH'S
PAPAJOHNS

Colonial Corners Shopping Center
DUNKIN'
FRESHEUS KIDNEY CARE

Westside Crossings
AutoZone
Joyful Garden
ENSON MARKET

Misty Oaks

TACO BELL

TIRE/PLUS

Pizza Hut

W COLONIAL DR 43,000 VPD

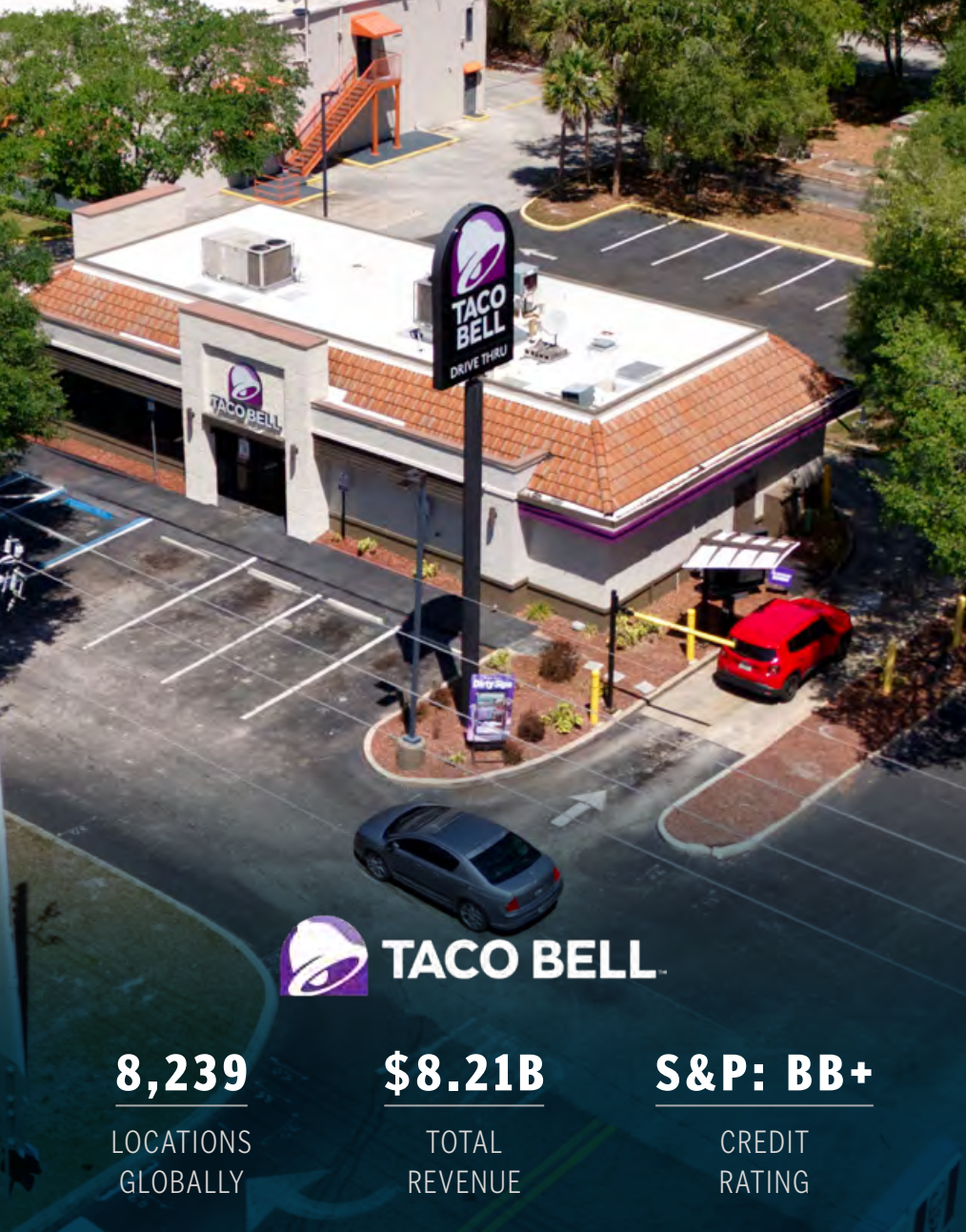
50

West Oaks Apartments

Hiawassee Plaza
FK4F
FIT KIDZ 4 FUN
metro
wellcare
Gabriel Health Institute



OFFERING SUMMARY



8,239

LOCATIONS
GLOBALLY

\$8.21B

TOTAL
REVENUE

S&P: BB+

CREDIT
RATING

OFFERING

Pricing	\$1,810,000
Net Operating Income	\$99,550
Cap Rate	5.50%
Blended Cap Rate	6.34%

