

**SINGLE TENANT ABSOLUTE NNN**  
INVESTMENT OPPORTUNITY

# TACO BELL

11290 SUMMERLIN SQUARE DRIVE, FORT MYERS BEACH, FL 33931



**Michael Zimmerman**  
SENIOR VICE PRESIDENT  
- INVESTMENT SALES  
michaelzimmerman@katzretail.com  
(954) 290-6366

**David Eggnatz**  
VICE PRESIDENT  
daveideggnatz@katzretail.com  
(954) 579-2927

**Robert Nucheren**  
DIRECTOR  
RN@katzretail.com  
(716) 867-5222

**CONFIDENTIAL  
OFFERING MEMORANDUM  
PRESENTED BY**

**KATZ & ASSOCIATES**  
RETAIL REAL ESTATE ADVISORS





## CONFIDENTIAL AGREEMENT DISCLAIMER

*This confidential Offering Memorandum was prepared by Katz & Associates and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all inclusive, nor to contain all the information that a prospective investor may desire. This presentation is not an offer to sell or a solicitation to buy any securities, and is subject to; prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the actual return on this investment. Except for any historical information, such matters discussed herein are forward-looking statements that are subject to certain risks and uncertainties that could cause the actual results to differ materially from those projected, and could result in the loss of principal. Each prospective investor is to rely upon its own investigation, evaluation and judgment as to the advisability of the investment described herein.*

*The Owner reserves the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. The Owner shall have no legal commitment or obligation to any investor reviewing this Offering Memorandum or making an offer to invest in the Property unless a written agreement has been fully executed, delivered, and approved by the Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.*

*This Offering Memorandum is the property of Katz & Associates and may only be used by parties approved by Katz & Associates. The Property is being privately offered and by accepting this Offering Memorandum, the party in possession hereof agrees that its contents are of a confidential nature and will be held and treated in the strictest confidence.*

*No portion of this Offering Memorandum may be copied or otherwise reproduced or*

*disclosed to anyone without the prior written authorization of Katz & Associates and Owner. The terms and conditions set forth apply to this Offering Memorandum in its entirety.*



# IMMEDIATE AREA





# THE OFFERING

Katz & Associates is pleased to offer for sale to qualified investors the opportunity to purchase the Taco Bell asset located in Fort Myers Beach, Florida (the "Property"). The Property consists of a 2,167-square-foot freestanding building on a 1.02-acre parcel of land. Taco Bell recently completed a renovation in 2023, and is shadow anchored by Walmart (4.6K+ daily visits per Placer.ai). The Property's features a 20+ year operating history that is backed by a lease guaranteed by Corporate, Yum! Brands, Inc. (ticker: YUM) a major global quick-service restaurant company with over approx. 60,000 restaurants in more than approx. 155 countries and territories. The lease also features 10% rental escalations every five years throughout the remaining base term, providing investors with a hedge against inflation. The Property presents a long-term opportunity to acquire an asset in a highly desirable trade area.

**\$2,400,000**  
ASKING PRICE

**5.25%**  
CAP RATE

**2,167 SF**  
GLA

**1.02 AC**  
Site Size

**1997/2023**  
Year Built/Renovated

**SALE**  
Ownership Interest

**5 YEARS**  
Lease Term Remaining

**ABSOLUTE NNN**  
Expenses

**THREE, 5-YEAR**  
Renewal Options

**10% EVERY 5 YRS**  
Rental Increases



# INVESTMENT HIGHLIGHTS

## Brand-New, Long-Term Lease

Taco Bell recently entered into a new 5-year lease with three additional 5-year extensions options, providing investors with steady cash flow and 10% rent increases every 5-years.

## Corporate Guarantee from Investment Grade Rated QSR

Taco Bell is supported by its parent company, Yum! Brands, Inc., which currently overseas approximately 60,000 restaurants locations in more than 155 countries.

