

# CHILI'S GRILL & BAR

12181 East Colonial Drive | Orlando, FL

OFFERING MEMORANDUM



COLLISON CAPITAL

# Chili's Grill & Bar

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*Exclusively Marketed by:*

#### **Carter Collison**

Collison Capital, LLC  
Director of Acquisitions and  
Dispositions  
(407) 234-4111  
carter@collisoncap.com  
Georgia - 435587



<https://collisoncapital.com/>

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01

**Investment Summary**

Offering Summary

Investment Highlights

Location Highlights

Drive Times

Property Images

**CHILLI'S GRILL & BAR**

# OFFERING SUMMARY

PRICE	\$5,704,037
CAP RATE	5.40%
NOI	\$308,018
BASE RENT INCREASES	1.5% Annually
TENANT	Chili's Grill & Bar
LEASE TYPE	Absolute NNN
LEASE TERM REMANING	8 Years

# PROPERTY SUMMARY

ADDRESS	12181 East Colonial Drive Orlando, FL 32826
COUNTY	Orange
RENTABLE AREA	5,432
LAND ACRES	0.88
YEAR BUILT	1992
GUARANTY	Corporate - Brinker International, Inc. (NYSE: EAT)
PARCEL NUMBER	22-22-31-9461-00-030





## INVESTMENT

### Investment Overview

- ❖ Collison Capital is pleased to present an absolute NNN leased Chili's Grill & Bar located at 12181 E Colonial Drive in Orlando, FL. Built in 1992 and situated on 0.88 acres of land, Chili's comprises 5,432 square feet of rentable space and is ideally located along one of the Orlando MSA's most active retail corridors (49,800 daily traffic volume). The subject property provides an investor the opportunity to acquire an exceptionally well-located asset that is leased to a strong publicly traded tenant (Brinker International) with attractive lease terms. This Chili's Grill & Bar is subject to a 15-year absolute NNN lease with 8 years of base term remaining and 6, 5-year options. During both the base term and extension periods, the lease includes 1.5% annual rent increases.

### Investment Highlights

- ❖ Located along one of Orlando's most active retail corridors that has experienced substantial multifamily development and population growth
- ❖ 1.5% annual rent increases during the base rent term & 1st option. Subsequent options equal 95% FMV w/ 1.5% annual rent increases.
- ❖ Corporate Guaranty - Brinker International (NYSE: EAT) Credit Rating "BB+" - S&P
- ❖ Earnings Performance - Brinker has experienced 39.4% average annual earnings growth over the last five years
- ❖ The subject property has over 30-year operational history at this location

## Location Overview

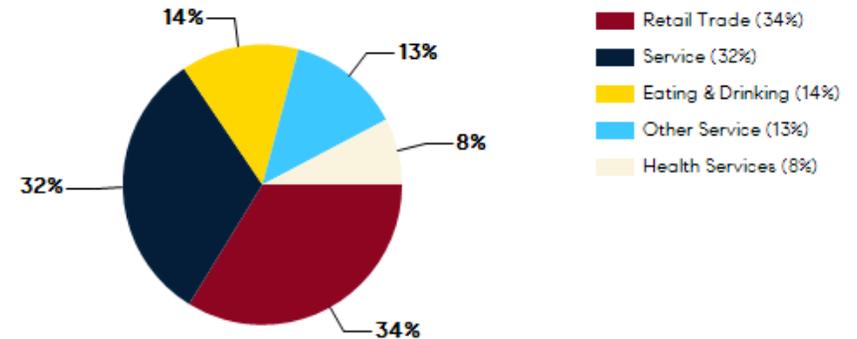
- ❖ The property is situated on East Colonial Drive, one of Orlando's major thoroughfares that connects the submarket directly with the Orlando Central Business District. The property is located two miles South of the University of Central Florida, the 2nd largest university in the United States. Recent trends show the Orlando MSA is experiencing significant population growth, a strong labor market, and robust economic expansion, making it the fastest growing large region in the US.