PROPERTY SPECIFICATIONS

Property Address	6611 W. Colonial Drive, Orlando, Florida 32818
Rentable Area	2,698 SF
Land Area	0.73 AC
Year Built / Remodeled	1989 / 2024
Tenant	Bravo Foods, LLC (35 units)
Lease Signature	Franchisee
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	15 Years
Increases	2% annually
Options	3 (5-Year)
Rent Commencement	COE

[CLICK HERE FOR A FINANCING QUOTE](#)

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RENT ROLL



Tenant Name	Square Feet	LEASE TERM			RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Cap Rate	Options
Taco Bell	2,698	COE	15 Years	Year 1	-	\$8,296	\$99,550	5.50%	3 (5-Year)
				Year 2	2%	\$8,462	\$101,541	5.61%	
				Year 3	2%	\$8,631	\$103,572	5.72%	
				Year 4	2%	\$8,804	\$105,643	5.84%	
				Year 5	2%	\$8,980	\$107,756	5.95%	
				Year 6	2%	\$9,159	\$109,911	6.07%	
				Year 7	2%	\$9,342	\$112,109	6.19%	
				Year 8	2%	\$9,529	\$114,352	6.32%	
				Year 9	2%	\$9,720	\$116,639	6.44%	
				Year 10	2%	\$9,914	\$118,971	6.57%	
				Year 11	2%	\$10,113	\$121,351	6.70%	
				Year 12	2%	\$10,315	\$123,778	6.84%	
				Year 13	2%	\$10,521	\$126,253	6.98%	
				Year 14	2%	\$10,732	\$128,779	7.11%	
				Year 15	2%	\$10,946	\$131,354	7.26%	
							Blended Cap Rate:	6.34%	



15-Year Sale-Leaseback | Experienced Operator | Options To Extend | Annual Rental Increases

- The Taco Bell is operated by Bravo Foods, LLC, an experienced Taco Bell operator with 35 locations
- New 15-year lease with 3 (5-year) option periods to extend, demonstrating the tenant's commitment to the site
- The lease features 2% annual rental increases throughout the initial term and option periods

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Investor benefits from fee simple ownership of the building and the land
- Ideal, management-free investment for a passive investor

Strong Demographics In 5-mile Trade Area | Orlando FL

- More than 280,800 residents and 106,200 employees support the trade area
- Orlando, Florida is a rapidly growing city with a 2026 population estimated at over 348,000, growing at nearly 2% annually
- \$92,650 average household income

Highland Lakes Center | West Colonial Oaks | Dense Retail Corridor

- The subject property is located in close proximity to Highland Lakes Center, which features national/credit tenants such as Burlington, Ross, Conn's, Dollar Tree, Chili's, and many others
- Located near West Colonial Oaks, a Home Depot anchored center with other major tenants including Ollie's Bargain Outlet, Mattress Warehouse, Olive Garden, Superfresh Market, Family Dollar, and more
- The asset is located in the center of a dense retail corridor with other national/credit tenants including Walmart, Sam's Club, Publix, Lowe's, H Mart, McDonald's, Taco Bell, and others
- Strong tenant synergy promotes crossover shopping to the subject property

Signalized, Hard Corner Intersection | Excellent Visibility & Access

- The asset is located near the signalized, hard corner intersection of W Colonial Drive and N Hiawassee Road, which combine to average over 59,000 vehicles passing by daily
- The asset has excellent visibility from W Colonial Dr and multiple points of ingress/egress

PROPERTY PHOTOS



OPERATOR PROFILE



BRAVO FOODS, LLC

www.celebrationrg.com/bravo-foods.html

Company Type: Private (Franchisee)

Headquarters: Celebration, FL

Restaurants: 35

Brands Operated: Taco Bell

Bravo Foods, LLC is a regional quick-service restaurant operator specializing in the ownership and operation of Taco Bell franchises across Central Florida. Headquartered in Celebration, Florida, the company has established a strong presence in the Orlando metropolitan area, where it operates a portfolio of 35 locations. Bravo Foods focuses on high-volume, limited-service dining, with many restaurants offering extended or 24-hour service to capture consistent demand. Its scale and geographic concentration allow for operational efficiencies, strong brand visibility, and consistent customer experience across its footprint.

