



4700 COLLINA TER
Clermont, FL (Orlando MSA)



CONFIDENTIAL
OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™

OFFERED FOR SALE
\$3,600,000 | 5.00% CAP



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a White Castle in Clermont, FL. The Premises has a 15 year ground lease to White Caslte. The Asset is well positioned as an outparcel to the recently developed Costco-anchored Plaza Collina Shopping Center.



15-YR
LEASE



POSITIONED IN
RETAIL NODE



HIGH GROWTH
MARKET

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$180,000
Rent Increase	6-10	\$198,000
Rent Increase	11-15	\$217,800
1st Option Term	16-20	\$239,580
2nd Option Term	21-25	\$263,538
3rd Option Term	26-30	\$289,892
4th Option Term	31-35	\$318,881

NOI	\$180,000
CAP	5.00%
PRICE	\$3,600,000

ASSET SNAPSHOT

Tenant Name	White Castle
Address	4700 Collina Ter, Clermont, FL 34711
Building Size (GLA)	2,500 SF
Land Size	0.86 Acres
Year Built/Renovated	2025
Signatory/Guarantor	White Castle (Corporate)
Rent Type	Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	10/15/2025
Lease Expiration	10/31/2040
Rental Increases	10% Every 5 years and in Option Periods
Remaining Term	15 Years
Current Annual Rent	\$180,000

ACTUAL PROPERTY



71,772 PEOPLE
IN 5 MILE RADIUS



\$101,823 AHHI
IN 5 MILE RADIUS



55,500 VPD
ON STATE RD 50



INVESTMENT HIGHLIGHTS

WHITE CASTLE CLERMONT, FL

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ATTRACTIVE LEASE FUNDAMENTALS

10% rent increase every 5 years during option periods | Absolute NNN Ground lease with no Landlord Responsibilities | Four (4) - Five (5) year option periods



STRONG CORPORATE GUARANTEE

Corporate Guarantee from QSR
- White Castle | White Castle has over 345+ locations across 13 states
| White Castle increased their reported sales from \$683 million in 2023 to \$720 million in 2024



COSTCO ANCHORED SHOPPING CENTER OUTPARCEL

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



HIGH GROWTH ORLANDO, FL MSA

Orlando, FL region is projected to add more than 1,500 people every week for the next 11 years | Orlando was the 2nd fastest growing metro from 2022 to 2023 | 2.1% forecasted employment growth for 2024 (1.4% National Avg.)



NEW CONSTRUCTION ON MAJOR HIGHWAY

This site was recently constructed with White Castle paying to build the building - showing Strong commitment to the site | Located on State Rd 50 (55K VPD)



