



**TACO
BELL**



FOR SALE

Resma LLC
Commercial Investment Opportunity
11007 North Dale Mabry Hwy, Tampa, FL 33618



Executive Summary

Property Location:	11007 North Dale Mabry Hwy Tampa, FL 33618
Tenant's Name:	Jett Florida Bells LLC
Sales Price:	\$2,100,000
Cap Rate:	6.4%
Annual Income Until lease ends:	\$133,980.00



Investments Highlights

- ❑ NNN lease
- ❑ Zero Landlord responsibility.
- ❑ The property is located on the very heavy traveled North Dale Mabry Highway (+68,000 VPD).
- ❑ Improvements to building including new roof in 2015 by Tenant and Facade to comply with franchise standards (2026)
- ❑ Free standing building of 2,216 Sqft. Lot area 33,709 Sqft.



Lease Contract

Lease STARTED on: **09/29/2006**

Lease ENDS on: **09/30/2031**

Option to EXTEND:

Option: 10/01/2031 to 09/30/2036

About TACO BELL

Taco Bell is an American fast food restaurant chain, specializing in Tex-Mex cuisine. They serve a variety of Mexican-inspired foods, including tacos, burritos, quesadillas, nachos, among others. Taco Bell serves more than **2 billion customers each year in 7,072 restaurants**, more than 93% of which are owned and operated by independent franchisees.