The company benefits from its alignment with Taco Bell, one of the leading brands under Yum! Brands, leveraging national marketing, a well-recognized menu, and ongoing product innovation. Bravo Foods emphasizes disciplined operations, employee training, and customer service to maintain brand standards and drive store-level performance. Its multi-unit structure enables centralized management, streamlined supply chain coordination, and the ability to quickly implement systemwide initiatives, positioning the company as a strong regional franchise operator within the quick-service restaurant sector.



BRAND PROFILE



TACO BELL

tacobell.com
Company Type: Subsidiary
Locations: 8,239+
Parent: Yum! Brands
2025 Employees: 49,000
2025 Revenue: \$8.21 Billion
2025 Net Income: \$1.56 Billion
2025 Assets: \$8.20 Billion
Credit Rating: S&P: BB+

For more than 63 years, Taco 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 8,239 Taco Bell restaurants in the United States as of March 02, 2026.

Source: tacobell.com/about-us, finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



Orlando, Florida
Orange County
Orlando-Kissimmee-Sanford MSA

PARKING



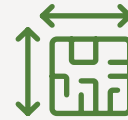
There are approximately 45 parking spaces on the owned parcel.
The parking ratio is approximately 16.67 stalls per 1,000 SF of leasable area.

ACCESS



W. Colonial Drive: 2 Access Points

PARCEL



Parcel Number: 24-22-28-3562-00-020
Acres: 0.73
Square Feet: 31,769

TRAFFIC COUNTS



Hiwassee Road: 16,000 VPD
W. Colonial Drive: 43,000 VPD
State Highway 408: 98,000 VPD