## Outstanding Visibility

Located on Summerlin Road with traffic counts exceeding 37,000 AADT, the property additionally features a service road behind the site that offers easy access to the corridor's national retailers.

## Walking distance from Walmart & Publix

The Property is located within walking distance of both Walmart and Publix, the site benefits from strong daily traffic and increased visibility for Taco Bell.

## Absolute NNN Lease

The Lease is Absolute NNN with zero landlord responsibilities, offering ease of management and truly passive cash flow.

## Co-Tenants

Surrounding by national retailers, including Walmart, Publix, Lee Health, CVS, Circle K, Murphy USA, Aldi, ABC, Heartland Dental, and McDonald's. The property sits in a highly trafficked retail corridor.

## Demographics

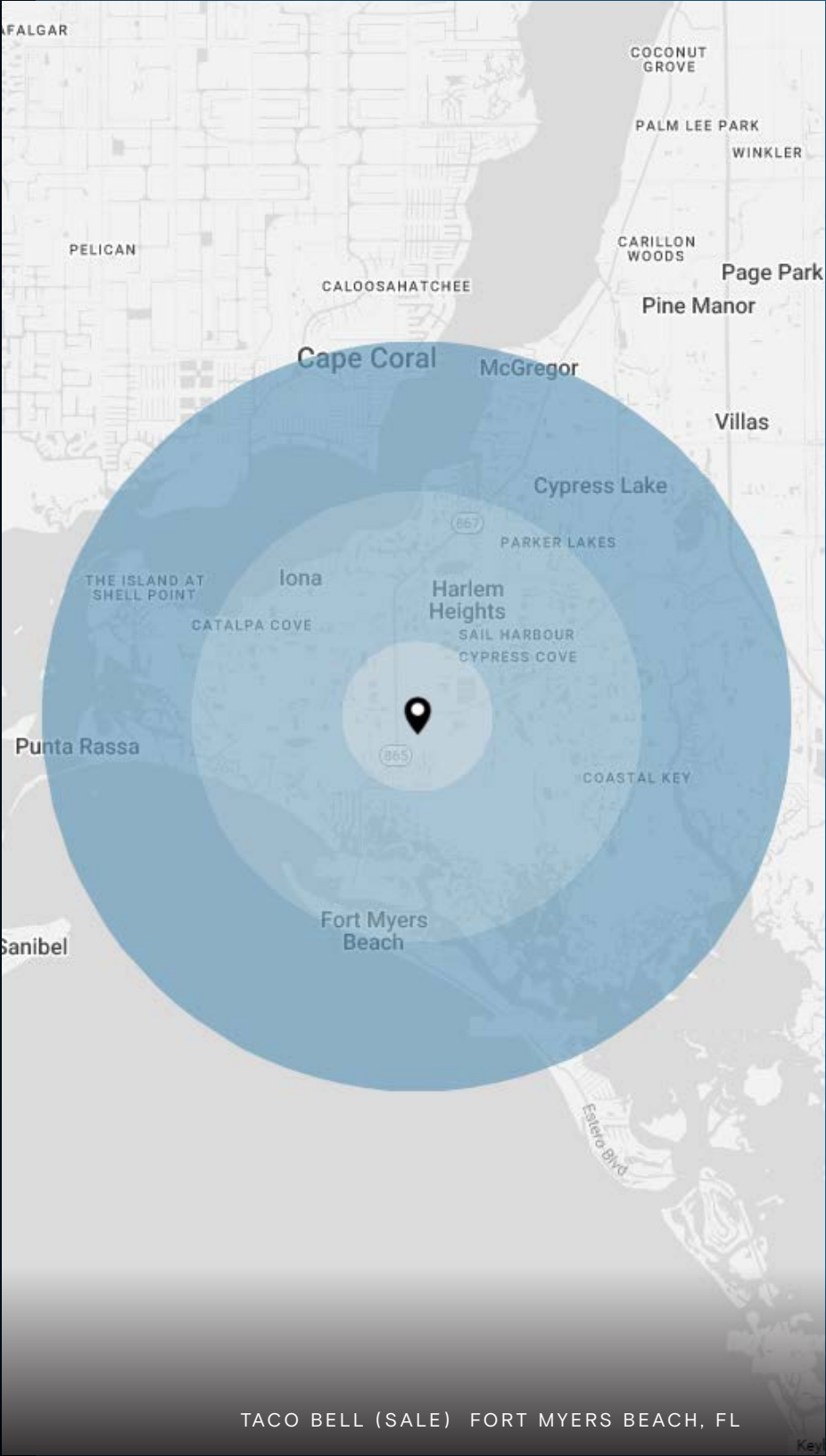
A surrounding population of over 36,570 households provides a reliable customer base, further supported by steady visiting traffic flowing between Sanibel and Downtown Fort Myers.