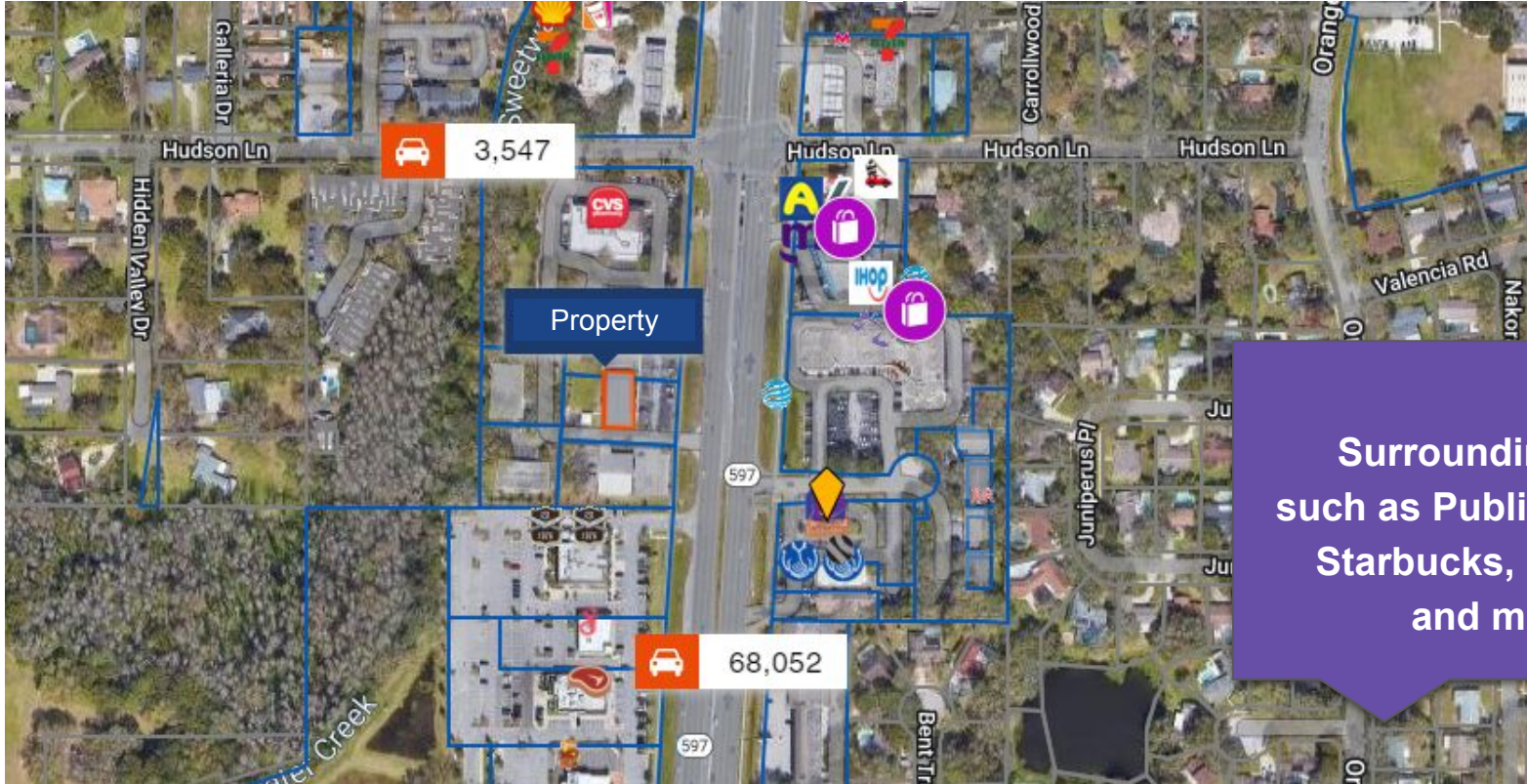
<https://www.tacobell.com/>



Location



11007 North Dale Mabry Hwy, Tampa FL 33618



Surrounding retailers such as Publix, Walmart, Starbucks, McDonalds and many others.

About Tampa



Tampa is a major city on the Gulf Coast of the U.S. state of Florida. The city's borders include the north shore of Tampa Bay and the east shore of Old Tampa Bay. Tampa is the largest city in the Tampa Bay area and the seat of Hillsborough County. Tampa is the third-most populated city in Florida after Jacksonville and Miami, and is the 52nd most populated city in the United States. The city is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area which is a four-county area composed of roughly 3.1 million residents, making it the second-largest metropolitan statistical area (MSA) in the state and the fourth largest in the Southeastern United States, behind Washington D.C., Miami, and Atlanta.

Fuente: Wikipedia.org



Demographics > Population

Population	2 mile	5 mile	10 mile
2010 Population	44,531	273,916	665,742
2022 Population	50,474	317,306	792,447
2027 Population Projection	55,112	347,373	871,161
Annual Growth 2010-2022	1.1%	1.3%	1.6%
Annual Growth 2022-2027	1.8%	1.9%	2.0%
Median Age	39.7	39	38.6
Bachelor's Degree or Higher	34%	25%	33%
U.S. Armed Forces	45	375	1,274



Demographics > Households

Households	2 mile	5 mile	10 mile
2010 Households	19,135	108,587	268,142
2022 Households	21,792	124,867	318,240
2027 Household Projection	23,772	136,376	349,257
Annual Growth 2010-2022	0.6%	0.6%	0.9%
Annual Growth 2022-2027	1.8%	1.8%	2.0%
Owner Occupied Households	12,976	73,433	189,189
Renter Occupied Households	10,796	62,943	160,068
Avg Household Size	2.3	2.5	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$612.9M	\$3.3B	\$9.1B



Demographics > Income

Income	2 mile	5 mile	10 mile
Avg Household Income	\$81,324	\$70,310	\$84,304
Median Household Income	\$59,728	\$51,885	\$57,658
< \$25,000	3,617	28,536	66,823
\$25,000 - 50,000	5,090	31,784	72,870
\$50,000 - 75,000	4,899	25,196	58,545
\$75,000 - 100,000	2,782	13,387	33,632
\$100,000 - 125,000	1,765	10,073	25,876
\$125,000 - 150,000	1,222	5,609	17,144
\$150,000 - 200,000	979	4,506	15,112
\$200,000+	1,440	5,776	28,238

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Servio Viaggio

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