

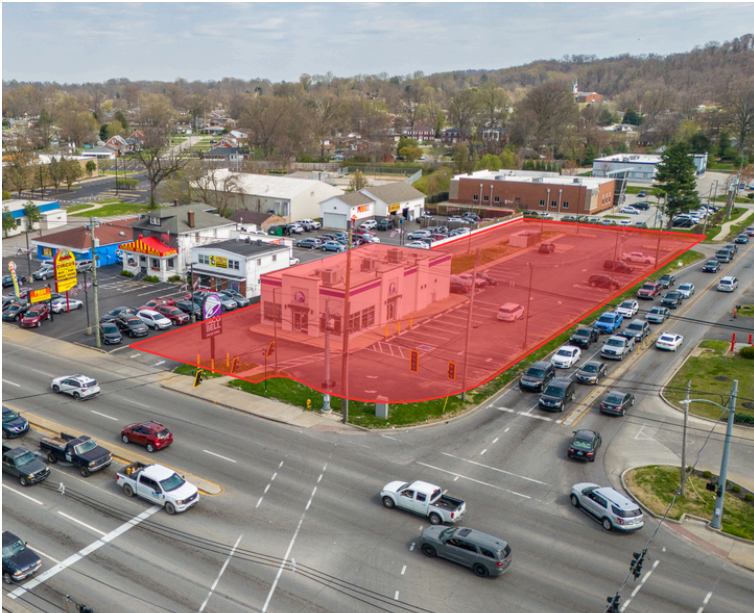


# TACO BELL INVESTMENT OPPORTUNITY

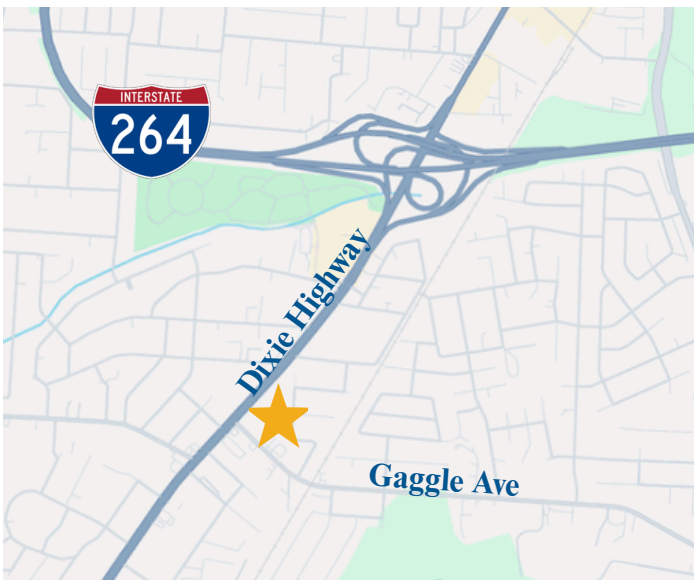
4643 Dixie Highway | Louisville, KY 40216

## Property Description:

A rare ground lease investment opportunity featuring a lease with ABTB Louisville, LLC, operating 39 units. The lease has nearly six years of firm term remaining and two five-year renewal options extending through 2041. The property generates \$92,142 in current annual NNN rent with a scheduled increase to over \$104,000 in December 2026. Situated along the rapidly revitalizing Dixie Highway corridor, the site benefits from significant surrounding investment including new Wawa, RaceTrac, Freddy's, and LongHorn Steakhouse developments. A truly passive investment with strong tenancy in one of Louisville's most active growth corridors.



Sale Price:	\$1,755,000
Property Size:	0.9 Acres
Property Type:	Investment
Zoning:	C-2
Signage:	Yes
Parking Type:	Surface
Cap Rate:	5.25%



	Total Population	Total Families	Total Households	Average Household Income
<b>1 MILE</b>	10,665	2,694	4,470	\$69,473
<b>3 MILE</b>	93,707	24,955	38,197	\$75,396
<b>5 MILE</b>	197,269	50,914	79,249	\$70,985

\*INFORMATION IS SOURCED FROM SITES USA



150 Thierman Lane  
Louisville, KY 40207  
O: 502.292.5464  
www.duncanre.com

**WILL DUNCAN**  
502.905.3107  
wduncan@duncanre.com

**TODD WHITCHURCH**  
502.292.5464  
twhitchurch@duncanre.com