



4607 Collina Terrace, Clermont, FL
(Orlando MSA)



OFFERED FOR SALE
\$7,019,000 | 5.65% CAP



CONFIDENTIAL OFFERING MEMORANDUM



Executive Summary

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Multi-Tenant Strip Center in Clermont, FL. This 6,973 SF building is a 100% occupied by two tenants: Heartland Dental & a Drive-Thru Chipotle Mexican Grill. The asset is well positioned on a Costco shopping center outparcel in one of the top growth suburbs of Orlando, FL (Clermont).

Situated at 4607 Collina Terrace, Clermont, FL, Chipotle signed a 15-yr lease and Heartland Dental signed a 10-yr lease showing long-term commitment to the location. Each lease offers minimal landlord responsibilities (NNN Lease) and both have four (4) five (5) year extensions with 10% rental increases.

ASSET SNAPSHOT

Address	4607 Collina Terrace, Clermont, FL 34711
Building Size (GLA)	6,973 SF
Land Size	1.02 Acres
Year Built/Renovated	2025
Tenants	Heartland Dental, Chipotle Mexican Grill
Lease Type(s)	NNN
WALT:	12.4 Years
Rental Increases	10% Every 5 Years and In Options
Occupancy	100%
Current NOI	\$396,600



ATTRACTIVE LEASE FUNDAMENTALS

Two Corporately Guaranteed leases (Chipotle 15Yrs & Heartland 10Yrs) | Both leases have 2 x 5 year extensions left | Each lease provides 10% rent increases every 5 years in base term and option periods providing a strong inflation hedge in a tax free state | Fee simple ownership allows for depreciation of the building boosting after tax returns



STRONG CREDIT TENANTS

Heartland Dental (1,800+ Locations) has a credit rating of B- | Chipotle Mexican Grill (3,250+ Locations) has a credit rating of B+ | Together, this site has a low risk of default and provides a safe long term investment



NEW COSTCO ANCHORED SHOPPING CENTER OUTPARCEL W/ HUGE TRAFFIC COUNTS (55K)

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



SURROUNDED BY HUNDREDS OF NEW RESIDENTIAL UNITS

Just east of the site and in the shopping center are the Skyline at West Fall Station apartments with 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



