

# SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Corporate Guaranty (Chick-fil-A, Inc) | Double Drive-Thru Equipped



9925 US-441 | Leesburg, Florida

**ORLANDO** MSA

ACTUAL SITE

 **SRS** | CAPITAL MARKETS

## EXCLUSIVELY MARKETED BY



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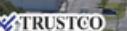


## Shoppes of Lake Village

### Lake Square Mall



RADIO RD 7,700 VPD



TRUSTCO  
BANK

TRUSTCO  
BANK

441  
500  
44

47,000 VPD



BLDG M



## SITE OVERVIEW



# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$3,682,000
<b>Net Operating Income</b>	\$158,308
<b>Cap Rate</b>	4.30%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	9925 US-441 Leesburg, Florida 34788
<b>Rentable Area</b>	4,935 SF
<b>Land Area</b>	1.72 AC
<b>Year Built</b>	2024
<b>Tenant</b>	Chick-fil-A, Inc.
<b>Guaranty</b>	Corporate
<b>Lease Type</b>	Absolute NNN (Ground Lease)
<b>Landlord Responsibilities</b>	None
<b>Lease Term Remaining</b>	13+ Years
<b>Increases</b>	10% Every 5 Years
<b>Options</b>	13 (5-Year)
<b>Rent Commencement</b>	4/25/2024
<b>Lease Expiration</b>	4/30/2039

# RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM						RENTAL RATES			
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Cap Rate	Options
Chick-fil-A, Inc.	4,935	4/25/2024	4/30/2039	Current	-	\$13,192	\$158,308	4.30%	13 (5-Year)
(Corporate Signed)				Year 6	10%	\$14,511	\$174,134	4.73%	
				Year 11	10%	\$15,962	\$191,548	5.20%	
10% Increases at Beg. of Each Option									

## 13+ Years Remaining | Scheduled Rental Increases | April 2024 Opening | Established Tenant | New Construction

- The tenant, Chick-fil-A, Inc currently has 13+ years remaining on their initial lease with 13 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- The site features a newly constructed, drive-thru equipped building with modern amenities and design
- Store recently opened in April 2024
- Chick-fil-A serves freshly prepared food in more than 2,774 restaurants in 50 states, Washington, D.C., and Canada

## Absolute NNN Ground Lease | Leased Fee | No State Income Tax Zero Landlord Responsibilities

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

## Strong Demographics in 5-Mile Trade Area

- More than 45,000 residents and 19,000 employees support the trade area
- \$76,683 average household income in 1-mile trade area

## Lake Square Mall (728,000 SF) | Dense Retail Corridor | Strong National/Credit Tenant Presence

- The subject property is ideally situated in close proximity to Lake Square Mall, a 728,000 SF regional mall anchored by Belk, AMC Theatres, Books-A-Million, Petsmart, Hibbett Sports, Shoe Dept., and more
- Other nearby national/credit tenants include Home Depot, Publix, Starbucks, Dollar Tree, Advance Auto Parts, Autozone, Take 5 Oil Change, Mister Car Wash, Chipotle, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site

## Near Signalized, Hard Corner Intersection | Drive-Thru Equipped Excellent Visibility & Access

- The asset is located near the signalized, hard corner intersection of U.S. Hwy 441 and Radio Rd. with a combined 45,300 vehicles passing by daily
- On average, stores with drive-thrus experience higher sales than those without
- Excellent visibility via significant street frontage and a large monument sign
- Multiple points of ingress/egress