# PROPERTY OVERVIEW

Tenant	Taco Bell
County & Parcel ID	Lee County: 07-46-24-00-00005.1090
Ownership Interest	Sale
Encumbrances	Free & Clear
Property Type	Restaurant - Fast Food
Building GLA (SF)	2,167 SF
Total Land Area (Acres)	1.02 acres
Year Built	1997
Year Renovated	2023
Lease Expiration Date	November 30, 2030
Roof & Structure	Tenant Responsibility

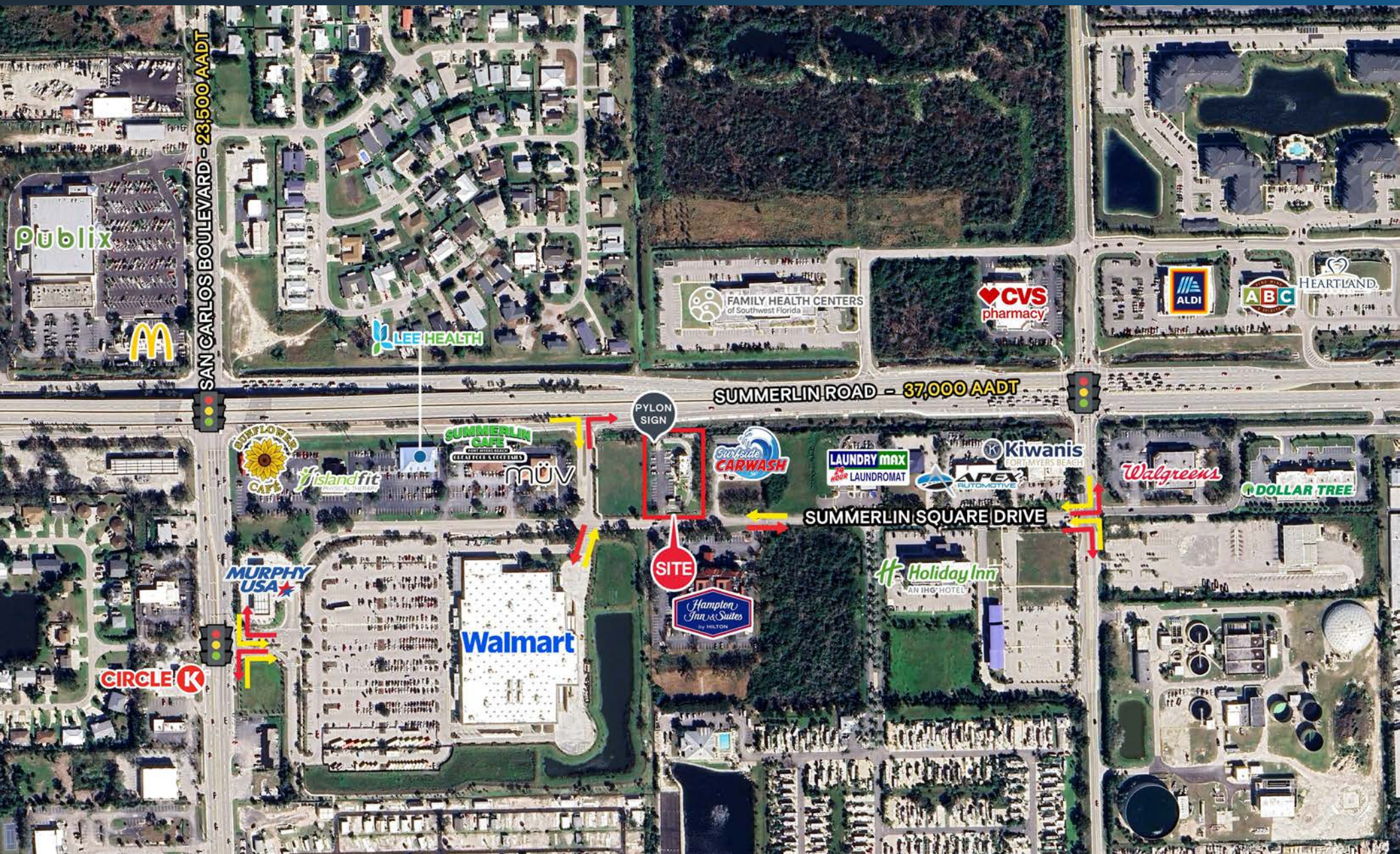
# DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
2025 POPULATION	4,802	33,862	72,220
2025 HOUSEHOLDS	2,776	16,906	36,570
2025 AVG HOUSEHOLD INCOME	\$82,168	\$111,932	\$110,856





