

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Recent Remodel | Established Location | Below Market Rent | Outparcel to Penn Mar Shopping Center



3330 Donnell Drive | Forestville, Maryland

WASHINGTON D.C. MSA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE

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Penn Mar Shopping Center



DONNELL DR 18,500 VPD





OFFERING SUMMARY



OFFERING

Pricing	\$1,860,000
Net Operating Income	\$83,795
Cap Rate	4.50%

PROPERTY SPECIFICATIONS

Property Address	3330 Donnell Drive, Forestville, Maryland 20747
Rentable Area	2,100 SF
Land Area	1.02 AC
Year Built / Remodeled	1991 / 2022
Tenant	HAZA BELL of Northeast LLC (d/b/a Taco Bell)
Signature	Franchisee
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term Remaining	5 Years
Options	One Five-Year option at Prevailing Market Rent
Rent Commencement	9/1/1991
Lease Expiration	8/31/2031
ROFR	Yes - 30 Days

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM				RENTAL RATES			
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Monthly	Annually	Options
Taco Bell	2,100	9/1/1991	8/31/2031	9/1/2026	\$6,983	\$83,795	1 (5-Year)
(Franchisee)				9/1/2031	One (5-Year) Option @ Prevailing Market Rent		

5 Years Remaining | Recent Remodel | Established Location | Below Market Rent

- HAZA BELL of Northeast LLC guaranteed lease (150+ units)
- 5 years remaining with 1 (5-year) option periods to extend
- Taco Bell has been in this location since 1991, highlighting their long-term commitment to the site that was remodeled for the tenant in 2022
- The tenant is currently paying below market rent for Forestville, MD

Absolute NNN Ground Lease | Land Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

Outparcel to Penn Mar Shopping Center | Across From Centre at Forestville

- The subject property is an outparcel to Penn Mar Shopping Center (385,000+ SF) with tenants including Ross, PetCo, Burlington, Dollar Tree & more
- Across the street from Target anchored Centre at Forestville (460,000+ SF), with other tenants including: JCPenney, DXL, Chipotle, AT&T, and others
- Strong tenant synergy promotes crossover shopping to the subject property

Dense Retail Corridor | Excellent Visibility & Access | Signalized, Hard Corner Intersection

- The subject property is located in a dense retail corridor with high barriers for entry
- The site sits on Donnell Dr (18,500 VPD), in between Pennsylvania Ave (60,200 VPD) & Marlboro Pike (20,000 VPD)
- Taco Bell is located at the signalized, hard corner entrance to Penn Mar shopping center, providing excellent visibility & access

Capital Beltway (I-495) | Regional Connectivity

- Taco Bell is less than 1 mile from the Capital Beltway (I-495) (195,100 VPD), providing strong exposure to daily commuters
- The Capital Beltway is the primary highway around Washington D.C., it provides convenient connectivity throughout the greater Washington D.C. area, enhancing the properties regional accessibility

Strong Demographics In 5-mile Trade Area

- More than 301,427 residents and 78,700 employees support the trade area
- The trade area boasts an average household income of \$104,000

PROPERTY PHOTOS



PROPERTY PHOTOS



Raising Cane's & Wendy's Outparcels Also Available for Sale. Contact Brokers for More Information.



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 globally as of March 02, 2026.

The franchisee operating this location, HAZA BELL of Northeast, LLC, operates over 150 Taco Bells across various states.

Source: tacobell.com/about-us; Yum! Brands 2025 Annual Report | <https://tacala.com/careers/>

PROPERTY OVERVIEW



LOCATION



Forestville, Maryland
Prince George's County
Washington-Arlington-Alexandria MSA

ACCESS



Donnell Drive: 1 Access Point
Penn Mar Shopping Center: 1 Access Point

TRAFFIC COUNTS



Donnell Drive: 18,500 VPD
Pennsylvania Avenue/State Highway 4: 60,200 VPD
Capital Beltway/Interstate 95 & 495: 195,100 VPD

IMPROVEMENTS



There is approximately 2,100 SF of existing building area

PARKING



There are approximately 54 parking spaces on the owned parcel.
The parking ratio is approximately 25.7 stalls per 1,000 SF of leasable area.