SURROUNDED BY HUNDREDS OF NEW RESIDENTIAL UNITS

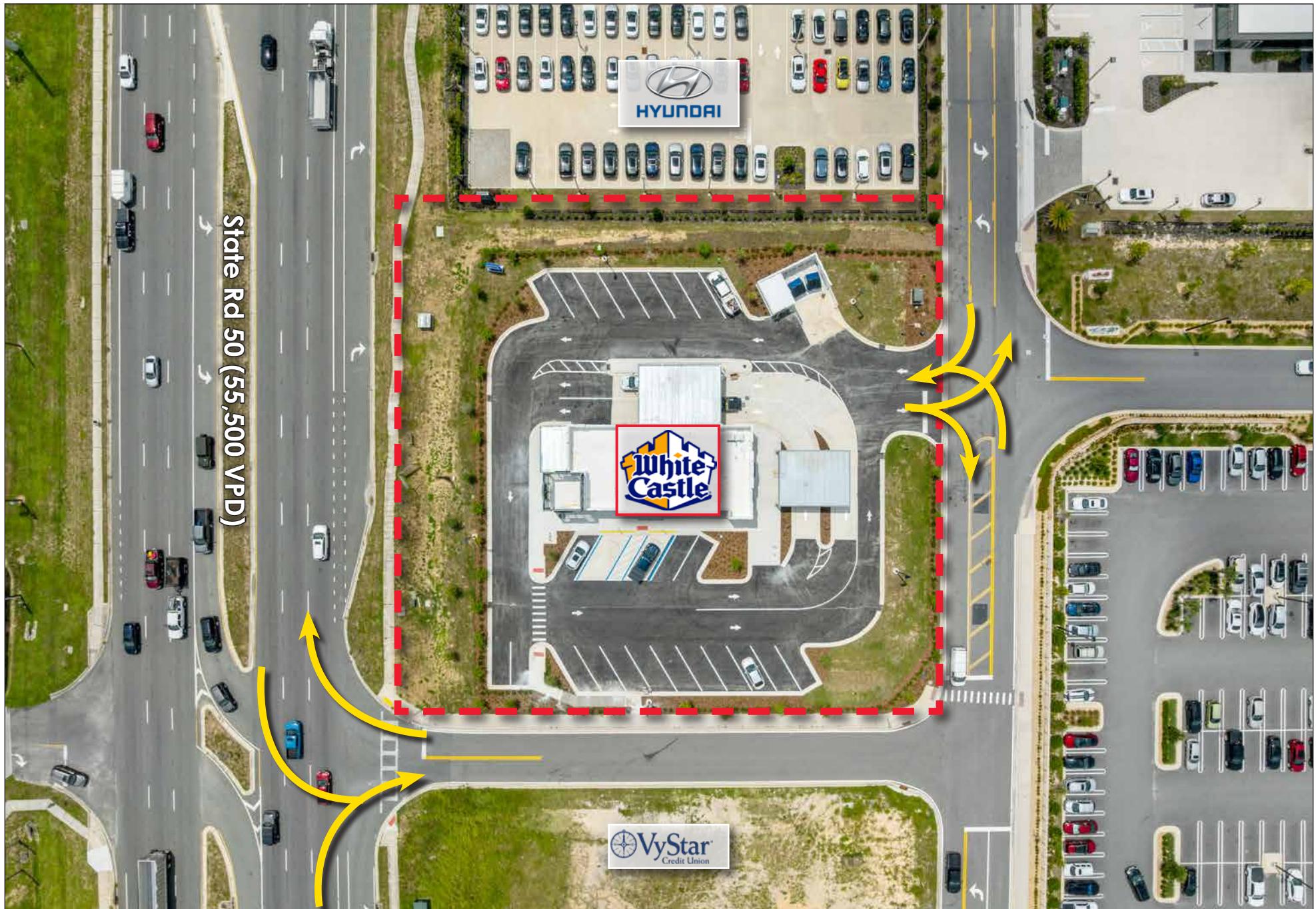
515 apartments in a 1-mile radius | Adjacent to Skyline at West Fall Station (300 units) | Across the street are multiple apartment complexes including the Broadstone Overlands complex with more than 200 units and the John's Lake Landing Cottage Series with over 400 units



SITE PLAN

WHITE CASTLE CLERMONT, FL

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PLAZA COLLINA OVERALL PLAN









12 MILES | 23 MINUTE DRIVE
TO DISNEY WORLD

1 MILES

12,359
PEOPLE\$76,826
AHHI1,366
TOTAL
EMPLOYEES

3 MILES

37,068
PEOPLE\$89,174
AHHI4,818
TOTAL
EMPLOYEES

5 MILES

71,772
PEOPLE\$101,823
AHHI13,223
TOTAL
EMPLOYEES

CLERMONT

FL TURNPIKE

50

ORLANDO

429

Magic Kingdom
Walt Disney World17.7 MILLION
Annual VisitorsDISNEY'S
GRAND FLORIDIAN
RESORT & SPA
867 GuestRoomsDISNEY'S
POLYNESIAN
RESORT
847 GuestRoomsEpcot
12.1 MILLION
Annual VisitorsDisney's
ANIMAL
KINGDOM
9.4 MILLION
Annual VisitorsDisney's
CORONADO
SPRINGS
RESORT
1,951 GuestRoomsDisney's
HOLLYWOOD
STUDIOS
10.3 MILLION
Annual VisitorsDisney
SPRINGSDisney's
ANIMAL
KINGDOM
Lodge
1,786 GuestRoomsDisney's
MAGICAL
RESORT
5,760 GuestRoomsESPN
WIDE WORLD OF
SPORTS

