

# TACO BELL

342 PIKE STREET | MARIETTA, OHIO

OFFERED  
FOR SALE  
\$3,414,384  
5.85% CAP



## EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present for sale a single-tenant Taco Bell property located along the Pike Street retail corridor in Marietta, Ohio. The asset offers approximately nine (9) years of remaining lease term through March 31, 2035, with four (4) five-year renewal options providing long-term income continuity.

Operated by a large, experienced Taco Bell franchisee, the property is subject to an absolute triple-net (NNN) lease, with the tenant responsible for all taxes, insurance, maintenance, and capital expenditures, delivering a passive and predictable cash flow profile. Annual 1.50% rent escalations throughout the base term and option periods provide consistent NOI growth and inflation protection.

Situated on 1.05 acres along Pike Street (Route 7), the property benefits from strong visibility and access along a high-traffic corridor with over 28,300 vehicles per day. Marietta serves as a regional retail and employment hub for southeastern Ohio, supported by stable demand drivers including healthcare, education, and industrial employment, reinforcing the asset's long-term durability.

LEASE YEARS	TERM	ANNUAL RENT
Current Term	3/18/2026 - 3/17/2027	\$199,800
Current Term	3/18/2027 - 3/17/2028	\$202,797
Current Term	3/18/2028 - 3/17/2029	\$205,839
Current Term	3/18/2029 - 3/17/2030	\$208,927
Current Term	3/18/2030 - 3/17/2031	\$212,061
1.50% Increases Annually Thereafter		
1st Extension Term	4/1/2035 - 3/31/2040	\$228,450
2nd Extension Term	4/1/2040 - 3/31/2045	\$246,105
1.50% Increases Annually Throughout Option Periods		

NOI	\$199,800
CAP	5.85%
PRICE	\$3,414,384

## ASSET SNAPSHOT

Tenant Name	Taco Bell
Guarantor	Charter Central, LLC (150+ Units)
Address	342 Pike St, Marietta, OH 45750
Building Size (GLA)	2,724 SF
Land Size	1.05 Acres
Year Built	2015
Lease Type	Abs NNN
Landlord Responsibilities	None
Lease Expiration Date	3/31/2035
Remaining Term	9 Years
Renewal Options	4 x 5-Years
Rental Increases	1.50% Annually Including Options
NOI	\$199,800



 18,311 PEOPLE  
IN 3 MILE RADIUS

 \$83,635 AHHI  
IN 3 MILE RADIUS

 28,300 VPD  
ON PIKE ST





## ABSOLUTE TRIPLE NET LEASE

Zero landlord expenses. Tenant pays all taxes, insurance, maintenance, repairs, and capital expenditures. Truly passive cash flow



## STRONG BUILT-IN RENT GROWTH

1.5% annual escalations provide consistent NOI growth and inflation protection through 2035 and all extension periods



## LONG-TERM INCOME WITH EXTENSION OPTIONALITY

Nine years remaining on initial term through March 2035, with four additional five-year extension options extend potential cash flow through 2055



## NATIONAL CREDIT TENANT

Taco Bell operates 8,000+ locations worldwide as part of Yum! Brands (NYSE: YUM), a \$64+ billion market cap restaurant powerhouse with investment-grade credit



