

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Brand New Construction | Strong Franchisee Guaranty | Signalized, Hard Corner Intersection



1490 Tamiami Trail

PORT CHARLOTTE FLORIDA

ACTUAL SITE



PRESENTED BY



WILLIAM WAMBLE

**Executive Vice President & Principal
National Net Lease**

william.wamble@srsre.com

D: 813.371.1079 | M: 813.434.8278

1501 W. Cleveland Street, Suite 300

Tampa, FL 33606

FL License No. SL3257920

PATRICK NUTT

**Senior Managing Principal &
Co-Head of National Net Lease**

patrick.nutt@srsre.com

D: 954.302.7365 | M: 703.434.2599

200 SW First Avenue, Suite 970

Fort Lauderdale, FL 33301

FL License No. BK3120739

DANIEL BECKER

**Senior Associate
SRS National Net Lease**

daniel.becker@srsre.com

D: 813.586.1914 | M: 813.675.5004

1501 W. Cleveland Street, Suite 300

Tampa, FL 33606

FL License No. SL3489466



NATIONAL NET LEASE

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

SITE OVERVIEW



Adjacent Buffalo Wings Go Also Available for Sale. Contact Brokers for More Information

SITE PHOTOS



SITE PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$2,600,000
Net Operating Income	\$130,000
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	1490 Tamiami Trail Port Charlotte, Florida 33948
Rentable Area	2,370 SF
Land Area	0.61 AC
Year Built	2024
Tenant	Del Taco
Guaranty	Franchisee (Tim Cloe - 100+Units)
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	20 Years
Increases	10% Every 5 Years
Options	3 (5-Year)
Rent Commencement	3/1/2024
Lease Expiration	3/1/2044



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Population	4,037	40,892	97,687
2023 Households	1,909	17,303	40,251
2023 Average Household Income	\$66,012	\$76,944	\$83,117
2023 Median Age	62.4	51.3	50.2
2023 Total Businesses	932	2,042	3,614
2023 Total Employees	11,589	19,881	31,639



Tenant Name	Square Feet	LEASE TERM				RENTAL RATES		
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Del Taco	2,370	3/1/2024	3/1/2044	Upon RCD	-	\$10,833	\$130,000	3 (5-Year)
(100+ Unit Franchisee)				Year 6	10%	\$11,917	\$143,000	
				Year 11	10%	\$13,108	\$157,300	
				Year 16	10%	\$14,419	\$173,030	

10% Rental Increase Beg. of Each Option Period Thereafter

2024 Construction | Strong Franchisee Guarantee (100+ Units) | Scheduled Rental Increases | Option Periods

- Brand new 20-year ground lease on the new build Del Taco
- The lease features 10% rental increases every 5-years and at the beginning of each 3, 5-year option period to extend the lease term
- Reputable franchisee guaranty from a operator with more than 100 units under operation to date

Absolute NNN (Ground Lease) | Leased Fee (Land Ownership) | Zero Landlord Responsibilities | No State Income Tax

- No landlord responsibilities
- Management-free investment in a state with no state income tax
- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises

Strong Demographics In 5-mile Trade Area | Densely Populated

- More than 97,600 residents and 31,600 employees support the trade area
- The averages household income exceeds \$83,100
- The trade areas average day time population exceeds 181,400 Individuals

Port Charlotte Town Center (777,000 SF) | Strong Tenant Synergy

- Port Charlotte Town Center is a 777,000 SF regional mall positioned on over 130 acres of land and is the only enclosed shopping center within 30-miles
- The regional mall features anchors such as JCPenney, Macy's, and Regal
- The property is surrounded by other national credit tenants such as a 24-hour Walmart Supercenter, Target, Best Buy, Sam's Club, Marshalls, & more

Local Development Projects | West Port (450 Acres / 2,500 units) | Arredondo Pointe (160 Acres)

- West Port, a 450-acre, 2,400-home residential subdivision is under construction roughly 2-miles from Port Charlotte Town Center
- Arredondo Pointe, a 160-acre commercial, and recreational district featuring hotels, conference center and water park is being developed 1-mile NW of Port Charlotte