Walt Disney World®

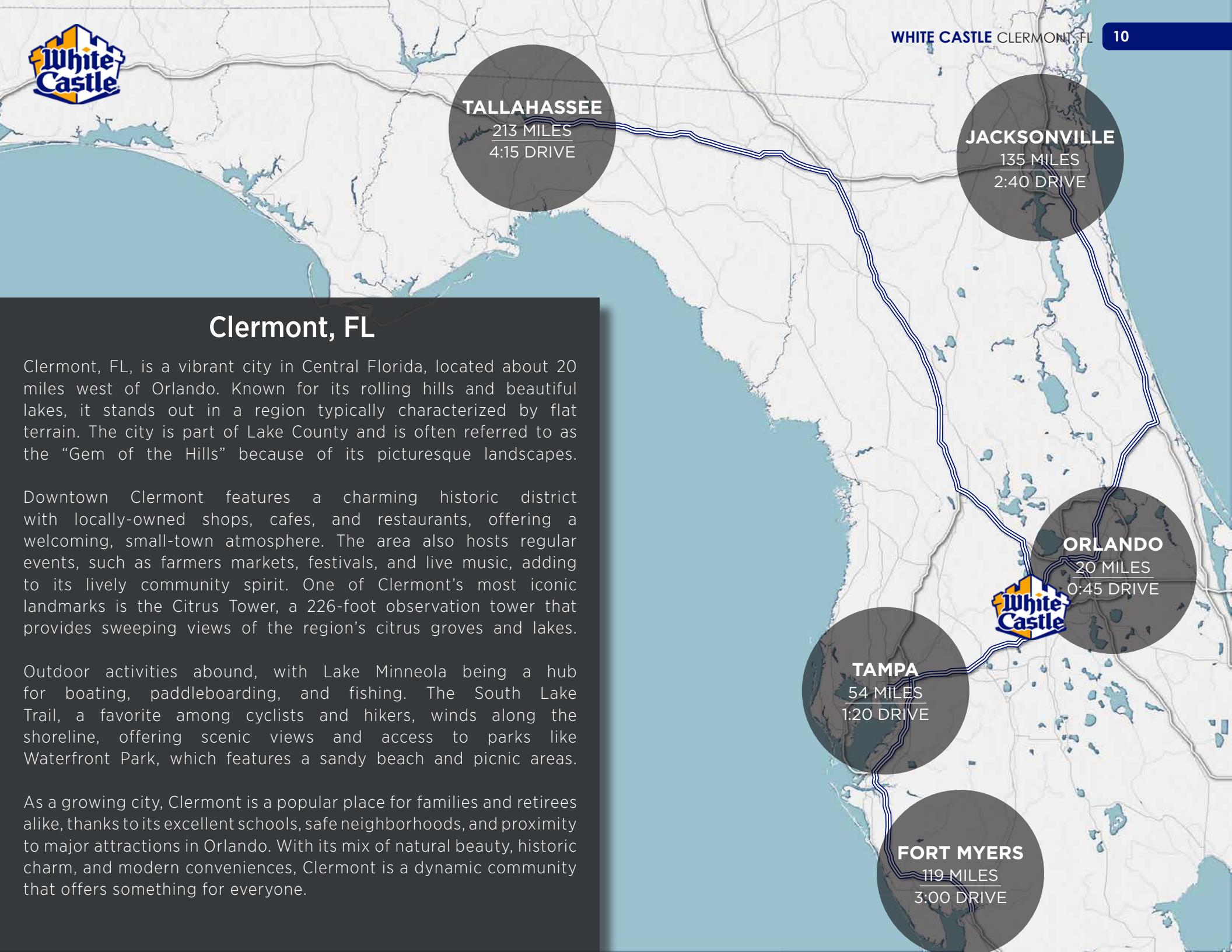
AREA STATS

58,000,000 Annual Visitors

36,000 Hotel Rooms

\$40 Billion Annual Economic Impact

225,000 People Employed Annually



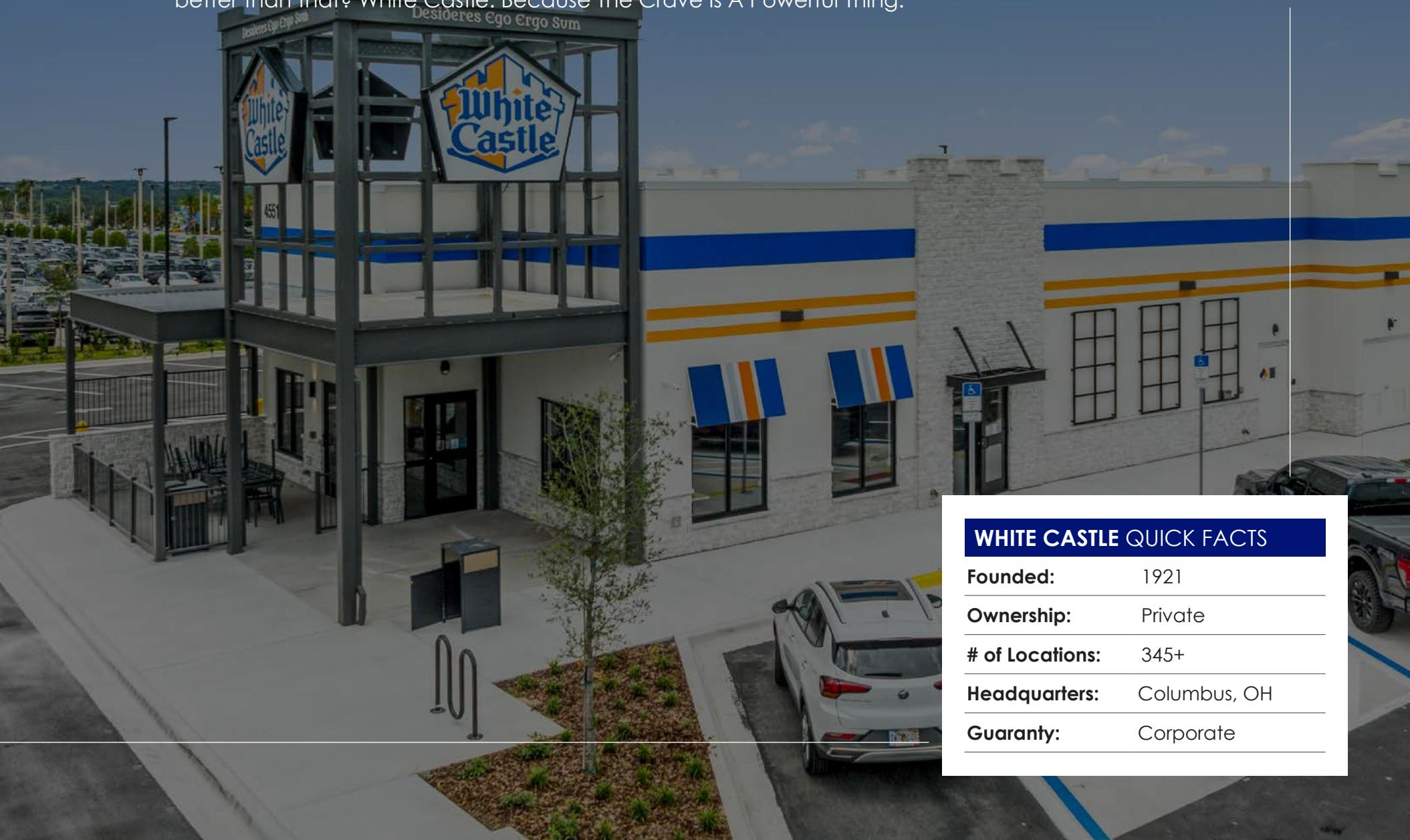


TENANT OVERVIEW

WHITE CASTLE CLERMONT, FL

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In 1921, Billy Ingram launched a family-owned business with \$700 and an idea, selling five-cent, small, square hamburgers so easy to eat, they were dubbed Sliders and sold by the sack. In 2014, Time® Magazine declared our iconic Original Slider® the most influential burger of all time. Today our family-owned business sells the same humble, 100 percent USDA beef patty with onions and pickle, creating memorable moments for Craver generations everywhere. The only thing better than polishing off a Sack of Sliders alone, is doing it with friends. Could it get any better than that? White Castle. Because The Crave Is A Powerful Thing.



WHITE CASTLE QUICK FACTS

Founded:	1921
Ownership:	Private
# of Locations:	345+
Headquarters:	Columbus, OH
Guaranty:	Corporate



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Exclusively Offered By



PRIMARY DEAL CONTACTS

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