PARCEL



Acres: 1.02
Square Feet: 44,431

CONSTRUCTION



Year Built: 1991
Year Renovated: 2022

ZONING



CGO (Commercial, General, Office)

LOCATION MAP

WASHINGTON DC
11 miles

RONALD REAGAN WASHINGTON INTL. AIRPORT

ALEXANDRIA
14 miles

ANDREWS AIR FORCE BASE
6 miles

TACO BELL

2026 Estimated Population

1 Mile	18,210
3 Miles	92,051
5 Miles	301,427

2026 Average Household Income

1 Mile	\$92,082
3 Miles	\$103,049
5 Miles	\$104,000

2026 Estimated Total Employees

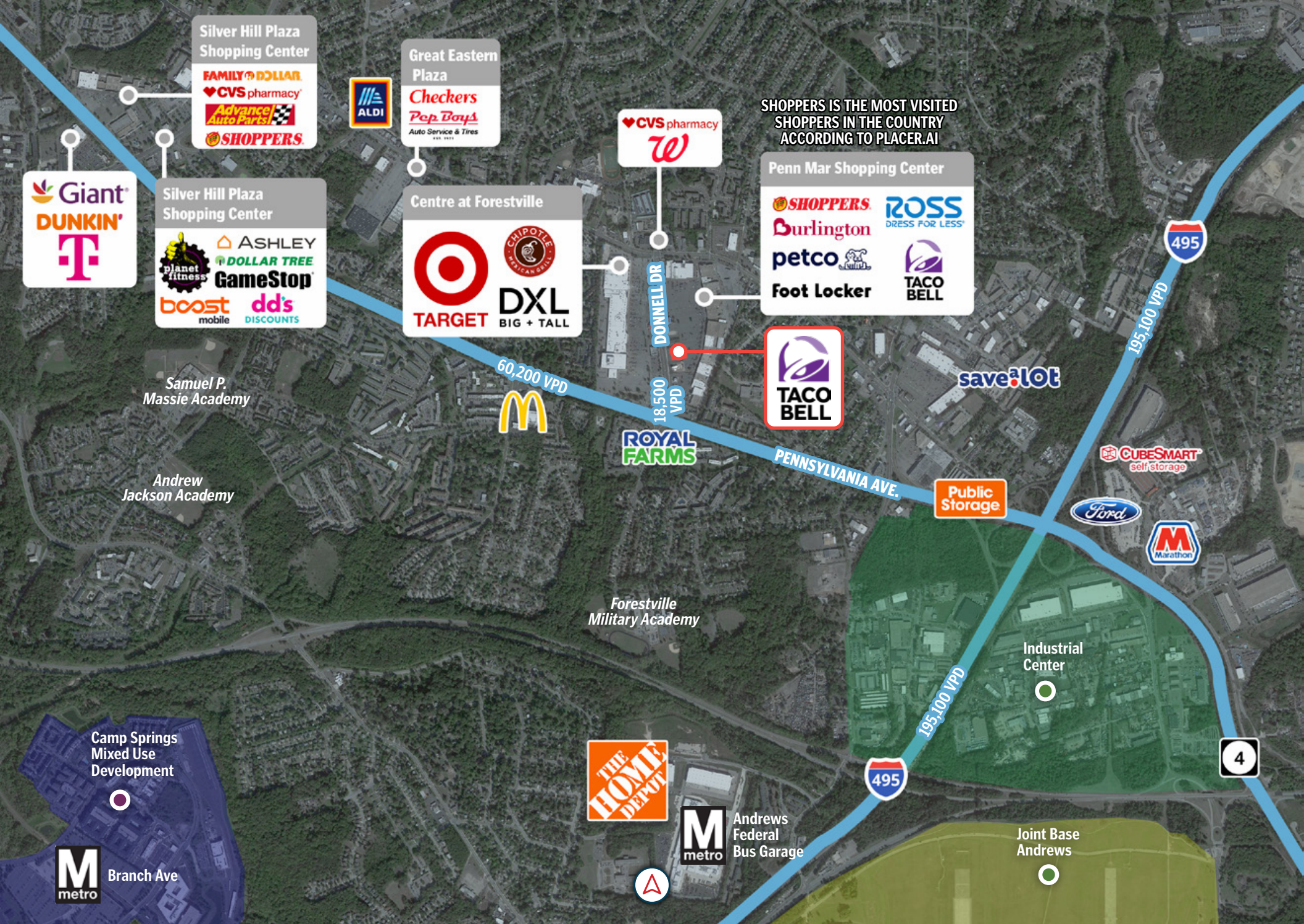
1 Mile	5,145
3 Miles	26,074
5 Miles	78,731