US Hwy 41 & State Hwy 776 (97,000 VPD) | Ideal Access & Visibility | Signalized, Hard Corner Intersection

- The asset is positioned at a signalized corner near directly off US Highway 41 (62,000 VPD) which intersects with State Highway 776 (35,000 VPD) nearby
- The asset has excellent visibility and multiple points of ingress and egress



35,000
VEHICLES PER DAY

STATE
HIGHWAY 776

FIREHOUSE
SUBS

Cheddar's
SCRATCH KITCHEN

BEST
BUY

Marshalls

TARGET

VETERANS BLVD.

Walmart
Supercenter

MURDOCK CIR.

14,500
VEHICLES PER DAY

27,000
VEHICLES PER DAY

DEL TACO

BUFFALO
WILDWINGS GO

MURPHY
USA

BURGER
KING

TOMMY'S
EXPRESS

U.S. HIGHWAY 41

62,000
VEHICLES PER DAY

Florida
central
CREDIT UNION

WATCH DRONE
VIDEO



Firestone
COMPLETE AUTO CARE

PET SMART

Publix

BJ's

HomeGoods
Burlington
Total Wine & MORE
ROSS
DRESS FOR LESS

petco
Panera BREAD
Jersey Mike's SUBS

SPROUTS FARMERS MARKET
LOWE'S
FIVE GUYS

HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.

BAM! BOOKS-A-MILLION
Staples
Once upon a child
DOLLAR TREE
sleep number.
THE VITAMIN SHOPPE

BIG LOTS!
McDonald's
planet fitness
CHIPOTLE MEXICAN BOWL
R&C
CHICKEN SALAD CHICK

14,500
VEHICLES PER DAY

MURDOCK CIR.

