



PANDA

EXPRESS.

4615 COLLINA TERRACE
Clermont, FL (Orlando MSA)

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



CONFIDENTIAL
OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



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



71,772 PEOPLE
IN 5 MILE RADIUS



\$101,823 AHHI
IN 5 MILE RADIUS



55,500 VPD
ON STATE RD 50



INVESTMENT HIGHLIGHTS

PANDA EXPRESS CLERMONT, FL

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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 MSA

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

PLAZA COLLINA OVERALL PLAN

PANDA EXPRESS CLERMONT, FL

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Skyline at Westfall Station
300 Apartments



Plaza Collina Blvd

State Rd 50 (55,500 VPD)





**12 MILES | 23 MINUTE DRIVE
TO DISNEY WORLD**

1 MILES

12,359
PEOPLE
\$76,826
AHHI
1,366
TOTAL
EMPLOYEES

3 MILES

37,068
PEOPLE
\$89,174
AHHI
4,818
TOTAL
EMPLOYEES

5 MILES

71,772
PEOPLE
\$101,823
AHHI
13,223
TOTAL
EMPLOYEES

CLERMONT

FL TURNPIKE

ORLANDO

27

429

4

192

Magic Kingdom
Walt Disney World
17.7 MILLION
Annual Visitors

DISNEY'S
GRAND FLORIDIAN
RESORT & SPA
867 Guest Rooms

DISNEY'S
POLYNESIAN RESORT
847 Guest Rooms

Disney's
ANIMAL KINGDOM
9.4 MILLION
Annual Visitors

Disney's
CORONADO SPRINGS
RESORT
1,951 Guest Rooms

Epcot
12.1 MILLION
Annual Visitors

Disney's
HOLLYWOOD STUDIOS
10.3 MILLION
Annual Visitors

DISNEY SPRINGS

ANIMAL KINGDOM LODGE
1,786 Guest Rooms

DISNEY'S VILLAGE
5,760 Guest Rooms



Walt Disney World®

AREA STATS

58,000,000 Annual Visitors

36,000 Hotel Rooms

\$40 Billion Annual Economic Impact

225,000 People Employed Annually

**TALLAHASSEE**213 MILES
4:15 DRIVE**JACKSONVILLE**135 MILES
2:40 DRIVE

Clermont, FL

Clermont, FL, is a vibrant city in Central Florida, located about 20 miles west of Orlando. Known for its rolling hills and beautiful lakes, it stands out in a region typically characterized by flat terrain. The city is part of Lake County and is often referred to as the “Gem of the Hills” because of its picturesque landscapes.

Downtown Clermont features a charming historic district with locally-owned shops, cafes, and restaurants, offering a welcoming, small-town atmosphere. The area also hosts regular events, such as farmers markets, festivals, and live music, adding to its lively community spirit. One of Clermont’s most iconic landmarks is the Citrus Tower, a 226-foot observation tower that provides sweeping views of the region’s citrus groves and lakes.

Outdoor activities abound, with Lake Minneola being a hub for boating, paddleboarding, and fishing. The South Lake Trail, a favorite among cyclists and hikers, winds along the shoreline, offering scenic views and access to parks like Waterfront Park, which features a sandy beach and picnic areas.

As a growing city, Clermont is a popular place for families and retirees alike, thanks to its excellent schools, safe neighborhoods, and proximity to major attractions in Orlando. With its mix of natural beauty, historic charm, and modern conveniences, Clermont is a dynamic community that offers something for everyone.

ORLANDO20 MILES
0:45 DRIVE**TAMPA**54 MILES
1:20 DRIVE**FORT MYERS**119 MILES
3:00 DRIVE



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.

PANDA EXPRESS QUICK FACTS

Founded:	1983
Ownership:	Private
# of Locations:	2,458+
Headquarters:	Rosemead, CA
Guaranty:	Corporate





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Exclusively Offered By



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