## PROPERTY PHOTOS



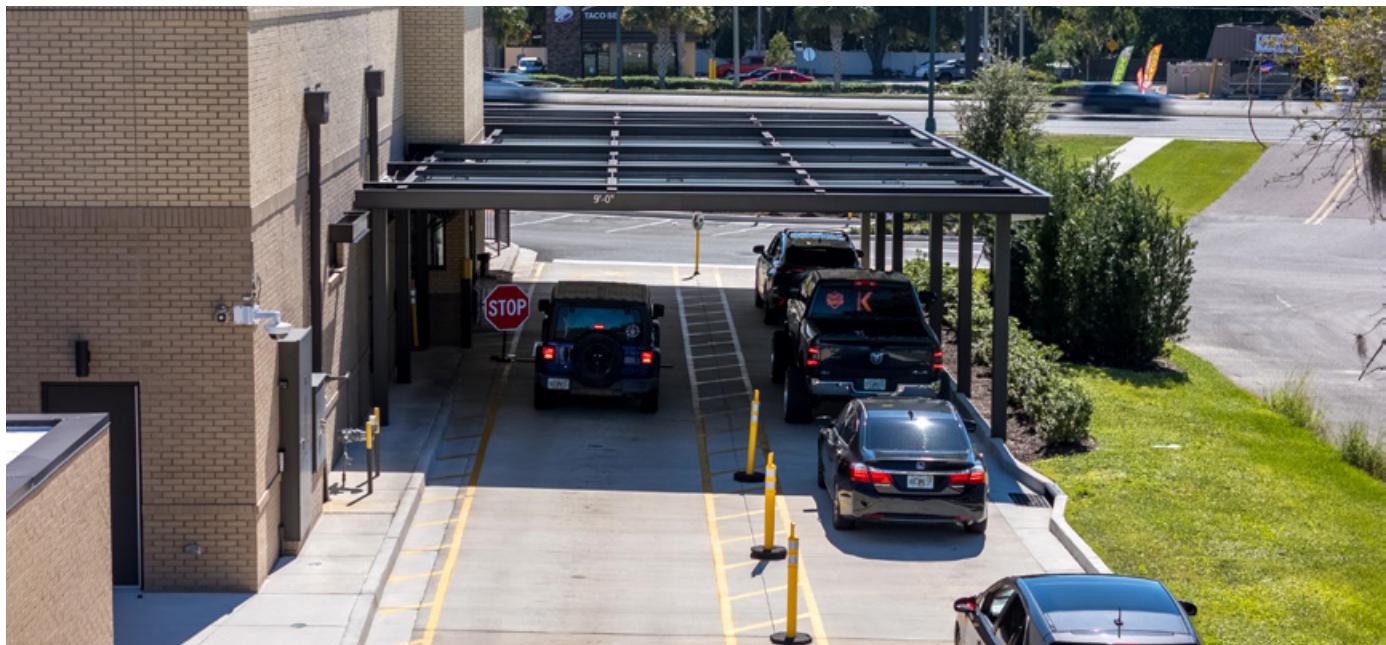
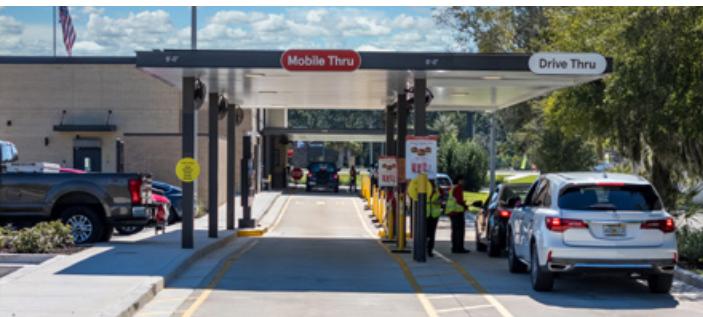
[WATCH DRONE VIDEO](#)



## PROPERTY PHOTOS



## PROPERTY PHOTOS





## CHICK-FIL-A

[chick-fil-a.com](http://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



## LOCATION



Leesburg, Florida  
Lake County  
Orlando MSA

## ACCESS



Hwy Commercial: 2 Access Points

## TRAFFIC COUNTS



State Hwy 44 & 500/U.S. Hwy 441: 37,600 VPD

## IMPROVEMENTS



There is approximately 4,935 SF of existing building area

## PARKING



There are approximately 61 parking spaces on the owned parcel.  
The parking ratio is approximately 10.68 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 01-19-25-0500-047-00800  
Acres: 1.72  
Square Feet: 74,145