# SURROUNDING AREA





# LEASE ABSTRACT

Tenant	Taco Bell Inc
Guarantor Profile	Corporate
Tenant DBA	Taco Bell
Building GLA (SF)	2,167 SF
Total Land Area (Acres)	1.02 acres (44,431 SF)
Rent Commencement	11/30/2025
Lease Expiration Date	11/30/2030
Initial Term	5 Years
Initial Term Remaining	5 Years
Renewal Term(s)	3, 5-year options
Rental Increases	10% every 5 years
Lease Type	Absolute NNN
Landlord Responsibility	None
Administrative Fee	None
Purchase Option	None
Financial Reporting	None
Termination Option	None

# RENT SCHEDULE & EXPENSES

TERM	START	END	ANNUAL	MONTHLY	PSF	INCREASE
Base	11/30/2025	11/30/2030	\$126,000	\$10,500	\$54.14	0%
Option 1	11/30/2030	11/30/2035	\$138,600	\$11,550	\$63.96	10%
Option 2	11/30/2035	11/30/2040	\$152,460	\$12,705	\$70.35	10%
Option 3	11/30/2010	11/30/2045	\$167,706	\$13,975	\$77.40	10%

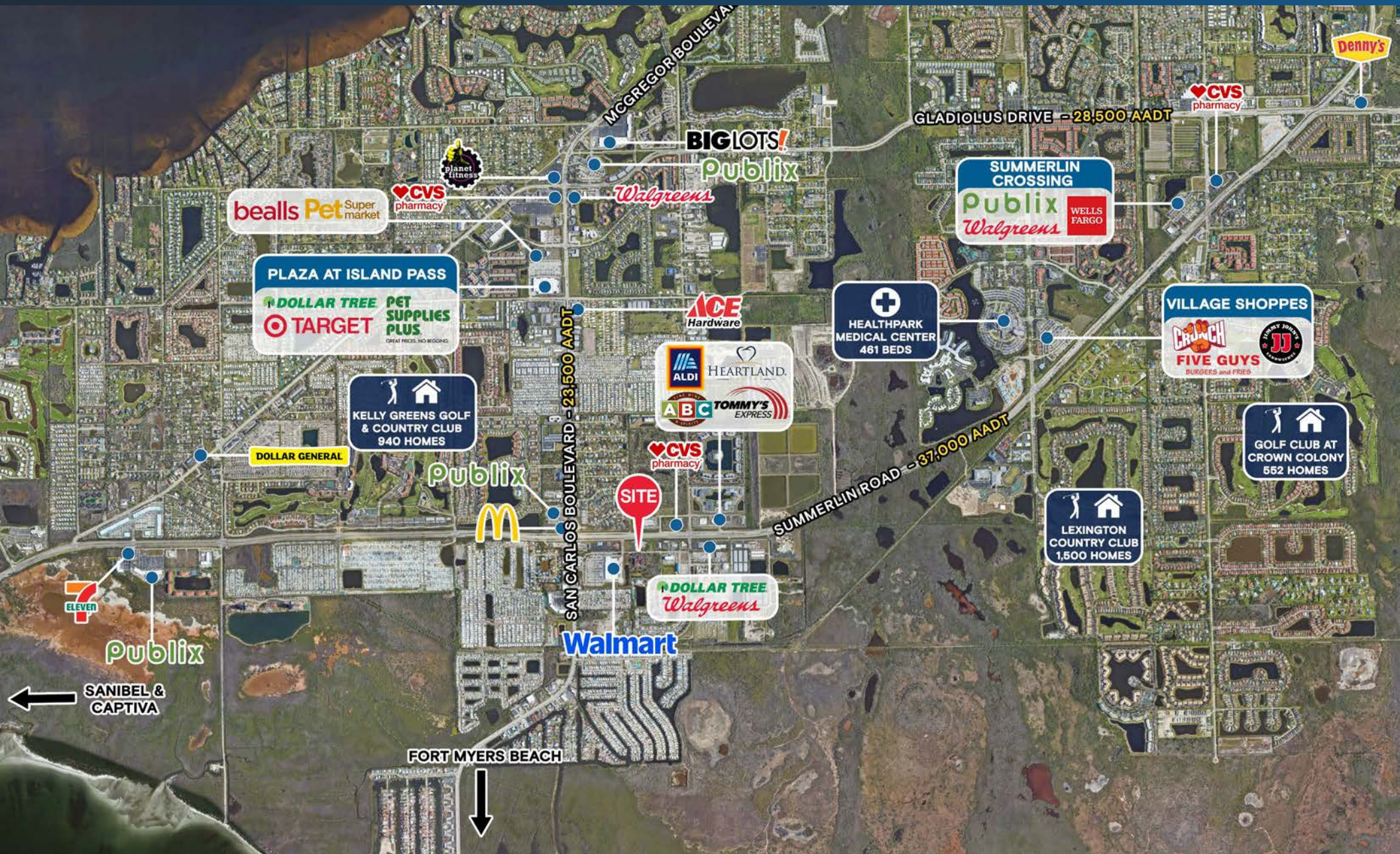
RESPONSIBILITY	FINANCIALLY	MANAGERIALLY	NOTES
Real Estate Taxes	Tenant	Tenant	Tenant directly responsible
Insurance	Tenant	Tenant	Tenant to maintain property and liability insurance
Common Area Maintenance Expenses	Tenant	Tenant	Tenant directly responsible
Building Repairs & Maintenance	Tenant	Tenant	Tenant directly responsible
Parking Lot	Tenant	Tenant	Tenant directly responsible
Roof and Structure	Tenant	Tenant	Tenant directly responsible
HVAC	Tenant	Tenant	Tenant directly responsible
Utilities	Tenant	Tenant	Tenant directly responsible







# SURROUNDING AREA





# Contact Brokers

**Robert Nuchereno**

DIRECTOR

[RN@katzretail.com](mailto:RN@katzretail.com)

(716) 867-5222

**David Eggnatz**

VICE PRESIDENT

[davideggnatz@katzretail.com](mailto:davideggnatz@katzretail.com)

(954) 579-2927

**Michael Zimmerman**

SENIOR VICE PRESIDENT - INVESTMENT SALES

[michaelzimmerman@katzretail.com](mailto:michaelzimmerman@katzretail.com)

(954) 290-6366



## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

[katzretail.com](http://katzretail.com)