

EXCLUSIVE RETAIL OFFERING

LEE ADVISORY GROUP

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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TACO BELL & KFC

4302 North Armenia Ave, Tampa, FL

EXECUTIVE SUMMARY

TACO BELL & KFC

4302 North Armenia Ave, Tampa, FL

PROPERTY DESCRIPTION

This rare dual branded location includes both Taco Bell and KFC. It is well located and maintained, and is on an absolute triple net lease. There are no Landlord responsibilities. The building square footage totals 3,405, with almost a 40,000 square foot lot. The current lease expires on February 28, 2033, with the tenant having two additional 5-year options. The lease is guaranteed by KBP Foods, LLC. They operate restaurants in 32 States, have over 20,000+ employees, and operate over 1,100 QSR restaurants and do over \$1 Billion a year in sales volume.

PROPERTY HIGHLIGHTS

- 5.5% CAP RATE
- Located in Tampa, the 4th largest MSA in the Southeast
- 10% rent increases every 5 years (Next bump is in March 2028)
- Densely populated area with over 137,000 people within 3 miles
- Florida is a tax-free income state

For more information, please contact:

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4302 NORTH ARMENIA AVE

TACO BELL / KFC				
4302 N Armenia Ave., Tampa, FL 33607				
FINANCIAL INDICATORS:			PROPERTY ABSTRACT:	
Purchase Price:	\$2,585,000		Type:	Single Tenant NNN
Down Payment:	\$2,585,000		Age:	1999
Down Payment %:	100%		Approx. Lot Size:	39,790
Current CAP Rate:	5.50%		Net Square Feet:	3,405
Cash on Cash Return:	5.50%		Lease expires:	2/28/33
			Franchisee:	FQSR, LLC (dba KBP Foods, LLC)
ANNUALIZED OPERATING DATA:				
Annual Rent		Cap Rate	Cash Flow	% Return
\$142,175	3/1/23 to 2/28/28	5.50%	\$142,175	5.50%
\$156,393	3/1/28 to 2/28/33	6.05%	\$156,393	6.05%
\$172,032	5-Year Option #1	6.66%	\$172,032	6.66%
\$189,235	5-Year Option #2	7.32%	\$189,235	7.32%
ANNUALIZED EXPENSES:			DESCRIPTION	
Absolute NNN Lease  https://kbpbrands.com			The lease is guaranteed by KBP Foods, LLC. They operate restaruants in 32 States, have over 20,000+ employees, and operate over 1,100 QSR restaurants. The Company started in 1999 with its first KFC acquisition. By 2012 it had over \$100M in revenue and 100+ locations. By 2015 it was the largest KFC franchisee. By 2018 the Company had over 500+ locations and \$500M in revenue. In 2019 they made their first Taco Bell acquisition. In 2021 they made their first Arby's acquisition. And, in 2024 they made they first Sonic acquisition. Core Brands: Operates franchises for KFC, Taco Bell, Arby's, and Sonic. Scale: One of the largest and fastest-growing restaurant franchise groups in the United States. Headquarters: Leawood, Kansas.	

The information provided herein is from sources we believe are reliable.
While we do not doubt its accuracy, we have not verified it and make no representations, guarantees or warranties about it.

