

# TACO BELL

1225 STAFFORD DR | PRINCETON, WEST VIRGINIA

OFFERED  
FOR SALE  
\$2,928,373  
5.90% CAP



## EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present for sale a single-tenant Taco Bell property in Princeton, West Virginia. 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 an experienced Taco Bell franchisee, the property is structured as an absolute triple-net (NNN) lease, with the tenant responsible for all expenses, delivering passive and predictable cash flow. Annual 1.50% rent increases throughout the base term and option periods provide consistent NOI growth and inflation protection.

Strategically located along Stafford Drive near Interstate 77, the site benefits from strong visibility within Princeton's primary retail corridor, surrounded by national retailers and key demand drivers. As a regional hub for healthcare and retail, the market provides stable, necessity-based demand supporting long-term investment durability.

LEASE YEARS	TERM	ANNUAL RENT
Current Term	3/18/2026 - 3/17/2027	\$172,774
Current Term	3/18/2027 - 3/17/2028	\$175,366
Current Term	3/18/2028 - 3/17/2029	\$177,997
Current Term	3/18/2029 - 3/17/2030	\$180,667
Current Term	3/18/2030 - 3/17/2031	\$183,377
1.50% Increases Annually Thereafter		
1st Extension Term	4/1/2035 - 3/31/2040	\$197,549
2nd Extension Term	4/1/2040 - 3/31/2045	\$212,816
1.50% Increases Annually Throughout Option Periods		

<b>NOI</b>	\$172,774
<b>CAP</b>	5.90%
<b>PRICE</b>	\$2,928,373

## ASSET SNAPSHOT

Tenant Name	Taco Bell
Guarantor	Charter Central, LLC (150+ Units)
Address	1225 Stafford Dr, Princeton, WV
Building Size (GLA)	2,823 SF
Land Size	0.88 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 Option Periods)
NOI	\$172,774



