SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity

Brand New Construction | 15 Year Lease | Off US-441 (46,000 VPD) | Part of 17-AC Retail Development

19210 US-441 | Mount Dora, Florida

ORLANDO MSA

ACTUAL SITE

SRS | CAPITAL MARKETS

EXCLUSIVELY MARKETED BY

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REPRESENTATIVE PHOTO

SITE OVERVIEW

Walmart Supercenter
LONGHORN STEAKHOUSE
Perkins
TACO BELL
Tri-Cities Shopping Plaza
T.J.maxx
ROSS DRESS FOR LESS
HOBBY LOBBY
DOLLAR TREE
Hallmark
RE/MAX
CHRYSLER
Jeep
DODGE
RAM
Mellow Mushroom
KOHL'S
BUICK
GMC
Ford
goodwill
ACE
DISCOUNT TIRE
Valvoline
Advance Auto Parts
AutoZone
Loch Leven Landing
Publix
orangetheory FITNESS
CVS pharmacy
tropical CAFE
FIVE GUYS
AdventHealth
Firestone
Fortail COFFEE CO.
ups
LOWE'S
Mister CAR WASH
BANK OF AMERICA
CHASE
ABC
44
28,500 VPD
Mount Dora Market Place
Fitness CF
petsense by Tractor Supply
Wendy's
SUBWAY
WAFFLE HOUSE
Sandy Ridge Crossing
Key Food FRESH
HARBOR FREIGHT
Pizza Hut
Culver's
JW SIMPSON WAY
CIRCLE K
FIFTH THIRD
TEXAS ROADHOUSE
FIRST WATCH
HEARTLAND DENTAL
EINSTEIN BROS BAGELS
crumbl
MISSION BBQ
Waterman Village
240 MF Units
Yardly Mount Dora
MOUNT DORA GROVES NORTH
275 Units
46,000 VPD
500
441
FIDDLER RD
MOUNT DORA GROVES SOUTH
793 Housing Units

SRS

HEARTLAND DENTAL
EINSTEIN BROS BAGELS
crumbl
MISSION BBQ
MOUNT DORA GROVES SOUTH
793 Housing Units
Mount Dora High School
Bristol Lakes Apartments
252 MF Units Built
300 Under Construction
Yardly Mount Dora
FIRST WATCH
TEXAS ROADHOUSE
FIFTH THIRD
FIDDLER RD
Stromwater Management Area
CIRCLE K
441
500
46,000 VPD
JW SIMPSON WAY
MOUNT DORA GROVES NORTH
275 Units

SRS

Loch Leven Landing
Publix
Orangetheory FITNESS
CVS pharmacy
tropical SMOOTHIE CAFE
FIVE GUYS
AdventHealth
Firestone COMPLETE AUTO CARE
CHIPOTLE MEXICAN GRILL
Foxtail COFFEE CO.
ups
Juniper Townhomes
266 SF Homes
LOWE'S
44
28,500 VPD
BANK OF AMERICA
CHASE
TEXAS ROADHOUSE
HEARTLAND DENTAL
EINSTEIN BROS BAGELS
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SRS

OFFERING SUMMARY

OFFERING

Pricing	$3,842,000
Net Operating Income	$182,500
Cap Rate	4.75%

PROPERTY SPECIFICATIONS

Property Address	19210 US-441 Mt Dora, FL 32757
Rentable Area	7,926 SF
Land Area	2.47 AC
Year Built	2025
Tenant	Texas Roadhouse
Lease Signature	Corporate (NASDAQ: TXRH)
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Every 5 Years
Options	5 (5-Year)
Rent Commencement	February 2026
Lease Expiration	February 2041
Misc.	156 Parking Spaces, 375 Seats

	LEASE TERM					RENTAL RATES		
Tenant Name	**Square Feet**	**Lease Start**	**Lease End**	**Begin**	**Increase**	**Monthly**	**Annually**	**Options**
Texas Roadhouse	7,926 SF	Feb. 2026	Feb. 2041	Year 1	10%	$15,208	$182,500	5 (5-Year)
(Corporate Guaranty)				Year 6	10%	$16,729	$200,750	
				Year 11	10%	$18,402	$220,825	
						10% Rental Increases Beg. of Each Option		

Brand New 15-Year Lease | Corporate Signed | Options To Extend | Scheduled Rent Increases | 2026 Construction

- Brand new 15-year lease with 5 (5-year) options to extend and 10% rental increases every 5 years throughout the initial term and during option periods
- The lease is signed by Texas Roadhouse, Inc. (NASDAQ: TXRH), a growing restaurant company operating predominantly in the casual dining segment with over 790 restaurants system-wide
- 2026 construction that will feature high quality materials, distinct design elements, and high-level finishes

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

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

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

PROPERTY PHOTOS

WATCH DRONE VIDEO

PROPERTY PHOTOS

TEXAS ROADHOUSE

texasroadhouse.com
Company Type: Public (NASDAQ: TXRH)
Locations: 744
2025 Employees: 100,000
2025 Revenue: $5.9 Billion
2025 Net Income: $406 Billion
2025 Assets: $3.55 Billion
2025 Equity: $1.46 Billion

Texas Roadhouse is considered one of the top-performing casual dining brands in the U.S. by sales, driven by high traffic and strong customer loyalty. They opened in 1993 and today has grown to 744 Texas Roadhouse-branded restaurants in the United States, with a total system-wide count (including international locations and sister brands) exceeding 820.