PROPERTY PHOTOS

TACO BELL & KFC

4302 North Armenia Ave, Tampa, FL



SITE PLAN

PARCEL MAP

TACO BELL & KFC
4302 North Armenia Ave, Tampa, FL



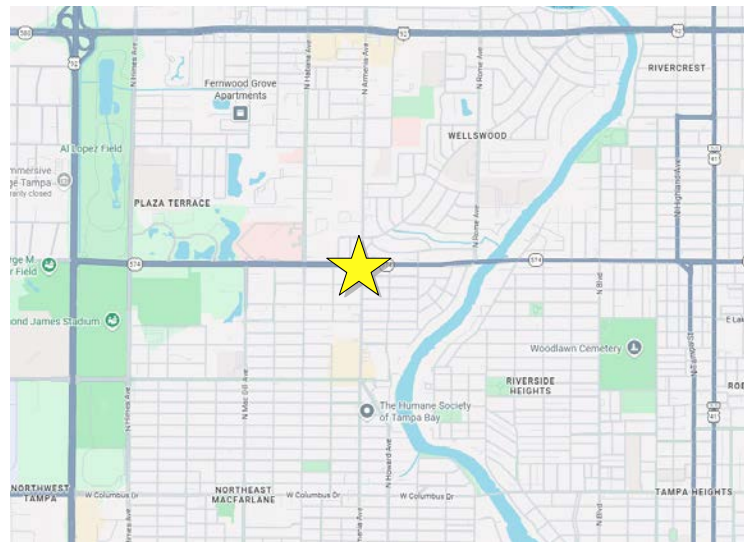
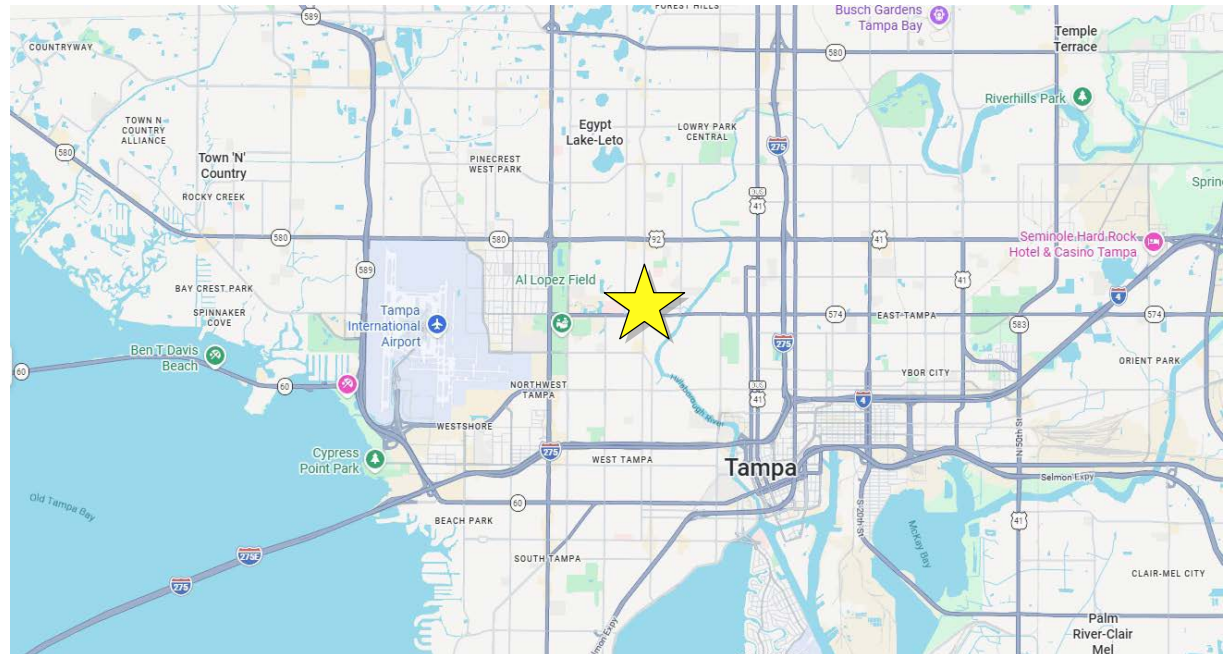
LOCATION INFORMATION

TACO BELL & KFC

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This Taco Bell & KFC is located on N Armenia Ave between Dale Mabry Highway and I-275, both major routes surrounding Tampa which consist of high traffic counts.

- Positioned just south of the heavily trafficked signalized intersection of Armenia and W MLK (55K+ VPD)
- Located approximately ½ mile east of St. Joseph's Hospital
- Located one mile east of Raymond James Stadium (Home of the Tampa Bay Buccaneers)
- Not far from Tampa International Airport



AREA INFORMATION

TACO BELL & KFC

4302 North Armenia Ave, Tampa, FL

Tampa is a major city on the Gulf Coast of Florida in Hillsborough County. The 8-county Tampa Bay region overall stands as the second-largest metropolitan area in Florida (Population: 3.42 million). The city of Tampa has a population of more than 400,000 people and is currently experiencing an annual growth rate of 1.47%, a 7.97% population increase since 2020 alone, respectively. With a rich history and family-friendly atmosphere, Tampa residents have a median household income ranging from approximately \$75,000 to \$84,000.

Tampa is located on the west coast of Florida, offering a blend of waterfront living, booming industries, and diverse entertainment and food scenes. A flourishing hub, Tampa is also surrounded by other major cities such as St. Petersburg and Clearwater. Home to Raymond James Stadium (Tampa Bay Buccaneers), Tampa International Airport, and various museums and attractions, the city provides convenient access to Tampa Riverwalk, Busch Gardens, Ybor City, Tampa Theater, and more by means of I-4, I-75, and I-275.