 **19,149** PEOPLE  
IN 3 MILE RADIUS

 **\$68,934** AHHI  
IN 3 MILE RADIUS

 **12,100** VPD  
ON STAFFORD DR





## 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



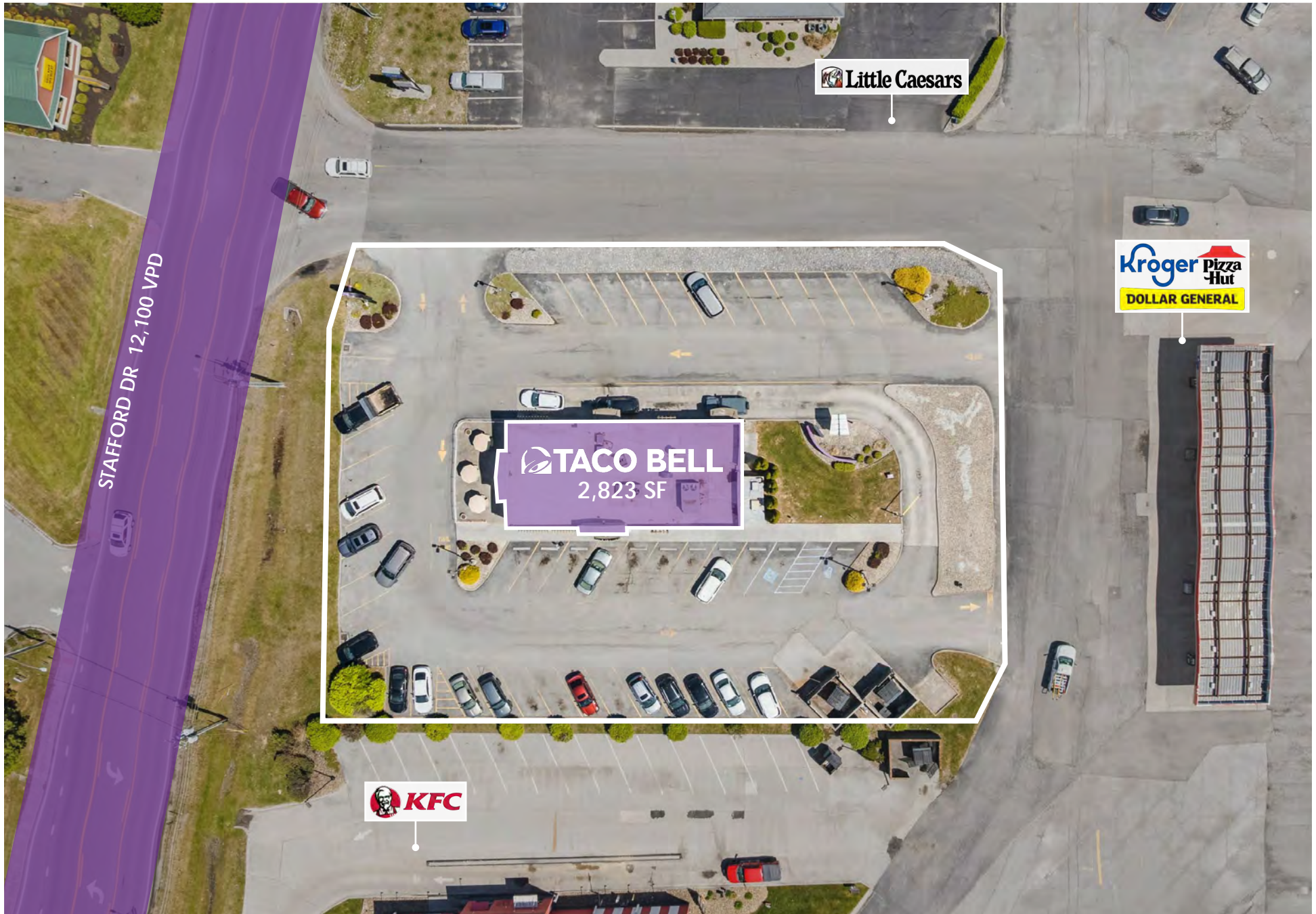
## STRATEGIC INTERSTATE VISIBILITY AND REGIONAL CONNECTIVITY

Positioned along the I-77 corridor, the asset benefits from strong regional accessibility, commuter traffic, and connectivity to key population centers throughout West Virginia and Southwest Virginia



## PROVEN PERFORMANCE – 10+ YEARS OPERATING

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





WVU MEDICINE PRINCETON  
COMMUNITY HOSPITAL  
203-BEDS

SHEETZ

PRINCETON  
HIGH SCHOOL

BIG LOTS!  
ROSES  
Walgreens

McDonald's

SONIC

TRUIST

  
**TACO BELL**  
1225 STAFFORD DR, PRINCETON, WV

PRINCETON

CVS

Grant's  
IGA  
Supermarket

BURGER  
KING

KFC

STAFFORD DR 12,100 VPD

Little Caesars

Kroger  
Pizza Hut  
DOLLAR GENERAL



**TACO BELL**  
1225 STAFFORD DR, PRINCETON, WV

LILLY GROVE

Grant's  
**IGA**  
Supermarket

**LOWE'S**



PRINCETON

STAFFORD DR 12,100 VPD

**AutoZone**

BIG LAUREL HWY (US 460) 16,300 VPD

**BIG LOTS!**  
*Roses*  
*Walgreens*

PRINCETON HIGH SCHOOL

**Kroger**  
*Pizza Hut*  
**DOLLAR GENERAL**

**SHEETZ**

**CONN WELD**

**Walmart**  
Supercenter  
**bealls**  
**GameStop**  
**OUTBACK STEAKHOUSE**  
AT&T  
SHOE DEPT.  
ENCORE

I-77 29,400 VPD



1 MILE

3,151  
PEOPLE

\$56,276  
AHHI

3 MILES

19,149  
PEOPLE

\$68,934  
AHHI

5 MILES

29,074  
PEOPLE

\$67,435  
AHHI







**PRINCETON, WEST VIRGINIA** serves as a strategic retail, healthcare, and commercial hub within Southern West Virginia, benefiting from its location along the I-77 corridor with connectivity to Charleston, Roanoke, and the broader Appalachian region. As a primary trade center for multiple surrounding counties, Princeton draws a broad consumer base supported by stable employment in healthcare, education, government services, and energy-related industries.

