

# SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Brand New 15-Year Lease | Corporate Guaranty (Chick-fil-A, Inc) | Drive-Thru Equipped | Off US-441 (46,000 VPD)



19360 US-441 | Mount Dora, Florida

**ORLANDO** MSA

REPRESENTATIVE PHOTO



**EXCLUSIVELY MARKETED BY**



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**NATIONAL NET LEASE**

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



**Walmart**  
Supercenter

Tri-Cities Shopping Plaza

**MILLER'S ALE-HOUSE**  
**GameStop**  
**TARGET**  
PANDA EXPRESS  
CHINESE KITCHEN  
Jockey MITSUBISHI

LONGHORN STEAKHOUSE  
Perkins AMERICAN FOOD CO.  
TACO BELL

**TJ-maxx**  
**HOBBY LOBBY**  
**DOLLAR TREE**  
**ROSS** DRESS FOR LESS  
Hallmark

AdventHealth Waterman

**RE/MAX**  
Mellon  
CHEVROLET  
Jeep  
RAM

**DISCOUNT TIRE**  
Valvoline  
Advance Auto Parts  
goodwill  
**ACE**  
AutoZone

**KOHL'S**

BUICK  
**GMC**  
Ford

Mount Dora Market Place

**Fitness CF**  
**petsense** by Tractor Supply  
**SUBWAY**  
Wendy's  
Waffle House

Sandy Ridge Crossing

**KeyFood FRESH**  
**HARBOR FREIGHT**  
Walmart  
McDonald's  
Pizza Hut

MID-FLORIDA ENDODONTICS

**RE/MAX**  
Mellon  
Mister CAR WASH

**MOBIL**  
BANK OF AMERICA

**LOWE'S**

28,500 VPD

44

Waterman Village  
240 MF Units

Yardly Mount Dora

JW SIMPSON WAY

Lot 7  
Stromwater Management Area

Lot 1 **CIRCLE K**  
Lot 2 **FIFTH THIRD**  
Lot 3 **TEXAS**

CHASE

ABC

Lot 8

Lot 5

Lot 4  
FIRST WATCH THE DIPPING CAPE

HEARTLAND  
crumbl  
MISSION BBQ  
EINSTEIN BROS BAGELS

46,000 VPD

Loch Leven Landing

**Publix**  
CVS pharmacy  
**FIVE GUYS**  
Firestone COMPLETE AUTO CARE  
Fossil Tail COFFEE CO.  
Orangetheory FITNESS  
tropical CAFE  
AdventHealth  
UPS  
Starbucks  
CHIPOTLE MEXICAN GRILL

MOUNT DORA GROVES SOUTH  
793 Housing Units

MOUNT DORA GROVES NORTH  
275 Units

Mount Dora High School

Mount Dora Christian Academy

The Oaks At Dora Landings  
124 SF Homes

Bristol Lakes Apartments  
252 MF Units Built  
300 Under Construction

City of Mount Dora  
Public Works

Waterman Village  
240 MF Units

Yardly Mount Dora

MOUNT DORA GROVES SOUTH  
793 Housing Units



FIDDLER RD

JW SIMPSON WAY



Lot 8

Lot 7  
Stromwater Management Area

Lot 2

Lot 1

Lot 5

Lot 4

Lot 3

FIFTH THIRD

CIRCLE K

FIRST WATCH  
THE DAYTIME CAFE

TEXAS  
ROCKERS



46,000 VPD

MOUNT DORA GROVES NORTH  
275 Units



Loch Leven Landing

Juniper Townhomes  
266 SF Homes

28,500 VPD



BANK OF AMERICA



JW SIMPSON WAY



Lot 1



Lot 2



Lot 3



Lot 4

Lot 5

Lot 8

Lot 6

Stromwater Management Area

MOUNT DORA  
GROVES NORTH  
275 Units

46,000 VPD



Yardly Mount Dora

MOUNT DORA  
GROVES SOUTH  
793 Housing Units

FIDDLER RD



# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$4,952,000
<b>Net Operating Income</b>	\$210,500
<b>Cap Rate</b>	4.25%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	19360 US-441 Mt Dora, FL 32757
<b>Rentable Area</b>	5,470 SF
<b>Land Area</b>	2.36 AC
<b>Year Built</b>	2026
<b>Tenant</b>	Chick-fil-A
<b>Guaranty</b>	Corporate (Chick-fil-A, Inc.)
<b>Lease Type</b>	Absolute NNN (Ground Lease)
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	15 Years
<b>Increases</b>	8% Every 5 Years
<b>Options</b>	10 (5-Year)
<b>Rent Commencement</b>	March 2026
<b>Lease Expiration</b>	March 2041
<b>Misc.</b>	81 Parking Spaces



