

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Brand New 15-Year Lease | Corporate Guaranty | Rent Commencement August 22, 2025



1110 Homestead Road | Lehigh Acres, Florida

FT. MYERS-CAPE CORAL MSA

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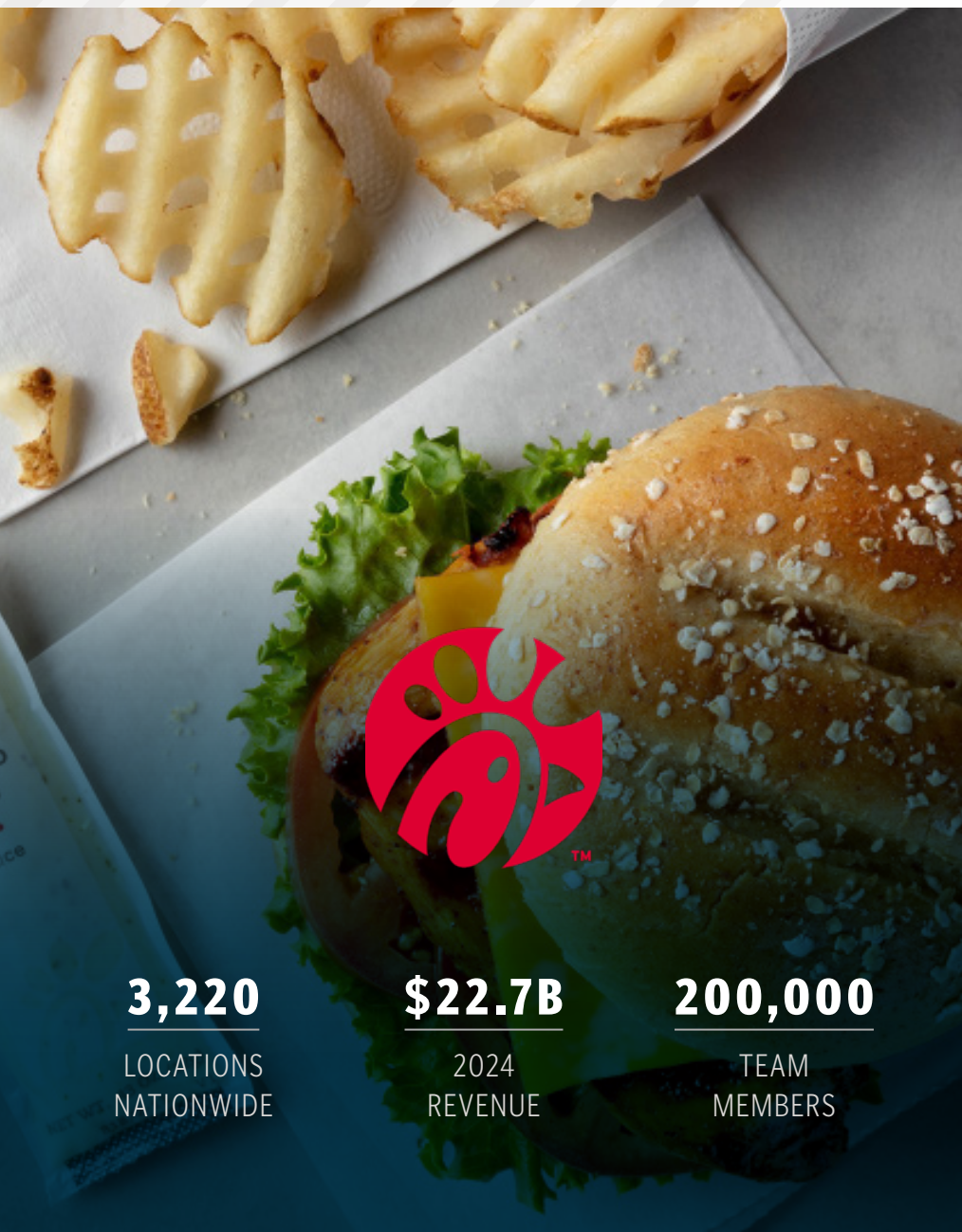
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NATIONAL NET LEASE

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

OFFERING SUMMARY



3,220

LOCATIONS
NATIONWIDE

\$22.7B

2024
REVENUE

200,000

TEAM
MEMBERS

OFFERING

Pricing	\$3,125,000
Net Operating Income	\$125,000
Cap Rate	4.00%

PROPERTY SPECIFICATIONS

Property Address	1110 Homestead Road Lehigh Acres, Florida 33936
Rentable Area	5,614 SF
Land Area	1.85 AC
Year Built	2025
Tenant	Chick-fil-A
Guaranty	Corporate (Chick-fil-A, Inc.)
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Every 5 Years Including Options
Options	10 (5-Year)
Rent Commencement	August 22, 2025
Lease Expiration	August 31, 2040

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Chick-fil-A	5,614	8/22/2025	8/31/2040	Year 1-5	-	\$10,417	\$125,000	10 (5-Year)
(Corporate Guaranty)				Year 6-10	10%	\$11,458	\$137,500	
				Year 11-16	10%	\$12,604	\$151,250	
10% Rental Increases Beg. of Each Option Period Thereafter								

Brand New 15-Year Lease | Corporate Guaranty (Chick-fil-A, Inc.) | 2025 Construction | Several Option Periods | Rental Increases