## CONSTRUCTION



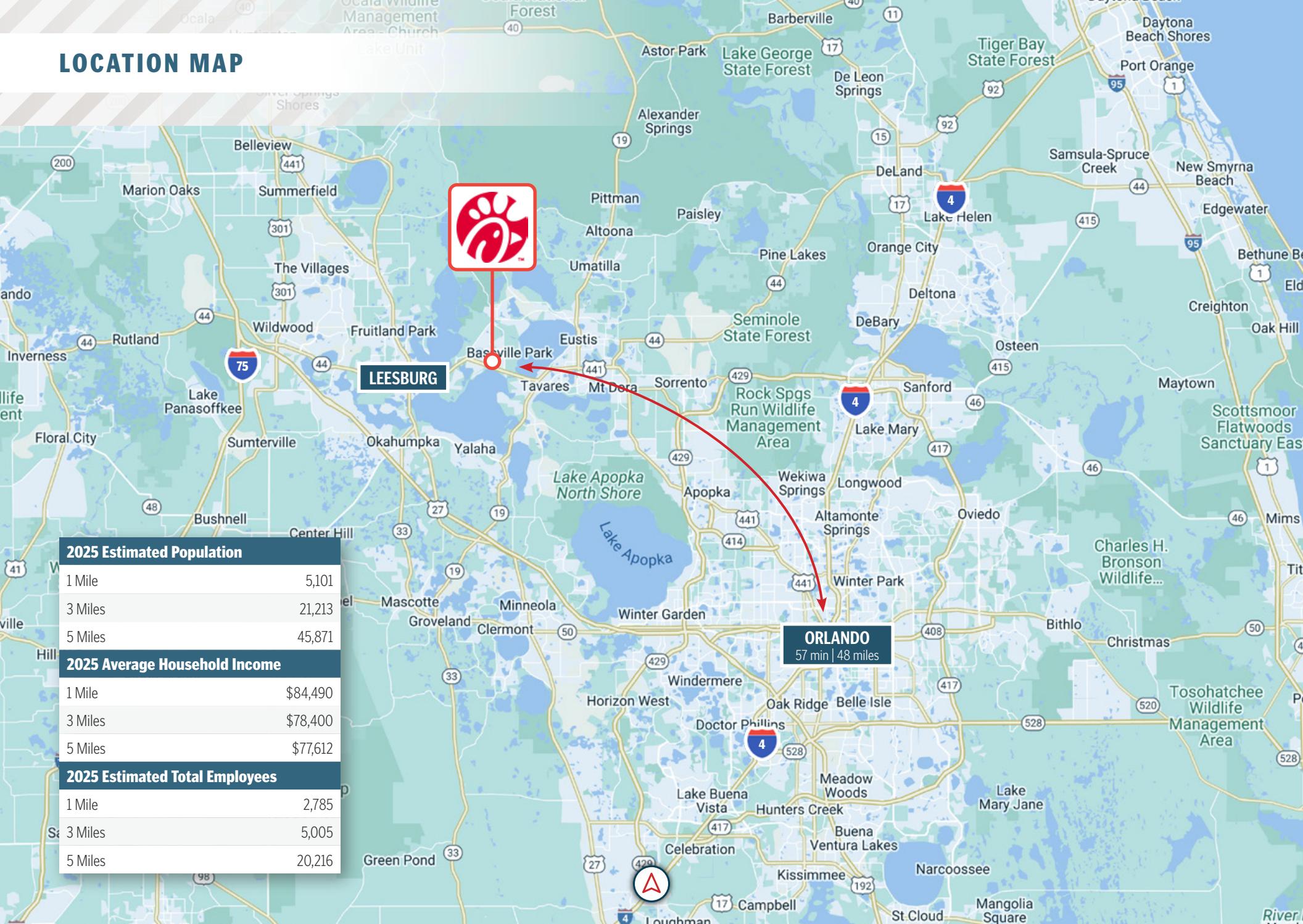
Year Built: 2024

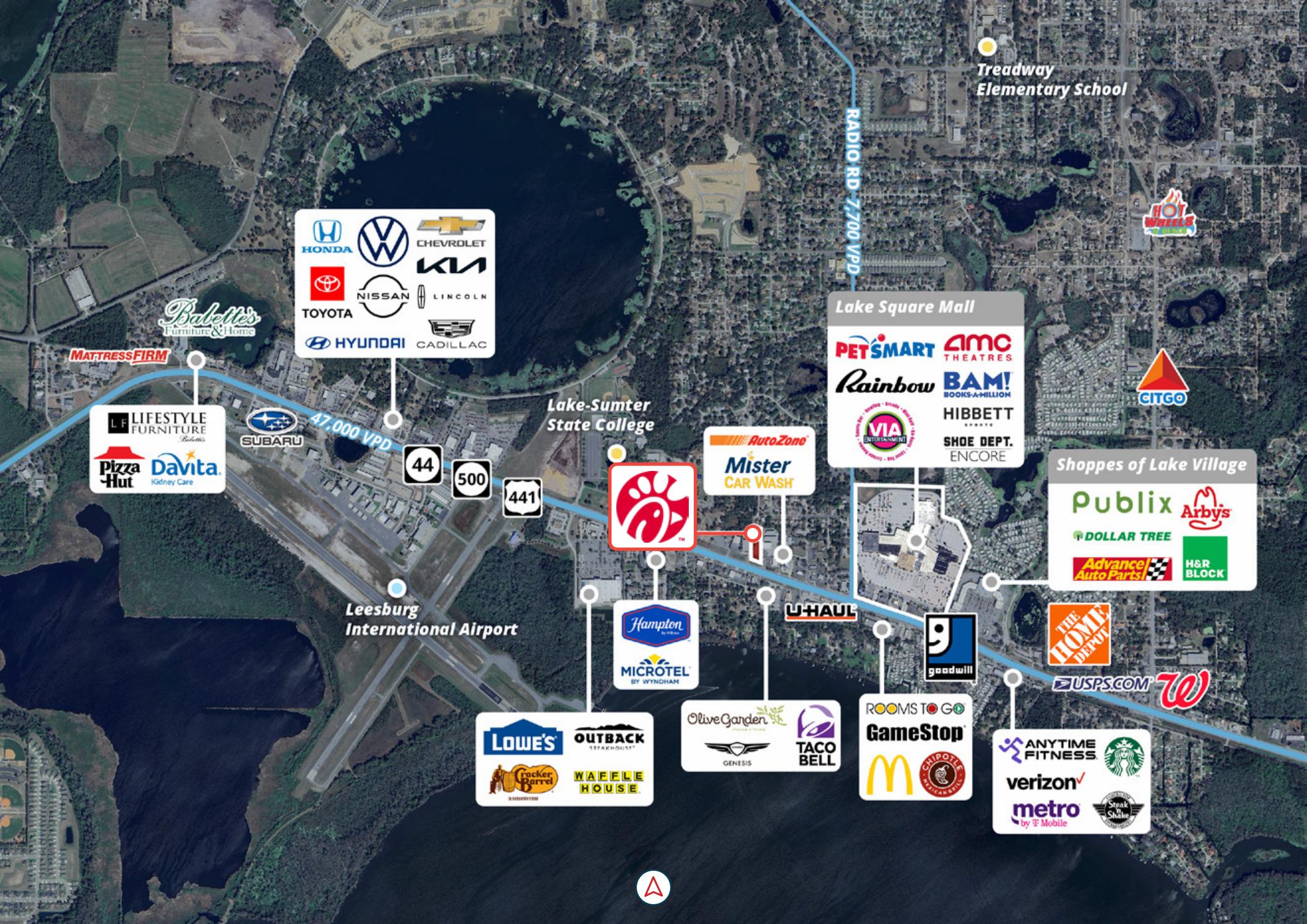
## ZONING

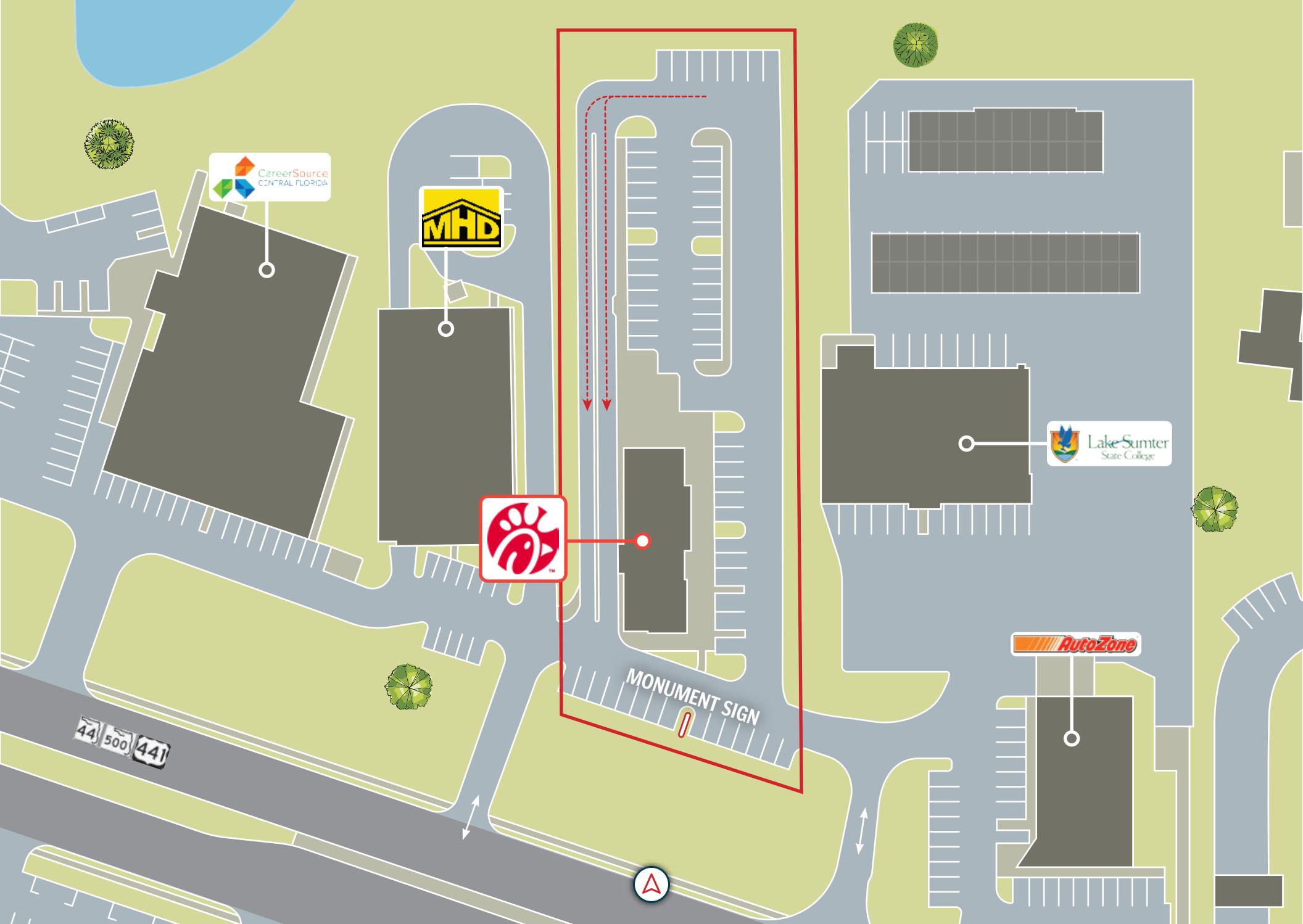


Highway Commercial

## LOCATION MAP









	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	5,101	21,213	45,871
2030 Projected Population	5,745	23,719	51,835
2025 Median Age	50.2	51.2	52.3
<b>Households &amp; Growth</b>			
2025 Estimated Households	2,296	9,534	20,609
2030 Projected Households	2,604	10,753	23,538
<b>Income</b>			
2025 Estimated Average Household Income	\$84,490	\$78,400	\$77,612
2025 Estimated Median Household Income	\$66,540	\$61,321	\$60,754
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	264	549	1,746
2025 Estimated Total Employees	2,785	5,005	20,216

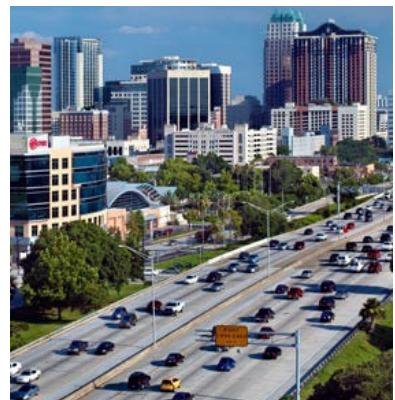