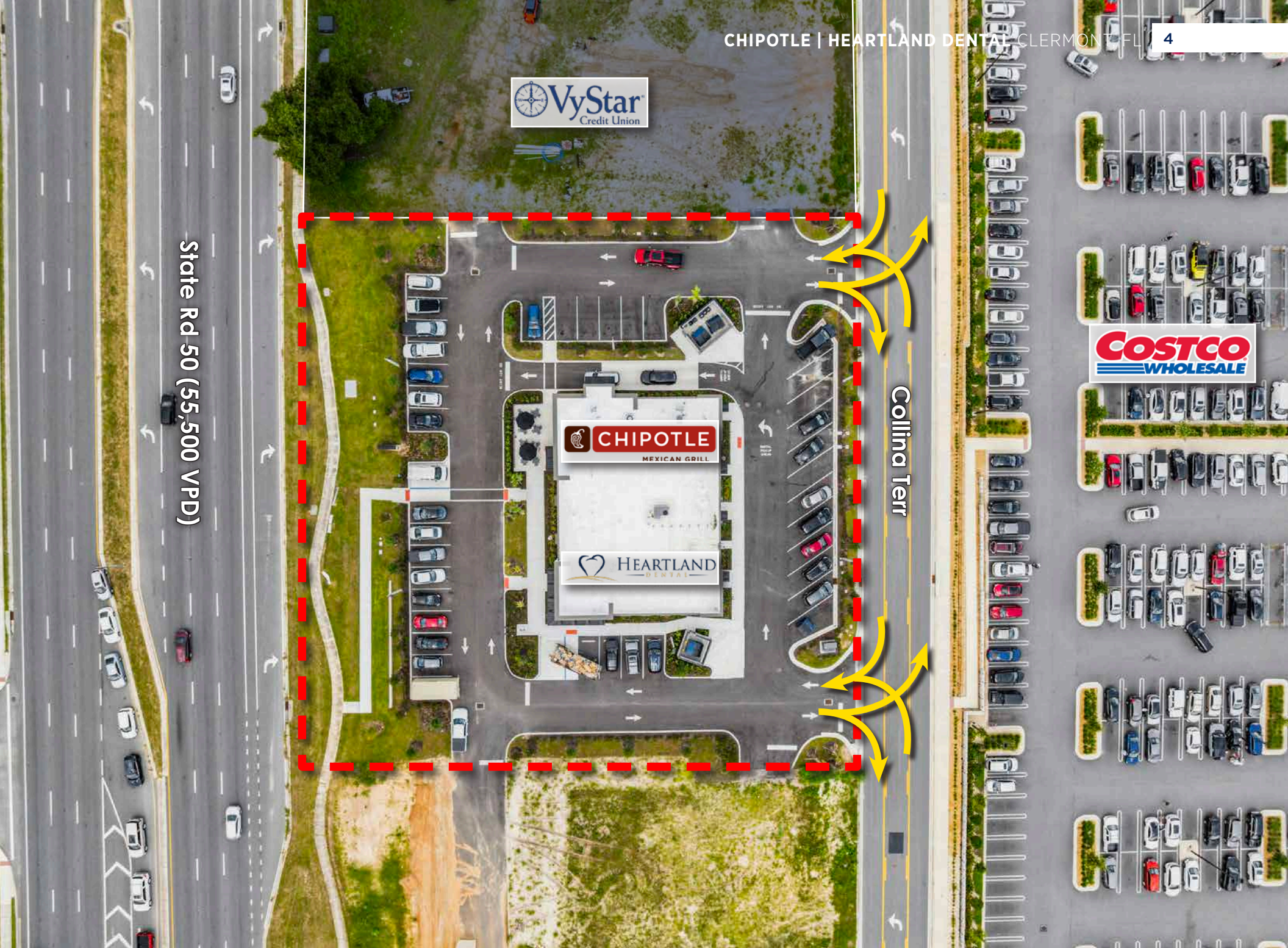
CLOSE PROXIMITY TO DISNEY WORLD

Site is located under 30 minutes from Disney World | The Disney World Resort is the largest theme park in the world, spanning 27,520 acres | Disney world attracts over 58 million visitors annually with more than 160K visitors daily | Due to close proximity many of the 77K Disney World employees live in Clermont, FL providing a strong impact to the community



NEW CONSTRUCTION

This multi-tenant property was built with the newest format and store type for both Heartland Dental and Chipotle, including the new "Chipotlane" drive-thru pick up lane for online orders, which has lead to increased sales volume



PLAZA COLLINA OVERALL PLAN





Skyline at Westfall Station
300 Apartments

Ashley
HOMESTORE

DUNKIN'
SHERWIN
WILLIAMS

MAZDA

State Rd 50 (55,500 VPD)

ROOMS
TO GO

Wendy's

Mister
CAR WASH

White
Castle

TESLA

TOYOTA

CHEVROLET

HYUNDAI

VyStar
Credit Union

COSTCO
WHOLESALE

HEARTLAND
DENTAL
CHIPOTLE

Collina Terr




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

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

CLERMONT

ORLANDO

FL TURNPIKE

50

27

429

4

DISNEY'S
GRAND FLORIDIAN
RESORT & SPA
867 GuestRooms

DISNEY'S
**POLYNESIAN
RESORT**
847 GuestRooms

Disney's
**ANIMAL
KINGDOM**
9.4 MILLION
Annual Visitors

Magic Kingdom
Walt Disney World.
17.7 MILLION
Annual Visitors

Disney's
**CORONADO
SPRINGS**
1,951 GuestRooms

Epcot
12.1 MILLION
Annual Visitors

Disney's
**HOLLYWOOD
STUDIOS**
10.3 MILLION
Annual Visitors

DISNEY
SPRINGS

192

**ANIMAL
KINGDOM
LODGE**
1,786 GuestRooms

**DISNEY'S
WATER RESORT**
5,760 GuestRooms

ESPN
WINE WORLD OF
SPORTS

Walt Disney World®

AREA STATS

58,000,000 Annual Visitors

36,000 Hotel Rooms

\$40 Billion Annual Economic Impact

225,000 People Employed Annually




TENANT	SF	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	RENT COMMENCEMENT	ESCALATIONS	EXPENSE REIMBURSEMENTS	RENEWAL OPTIONS	OPTION RENT
Heartland Dental	4,365	8/15/2025	8/31/2035	\$46.19	\$201,600	8/15/2030	10% Every 5 Years	RE Taxes, Insurance, CAM and 15% Admin Fee	(4) 5 Year Options Option 1 Option 2 Option 3 Option 4	\$243,936 \$268,330 \$295,163 \$324,679
Chipotle Mexican Grill	2,608	6/27/2025	6/30/2040	\$74.77	\$195,000	6/30/2030 6/30/2035	10% Every 5 Years	RE Taxes, Insurance, CAM and 10% Admin Fee	(4) 5 Year Options Option 1 Option 2 Option 3 Option 4	\$259,545 \$285,500 \$314,049 \$345,454

