

4920 BELLE TERRE PKWY PALM COAST, FL



# CHIPOTLE

MEXICAN GRILL

## OFFERED FOR SALE

\$5,444,000 | 4.50% CAP

REPRESENTATIVE PHOTO



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™



**CHIPOTLE**  
MEXICAN GRILL

**Publix**

**Pizza Hut**  
FIREHOUSE SUBS  
FOUNDED BY FIREMEN

UNITED STATES POSTAL SERVICE

Walgreens

Advent Health

Pet Supermarket

OUTBACK STEAKHOUSES

THE HOME DEPOT

Chick-fil-ee

TEXAS ROADHOUSE

CARRABBA'S ITALIAN GRILL

LOWE'S

belk

Walmart

TRUIST HF

Bealls Winn-Dixie  
OLLIE'S HARBOR FREIGHT  
GOOD STUFF GREAT QUALITY TOOLS LOWEST PRICES

Mister CAR WASH

WELLS FARGO

BANK OF AMERICA

PNC

PALM COAST PKWY 12,000 VPD

BELLE TERRE PKWY 24,000 VPD

AspenDental

McDonald's logo

CIRCLE K





Advent Health  
Palm Coast  
Parkway Hospital  
100 Beds

Wendys

DOLLAR GENERAL

ALDI

AutoZone

CVS

KOHL'S

AspenDental

verizon

McDonald's

BELLE TERRE PKWY 24,000 VPD

CHIPOTLE  
MEXICAN GRILL

CIRCLE K

Publix

PALM COAST PKWY 12,000 VPD

BANK OF AMERICA





## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Chipotle Mexican Grill in Palm Coast, FL. Chipotle signed a 15 year lease with four (4) five-year renewal options . The Asset is well positioned in a dense retail artery outside of Jacksonville, FL.

RENT SCHEDULE	RENT	RETURN
Current Term	1-5	\$245,000
Rent Escalation	6-10	\$269,500
Rent Escalation	11-15	\$296,450
1st Extension Term	16-20	\$326,095
2nd Extension Term	21-25	\$358,705
3rd Extension Term	26-30	\$394,575
4th Extension Term	31-35	\$434,032

<b>NOI</b>	<b>\$245,000</b>
<b>CAP RATE</b>	<b>4.50%</b>
<b>LISTING PRICE</b>	<b>\$5,444,000</b>

## ASSET SNAPSHOT

<b>Tenant Name</b>	Chipotle
<b>Address</b>	4920 Belle Terre Pkwy, Palm Coast, FL 32137
<b>Building Size (GLA)</b>	2,415 SF
<b>Land Size</b>	0.76 Acres
<b>Year Built</b>	2026
<b>Signatory/Guarantor</b>	Chipotle Mexican Grill (Corporate)
<b>Rent Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Rent Commencement Date</b>	7/1/2026
<b>Lease Expiration Date</b>	6/30/2041
<b>Remaining Term</b>	15 Years
<b>Rental Increases</b>	10% Every 5 Years and In Options
<b>NOI</b>	\$245,000

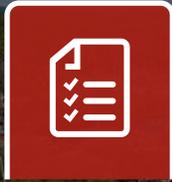


  
**90,275**  
 PEOPLE  
 IN 5 MILE RADIUS

  
**\$104,859**  
 AHHI IN  
 5 MILE RADIUS

  
**24,000**  
 VPD ON  
 BELLE TERRE PKWY





## STRONG LEASE FUNDAMENTALS

- 15-year absolute NNN lease with zero landlord responsibilities
- Four (4) five-year renewal options
- 10% rent increases every five years
- Long-term passive income backed by an investment grade tenant



## CORPORATE GUARANTY FROM INVESTMENT GRADE TENANT

- Chipotle Mexican Grill (NYSE: CMG) – market cap over \$80B
- 3,700+ locations nationwide
- Aggressively expanding with 300+ new restaurants annually
- Strong brand recognition and consistent same-store sales growth



## SIGNALIZED CORNER | PUBLIX OUTPARCEL

- Located at signalized corner of Belle Terre Pkwy (24K VPD) & Palm Coast Pkwy SW (12K VPD) for strong visibility and easy access
- Outparcel to a top-performing Publix, ranked in Florida's top 10% by visits



## NEW CONSTRUCTION WITH "CHIPOTLANE"

- Built to Chipotle's current prototype specifications
- Includes "Chipotlane" drive-thru, boosting digital order fulfillment and efficiency
- Modern design with curbside pickup, supporting long-term relevance and strong sales



## BOOMING REGION OF FLORIDA

- The property is surrounded by several new developments and economic drivers
- Promenade at Town Center, a 230,000 SF mixed-use development
- 689 new homes approved across multiple developments



## RETAIL DENSE CORRIDOR

- Over 1.5M SF of retail within 1 mile, with just 1.1% vacancy
- Nearby national retailers: The Home Depot, Walmart Supercenter, Ollie's Bargain Outlet, Publix, and more



# SITE PLAN





TALLAHASSEE

190 MILES  
3:40 DRIVE

JACKSONVILLE

60 MILES  
1:15 DRIVE

PALM COAST



ORLANDO

68 MILES  
1:25 DRIVE

TAMPA

130 MILES  
2:45 DRIVE

FORT MYERS

203 MILES  
4:50 DRIVE

1 MILES

7,741  
PEOPLE  
\$88,973  
AHHI  
5,947  
TOTAL  
EMPLOYEES

3 MILES

55,946  
PEOPLE  
\$101,110  
AHHI  
13,494  
TOTAL  
EMPLOYEES

5 MILES

90,275  
PEOPLE  
\$104,859  
AHHI  
19,474  
TOTAL  
EMPLOYEES

## Palm Coast, FL

Palm Coast continues to experience strong growth driven by new mixed-use, residential, and commercial development throughout the city's Town Center and SR-100 corridor. A major catalyst is Promenade at Town Center, a 230,000 SF project delivering in 2026 that will include 204 apartments and 57,000 SF of retail and restaurant space, helping establish a walkable downtown node and adding new consumer demand to the area.