## LEESBURG, FLORIDA

Leesburg is a city in Lake County, Florida, United States. The City of Leesburg had a population of 28,693 as of July 1, 2024. Leesburg is located in the heart of the Florida peninsula, south of the Ocala National Forest and about 45 minutes northeast of Orlando. It sits on the Lake Wales Ridge, a range of hills that runs north to south. It is part of the Orlando–Kissimmee–Sanford Metropolitan Statistical Area.

Leesburg's economy is diverse, with opportunities in healthcare, education, retail, and manufacturing. Known as the "Lakefront City," Leesburg is a central hub for commerce in Lake County, attracting 50,000 people to work each weekday. Leesburg is a center of commerce ideally located in the center of Florida with prime transportation access, plenty of developable areas and award-winning utilities. Healthcare is one of the city's largest industries, with facilities like UF Health Leesburg Hospital providing numerous jobs. Retail and hospitality sectors are also thriving, thanks to Leesburg's steady tourism and growing population.

Leesburg and Nearby Attractions are Berry Park, Canal Street Trail, Canal Street Field, Corrine Williams Park, Herlong Park, Fountain Lake Park, Leesburg Historic Museum, Monkey Island, Magnolia Trail, Palmetto Street Complex, Mate-Morris House, Town Square Park. Leesburg and Nearby Attractions are Berry Park, anal Street Trail, Canal Street Field, Corrine Williams Park, Herlong Park, Fountain Lake Park, Leesburg Historic Museum, Monkey Island, Magnolia Trail, Palmetto Street Complex, Mate-Morris House, Town Square Park, Sleepy hollow Recreation Complex. The city is dotted with a number of parks which offer a variety of leisure activities. Residents and tourists enjoy swimming, boating, fishing, golf, tennis, camping and other relaxing activities throughout the year.



## ORLANDO, FLORIDA

Orlando is a city in the U.S. state of Florida and the county seat of Orange County. Located in Central Florida, it is the center of the Orlando metropolitan area. The city of Orlando is the 4th largest city in Florida with a population of 334,854 as of 2024. The city is in the approximate center of the State of Florida and the four-county Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA). The city of Orlando is nicknamed "The City Beautiful" and its symbol is the fountain at Lake Eola. Orlando is also known as "The Theme Park Capital of the World" and in 2014 its tourist attractions and events drew more than 62 million visitors. The Orlando International Airport (MCO) is the seventh busiest airport in the United States and the 18th busiest in the world.