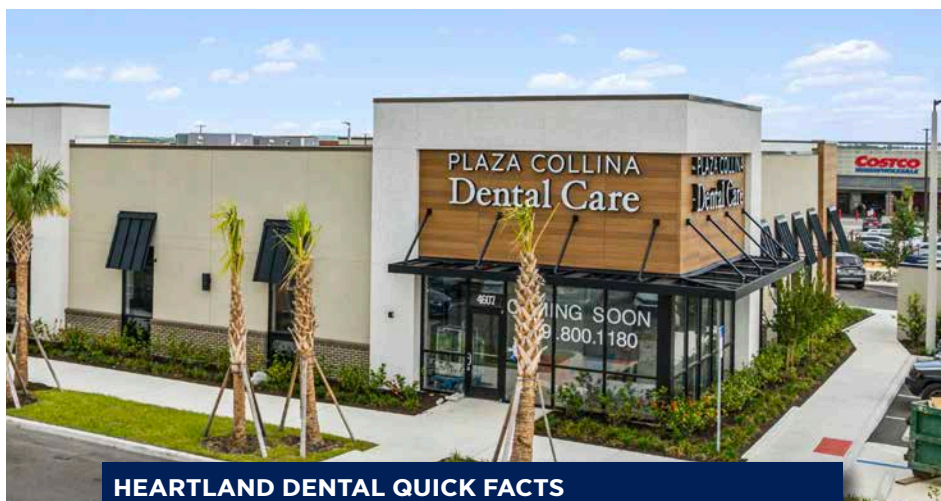


TENANT	SF	START	END	PSF	RENT		REIMBURSEMENTS			TOTAL RECOV	TOTAL ANNUAL
					MONTH	YR	CAM	INS	TAXES		
Heartland Dental	4,365	8/15/2025	8/31/2035	\$46.19	\$16,800	\$201,600	\$18,478	\$18,478	\$18,478	\$55,435	\$257,035
Chipotle Mexican Grill	2,608	6/27/2025	6/30/2040	\$74.77	\$16,250	\$195,000	\$18,256	\$2,608	\$13,040	\$33,904	\$228,904
PROPERTY TOTAL	6,973				\$33,050	\$396,600	\$36,734	\$21,086	\$31,518	\$89,339	\$485,939

CASH FLOW		
INCOME	ANNUAL	PSF
Base Rent	\$396,600	\$56.88
Expense Recovery	\$89,339	\$12.81
Effective Gross Revenue	\$485,939	\$71.08
EXPENSES		
Insurance	\$21,086	\$5.27
Taxes	\$31,518	\$3.02
CAM	\$36,734	\$4.52
Total Expenses	\$89,339.50	\$12.81
NET OPERATING INCOME	\$396,600	\$56.88

UNDERWRITING ASSUMPTIONS
1) Analysis Shows a one-year snapshot of NOI
2) NNN Recoveries include Taxes, Insurance, and Common Area Maintenance
3) Analysis assumes Tenants's are current on PRS of TICAM with no slippage
4) Analysis does not assume mgmt fee





HEARTLAND DENTAL QUICK FACTS

FOUNDED:	1997
OWNERSHIP:	PRIVATE (KKR)
# OF LOCATIONS:	1,800+
HEADQUARTERS:	EFFINGHAM, IL
GUARANTY:	CORPORATE

Heartland Dental is the largest dental support organization in the United States, with over 1,800 supported dental offices in 38 states. Founded in 1997, Heartland Dental supports over 2,700 dentists and over 10,000 team members nationwide. Based in Effingham, IL, Heartland Dental offers supported dentists and team members continuing education and leadership training, along with a variety of non-clinical administrative services. Heartland Dental partners with its supported dentists to deliver high-quality care across the full spectrum of dental services and is majority owned by KKR, a leading global investment firm.



CHIPOTLE QUICK FACTS

FOUNDED:	1993
OWNERSHIP:	PUBLIC (NYSE: CMG)
# OF LOCATIONS:	3,250+
HEADQUARTERS:	NEWPORT BEACH, CA
GUARANTY:	CORPORATE

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 1,600 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.

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.

TALLAHASSEE

213 MILES
4:15 DRIVE

JACKSONVILLE

135 MILES
2:40 DRIVE

ORLANDO

20 MILES
0:45 DRIVE

TAMPA

54 MILES
1:20 DRIVE

FORT MYERS

119 MILES
3:00 DRIVE





4607 Collina Terrace, Clermont, FL



Exclusively Offered By



PRIMARY DEAL CONTACTS

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