Tenant Name	Square Feet	LEASE TERM			RENTAL RATES			Options
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	
Chick-fil-A	5,470 SF	March 2026	March 2041	Year 1	-	\$210,500	\$17,542	10 (5-Year)
(Corporate Guaranty)				Year 6	8%	\$227,340	\$18,945	
				Year 11	8%	\$245,527	\$20,461	
8% Rental Increases Beg. of Each Option Period Thereafter								

## Brand New 15-Year Lease | Corporate Guaranty (Chick-fil-A, Inc.) | 2026 Construction | Several Option Periods | Rental Increases

- Brand new 15-year lease with 10 (5-year) options to extend
- The lease feature a corporate guaranty from Chick-fil-A, Inc., a private corporation with more than 3,270 under operation nationwide
- 8% rental increases every 5 years during the initial term, and at beginning of each option period to extend the lease term

## Absolute NNN Ground Lease | Leased Fee (Land Ownership) | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays and maintains all aspects of the premises
- No landlord responsibilities
- Prime investment opportunity in a state with no state income tax

## Strong Demographics In 5-mile Trade Area

- More than 70,422 residents and 24,475 employees support the trade area
- \$92,755 average household income

## Part of Larger Development | New Commercial and Residential | Surrounding Retailers | Strong Real Estate Value

- The asset is part of a larger 17-Acre retail development that front US-441, Mount Dora Groves
- The retail development will feature Circle K (Lot 1), Fifth Third Bank (Lot 2), Texas Roadhouse (Lot 3), First Watch (Lot 4), a multi-tenant strip (Lot 5), and Chick-fil-A (Lot 6)
- “Mount Dora South was approved for a total of 783 housing units across product types. That includes the gated Yardly community along with a 360-unit mid-rise apartment complex and about 100 detached single family homes and townhomes”
  - Mount Dora’s 441 corridor has attracted new hotel development in recent years. Construction started this year on a pair of five-story hotels
    - <https://www.growthspotter.com/2021/10/08/developer-files-plans-for-two-new-hotels-on-us-441-in-mount-dora/>
    - <https://www.growthspotter.com/2023/10/30/developer-files-plans-for-mount-dora-groves-commercial/>
  - “ABR Mount Dora, led by hotelier Jayesh Patel, has filed construction plans for a Townplace Suites by Marriott with the St. Johns River Water Management District. This 88-key all-suites hotel would be next door to Mount Dora Groves at the intersection of U.S. 441 and N. Donnelly Street, just north of Lakeside at Waterman Village”
  - “Taylor Morrison is also under contract for the Build-to-Rent section of Mount Dora Groves South and filed plans for one of its Yardly-branded communities with 309 one-story cottages, along with a clubhouse, pool, fitness center, pickleball courts and two dog parks”
- The site will benefit from strong intrinsic value in the underlying real estate with all of the new development underway in this corridor



## CHICK-FIL-A

**chick-fil-a.com**

**Company Type:** Private

**Locations:** 3,279+

Chick-fil-A, Inc. is the third largest quick-service restaurant company 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. Chick-fil-A opened its first restaurant in the UK in early 2025 with the goal of launching five locations across the UK within the next two years. The first Singapore restaurant is set to open in late 2025, marking the brand's entry into Asia. Chick-fil-A local 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. There are 3,279 Chick-Fil-A restaurants in the United States as of July 02, 2025.

