

4615 COLLINA TERRACE

Clermont, FL (Orlando MSA)

OFFERED FOR SALE \$3,444,000 | 4.50% CAP





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Panda Express in Clermont, FL. The Premises has a 20 year ground lease to Panda Express. The Asset is well positioned as an outparcel to the recently developed Costco-anchored Plaza Collina Shopping Center.







20-YR LEASE

POSITIONED IN RETAIL NODE

HIGH GROWTH MARKET

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$155,000
Rent Increase	6-10	\$167,400
Rent Increase	11-15	\$180,792
Rent Increase	16-20	\$195,255
1st Option Term	21-25	\$210,876
2nd Option Term	26-30	\$227,746
3rd Option Term	31-35	\$245,966
4th Option Term	36-40	\$265,643
5th Option Term	41-45	\$286,894
6th Option Term	46-50	\$309,846

NOI	\$155,000
CAP	4.50%
PRICE	\$3,444,000

ASSET SNAPSHOT		
Tenant Name	Panda Express	
Address	4615 Collina Ter, Clermont, FL 34711	
Building Size (GLA)	2,500 SF	
Land Size	0.79 Acres	
Year Built/Renovated	2025	
Signatory/Guarantor	Panda Express (Corporate)	
Rent Type	Ground Lease	
Landlord Responsibilities	None	
Rent Commencement Date	10/25/2025	
Lease Expiration	10/31/2045	
Rental Increases	8% Every 5 years and in Option Periods	
Remaining Term	20 Years	
Current Annual Rent	\$155,000	















ATTRACTIVE LEASE FUNDAMENTALS

8% rent increase every 5 years during option periods | Absolute NNN Ground lease with no Landlord Responsibilities | Six (6) -Five (5) year option periods



NAME BRAND AND STRONG **CORPORATE TENANT**

Panda Express has over 2,460+ locations across the country These locations employ more than 47K employees with annual sales exceeding \$3 Billion dollars



HIGH GROWTH ORLANDO, FL

Orlando, FL region is projected to add more than 1,500 people every week for the next 11 years | Orlando was the 2nd fastest growing metro from 2022 to 2023 | 2.1% forecasted employment growth for 2024 (1.4% National Avg.)



COSTCO ANCHORED SHOPPING CENTER **OUTPARCEL**

Within a 1-mile radius of the site is more than 850K SF of retail space | Nearby National Retailers Include: Costco Wholesale, Floor & Décor, Golf Galaxy, East Towne Center with a Publix Supermarket and more



NEW CONSTRUCTION ON MAJOR HIGHWAY

This site was recently constructed with Panda Express paying to build the building showing Strong commitment to the site | Located on State Rd 50 (55K VPD)



SURROUNDED BY HUNDREDS OF NEW RESIDENTIAL UNITS

515 apartments in a 1-mile radius Adjacent to Skyline at West Fall Station (300 units) | Across the street are multiple apartment complexes including the Broadstone Overlands complex with more than 200 units and the John's Lake Landing Cottage Series with over 400 units





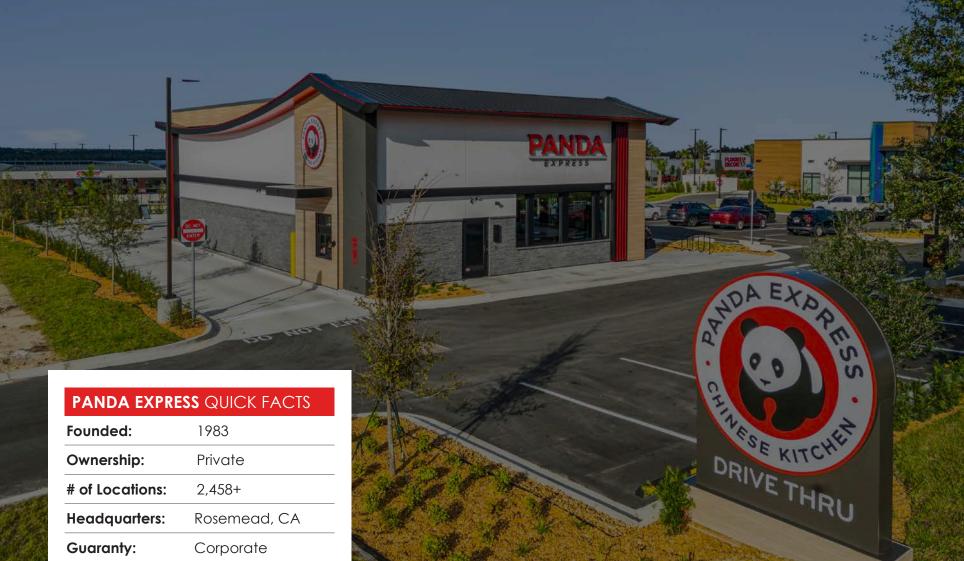






TENANT OVERVIEW

Panda Express is an American fast food restaurant chain that specializes in American Chinese cuisine. With over 2,200 locations, it is the largest Asian-segment restaurant chain in the U.S., and has locations in North America and Asia. The chain offers a variety of American-Chinese dishes, including orange chicken, Beijing beef, and honey walnut shrimp. The chain is on Forbes' 2023 list of largest private companies, employing over 30,000 people. In 2023, Panda Express had revenue of \$5.4 billion.





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Exclusively Offered By



PRIMARY DEAL CONTACTS

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