CONSTRUCTION



Year Built: 1989

IMPROVEMENTS



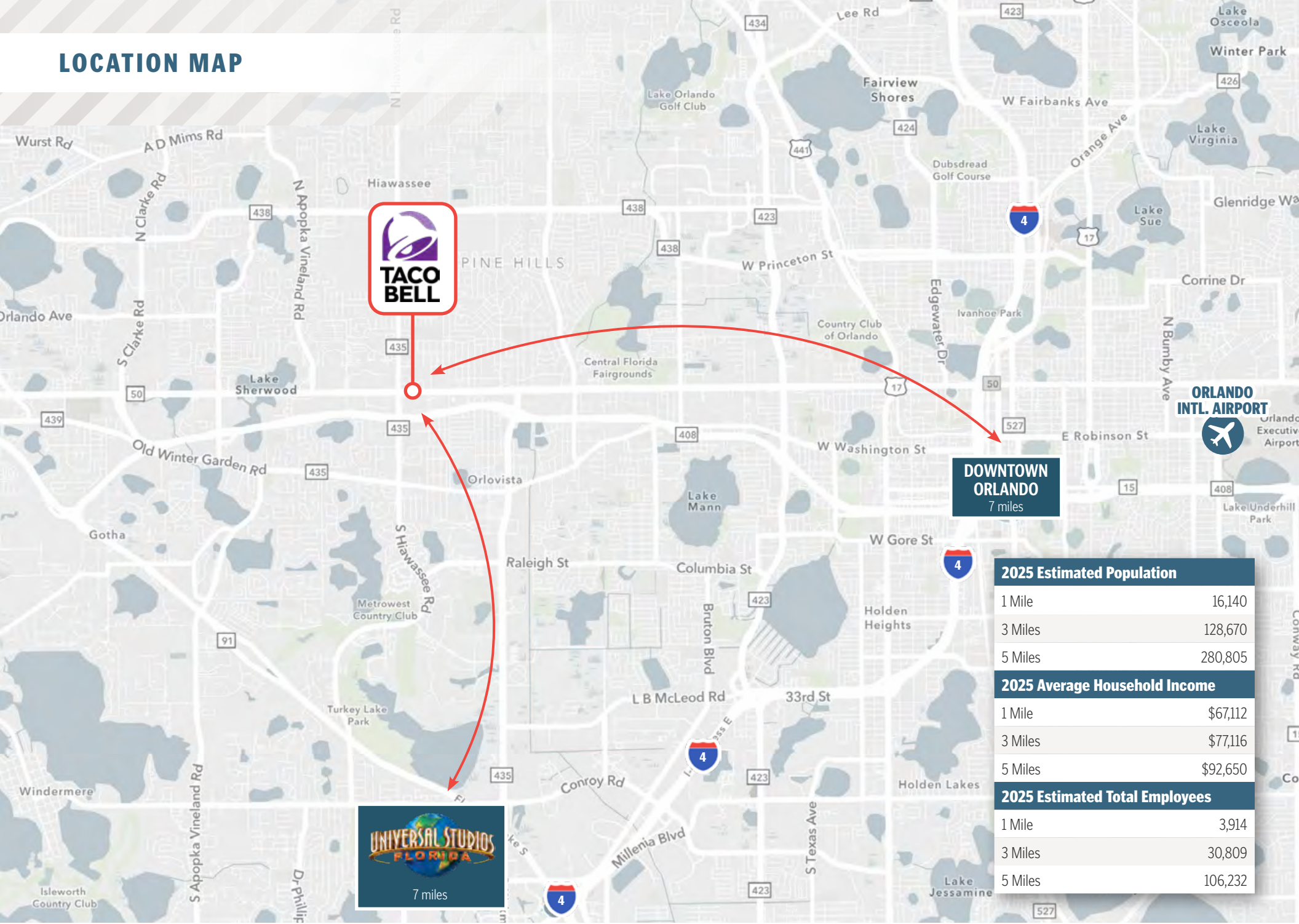
There is approximately 2,698 SF of existing building area

