

# NNN Investment Property

DEL TACO | 2800 Pepperell Parkway, Opelika, AL

CHRISTIE TILLERY | (407) 488-5174  
CTILLERY@FALCONDEVELOPMENT.NET



COMPREHENSIVE  
COMMERCIAL

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- 20 Year Absolute Net Lease to Del Taco (three unit franchisee)
- NOI: \$162,000 per year
- Price: 5.25% cap
- Rent Commencement: January 1, 2024



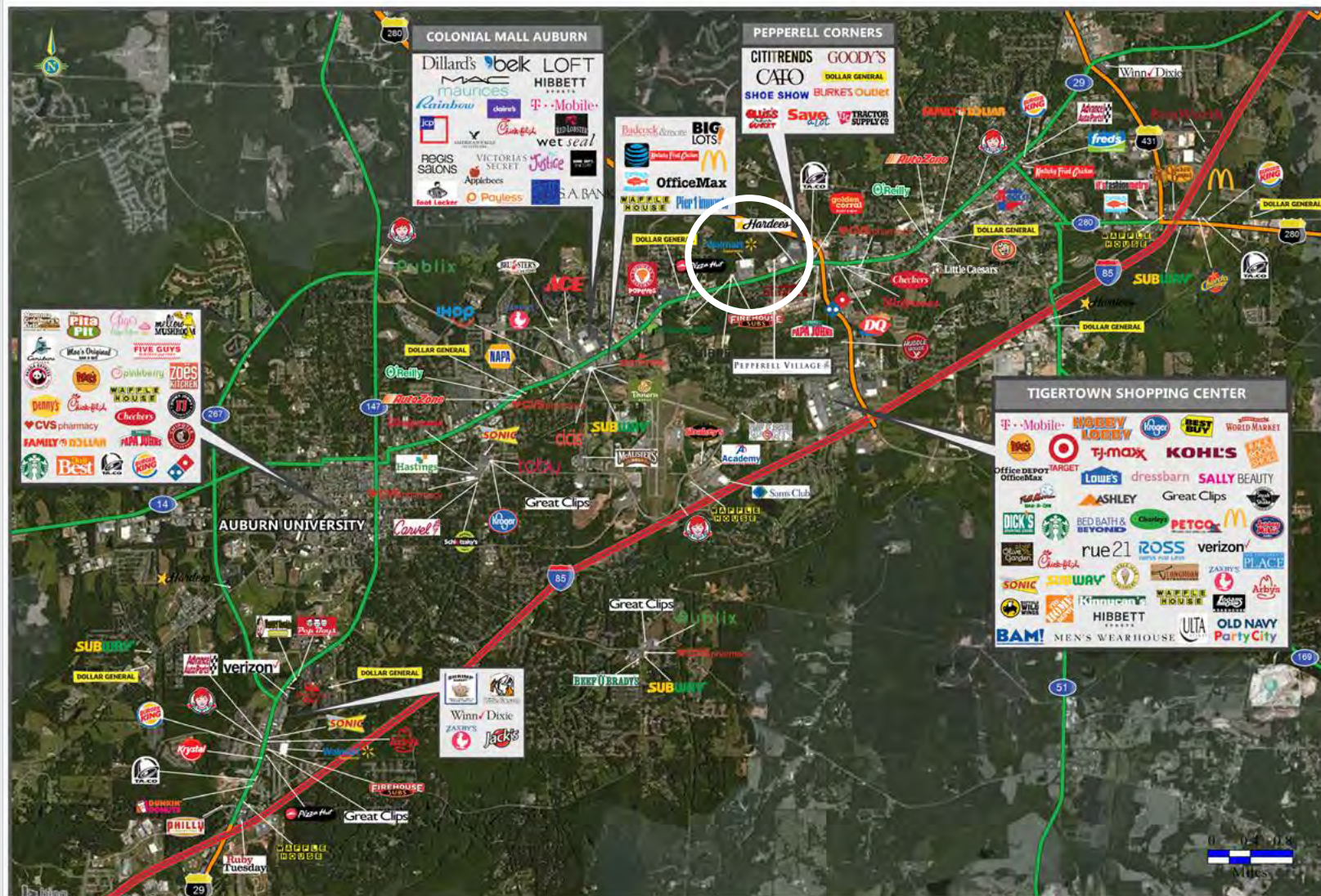
# AREA HIGHLIGHTS:

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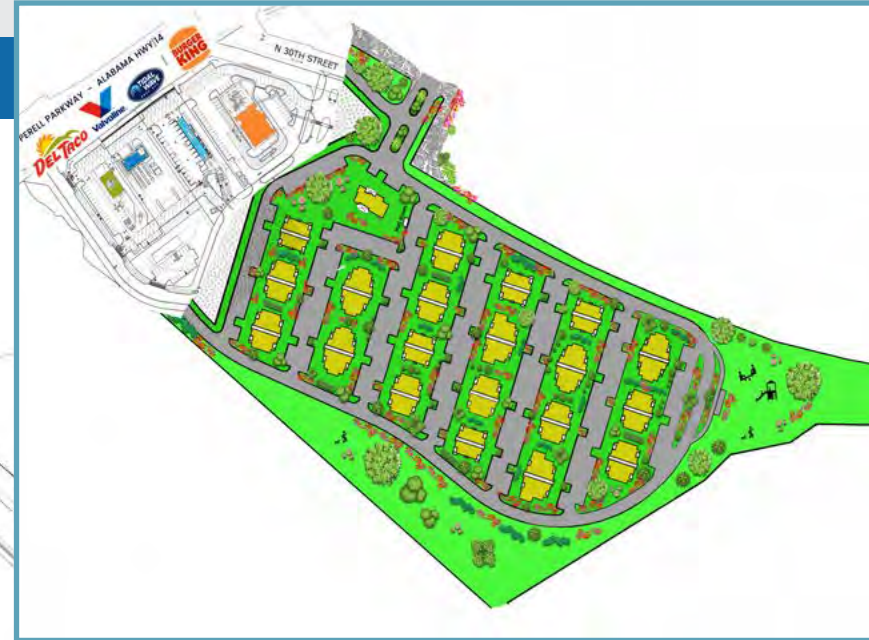
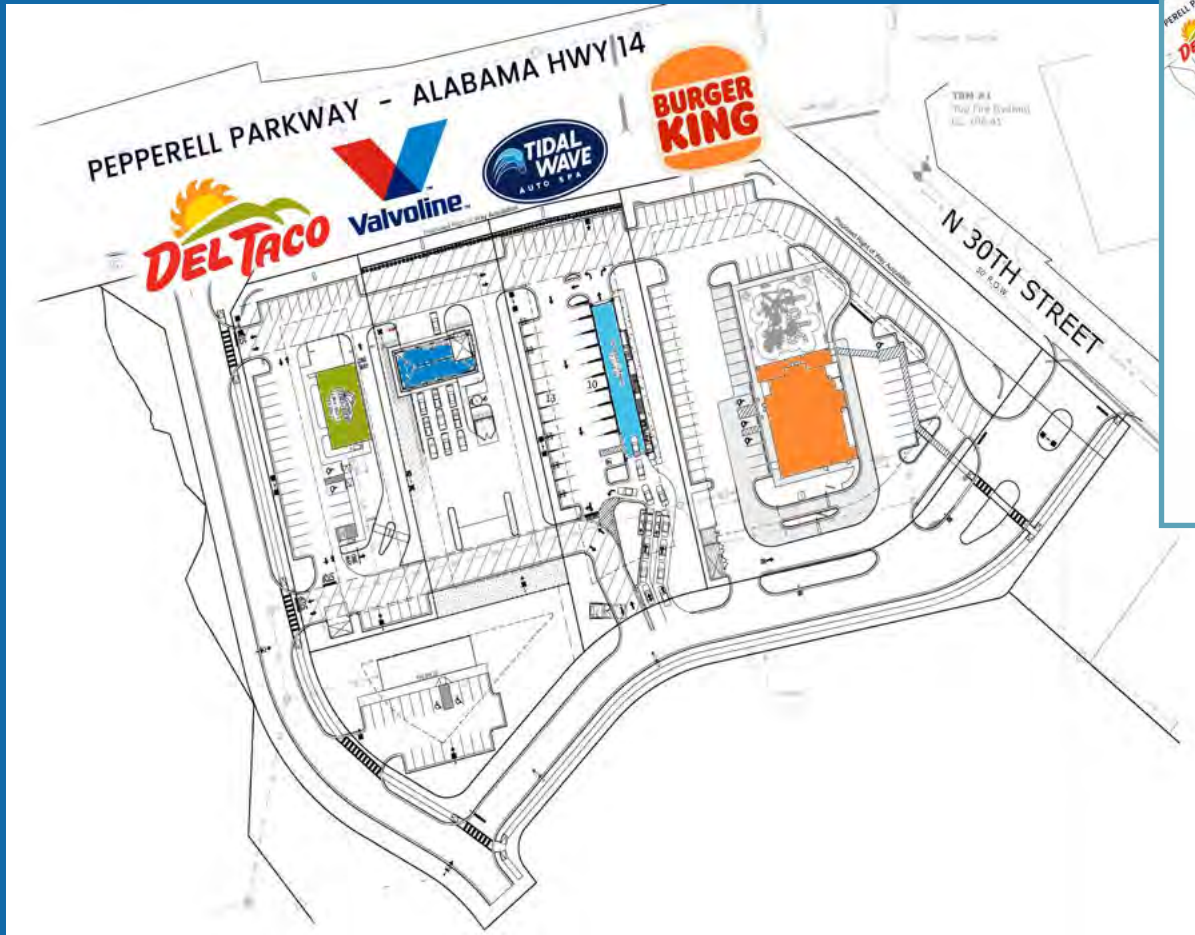
## Area Highlights Include:

- Shares traffic light with Super Wal-Mart
- Ideal visibility & access from heavily trafficked Opelika Road
- Project will feature 21 acres of designer townhomes behind the retail areas, with 265 apartments
- Newest Del Taco Prototype
- Opelika Road is a highly trafficked by Auburn University college students



# SITE MAPS:

DEL TACO | 2800 Pepperell Parkway, Opelika, AL



- Under NOI \$162,000
- 10% bumps Years 11 and 16
- 4/5 year renewals
- One acre parcel | 2800sf building
- Fee simple ground lease
- Traffic count 25,000 VPD



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## Opelika DEMO Summary

### POPULATION:

	5 mile Radius:	10 mile Radius:	20 mile Radius:
2020 Estimated Population:	26,208	73,659	113,909
2025 Projected Population:	28,194	79,002	122,411
2010 Census Population:	22,262	61,409	92,371
2000 Census Population:	20,142	54,361	79,040
Projected Annual Growth 2020 to 2025:	1.5%	1.5%	1.5%
Historical Annual Growth 2000 to 2020:	1.5%	1.8%	2.2%
2020 Median Age:	35.2	32.8	32.7

### HOUSEHOLDS:

	5 mile Radius:	10 mile Radius:	20 mile Radius:
2020 Est. Households:	11,164	31,481	48,358
2025 Projected Households:	12,005	33,718	51,861
2010 Census Households:	9,043	25,155	37,701
2000 Census Households:	8,265	22,533	32,559
Projected Annual Growth 2020 to 2025:	1.5%	1.4%	1.4%
Historical Annual Growth 2000 to 2025:	1.8%	2.0%	2.4%

### RACE / ETHNICITY:

	5 mile Radius:	10 mile Radius:	20 mile Radius:
2020 Est. White:	52.3%	63.2%	65.0%
2020 Est. African American:	37.4%	26.7%	25.4%
2020 Est. Asian or Pacific Islander:	5.2%	6.1%	5.8%
2020 Est. American Indian / Nat. Alaskan:	0.2%	0.3%	0.3%
2020 Est. Other Races:	4.9%	3.7%	3.6%
2020 Est. Hispanic:	6.2%	4.3%	4.0%

## Opelika DEMO Summary

### INCOME:

	5 mile Radius:	10 mile Radius:	20 mile Radius:
2020 Est. Ave. Household Income:	\$61,126	\$61,388	\$63,918
2020 Est. Med. Household Income:	\$47,197	\$48,120	\$50,131
2020 Est. Per Capital Income:	\$26,354	\$26,526	\$27,349

### EDUCATION:

	5 mile Radius:	10 mile Radius:	20 mile Radius:
2020 Est. Elementary (Grade 0-8):	3.7%	2.4%	2.3%
2020 Est. Some High Sch. (Grade 9-11):	7.8%	6.0%	5.9%
2020 Est. High School Graduates:	27.3%	21.5%	21.3%
2020 Est. Some College:	20.7%	21.0%	21.2%
2020 Est. Assoc. Degree Only:	7.2%	7.3%	7.9%
2020 Est. Bach. Degree Only:	19.1%	23.0%	23.5%
2020 Est. Graduate Degree:	14.1%	18.9%	17.9%

### BUSINESS:

	5 mile Radius:	10 mile Radius:	20 mile Radius:
2020 Est. Total Businesses:	2,097	3,486	4,236
2020 Est. Total Employees:	22,382	36,185	46,657
2020 Est. Emp. Pop. per Business:	10.7	10.4	11.0
2020 Est. Residential Pop. per Business:	12.5	21.1	26.9

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Calculated using Weighted Block Centroid from Block Groups | Christie Tillery | Lat/Lon: 30.7031/-86.12323