## Location Highlights

- ❖ The property is situated in a prime location along East Colonial Drive, one of Orlando's major thoroughfares, known for its high traffic volume and visibility. The site has an average vehicle per day count of over 49,000.
- ❖ The property is easily accessible to downtown Orlando, the University of Central Florida, and all major submarket demand drivers in Central Florida that further reinforce the property's prime location.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	18,187	110,637	240,663
2025 Median HH Income	\$64,428	\$74,126	\$85,464
2025 Average HH Income	\$74,651	\$90,775	\$106,853

## Major Industries by Employee Count



## Largest Employers

Walt Disney World Resort	75,000
AdventHealth	37,672
Universal Orlando Resort	26,800
Orlando Health	24,978
Lockheed Martin	14,000
University of Central Florida	13,004
SeaWorld Parks & Entertainment	5,192
Darden Restaurants	5,127

- 1
- 2
- 3
- 4
- 5

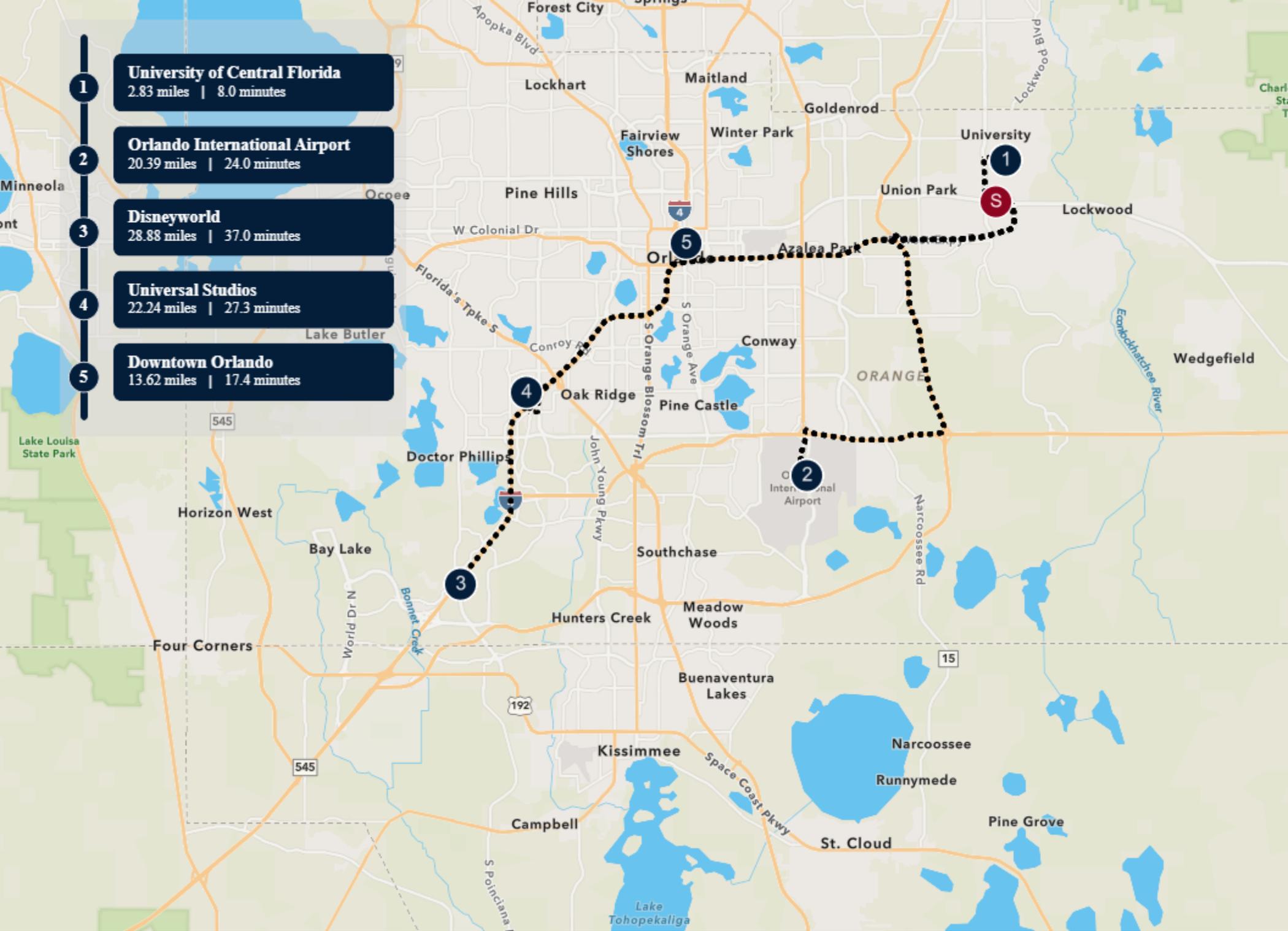
**University of Central Florida**  
2.83 miles | 8.0 minutes