A Brand Loved By Customers and Critics Alike

- #1 Full-Service Restaurant in Customer Satisfaction (American Customer Satisfaction Index (ACSI))
- America's Best Restaurant Experience (Datassential consumer restaurant survey)
- #15 overall among all U.S. restaurant chains by sales (Technomic Top 500 Chain Restaurants Ranking)
- Named the top U.S. casual dining brand by sales in multiple industry analyses and media reports in 2025

Source: investor.texasroadhouse.com, finance.yahoo.com

PROPERTY OVERVIEW

LOCATION

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

ACCESS

U.S. Highway 441/State Highway 500: 1 Access Point
Fiddler Road: 1 Access Point
Jw Simpson Way: 1 Access Point

TRAFFIC COUNTS

U.S. Highway 441/State Highway 500: 38,500 VPD
State Highway 44: 28,500 VPD

IMPROVEMENTS

There is approximately 7,926 SF of existing building area

PARKING

There are approximately 156 parking spaces on the owned parcel.
The parking ratio is approximately 19.68 stalls per 1,000 SF of leasable area.

PARCEL

Acres: 2.47
Square Feet: 107,593

CONSTRUCTION

Year Built: 2025

ZONING

County PUD

LOCATION MAP

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

44
Lakes Of Mount Dora
950 SF Homes
Loch Leven Landing
Publix
orangetheory FITNESS
CVS pharmacy
tropical SMOOTHIE CAFE
FIVE GUYS
AdventHealth
Firestone COMPLETE AUTO CARE
Foxtail COFFEE CO.
ups
Juniper Townhomes
266 SF Homes
DISCOUNT TIRE
goodwill
Valvoline
Advance Auto Parts
ACE
AutoZone
Office DEPOT OfficeMax
ANYTIME FITNESS
ALDI
Panera BREAD
AT&T
BatteriesPlus
Marco's Pizza
KAY JEWELERS
MATTRESSFIRM
UFHealth
cricket
PINCH·A·PENNY POOL·PATIO·SPA
Domino's Pizza
StateFarm
RE/MAX
CHRYSLER
Jeep
Mellow MUSHROOM
RAM
LOWE'S
28,500 VPD
Mister CAR WASH
ABC
The Country Club of Mount Dora
TEXAS ROADHOUSE
Walmart Supercenter
LONGHORN STEAKHOUSE
Perkins
TACO BELL
BUICK GMC
Ford
PNC
VyStar Credit Union
Christian Brothers Automotive
Waterman Village
Culver's
Wawa
MISSION BBQ
FIRST WATCH
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SUBWAY
WAFFLE HOUSE
Sandy Ridge Crossing
Key Food FRESH
HARBOR FREIGHT
AdventHealth
Hampton
7 ELEVEN
RaceTrac
EPIC THEATRES
TARGET
MILLER'S ALE·HOUSE
GameStop
PANDA EXPRESS
Jersey Mike's
Tri-Cities Shopping Plaza
T.J.maxx
ROSS DRESS FOR LESS
HOBBY LOBBY
DOLLAR TREE
Hallmark
Bristol Lakes Apartments
252 MF Units Built
300 Under Construction
Frank Brown Sports Complex
The Oaks At Dora Landings
124 SF Homes
Mount Dora Christian Academy
Mount Dora Middle School
500
441
CITGO
RoMac BUILDING SUPPLY
FAMILY DOLLAR

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MONUMENT SIGN
TEXAS ROADHOUSE
46,000 VPD
441
500
FIFTH THIRD
CIRCLE K
LOT 1
LOT 2
LOT 7
STORMWATER MANAGEMENT AREA
JW SIMPSON WAY
FIDDLER RD.
FIRST WATCH
LOT 4
EINSTEIN BROS BAGELS
MISSION BBQ
crumbl
HEARTLAND
LOT 5
LOT 6
LOT 8
MOUNT DORA
GROVES NORTH
275 Units
MOUNT DORA
GROVES SOUTH
793 Housing Units

	1 Mile	3 Miles	5 Miles
Population			
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
Households & Growth			
2025 Estimated Households	2,278	16,158	29,852
2030 Projected Households	2,952	18,711	34,333
Income			
2025 Estimated Average Household Income	$90,731	$93,901	$92,755
2025 Estimated Median Household Income	$66,257	$73,538	$70,898
Businesses & Employees			
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.

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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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