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

# PROPERTY OVERVIEW



## LOCATION



Mount Dora, Florida  
Lake County  
Orlando-Kissimmee-Sanford MSA

## ACCESS



Fiddler Road: 1 Access Point

## TRAFFIC COUNTS



U.S. Highway 441/State Highway 500: 46,000 VPD  
State Highway 44: 28,500 VPD

## IMPROVEMENTS



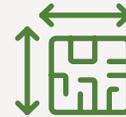
There is approximately 5,470 SF of existing building area

## PARKING



There are approximately 81 parking spaces on the owned parcel.  
The parking ratio is approximately 14.81 stalls per 1,000 SF of leasable area.

## PARCEL



Acres: 2.36  
Square Feet: 91,795

## CONSTRUCTION



Year Built: 2026

## ZONING



County PUD

# LOCATION MAP

**THE VILLAGES**  
28 miles



**DELTONA**  
28 miles

**ORLANDO SANFORD  
INTL AIRPORT**

**ORLANDO**  
30 miles

**ORLANDO INTL  
AIRPORT**

**2025 Estimated Population**

1 Mile	4,863
3 Miles	37,563
5 Miles	70,422

**2025 Average Household Income**

1 Mile	\$90,731
3 Miles	\$93,901
5 Miles	\$92,755

**2025 Estimated Total Employees**

1 Mile	3,416
3 Miles	13,722
5 Miles	24,475





MOUNT DORA GROVES NORTH  
275 Units

46,000 VPD

441 500

CIRCLE K

FIFTH THIRD

TEXAS

FIRST WATCH

EINSTEIN BROS  
BAGELS

MISSION BBQ

crumbl

HEARTLAND

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 7

STORMWATER MANAGEMENT AREA

JW SIMPSON WAY

FIDDLER RD.

PYLON SIGN

LOT 8

MOUNT DORA GROVES SOUTH  
793 Housing Units



# AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	4,863	37,563	70,422
2030 Projected Population	6,235	42,958	80,101
2025 Median Age	53.4	47.4	46.7
<b>Households &amp; Growth</b>			
2025 Estimated Households	2,278	16,158	29,852
2030 Projected Households	2,952	18,711	34,333
<b>Income</b>			
2025 Estimated Average Household Income	\$90,731	\$93,901	\$92,755
2025 Estimated Median Household Income	\$66,257	\$73,538	\$70,898
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	219	1,502	2,810
2025 Estimated Total Employees	3,416	13,722	24,475



## MOUNT DORA, FLORIDA

Mount Dora, Florida, in Lake county, is 24 miles W of Deltona, Florida and 77 miles NE of Tampa, Florida. The city is part of the Orlando metropolitan statistical area. Mount Dora has a 2025 population of 18,652. Along with nationally acclaimed art and crafts festivals, Mount Dora is a vibrant community with much to offer residents and visitors to which we live up to our reputation as “Someplace Special”.

Mount Dora is at the eastern border of the growth spreading from the Orlando-Metro area. Due to the proximity of the City to the new expressway connecting Lake County to the Orlando-Metro area, the City is expected to grow. Tourism plays vital role on the economy, Mount Dora is known as the “The New England of the South” and “The Festival City”. Outdoor festivals and art events take place throughout the year, including the Mount Dora Arts Festival. There’s also a lively antique trade and a Museum of Speed, dedicated to motorised vehicles of all types which attracts tourist and supports economy growth in the city. The largest industries in Mount Dora, FL are Retail Trade, Health Care & Social Assistance, and Educational Services, and the highest paying industries are Wholesale Trade, Transportation & Warehousing, and Transportation & Warehousing, & Utilities.

Mount Dora and Nearby Attractions are Albin Polasek Museum and Sculpture Gardens, Blue Spring State Park, Bulow Plantation Ruins State Historic Site, Mennello Museum of American Folk Art, Disney World. Local historical sites include the Old Mount Dora Atlantic Coast Line Railroad Station, Lakeside Inn, the John P. Donnelly House, the Royellou Museum and the Antique Boat Museum. Local parks include the Blue Spring State Park, the Lake Eola Park and many others. Local celebrations include the Annual Bicycle Festival and the Annual Craft Fair.



## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$5B+**

TRANSACTION  
VALUE

company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2024

**\$2.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2024

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