ZONING



PD: Planned Development

LOCATION MAP



DOWNTOWN ORLANDO
7 miles

2025 Estimated Population

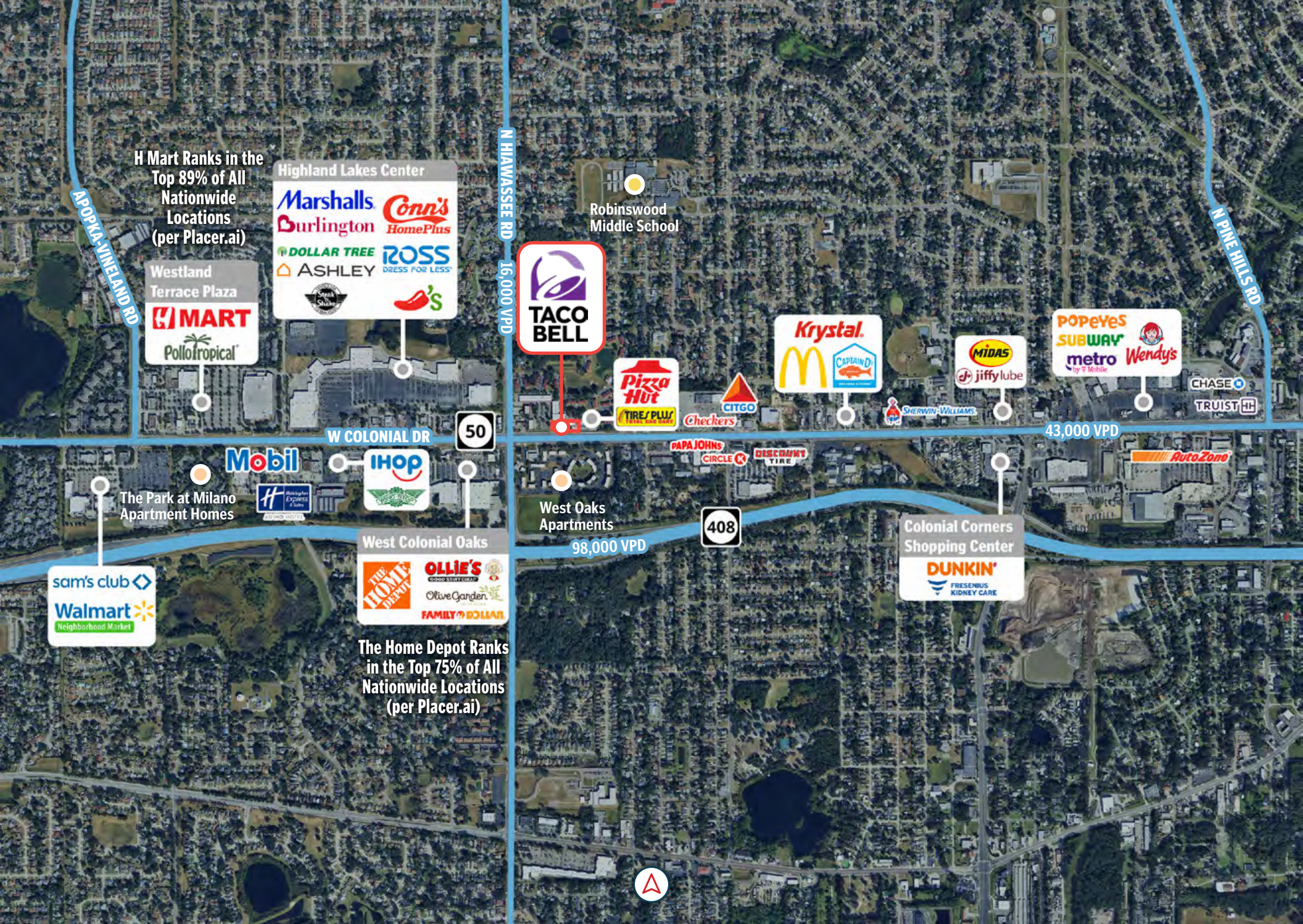
1 Mile	16,140
3 Miles	128,670
5 Miles	280,805

2025 Average Household Income

1 Mile	\$67,112
3 Miles	\$77,116
5 Miles	\$92,650

2025 Estimated Total Employees

1 Mile	3,914
3 Miles	30,809
5 Miles	106,232



H Mart Ranks in the Top 89% of All Nationwide Locations (per Placer.ai)

Highland Lakes Center

Marshall's Conn's HomePlus

DOLLAR TREE ROSS DRESS FOR LESS

ASHLEY

Spook Shirts

Pepper's

Westland Terrace Plaza

MART

Pollo Tropical

TACO BELL

Robinswood Middle School

Pizza Hut

TIRE PLUS

Checkers

CITGO

Krystal

McDonald's

CAPTAIN D'S

MIDAS

jiffylube

POPEYES

SUBWAY

metro by T-Mobile

Wendy's

CHASE

TRUIST

W COLONIAL DR

50

Mobil

IHOP

The Park at Milano Apartment Homes

Home Depot Express & Sales

West Oaks Apartments

98,000 VPD

408

PAPA JOHN'S

CIRCLE K

DESERVINT TIRE

43,000 VPD

AutoZone

Colonial Corners Shopping Center

DUNKIN'