Orlando is a major industrial and hi-tech center. Orlando has the 7th largest research park in the country, Central Florida Research Park, with over 1,025 acres. It is home to over 120 companies, employs more than 8,500 people, and is the hub of the nation's military simulation and training programs. The region's infrastructure offers reliability, affordability and efficiency - giving businesses seamless access to the people and places they need to reach. Companies can depend on a diverse variety of transportation modes that are critical to the city's thriving economy. One of the main driving forces in Orlando's economy is its tourism industry and the city is one of the leading tourism destinations in the world. Nicknamed the 'Theme Park Capital of the World', the Orlando area is home to Walt Disney World Resort, Universal Orlando Resort, and SeaWorld Orlando. The convention industry is also critical to the region's economy. The Orange County Convention Center is now the second-largest convention complex in terms of space in the United States, trailing only McCormick Place in Chicago. The city vies with Chicago and Las Vegas for hosting the most convention attendees in the United States.

The Orlando International Airport (MCO) is Orlando's primary airport and currently the second busiest airport in the state of Florida closely behind Miami International Airport.



# ORLANDO

“THE THEME PARK CAPITAL OF THE WORLD”

**Orlando is best known around the world for its many popular attractions.**



**Walt Disney World**, the most visited vacation resort in the world with more than 48 million visitors every year. The property covers 66 square miles with four theme parks, 24 themed resort hotels, two water parks, and four golf courses.



**Universal Orlando Resort** the largest property operated by Universal Parks & Resorts and the largest resort in Orlando with two theme parks: Universal Studios Florida and Islands of Adventure. Universal Orlando Resort, and Wet 'n Wild Water Park, the first water park in America.



**SeaWorld** features marine animals like sea lions, orcas and dolphins with displays and shows. SeaWorld had the first birth of a killer whale in captivity and the first hatching of captive green sea turtles.



### WALT DISNEY MAGIC KINGDOM PARK

17.7 MILLION VISITORS PER YEAR (2023)



### UNIVERSAL STUDIOS ORLANDO

9.7 MILLION VISITORS PER YEAR (2023)



### DISNEY'S HOLLYWOOD STUDIOS

10.3 MILLION VISITORS PER YEAR (2023)



### UNIVERSAL ORLANDO RESORT

TWO THEME PARKS, ONE WATER PARK



### THE WALT DISNEY WORLD RESORT

27,258 ACRES OF THEME PARKS, HOTELS, & GOLF COURSES



### SEA WORLD ORLANDO

4.45 MILLION VISITORS PER YEAR (2023)



### THE WALT DISNEY EPCOT CENTER

11.98 MILLION VISITORS PER YEAR (2023)



### DISNEY'S ANIMAL KINGDOM

8.77 MILLION VISITORS PER YEAR (2023)



## LARGEST EMPLOYERS

Company	Employees
Walt Disney World	80,000
Advent Health	37,600
Orange County Public Schools	28,125
Universal Orlando Resort	25,000
Orlando Health	24,978
Publix Supermarkets Inc.	19,783
Orlando International Airport (MCO)	18,000
Seminole County Public Schools	10,000
University of Central Florida	10,000
Lockheed Martin	9,000



## Ranked #1 in the Country for JOB GROWTH

U.S. DEPT. OF LABOR, BUREAU OF LABOR STATISTICS, 2015-2018



## Home to 334,854

Orlando Population as of 2024



OVER 132,000 HOTEL ROOMS, 20,000 VACATION-HOME RENTALS  
& 22,000 VACATION-OWNERSHIP PROPERTIES



**\$217 Billion**  
GDP of Orlando MSA (as of 2023)

**4TH MOST POPULOUS CITY**  
in Florida





## THE EXCLUSIVE NATIONAL NET LEASE TEAM

### of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$ 5 B +**

TRANSACTION  
VALUE  
company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2024

**\$ 2.5 B +**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2024

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