



9120 NORTHLAKE WEST DR  
Charlotte, NC

OFFERED FOR SALE  
\$2,759,000 | 4.35% CAP



CONFIDENTIAL  
OFFERING MEMORANDUM



REPRESENTATIVE PHOTO



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a corporate Taco Bell in Charlotte, NC. The Premises has a 20 year ground lease to Taco Bell which is projected to commence at store opening in March of 2026.. The Asset is well positioned in a dense retail pocket that has seen substantial demographic growth over the last 10 years.



**20-YR  
LEASE**



**POSITIONED IN  
RETAIL NODE**



**HIGH GROWTH  
MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$120,000
Rent Increase	6-10	\$132,000
Rent Increase	11-15	\$145,200
Rent Increase	16-20	\$159,720
1st Option Term	21-25	\$175,692
2nd Option Term	26-30	\$193,261
3rd Option Term	31-35	\$212,587
4th Option Term	36-40	\$233,846

<b>NOI</b>	<b>\$120,000</b>
<b>CAP</b>	<b>4.35%</b>
<b>PRICE</b>	<b>\$2,759,000</b>

### ASSET SNAPSHOT

<b>Tenant Name</b>	Taco Bell
<b>Address</b>	9120 Northlake West Dr, Charlotte, NC 28216
<b>Building Size (GLA)</b>	2,500 SF
<b>Land Size</b>	1.26 Acres
<b>Year Built</b>	2026
<b>Signatory/Guarantor</b>	Taco Bell (Corporate)
<b>Rent Type</b>	Ground Lease
<b>Landlord Responsibilities</b>	None
<b>Rent Commencement Date</b>	3/15/2026
<b>Lease Expiration</b>	3/31/2046
<b>Rental Increases</b>	10% Every 5 years and in Option Periods
<b>Remaining Term</b>	20 Years
<b>Current Annual Rent</b>	\$120,000



**145,600** PEOPLE  
IN 5 MILE RADIUS

**\$98,395** AHHI  
IN 5 MILE RADIUS

**42,000** VPD  
W WT HARRIS BLVD





## ATTRACTIVE LEASE FUNDAMENTALS

10% rent increases every 5 years and in option periods | Abs. NNN - Ground Lease providing zero landlord responsibilities | Long 20 year term remaining with four (4) five (5) year option periods



## STRONG CORPORATE GUARANTEE

Lease is corporately backed | Taco Bell is located in all 50 states, and has over 7,800 total locations | Taco Bell serves over 4.2M customers weekly



## CHARLOTTE MSA

#21 metro in the US with a population of 2.9 million | ~157 people move here per day | Growth sits at 20% since 2010 | Diverse employment base driven by sectors like banking and energy complimented by a favorable tax/business climate | AHHI exceeds \$90,000



## EXCEPTIONAL ACCESSIBILITY

Northlake West Drive sits just off I-77, which carries 150,000+ vehicles per day | Connection to I-77 offers connectivity throughout Charlotte and into Lake Norman | Nearby arterials experience 25,000-40,000+ VPD creating strong daily traffic counts that support drive-thru oriented QSR concepts



## AFFLUENT TRADE AREA SUPPORTING QSR DEMAND

Within a 5-mile radius the area supports 145,000+ residents with an AHHI above \$95,000 | Population in this pocket has consistently outpaced national averages



## HIGH DENSITY SURROUNDING RETAIL

2.6 M SF of retail within 1-mile radius | Northlake submarket is one of the fastest growing retail corridors in North Mecklenburg County | Area driven by major employment centers along I-77 | Positioned near Northlake Mall





DOLLAR GENERAL



The District 287 Units

Cortland Wren 310 Units



W WT Harris Blvd (42,000 VPD)



Reames Rd (19,000 VPD)