AERIAL MAP

AREA HIGHLIGHTS

TACO BELL & KFC

4302 North Armenia Ave, Tampa, FL



AERIAL MAP

ZOOM VIEW

TACO BELL & KFC

4302 North Armenia Ave, Tampa, FL



TACO BELL & KFC
4302 North Armenia Ave, Tampa, FL



DEMOGRAPHICS

	1 mile(s)	3 mile(s)	5 mile(s)
2025 Demographics:			
Q4 2025 Employees	14,089	144,837	296,145
Q4 2025 Establishments*	1,261	12,922	28,341
Total Population	14,952	136,659	301,034
Total Households	6,622	60,431	131,061
Female Population	7,658	69,077	152,323
% Female	51.2%	50.6%	50.6%
Male Population	7,294	67,583	148,711
% Male	48.8%	49.5%	49.4%
Population Density (per Sq. Mi.)	4,764.62	4,838.67	3,837.12
Employed Civilian Population 16+			
Total	9,034	79,360	171,805
White Collar	57.5%	59.9%	64.0%
Blue Collar	42.5%	40.1%	36.0%
Seasonal Population by Quarter:			
Q4 2022	41	1,322	3,118
Q1 2023	145	1,536	3,218
Q2 2023	147	1,542	3,261
Q3 2023	145	1,525	3,237
Q4 2023	146	1,580	3,371
Q1 2024	172	1,741	3,839
Q2 2024	168	1,706	3,756
Q3 2024	166	1,690	3,729
Q4 2024	165	1,702	3,765
Age:			
Age 0 - 4	4.4%	4.8%	5.3%
Age 5 - 14	8.4%	9.0%	10.6%
Age 15 - 19	4.5%	6.7%	6.1%
Age 20 - 24	5.5%	7.9%	6.7%
Age 25 - 34	15.0%	18.9%	17.5%
Age 35 - 44	13.5%	14.2%	14.5%
Age 45 - 54	13.4%	12.2%	12.8%
Age 55 - 64	12.7%	11.2%	11.8%
Age 65 - 74	10.8%	8.3%	8.4%
Age 75 - 84	7.8%	4.8%	4.6%

	1 mile(s)	3 mile(s)	5 mile(s)
Age 85 +	3.9%	2.0%	1.7%
Median Age	44.0	37.0	38.0
Housing Units			
Total Housing Units	7,099	66,159	142,496
Occupied Housing Units	93.3%	91.3%	92.0%
Vacant Housing Units	6.7%	8.7%	8.0%
Housing Units by Tenure			
Total Households in Tenure	6,622	60,431	131,061
Owner Occupied Housing Units	3,536	27,276	63,229
Owner Occupied free and clear	34.4%	30.6%	31.8%
Owner Occupied with a mortgage or loan	65.6%	69.4%	68.2%
Renter Occupied Housing Units	3,086	33,154	67,832
Race and Ethnicity			
American Indian, Eskimo, Aleut	0.5%	0.6%	0.5%
Asian	2.2%	2.9%	3.1%
Black	9.9%	18.4%	20.9%
Hawaiian/Pacific Islander	0.2%	0.1%	0.1%
White	43.6%	44.0%	45.1%
Other	13.3%	10.8%	9.9%
Multi-Race	30.4%	23.3%	20.5%
Hispanic Ethnicity	60.9%	42.9%	36.8%
Not of Hispanic Ethnicity	39.1%	57.1%	63.2%
Race of Hispanics			
Hispanics	9,100	58,646	110,758
American Indian	0.5%	0.9%	0.9%
Asian	0.1%	0.2%	0.2%
Black	2.1%	2.8%	3.2%
Hawaiian/Pacific Islander	0.1%	0.0%	0.0%
White	29.7%	25.9%	24.5%
Other	21.2%	23.6%	25.0%
Multi-Race	46.3%	46.6%	46.2%
Race of Non Hispanics			
Non Hispanics	5,852	78,013	190,276
American Indian	0.3%	0.3%	0.3%
Asian	5.5%	4.9%	4.8%
Black	22.1%	30.2%	31.2%
Hawaiian/Pacific Islander	0.2%	0.1%	0.1%

DEMOGRAPHICS

TACO BELL & KFC

4302 North Armenia Ave, Tampa, FL

	1 mile(s)	3 mile(s)	5 mile(s)
White	65.1%	57.7%	57.2%
Other	1.1%	1.1%	1.1%
Multi-Race	5.7%	5.7%	5.5%

