



TACO BELL



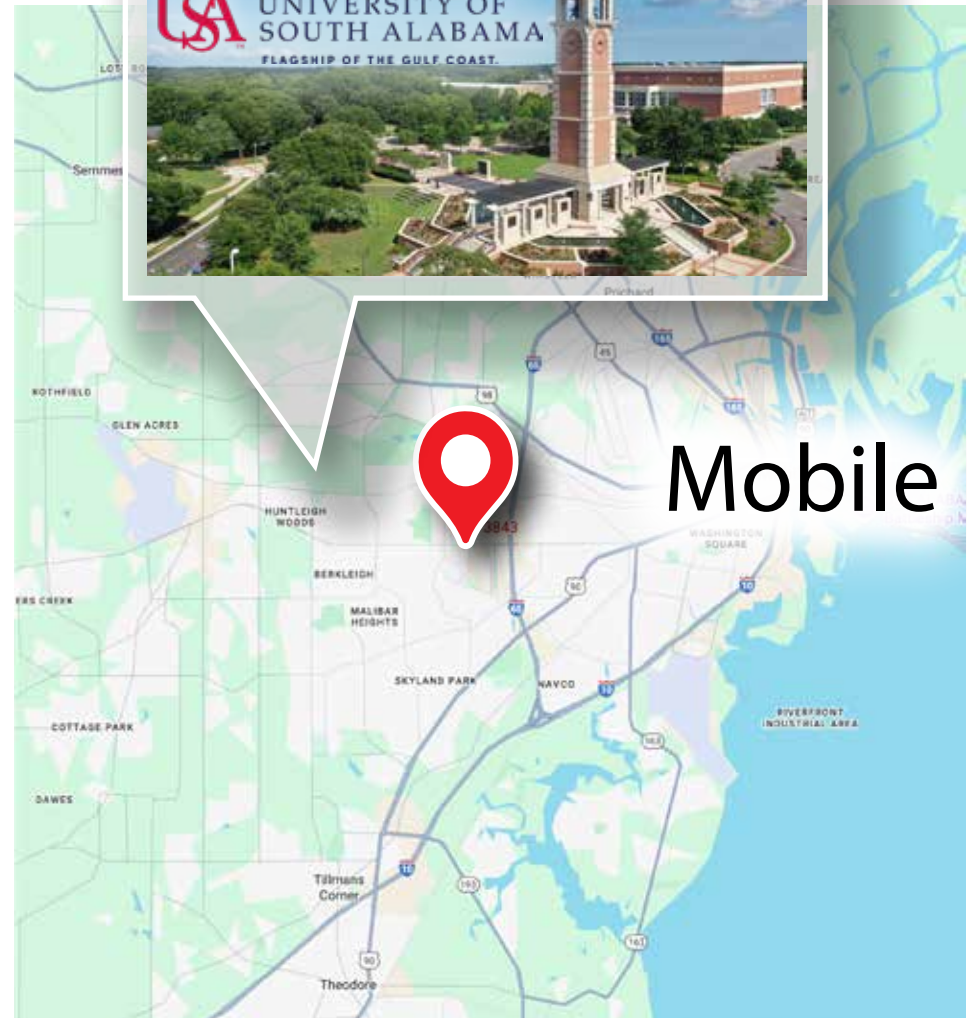
3843 Airport Blvd | Mobile, AL 36608
\$3,684,850 | 5.2% CAP

📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com



Financial Info

Lease Expiration:	August 2035
Annual Rent:	\$191,560
Options:	Three (3) @ Five (5) Years
Increases:	1% Annually
Building Size:	2,816 SF
Lot Size:	0.98 Acres
Lease Type:	Absolute NNN
Guarantee:	B&G Foods (215+ Locations) Southeast QSR LLC
Price:	\$3,684,850 5.2% CAP



- **Absolute NNN - No Landlord Responsibilities**
- Tenant took an additional option early, securing 10 years to the lease, indicating their commitment to this location
- Recent complete store remodel
- Conveniently located off Interstate-65, in a dense retail corridor
- Tenant has been here since 2010
- **Busy food corridor** - multiple fast food restaurants to draw heavy traffic
- **More than 165,182 residents and 93,202 employees support the trade area**
- **\$77,042 average household income**
- **Rare double lease guarantee from previous operator Southeast QSR LLC and current operator B&G Foods Inc.**

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Airport Blvd - 62,803 VPD

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McGregor Square
THE FRESH MARKET **TJ-maxx**
Office DEPOT
DSW **OfficeMax**
DESIGNER SHOE WAREHOUSE® **CLUB 4 FITNESS**
Walgreens

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I- 65
90,312 VPD



Springdale Shopping mall
sam's club ◊ Marshalls
WORLD MARKET. Burlington
bealls five BELOW
OUTLET.



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Airport Blvd
62,803 VPD



POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	8,755	70,103	169,993
2024 POPULATION	9,518	67,829	171,308
2029 POPULATION PROJECTION	9,588	66,845	170,169
ANNUAL GROWTH 2020-2024	2.20%	-0.80%	0.20%

WHITE	4,047	35,108	71,896
BLACK	4,079	26,175	85,704
AMERICAN INDIAN/ALASKAN NATIVE	10	66	173
ASIAN	578	2,076	3,560
HAWAIIAN & PACIFIC ISLANDER	38	85	126
TWO OR MORE RACES	766	4,320	9,849
HISPANIC ORIGIN	500	2,773	5,778

2020 HOUSEHOLDS	4,075	29,300	70,840
2024 HOUSEHOLDS	4,307	28,221	71,165
2029 HOUSEHOLD PROJECTION	4,316	27,780	70,640
ANNUAL GROWTH 2020-2024	3.10%	0.10%	0.50%
OWNER OCCUPIED HOUSEHOLDS	1,142	13,402	36,813
RENTER OCCUPIED HOUSEHOLDS	3,174	14,378	33,826
AVG HOUSEHOLD INCOME	\$64,211	\$69,097	\$66,613
MEDIAN HOUSEHOLD INCOME	\$45,164	\$46,822	\$46,051



Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice





TACO BELL



PROPERTY PHOTOS





Taco Bell IP Holder, LLC, d/b/a Taco Bell, is an American multinational chain of fast food restaurants founded in 1962 by Glen Bell (1923–2010) in Downey, California. Taco Bell is a subsidiary of Yum! Brands, Inc. The restaurants serve a variety of Mexican-inspired foods, including tacos, burritos, quesadillas, nachos, novelty and speciality items, and a variety of "value menu" items. As of 2018, Taco Bell serves over two billion customers each year, at 7,072 restaurants, more than 93 percent of which are owned and operated by independent franchisees and licensees. Glen Bell opened the first Taco Bell in 1962 at 7112 Firestone Boulevard in Downey, California. .

In 1991, Taco Bell opened the first Taco Bell Express in San Francisco. Taco Bell Express locations operate primarily inside convenience stores, truck stops, shopping malls, and airports. Taco Bell began co-branding with KFC in 1995 when the first such co-brand opened in Clayton, North Carolina. The chain has since co-branded with Pizza Hut and Long John Silver's as well.

TENANT INFORMATION



Credit Rating
BB+ (S&P)

Locations
8,218+

Revenue
\$2 Billion

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FOR MORE INFORMATION

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