9,500 ADT

Mr Holly-Huntersville Rd



75,000 ADT

Northlake Centre Pkwy

73,500 ADT

21

7-ELEVEN



POPEYES

DOLLAR GENERAL

QuikTrip

21,000 ADT

NORTHLAKE MALL  
FOREVER 21  
H&M  
Dillard's  
macy's belk



NORTHLAKE VILLAGE  
HAVERTYS NORTHERN  
Staples GOLF GALAXY



NORTHCREST  
SHOE CARNIVAL  
OLD NAVY  
DAVID'S BRIDAL

33,500 ADT

NORTHLAKE COMMONS  
PartyCity  
MEN'S WEARHOUSE

42,000 ADT

W.W.T. Harris Blvd

15,000 ADT

NORTHLAKE  
DISCOUNT TIRE

LA BOY  
AspenDental  
Visionworks  
7-ELEVEN



PERIMETER WOODS  
Michaels  
OFF BROADWAY SHOE WAREHOUSE  
PETSMART  
BEST BUY  
LOWE'S

21

43,000 ADT



**GREENSBORO**

78 MILES  
1:20 DRIVE

**ASHEVILLE**

97 MILES  
2:15 DRIVE

**CHARLOTTE**

8 MILES  
0:15 DRIVE

**GREENVILLE**

93 MILES  
2:05 DRIVE

**1 MILES**

10,756  
PEOPLE  
\$91,122  
AHHI  
6,559  
TOTAL  
EMPLOYEES

**3 MILES**

45,145  
PEOPLE  
\$94,476  
AHHI  
27,658  
TOTAL  
EMPLOYEES

**5 MILES**

145,600  
PEOPLE  
\$98,395  
AHHI  
55,912  
TOTAL  
EMPLOYEES

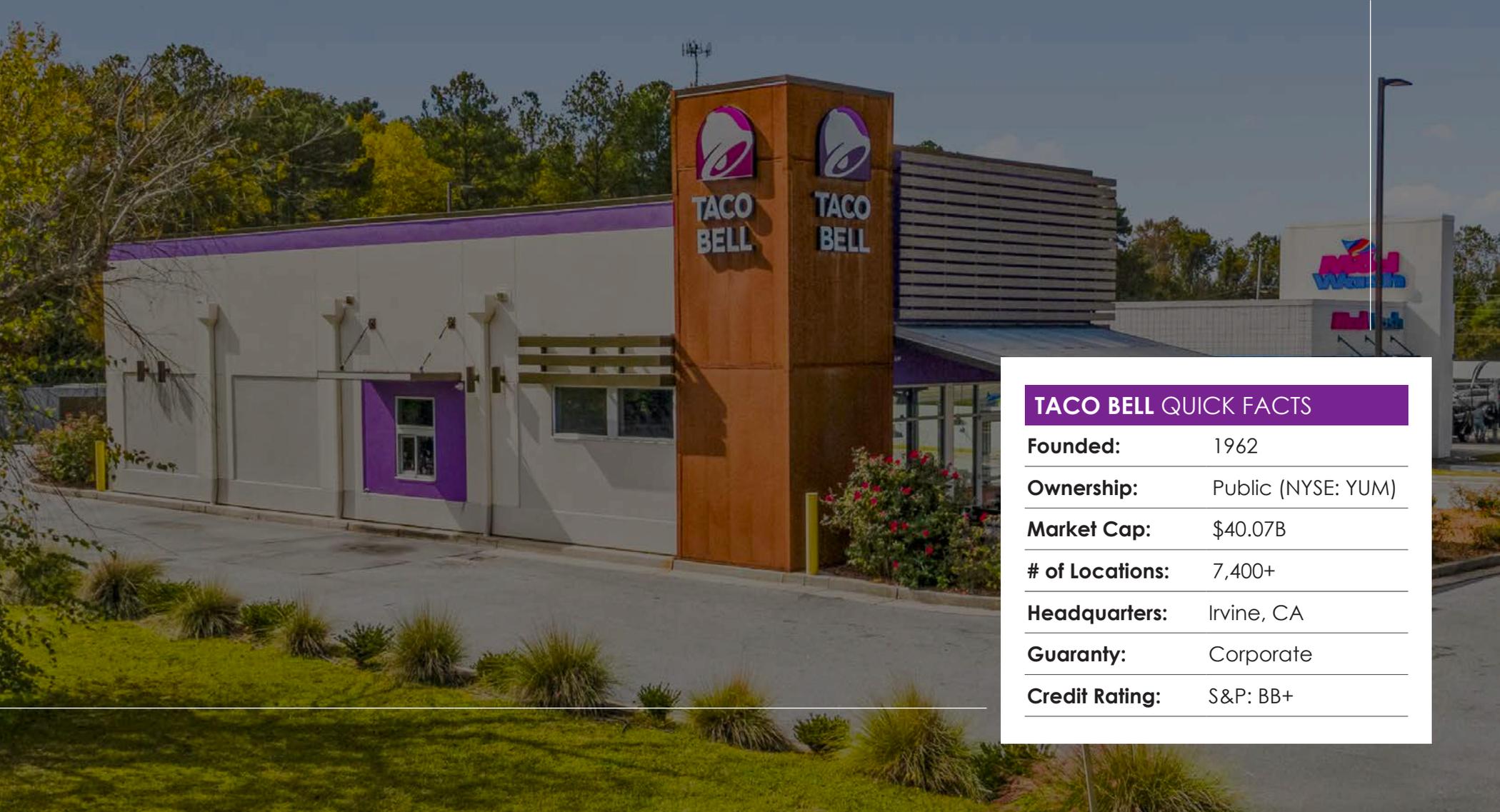
## Charlotte MSA

The Charlotte Metropolitan Statistical Area (MSA), located in North Carolina, encompasses a vibrant and rapidly growing region that serves as a major economic and cultural hub in the southeastern United States. Centered around the city of Charlotte, with a population exceeding 2.7 million residents, the MSA boasts a diverse economy, with a strong presence in finance, technology, healthcare, and manufacturing sectors. With a substantial GDP surpassing \$207 billion, the area is known for its impressive skyline, offering a blend of modern