

# SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Part of Larger Shopping Center | Lake Nona - "The Future of Cities" | Signalized, Hard Corner Intersection



12801 Narcoossee Road

**LAKE NONA** FLORIDA

ACTUAL SITE



## PRESENTED BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739

# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$3,960,000
<b>Net Operating Income</b>	\$148,500
<b>Cap Rate</b>	3.75%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	12801 Narcoossee Road Orlando, Florida 32832
<b>Rentable Area</b>	7,165 SF
<b>Land Area</b>	1.51 AC
<b>Year Built</b>	2020
<b>Tenant</b>	Chick-fil-A
<b>Lease Signature</b>	Chick-fil-A, Inc.
<b>Lease Type</b>	Absolute NNN (Ground Lease)
<b>Landlord Responsibilities</b>	None
<b>Lease Term Remaining</b>	10 Years
<b>Increases</b>	10% Every 5 Years Including Options
<b>Options</b>	8 (5-Year)
<b>Rent Commencement</b>	August 10, 2020
<b>Lease Expiration</b>	August 31, 2035



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2024 Population</b>	6,917	43,860	91,863
<b>2024 Households</b>	2,585	14,851	30,640
<b>2024 Average Household Income</b>	\$130,892	\$156,185	\$148,203
<b>2024 Median Age</b>	36.1	36.8	36.7
<b>2024 Total Businesses</b>	274	1,240	2,016
<b>2024 Total Employees</b>	2,717	11,082	17,100



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Chick-fil-A	7,165	8/10/2020	8/31/2035	Sept. 2025	10%	\$12,375	\$148,500	8 (5-Year)
				Sept. 2030	10%	\$13,613	\$163,350	

10% Increases Beg. of Each Option

## 10 Years Remaining | Options To Extend | Scheduled Rent Increases | Best in Class QSR Operator

- Chick-fil-A has 10 years remaining on their lease with 8 (5-year) options to extend
- The lease features 10% rent increases every 5 years including options
- Chick-fil-A, Inc. is the third largest quick-service restaurant in the United States with more than 200,000 Team Members are employed by local Owner-Operators in more than 3,000 restaurants across the United States, Canada, and Puerto Rico

## Abs. NNN Ground Lease | Land Ownership | No State Income Tax | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Investor benefits from land ownership
- Ideal, management-free investment in an income tax free state

## Demographics In 5-mile Trade Area | Six-Figure Incomes

- More than 91,000 residents and 17,000 employees support the trade area
- \$130,892 average household income within a 1-mile radius

## Signalized, Hard Corner Intersection | Lake Nona High School | Part of Larger Center

- The asset is located at the signalized, hard corner intersection of Narcoossee Road and Tyson Road
- Directly across from Lake Nona High School (4,500+ students), providing a direct consumer base from which to draw
- Part of a larger shopping center that features ALDI, Arby's, Goodwill, Extra Space Storage, and more
- **The Publix, located just south, is ranked in the 96th percentile (52 out of 1,344) of all nationwide Publix locations via Placer.ai**
- **ALDI ranks in the 72nd percentile (17,908 out of 64,714) of all nationwide grocery stores via Placer.ai**

## Lake Nona New Development | Fast-Growing City

- [Royal Palm Companies](#) secured \$56 million in financing for a new 320-unit Class-A apartment community scheduled to open in early 2027
- Lake Nona, referred to as ["the Future of Cities"](#) by Fortune magazine, ranks among the fastest-growing, best-selling communities in America



VALENCIA COLLEGE LAKE NONA CAMPUS



LAKE NONA HIGH SCHOOL



CLEAR VISTA ST. Dermalier



SHOPPES AT NONA PLACE



TYSON RD.



NARCOOSSEE RD.



38,000 VEHICLES PER DAY







CLEAR VISTA ST.



38,000  
VEHICLES PER DAY

NARCOSSEE RD.  
15



TYSON RD.

SUNSTONE AVE.

SL SALON LOFTS

PYLON SIGN



PYLON SIGN





## CHICK-FIL-A

**chick-fil-a.com**

**Company Type:** Private

**Locations:** 3,000+

Chick-fil-A, Inc. is the third largest quick-service restaurant in the United States, known for its freshly prepared food, signature hospitality and unique franchise model. More than 200,000 Team Members are employed by local Owner-Operators in more than 3,000 restaurants across the United States, Canada, and Puerto Rico. In 2023, the company shared plans to expand into Europe and Asia. Chick-fil-A Owner-Operators live and work in the communities their restaurants serve, each supporting local efforts to address hunger, education, and making a positive impact. The family-owned and privately held company was founded in 1967 by S. Truett Cathy.

Source: [chick-fil-a.com/press-room](https://chick-fil-a.com/press-room)





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of SRS Real Estate Partners

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**25+**

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**\$5B+**

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SOLD  
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**\$2.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2024

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