Marital Status:

Age 15 + Population	13,030	117,732	253,219
Divorced	15.4%	14.3%	13.9%
Never Married	31.9%	42.7%	40.6%
Now Married	44.0%	37.3%	40.2%
Now Married - Separated	3.1%	3.0%	2.9%
Widowed	8.8%	5.7%	5.3%

Educational Attainment:

Total Population Age 25+	11,535	97,803	214,531
Grade K - 8	3.5%	3.9%	3.4%
Grade 9 - 11	4.5%	5.8%	5.3%
High School Graduate	24.5%	27.2%	25.6%
Associates Degree	7.6%	7.4%	7.8%
Bachelor's Degree	22.4%	23.5%	23.9%
Graduate Degree	10.8%	12.2%	14.4%
Some College, No Degree	17.8%	15.0%	14.9%
No Schooling Completed	5.1%	2.5%	2.2%

Household Income:

Income \$ 0 - \$9,999	7.0%	7.9%	7.3%
Income \$ 10,000 - \$14,999	5.1%	5.7%	4.5%
Income \$ 15,000 - \$24,999	7.3%	8.0%	7.4%
Income \$ 25,000 - \$34,999	12.0%	8.4%	7.3%
Income \$ 35,000 - \$49,999	11.0%	11.5%	10.6%
Income \$ 50,000 - \$74,999	12.6%	13.8%	14.6%
Income \$ 75,000 - \$99,999	14.7%	12.8%	12.6%
Income \$100,000 - \$124,999	11.4%	9.6%	9.2%
Income \$125,000 - \$149,999	5.4%	6.4%	6.0%
Income \$150,000+	13.6%	16.0%	20.5%
Average Household Income	\$85,635	\$87,462	\$100,538
Median Household Income	\$66,270	\$68,522	\$81,969
Per Capita Income	\$38,256	\$40,890	\$45,267

Poverty: Status of Families by Family Type/Presence of Children 18 Yrs and Under

Total Families (Family Households)	3,613	30,525	70,981
Husband-Wife Family, Own Children, Below Poverty	100	641	1,179
Husband-Wife Family, No Own Children, Below Poverty	85	659	1,515
Male Householder, Own Children, Below Poverty	53	252	580

Male Householder, No Own Children, Below Poverty	4	213	480
Female Householder, Own Children, Below Poverty	122	1,456	3,536
Female Householder, No Own Children, Below Poverty	5	489	1,167
Husband-Wife Family, Own Children, At/Above Poverty	594	4,994	14,213
Husband-Wife Family, No Own Children, At/Above Poverty	1,538	11,660	26,030
Male Householder, Own Children, At/Above Poverty	114	1,289	2,867
Male Householder, No Own Children, At/Above Poverty	266	2,296	4,673
Female Householder, Own Children, At/Above Poverty	210	2,353	5,625
Female Householder, No Own Children, At/Above Poverty	522	4,223	9,117

Poverty: Popn, Ratio of Income to Poverty Level

Total Population for whom poverty status is determined	14,505	130,382	293,685
Less Than .50	842	10,547	23,723
.50 - .99	1,467	13,775	26,622
1.00 - 1.24	803	7,020	15,907
1.25 - 1.49	748	6,460	14,734
1.50 - 1.84	1,202	9,994	20,252
1.85 - 1.99	485	3,839	8,077
2.00+	8,957	78,746	184,370

Poverty: Popn by Race

By Race

White, Below Poverty Level	611	7,209	13,367
White, Above Poverty Level	5,731	48,913	118,096
Black, Below Poverty Level	612	7,543	18,974
Black, Above Poverty Level	816	16,910	42,707
AI/Alaskan Native, Below Poverty Level	16	188	360
AI/Alaskan Native, Above Poverty Level	52	564	1,069
Asian, Below Poverty Level	4	190	495
Asian, Above Poverty Level	314	3,554	8,691
NH/PI, Below Poverty Level	8	26	52
NH/PI, Above Poverty Level	16	49	101
Some Other Race, Below Poverty Level	344	2,967	5,942
Some Other Race, Above Poverty Level	1,573	11,346	23,216
2+ Races, Below Poverty Level	714	6,198	11,155
2+ Races, Above Poverty Level	3,694	24,724	49,459