amenities, historic charm, and a thriving arts scene. The Charlotte MSA's dynamic growth, bustling urban atmosphere, and proximity to natural attractions make it an attractive destination for both businesses and residents seeking a blend of opportunities and quality of life.



## TENANT OVERVIEW

Taco Bell Corp is the nations leading Mexican-Inspired quick service restaurant brand. Taco Bell serves over two billion customers each year in over 7,700 restaurants across the United States and over 500 restaurants overseas. Founded in 1962, Taco Bell, is a subsidiary of Yum! Brands, Inc. (NYSE: YUM). Parent company, Yum! Brands Inc., is a Fortune 500 corporation that operates the licensed brands Taco Bell, KFC, and Pizza Hut with nearly 55,000 restaurants worldwide. Headquartered in Louisville, KY, Yum! employs 36,000 people. Taco Bell operates over 7,427 restaurants in 31 countries. They are the 4th largest U.S. restaurant brand, serving over 42 million customers.



### TACO BELL QUICK FACTS

<b>Founded:</b>	1962
<b>Ownership:</b>	Public (NYSE: YUM)
<b>Market Cap:</b>	\$40.07B
<b># of Locations:</b>	7,400+
<b>Headquarters:</b>	Irvine, CA
<b>Guaranty:</b>	Corporate
<b>Credit Rating:</b>	S&P: BB+



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Exclusively Offered By



## PRIMARY DEAL CONTACTS

### MIKE LUCIER

Executive Vice President  
980.377.4469  
mlucier@atlanticretail.com

### DAVID HOPPE

Head of Net Lease Sales  
980.498.3293  
dhoppe@atlanticretail.com

### BEN OLMSTEAD

Associate  
980.498.3296  
bolmstead@atlanticretail.com

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