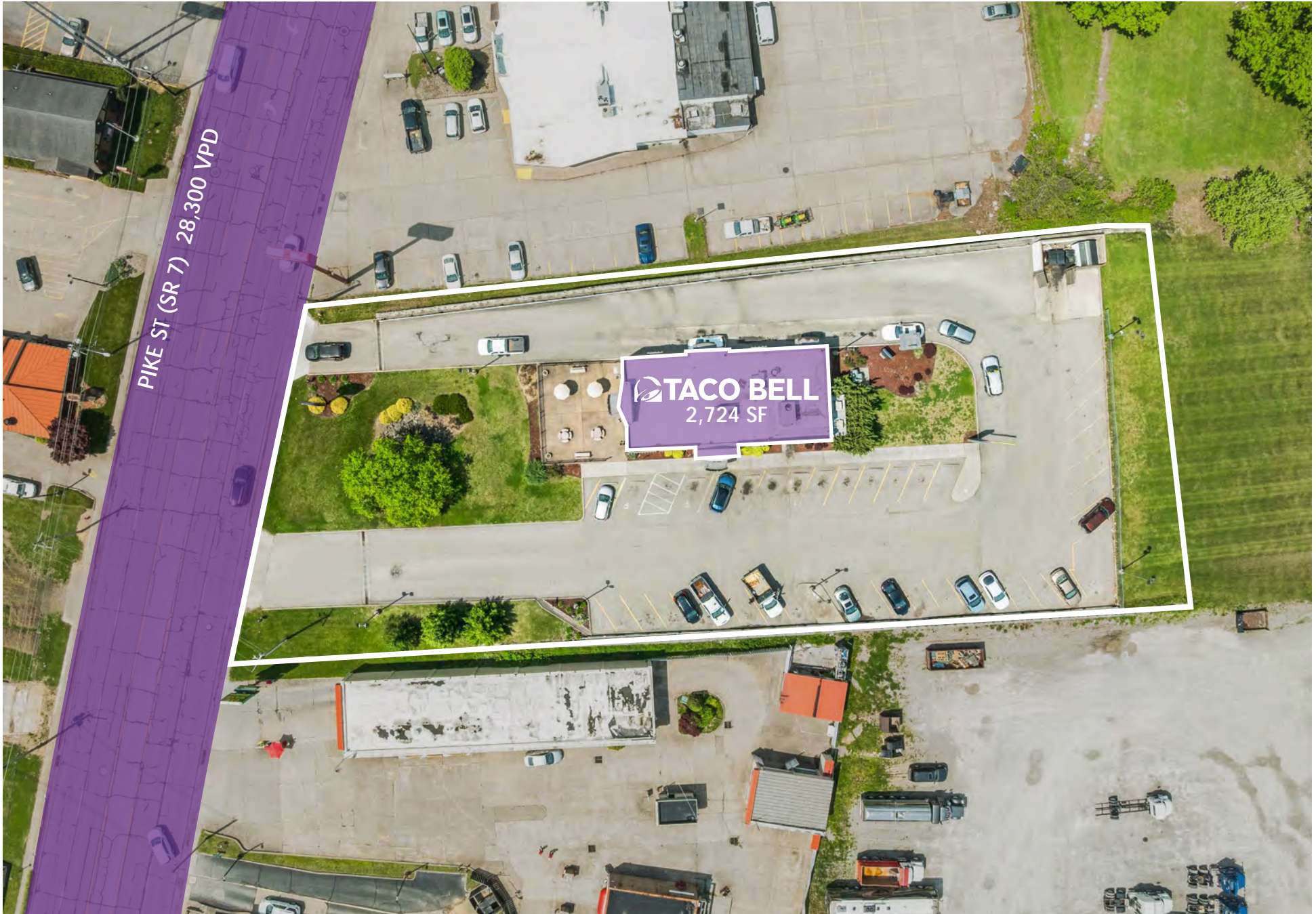
## HIGH-TRAFFIC PIKE STREET CORRIDOR

Prime location on Pike Street (SR 7) with 28,300 vehicles per day, serving Marietta's established residential base and regional workforce



## PROVEN PERFORMANCE – 10+ YEARS OPERATING

Restaurant opened March 2015 and continues to perform, demonstrating site strength, market acceptance, and franchisee commitment to the location





**LOWE'S**

**ALDI**

**Walmart**  
Supercenter

BUCKLEY ISLAND - OHIO RIVER ISLANDS  
NATIONAL WILDLIFE REFUGE

WILLIAMSTOWN

WASHINGTON SHOPPING CENTER  
**Kroger**  
**CHASE**

**Panera**  
BREAD

**U-HAUL**

**Bob Evans**

**McDonald's**

**planet fitness**  
**OLLIE'S**

WEST VIRGINIA  
OHIO

**BRIDGEPORT**  
EQUIPMENT & TOOL  
SALES & RENTALS

**Applebee's**  
GRILL + BAR

**SUBWAY**

PIKE ST (SR 7) 28,300 VPD

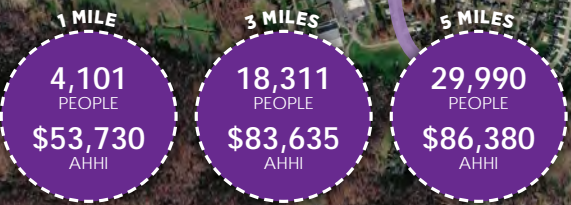
**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES



**TACO BELL**  
342 PIKE ST, MARIETTA, OHIO



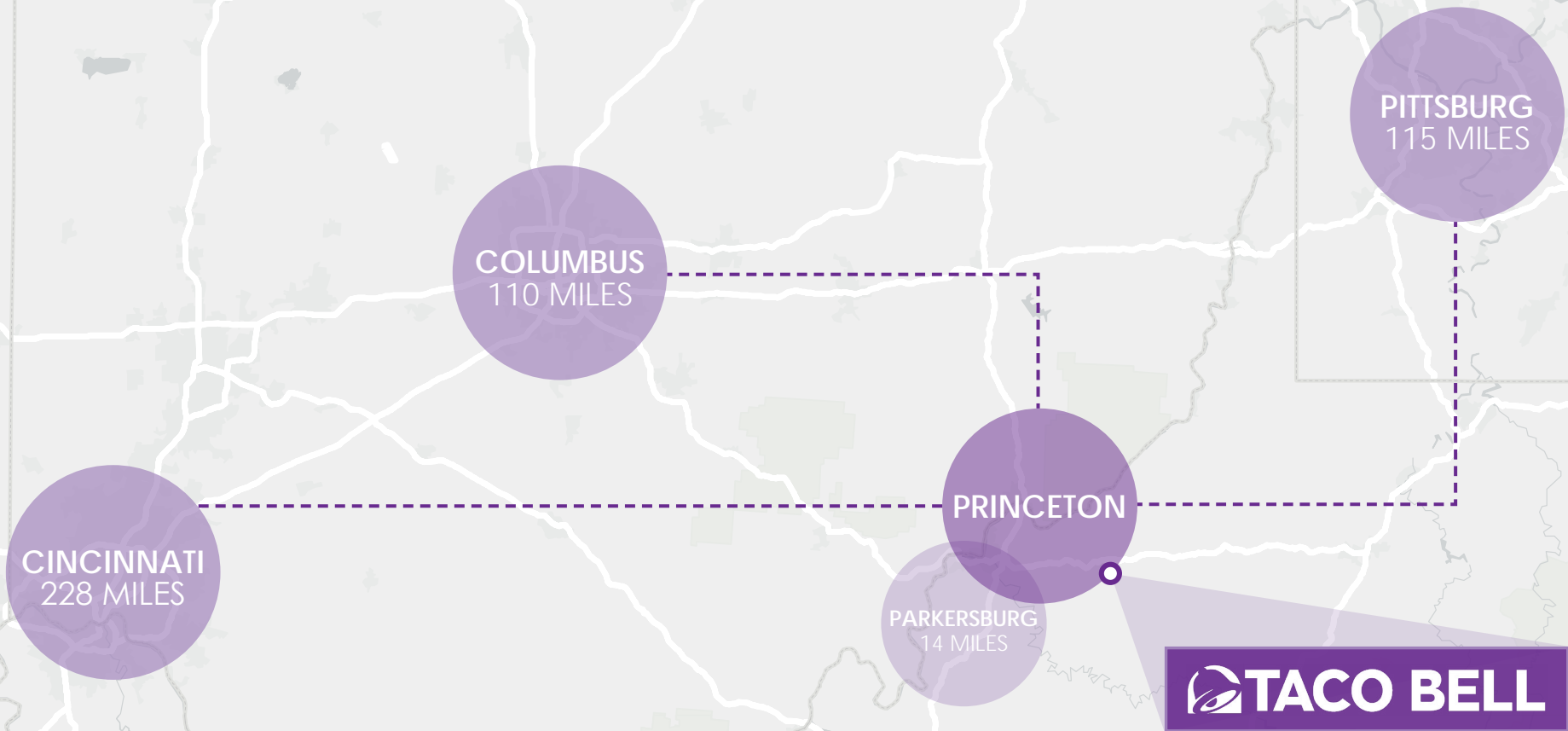
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As the historic gateway to the Northwest Territory, Marietta's economy is anchored by the Ohio River. This 981-mile corridor is a vital transportation artery, moving over 230 million tons of cargo annually and connecting local industry to the Mississippi River and global markets. Beyond logistics, the river provides drinking water for 5 million people and serves as a central economic engine for six states. For Marietta, it represents a critical utility and a \$7.4 billion annual commodity corridor that continues to drive regional commerce and industrial growth.







**MARIETTA, OHIO** situated within the Mid-Ohio Valley along the Ohio River, benefits from a stable and diversified regional economy supported by healthcare, education, advanced manufacturing, logistics, and energy-related industries. As the county seat of Washington County and part of the broader Marietta micropolitan area, the market draws from a multi-state trade area extending into southeastern Ohio and western West Virginia.