TARGET

BUFFALO WILDWINGS GO

BURGER KING
TOMMY'S EXPRESS

DEL TACO

Speedway

Arby's

62,000
VEHICLES PER DAY

U.S. HIGHWAY 41



Starbucks

OUTBACK STEAKHOUSE

Pepperonis

ALDI





14,500
VEHICLES PER DAY

27,000
VEHICLES PER DAY

62,000
VEHICLES PER DAY





U.S. HIGHWAY 41

62,000
VEHICLES PER DAY

STATE HIGHWAY 776

35,000
VEHICLES PER DAY

PORT CHARLOTTE TOWN CENTER

Dillard's
Bacon's FURNITURE
RACK ROOM SHOES
ALDI
ASHLEY
REGAL

BEST BUY
Walmart Supercenter
TARGET

BJ's THE HOME DEPOT
KOHLS
PET SMART

Publix

sam's club
PORT CHARLOTTE HIGH SCHOOL

CHARLOTTE TECHNICAL COLLEGE

ROSS DRESS FOR LESS
HomeGoods
Burlington

W

SPROUTS FARMERS MARKET
LOWE'S

Walmart Neighborhood Market

DEL TACO

BIG LOTS! planet fitness
Staples
DOLLAR TREE
BAM! BOOKS-A-MILLION

VILLAGE MARKETPLACE

Wawa

O'Reilly AUTO PARTS

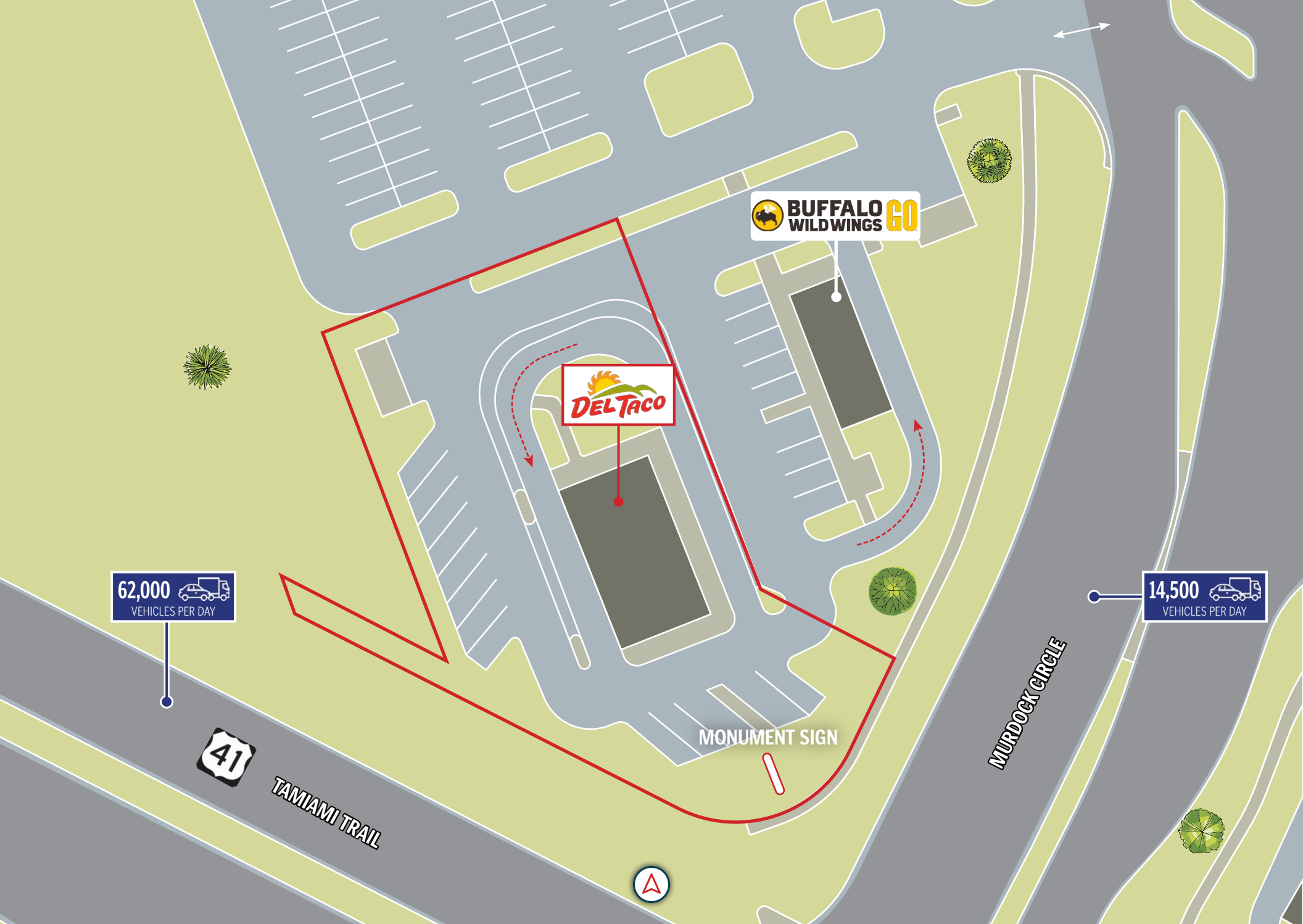
Habitat for Humanity

CIRCLE K

MEADOW PARK ELEMENTARY SCHOOL

W







DEL TACO

deltaco.com

Company Type: Subsidiary

Locations: 600

Parent: Jack in the Box

2023 Revenue: \$1.69 Billion

2023 Net Income: \$130.83 Million

2023 Assets: \$3 Billion

Del Taco offers a unique variety of both Mexican and American favorites such as burritos and fries, prepared fresh in every restaurant's working kitchen with the value and convenience of a drive-thru. Del Taco's menu items taste better because they are made with quality ingredients like freshly grilled chicken and carne asada steak, fresh house-made guacamole, fresh house-grated cheddar cheese, slow-cooked beans made from scratch, and signature creamy Queso Blanco. Founded in 1964, today Del Taco serves more than three million guests each week at its approximately 600 restaurants across 16 states. Del Taco's commitment to providing guests with the best quality and value for their money originates from cooking, chopping, shredding, and grilling menu items from scratch.

Source: deltaco.com, finance.yahoo.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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