Additional investment includes a 44,000 SF YMCA recreation complex, a \$22 million medical office development, and a 38.8-acre commercial project approved for future retail uses, all of which are expected to increase daily traffic and support long-term economic growth. The market is also seeing significant residential expansion, with hundreds of new homes recently approved across multiple developments, reinforcing Palm Coast's rapid population growth and strengthening demand for retail and dining throughout the trade area.



When Chipotle opened its first store in 1993, the idea was simple: demonstrate that food served fast didn't have to be a "fast-food" experience. Chipotle uses high-quality raw ingredients, classic cooking methods and distinctive interior design features that are more frequently found in the world of fine dining. When the company was founded in 1993, there wasn't an industry category to describe their philosophy. Some 20 years and more than 3,700 restaurants later, Chipotle competes in a category of dining now called "fast-casual," the fastest growing segment of the restaurant industry, where customers expect food quality that's more in line with full-service restaurants, coupled with the speed and convenience of fast food.



### CHIPOTLE QUICK FACTS

<b>Founded:</b>	1993
<b>Ownership:</b>	Public (NYSE: CMG)
<b># of Locations:</b>	3,750+
<b>Headquarters:</b>	Newport Beach, CA
<b>Guaranty:</b>	Corporate





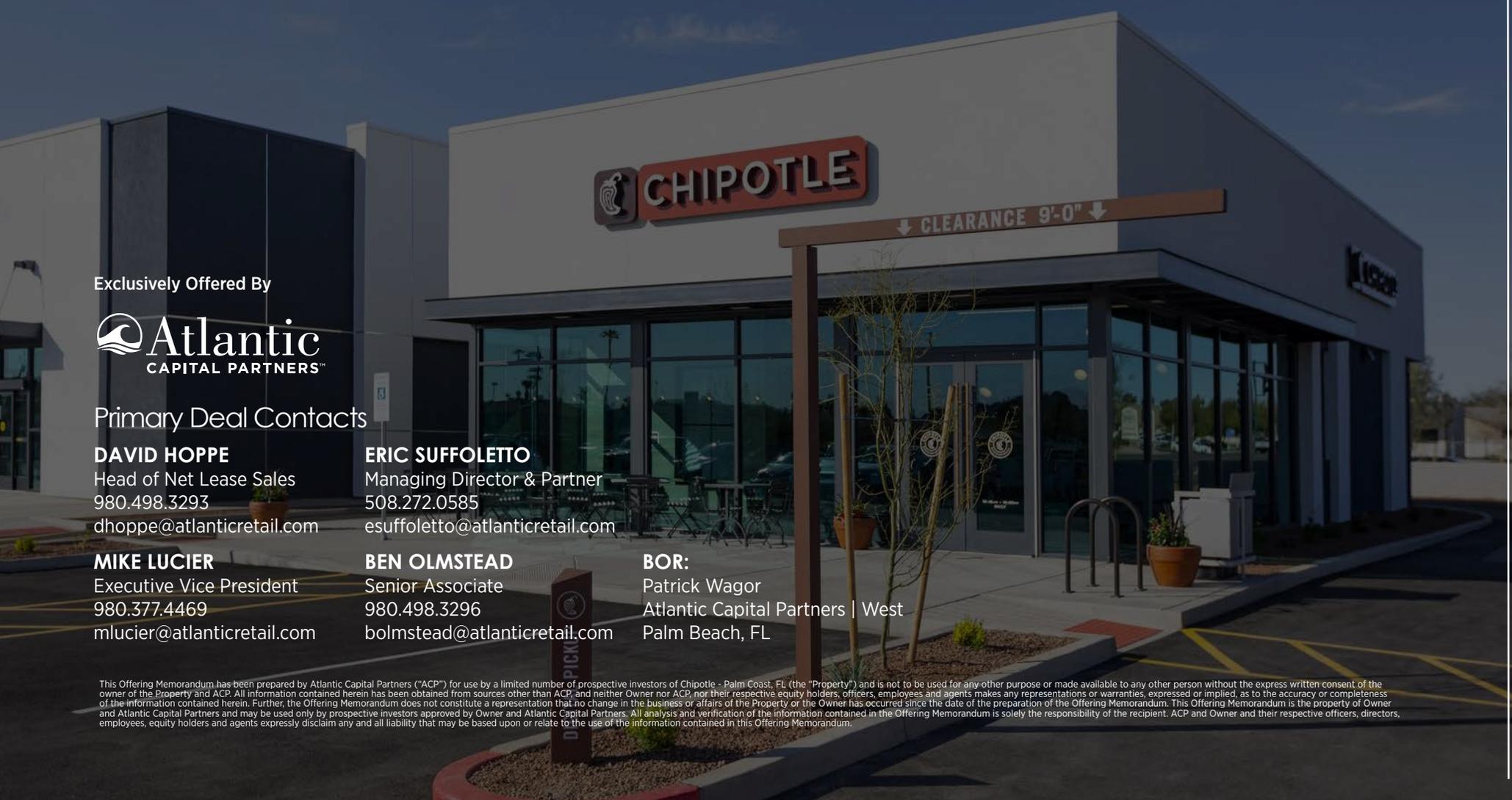
# CHIPOTLE

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Exclusively Offered By



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