The region is anchored by major employers including Memorial Health System, Marietta College, and industrial operators tied to petrochemical and manufacturing activity throughout the Ohio River corridor. Marietta benefits from strategic connectivity via Interstate 77, linking the market to larger regional hubs such as Columbus, Charleston, and Pittsburgh, supporting commerce and consumer draw beyond the immediate market.

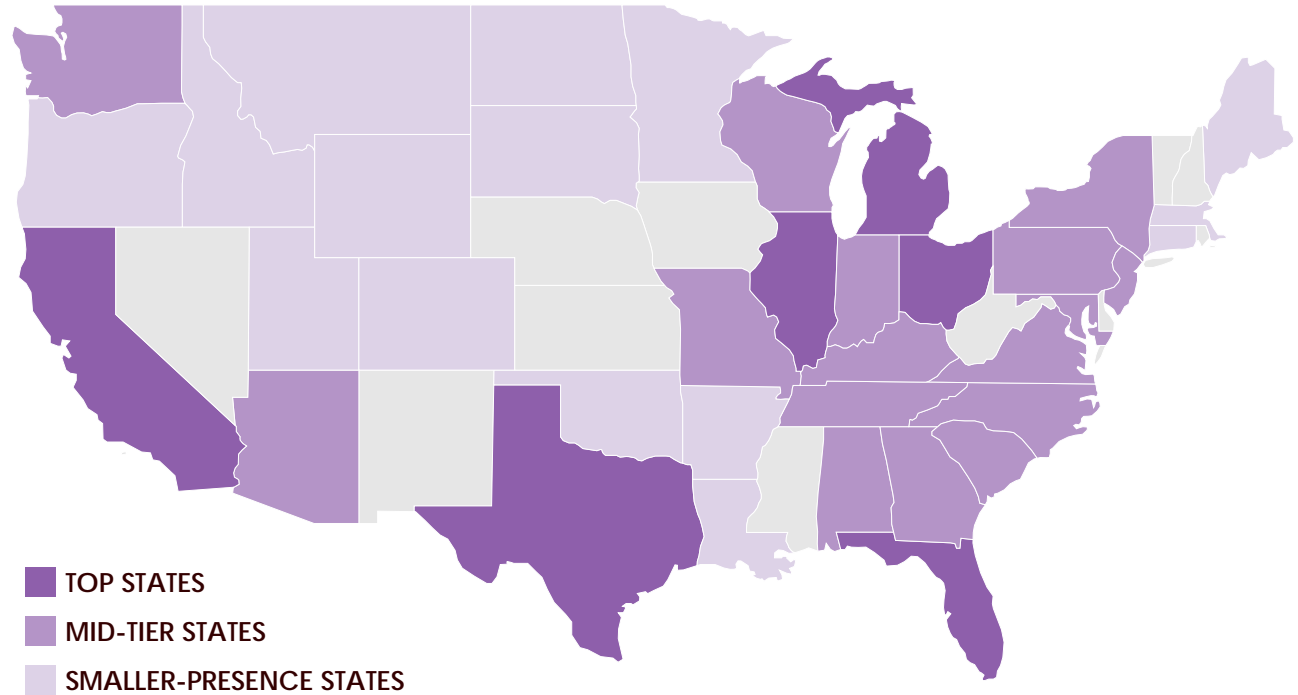
The market also benefits from a historic downtown core, steady population support from surrounding counties, and continued investment in regional healthcare and infrastructure, reinforcing Marietta's role as a commercial and service hub for the broader Mid-Ohio Valley. Supported by durable economic drivers, regional healthcare demand, and a broad trade area with limited retail competition, Marietta offers investors exposure to a stable small-market environment with long-term demand fundamentals.



**TACO BELL QUICK FACTS**

<b>Founded:</b>	1962
<b>Headquarters:</b>	Irvine, CA
<b>Ownership:</b>	Public (NYSE: YUM)
<b>Locations:</b>	8,000+
<b>Guaranty:</b>	Corporate

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. Southpaw, the lease guarantor, owns and operates over 150 Taco Bell restaurants & Dunkins' in New York, New Jersey, Maryland, Kentucky, Georgia & Louisiana. Large multi-unit operators of this size typically maintain centralized management, regional oversight teams, and standardized reporting infrastructure that supports operational consistency across their portfolios.



**\$13B**  
2025 REVENUE



**8,000+**  
TOTAL LOCATIONS



**\$40.52B**  
2025 MARKET CAP



**250,000+**  
TOTAL EMPLOYEES



**S&P: BBB**  
CREDIT RATING



**READ MORE**

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