- Brand new 15-year lease with 10 (5-year) options to extend
- The lease features a corporate guaranty from Chick-fil-A, Inc., a private corporation with more than 3,220 stores under operation nationwide
- 10% rental increases every 5 years during the initial term, and at beginning of each option period to extend the lease term
- Chick-fil-A's revenue for 2024 exceeded \$22.7B

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 Local Trade Area

- There are more than 106,000 individuals within 5-mile of the subject property
- The average household income exceeds \$78,070 within a 5-mile radius

Fronting Homestead Rd | Just North of Veteran Park Academy | Strong Residential Consumer Base | Surrounding Retail Users

- Chick-fil-A fronts Homestead Rd (29,000 VPD)
- Just North of Veteran Park Academy, providing students and their families with an easy commute to the popular QSR chain
- The strong residential presence surrounding the site will provide a direct consumer base from which to draw
- Lehigh Acres currently has 38 active developments, encompassing over 2.6 million square feet of commercial space. Notable projects include:
 - Savannah Lakes Expansion: A mixed-use development approved for 1,468 single-family units and 100,000 square feet of commercial frontage along Homestead Road S.
 - Sunniland Town Center: Another mixed-use project approved for 810 single-family units and 100,000 square feet of commercial space.

Placer.ai Rankings | Publix-Anchored Center | Sunshine Plaza

- The Publix-anchored Lehigh Plaza ranks in the 72nd percentile (3,297 out of 11,904) of all neighborhood centers nationwide with ~2M visitors annually
- Sunshine Plaza, located across the street from the subject site, ranks in the 73rd percentile (10,787 out of 40,886) of all nationwide shopping centers with 1.7M+ visitors annually

BRAND PROFILE



CHICK-FIL-A

chick-fil-a.com

Company Type: Private

Locations: 3,228+

2024 Revenue: \$22.7 Billion

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 3,228 Chick-Fil-A restaurants in the United States as of May 14, 2025.



Source: chick-fil-a.com

PROPERTY OVERVIEW



LOCATION



Lehigh Acres, Florida
Lee County
Cape Coral-Fort Myers MSA

ACCESS



Homestead Road: 1 Access Point
Ashlar Avenue: 1 Access Point

TRAFFIC COUNTS



Homestead Road: 29,000 VPD
Leeland Heights Boulevard: 15,800 VPD
State Highway 82: 48,000 VPD

IMPROVEMENTS



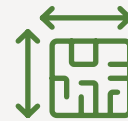
There is approximately 5,614 SF of existing building area

PARKING



There are approximately 70 parking spaces on the owned parcel.
The parking ratio is approximately 12.46 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 31-44-27-05-00006.30B0
Acres: 1.85
Square Feet: 80,760

CONSTRUCTION



Year Built: 2025

ZONING



C-2 : Commercial

LOCATION MAP

1 Mile	9,531
3 Miles	52,749
5 Miles	106,258

1 Mile	\$51,207
3 Miles	\$75,135
5 Miles	\$78,070

1 Mile	2,896
3 Miles	7,831
5 Miles	11,279







AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	9,531	52,749	106,258
2030 Projected Population	9,807	56,415	116,501
2025 Median Age	46.8	38.8	36.3
Households & Growth			
2025 Estimated Households	4,152	18,703	35,853
2030 Projected Households	4,320	20,122	39,620
Income			
2025 Estimated Average Household Income	\$51,207	\$75,135	\$78,070
2025 Estimated Median Household Income	\$36,404	\$61,296	\$64,542
Businesses & Employees			
2025 Estimated Total Businesses	387	1,047	1,630
2025 Estimated Total Employees	2,896	7,831	11,279



LEHIGH ACRES, FLORIDA

Lehigh Acres is an unincorporated area and census-designated place in Lee County, Florida. Lehigh Acres is a part of the Cape Coral-Fort Myers, Florida Metropolitan Statistical Area. Lehigh Acres is bordered to the north by Alva, to the northwest by Buckingham, and to the southwest by Gateway, all unincorporated. Lehigh Acres is the 20th largest community in Florida. Lehigh Acres, Florida has a 2025 population 133,854.

The largest industries in Lehigh Acres, FL are Retail Trade, Construction, and Health Care & Social Assistance, and the highest paying industries are Utilities, Public Administration, and Finance & Insurance. Gartner, Walmart, Target, McDonald's, Publix, Wells Fargo, Amazon, The Home Depot, CVS Health, and Hertz are some of the Top Companies in Lehigh Acres, FL.

Just 12 miles east of Fort Myers, Lehigh Acres boasts ponds, lakes and canals. With 175 miles of canals and 16 well-stocked lakes, Lehigh Acres is a perfect destination for both fishing enthusiasts and beginners alike. For a change of pace, the Gulf of Mexico and its nearby barrier islands provide spectacular saltwater fishing opportunities, with bountiful grouper, mackerel, redfish, snapper, snook and trout. For a challenge on the green, visit one of Lehigh Acres' four championship golf courses. With parks, lakes, tennis, and safe roads for bicycling or walking, this charming suburban enclave is the ideal retreat for families or seniors seeking an affordable and laid-back vacation.

Lee County has long been a popular vacation and retirement spot with more than 50 miles of white sandy beaches that span from Gasparilla Island State Recreation Area to Barefoot Beach on Little Hickory Island.



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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