FRESENIUS KIDNEY CARE

sam's club

Walmart Neighborhood Market

West Colonial Oaks

THE HOME DEPOT

OLLIE'S FOOD STORES

Olive Garden

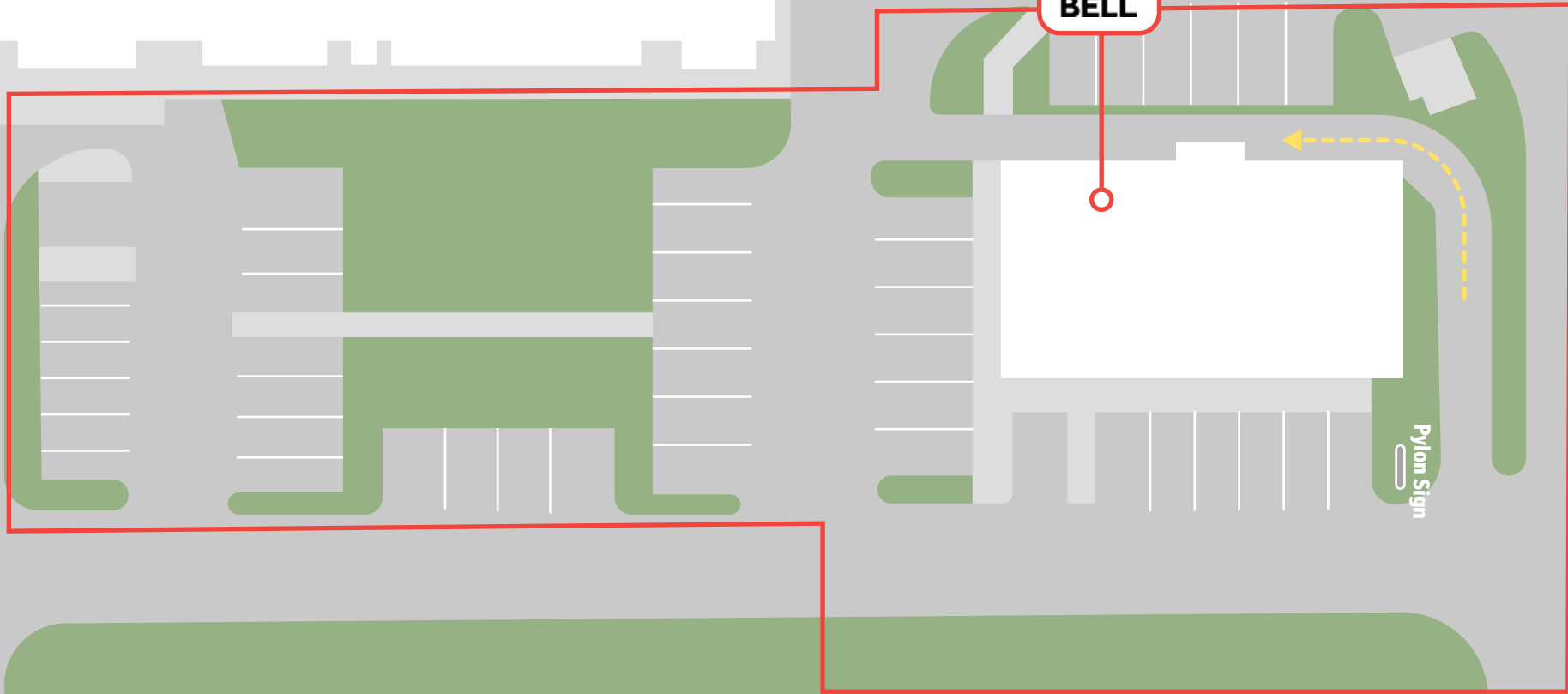
FAMILY DOLLAR

The Home Depot Ranks in the Top 75% of All Nationwide Locations (per Placer.ai)