Poverty: Popn by Ethnicity

Hispanic/Latino

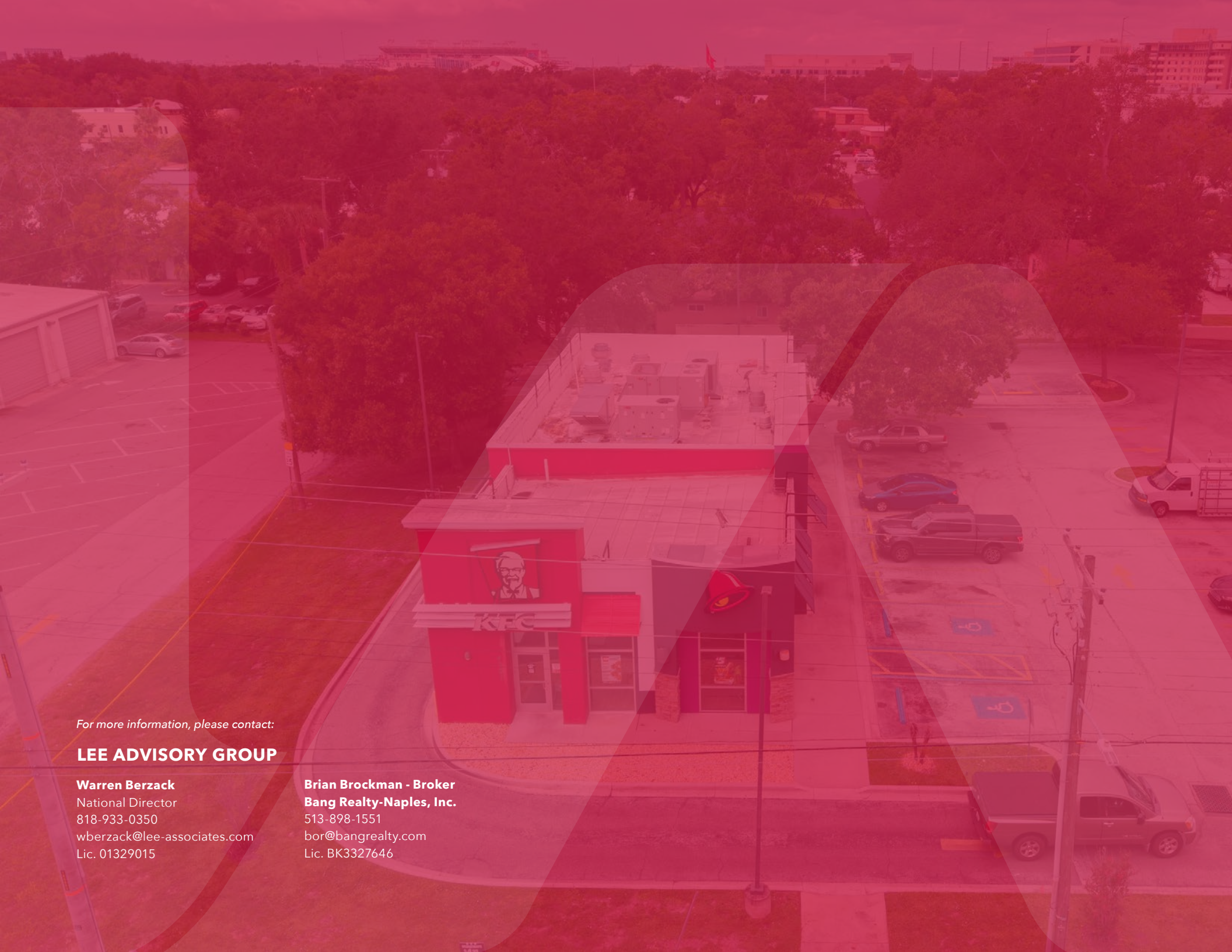
Hispanic/Latino, Below Poverty Level	1,483	11,828	20,806
Hispanic/Latino, Above Poverty Level	7,326	45,376	88,232
Non-Hispanic/Latino, Below Poverty Level	825	12,494	29,539
Non-Hispanic/Latino, Above Poverty Level	4,871	60,684	155,108

Non-Hispanic/Latino by Race

White, Below Poverty Level	209	4,267	8,550
White, Above Poverty Level	3,516	37,097	96,288
Other than White, Below Poverty Level	2,099	20,055	41,795
Other than White, Above Poverty Level	8,681	68,963	147,051

Vehicles Available

0 Vehicles Available	11.8%	10.9%	9.2%
1 Vehicle Available	41.2%	44.3%	43.8%
2+ Vehicles Available	47.0%	44.8%	46.9%
Average Vehicles Per Household	0.14	0.02	0.01
Total Vehicles Available	956	1,051	1,028



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