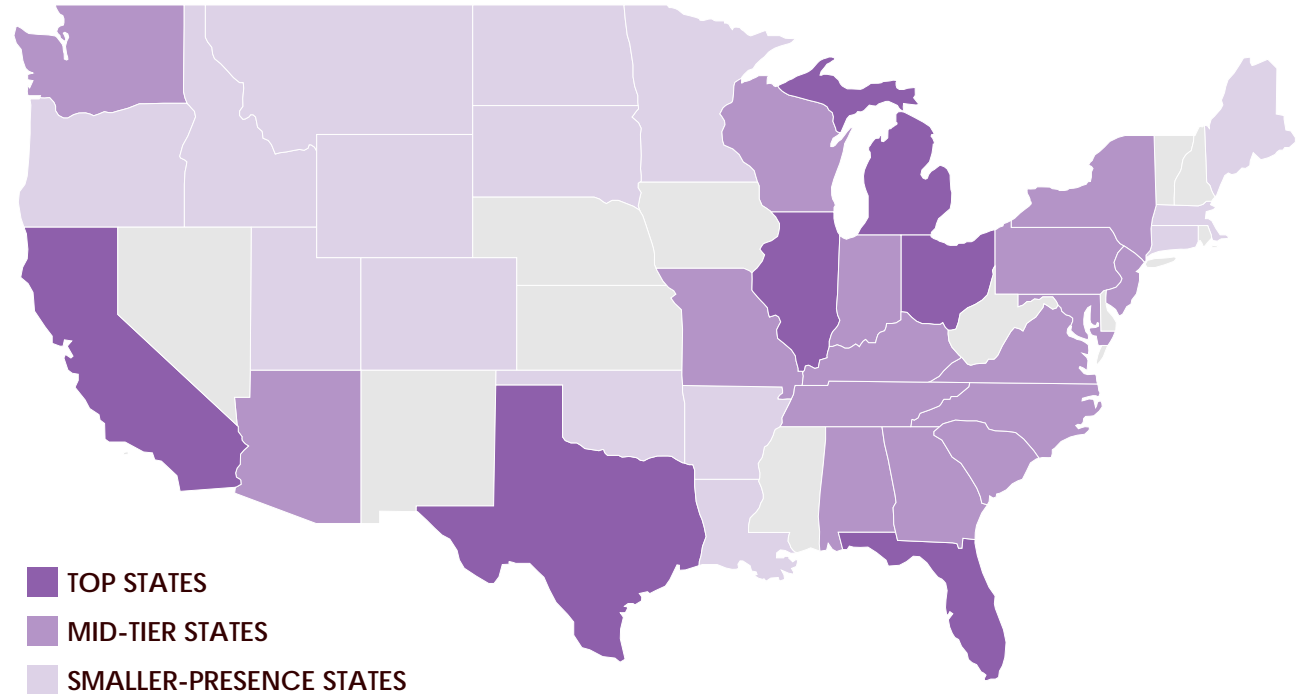
The market is anchored by durable institutional drivers including WVU Medicine Princeton Community Hospital and Bluefield State University, which support consistent daytime population and economic activity. Retail fundamentals are reinforced by limited competing supply, strong corridor traffic, and Princeton's role as a necessity-based shopping destination serving both local residents and a wider regional draw.

Additional demand is supported by ongoing healthcare investment, infrastructure improvements, and proximity to tourism and outdoor recreation drivers in the Appalachian region. Combined with favorable operating costs, stable demographics, and limited barriers to entry for new development, Princeton offers a durable and defensive market profile supportive of long-term retail performance.

**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! Taco Bell operates over 8,000 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.



- TOP STATES
- MID-TIER STATES
- SMALLER-PRESENCE STATES



**\$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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5.90% CAP

Exclusively Offered By



100 W. Station Square Dr, Suite 220  
Pittsburgh, PA 15219  
412.595.9300

## PRIMARY DEAL CONTACTS

**GARRICK HAGINS**

Broker of Record

412.595.9303

ghagins@atlanticretail.com

**EMILY SIPES**

Broker

412.595.9301

esipes@atlanticretail.com

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