wellcare®

Lumenes
Catering Services



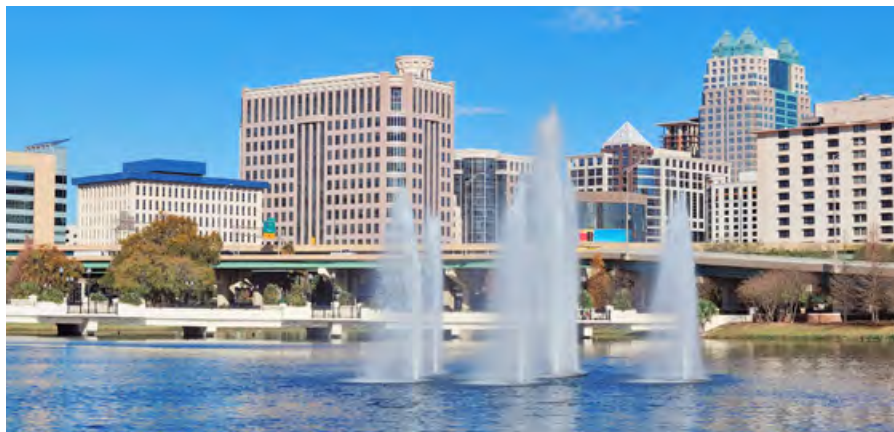
W COLONIAL DRIVE 43,000 VPD



AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	16,140	128,670	280,805
2030 Projected Population	15,974	128,906	283,998
2025 Median Age	35.9	35.7	36.7
Households & Growth			
2025 Estimated Households	5,256	44,494	99,438
2030 Projected Households	5,204	44,667	100,840
Income			
2025 Estimated Average Household Income	\$67,112	\$77,116	\$92,650
2025 Estimated Median Household Income	\$52,529	\$58,505	\$65,173
Businesses & Employees			
2025 Estimated Total Businesses	523	4,483	12,025
2025 Estimated Total Employees	3,914	30,809	106,232



ORLANDO, FLORIDA

Orlando is a city in the U.S. state of Florida and the county seat of Orange County. Located in Central Florida. The City of Orlando is the 4th largest city in Florida with a population of 337,253 as of July 1, 2025.

The City of Orlando is nicknamed “The City Beautiful” and its symbol is the fountain at Lake Eola. Orlando is also known as “The Theme Park Capital of the World” and in 2024 its tourist attractions and events drew more than 75 million visitors. The Orlando International Airport (MCO) is the thirteenth busiest airport in the United States and the 29th busiest in the world.

Orlando is a major industrial and hi-tech center. Orlando has the 7th largest research park in the country, Central Florida Research Park, with over 1,025 acres. It is home to over 120 companies, employs more than 8,500 people, and is the hub of the nation’s military simulation and training programs. The region’s infrastructure offers reliability, affordability and efficiency - giving businesses seamless access to the people and places they need to reach. Companies can depend on a diverse variety of transportation modes that are critical to the city’s thriving economy. One of the main driving forces in Orlando’s economy is its tourism industry and the city is one of the leading tourism destinations in the world. Nicknamed the ‘Theme Park Capital of the World’, the Orlando area is home to Walt Disney World Resort, Universal Orlando Resort, and SeaWorld Orlando. The convention industry is also critical to the region’s economy. The Orange County Convention Center is now the second-largest convention complex in terms of space in the United States, trailing only McCormick Place in Chicago. The city vies with Chicago and Las Vegas for hosting the most convention attendees in the United States.

The nearest major airport is Orlando International Airport.



Orlando is best known around the world for its many popular attractions.



Walt Disney World, the most visited vacation resort in the world with more than 50+ million visitors every year. The property covers 66 square miles with four theme parks, 24 themed resort hotels, two water parks, and four golf courses.



Universal Orlando Resort the largest property operated by Universal Parks & Resorts and the largest resort in Orlando with two theme parks: Universal Studios Florida and Islands of Adventure. Universal Orlando Resort, and Wet 'n Wild Water Park, the first water park in America.



SeaWorld features marine animals like sea lions, orcas and dolphins with displays and shows. SeaWorld had the first birth of a killer whale in captivity and the first hatching of captive green sea turtles.





LARGEST EMPLOYERS

Company	Employees
Walt Disney World	80,000
Advent Health	37,600
Orange County Public Schools	28,125
Universal Orlando Resort	25,000
Orlando Health	24,978
Publix Supermarkets Inc.	19,783
Orlando International Airport (MCO)	18,000
Seminole County Public Schools	10,000
University of Central Florida	10,000
Lockheed Martin	9,000



Ranked #1 in the Country for **JOB GROWTH**

U.S. DEPT. OF LABOR, BUREAU OF LABOR STATISTICS, 2015-2018



Home to 337,253

Orlando Population as of 2025

AVERAGE HOUSEHOLD INCOME
\$100,135



MEDIAN CITY OF ORLANDO AGE
35.1



MEDIAN HOME COST
\$407,440



MEDIAN RENTAL COST
\$1,815



OVER **132,000 HOTEL ROOMS, 20,000 VACATION-HOME RENTALS & 22,000 VACATION-OWNERSHIP PROPERTIES**



\$217 Billion

GDP of Orlando MSA (as of 2023)

4TH MOST POPULOUS CITY
in Florida



[Read Full Article Here](#)



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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