1 Mile	18,210
3 Miles	92,051
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3 Miles	\$103,049
5 Miles	\$104,000

1 Mile	5,145
3 Miles	26,074
5 Miles	78,731







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AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	18,210	92,051	301,427
2031 Projected Population	18,129	92,783	305,162
2026 Median Age	38.5	38.6	38.8
Households & Growth			
2026 Estimated Households	7,218	38,097	123,123
2031 Projected Households	7,250	38,767	125,926
Income			
2026 Estimated Average Household Income	\$92,082	\$103,049	\$104,000
2026 Estimated Median Household Income	\$69,892	\$82,009	\$80,017
Businesses & Employees			
2026 Estimated Total Businesses	466	2,683	8,299
2026 Estimated Total Employees	5,145	26,074	78,731



FORESTVILLE, MARYLAND

Forestville is a suburban community located in Prince George's County, Maryland, approximately 10 miles southeast of Washington, D.C. Its proximity to major highways and public transit makes it an attractive location for commuters, while established neighborhoods and nearby commercial centers contribute to its residential appeal.

Forestville's economy is supported by government services, healthcare, retail, education, and professional services. Many residents commute to Washington, D.C., and surrounding areas for employment with federal agencies, government contractors, healthcare systems, and corporate offices. Commercial activity is concentrated along Pennsylvania Avenue and nearby retail corridors, with shopping centers, restaurants, and service businesses supporting the local economy. The community benefits from the economic strength of the greater Washington metropolitan region.

Forestville offers a variety of parks, recreational facilities, and community amenities. Residents enjoy access to nearby regional parks, sports complexes, and walking trails throughout Prince George's County. The community is also conveniently located near attractions in Washington, D.C., including museums, monuments, performing arts venues, and professional sports facilities. Shopping, dining, and entertainment options are available at nearby retail centers throughout the area.

Higher education opportunities are available nearby through institutions such as Prince George's Community College, University of Maryland, and several colleges and universities throughout the Washington, D.C. metropolitan area. The nearest major airport is Ronald Reagan Washington National Airport. This airport has international and domestic flights from Washington D.C. and is 13 miles from Forestville, MD.

AREA HIGHLIGHTS



MAJOR EMPLOYERS:

Georgetown University	Georgetown University Hospital
Children's National Medical Center	Booz Allen & Hamilton Inc
Washington Hospital Center	Universal Protection Service LLC
George Washington University	Inspirity Peo Services LLC
American University	Howard University
Arby's	Krystal
Hooters	Mercedes-Benz

Cultural Center of the U.S.



Washington, D.C. is considered a cultural center of the U.S. because of its many National Historic Landmarks, museums and historic places such as the Capitol and White House. Washington, D.C. is home to the National Mall which is a large park within the city.



\$175M GDP

0.7% of the nation's GDP, which is larger than the GDP of 16 states and is equal to the combined GDPs of Vermont, Wyoming, and Montana

HOME TO **6.37M** APPROX 1% ANNUAL POPULATION GROWTH

2024 TYPICAL HOME VALUE
\$610,742



2024 TOTAL D.C. HOUSEHOLDS
315,785



AVERAGE HOUSEHOLD INCOME
\$150,292



AVERAGE TRAVEL TIME TO WORK
28.85 Mins.



1ST
IN ENTREPRENEURSHIP



#1
BEST U.S. PARK SYSTEM



20+
COLLEGES & UNIVERSITIES



RANKED AS THE HIGHEST-INCOME METROPOLITAN AREA IN THE NATION



RANKED AS THE HIGHEST-EDUCATED METRO AREA IN THE NATION FOR FOUR DECADES

Job growth in the **Washington metro area** ranked tenth amongst all metro areas in the year ending December 2023 with **38,100 new jobs**



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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