

LEASED RESTAURANT | FOR SALE

3276 Highway 80 W
Jackson, MS 39204



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PRICE\$3,700,000
Lot Size0.71 Acres
Rentable Area2,716 SF
Parking.....28 Regular & 2 Handicap

Year Built.....1990
Remodeled.....2016
Ownership.....Fee Simple
(Land & Building Ownership)

Freestanding building situated on a major thoroughfare, US-80, and within 1 mile of Interstates 20 and 220. Located on a hard corner, accessible through both the main entrance on US-80 and a local point of ingress/egress on John R. Lynch Street.



TENANT - Taco Bell Pacific Bells, LLC

- Net Operating Income - 2025 - \$203,160; 2026 - \$223,476
- 2025 Cap Rate - 5.49% on 2025 rent
- 2026 Cap Rate - 10% increase on rent as of 1/1/2026 (6%)
- Lease Type - Absolute NNN
- Landlord responsibilities - None
- Remaining Lease Term - 11 years; Lease Expiration: 12/31/2035
- Pacific Bells, LLC – Franchisee, one of the largest and most successful Taco Bell operators in the country; operating more than 271 stores in 9 states. They are also a major franchisee of Buffalo Wild Wings & numerous other brands and have Strong financials



RENT SCHEDULE

| PERIOD | MONTHLY RENT | ANNUAL RENT |
|---------------------|--------------|-------------|
| Jan 2021 – Dec 2025 | \$16,930 | \$203,160 |
| Jan 2026 – Dec 2030 | \$18,623 | \$223,476 |
| Jan 2031 – Dec 2035 | \$20,485 | \$245,824 |

RENEWAL OPTIONS

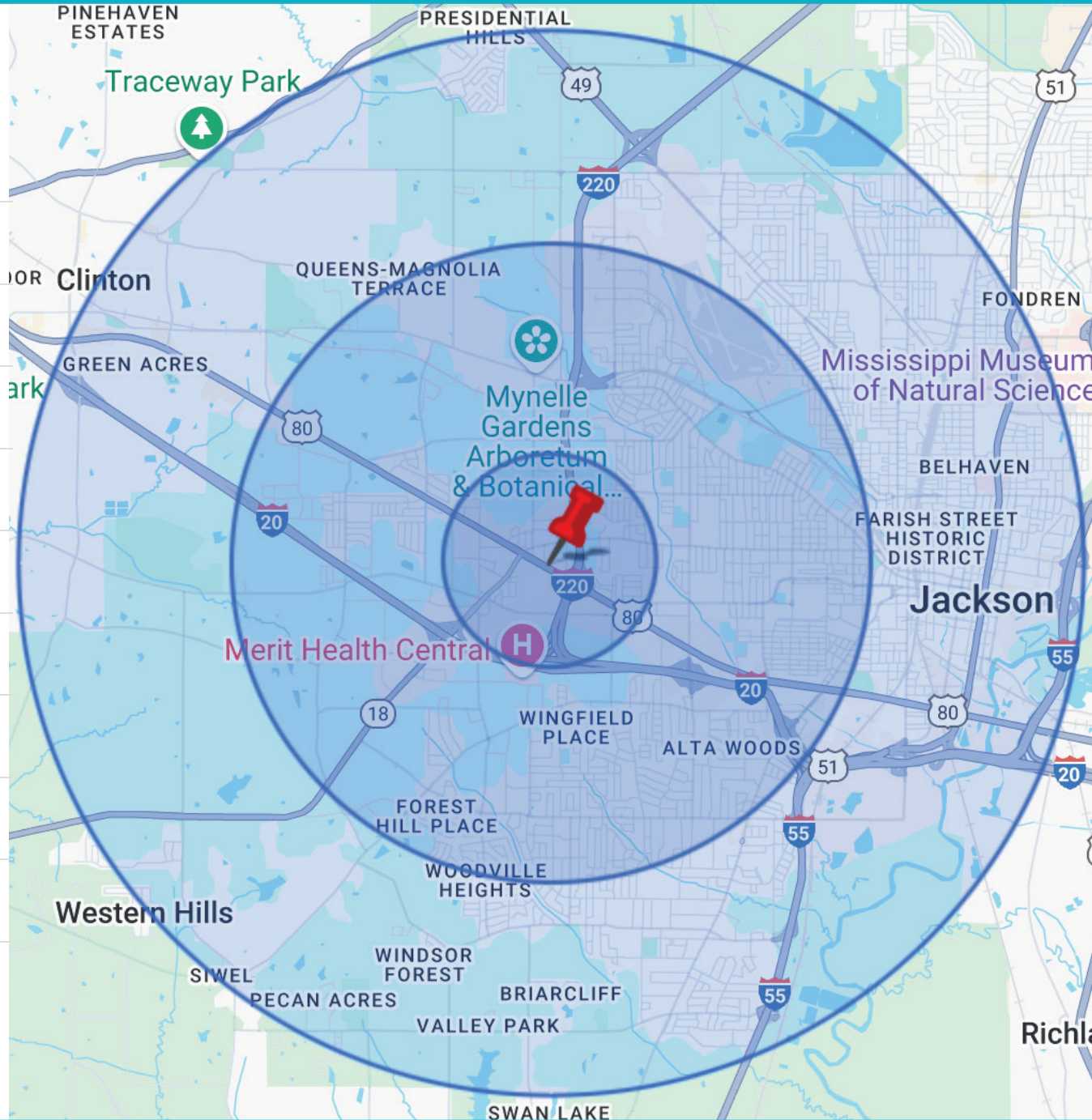
| | | |
|---------------------|----------|-----------|
| Jan 2036 – Dec 2040 | \$22,534 | \$270,406 |
| Jan 2041 – Dec 2045 | \$24,787 | \$297,447 |
| Jan 2046 – Dec 2050 | \$27,266 | \$327,192 |
| Jan 2051 – Dec 2055 | \$29,933 | \$359,911 |
| Jan 2056 – Dec 2060 | \$32,922 | \$395,902 |

PHOTOS



DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|----------|----------|
| 2024 Total Population | 6,937 | 53,227 | 100,099 |
| 2029 Population | 6,857 | 51,729 | 96,419 |
| Pop Growth 2024-2029 | (1.15%) | (2.81%) | (3.68%) |
| Average Age | 37 | 37 | 38 |
| 2024 Total Households | 2,889 | 20,956 | 41,156 |
| HH Growth 2024-2029 | (1.32%) | (2.86%) | (3.79%) |
| Median Household Inc | \$24,764 | \$28,982 | \$31,039 |
| Avg Household Size | 2.30 | 2.30 | 2.30 |
| 2024 Avg HH Vehicles | 2.00 | 2.00 | 2.00 |
| Median Home Value | \$72,873 | \$59,182 | \$69,920 |
| Median Year Built | 1969 | 1965 | 1967 |



AERIAL & TRAFFIC COUNTS



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EXCLUSIVELY OFFERED BY



**MVP
SALES
GROUP**

of



**WATERMAN
REAL ESTATE**

Investments & Development



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