**Orlando International Airport**  
20.39 miles | 24.0 minutes

**Disneyworld**  
28.88 miles | 37.0 minutes

**Universal Studios**  
22.24 miles | 27.3 minutes

**Downtown Orlando**  
13.62 miles | 17.4 minutes











02 Tenant Overview  
Lease Summary

# CHILI'S GRILL & BAR

## LEASE ABSTRACT

TENANT	Chili's Grill & Bar
GUARANTOR	Corporate (NYSE: EAT)
EXPIRATION DATE	8/31/2033
LEASE TERM REMAINING	8 Years
RENEWAL OPTIONS	6 - 5 Year
CURRENT RENT	\$308,018
ANNUAL RENT INCREASES	1.5% Annually
ROFR	Yes

## RENT SCHEDULE

8/6/2025 - 8/5/2026	\$308,018/Year	\$25,668/Month
8/6/2026 - 8/5/2027	\$312,639/Year	\$26,053/Month
8/6/2027 - 8/5/2028	\$317,328/Year	\$26,444/Month
8/6/2028 - 8/5/2029	\$322,088/Year	\$26,841/Month
8/6/2029 - 8/5/2030	\$326,920/Year	\$27,243/Month
8/6/2030 - 8/5/2031	\$331,823/Year	\$27,652/Month
8/6/2031 - 8/5/2032	\$336,801/Year	\$28,067/Month
8/6/2032 - 8/31/2033	\$341,853/Year	\$28,488/Month
OPTION 1 - YEAR 1	\$346,981/Year	\$28,915/Month
OPTION 1 - YEAR 2	\$352,185/Year	\$29,349/Month
OPTION 1 - YEAR 3	\$357,468/Year	\$29,789/Month
OPTION 1 - YEAR 4	\$362,830/Year	\$30,236/Month
OPTION 1 - YEAR 5	\$368,273/Year	\$30,689/Month

## LEASE STRUCTURE

LEASE TYPE	Absolute NNN
ROOF	Tenant
STRUCTURE	Tenant
HVAC	Tenant
CAM	Tenant
PROPERTY TAXES	Tenant
UTILITIES	Tenant



# CHILI'S GRILL & BAR

03 Additional Information  
Corporate Overview





## CHILI'S GRILL & BAR

Founded by Larry Lavine in Texas over 40 years ago and currently owned and operated by Dallas-based Brinker International, Inc., Chili's Grill & Bar is Brinker's flagship brand and a recognized leader in casual dining offering fresh, bold and unexpected flavors. With over 1,600 independently and corporate-owned and operated locations, Chili's enjoys a global presence with locations in 29 countries and two U.S. territories run by more than 100,000 team members. The Chili's brand has remained competitive by offering consistent, quality products at a compelling every day value, leveraging technology initiatives to create a digital guest experience believed to engage guests more effectively, and loyalty programs and incentives to further enhance sales and drive incremental traffic.



## BRINKER INTERNATIONAL

Brinker is a leading global hospitality industry company, primarily involved in the ownership, development, operation and franchising of Chili's Grill & Bar and Maggiano's Little Italy restaurant brands, as well as a virtual brand, It's Just Wings. Overall, Brinker operated 1,164 company-owned and 460 franchised restaurants and reported \$5.3 billion in TTM total revenues as of June 25<sup>th</sup>, 2025.

The tenant under the lease—Brinker Texas, Inc.—is a wholly owned subsidiary of Brinker International, Inc. (NYSE: EAT; S&P: BB-).

## CONFIDENTIALITY and DISCLAIMER

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The information contained herein is not a substitute for a thorough due diligence investigation. Collison Capital, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Collison Capital, LLC has not verified, and will not verify, any of the information contained herein, nor has Collison Capital, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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