



4700 COLLINA TER
Clermont, FL (Orlando MSA)



CONFIDENTIAL
OFFERING MEMORANDUM



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 Castle. 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



 **71,772** PEOPLE
IN 5 MILE RADIUS

 **\$101,823** AHHI
IN 5 MILE RADIUS

 **55,500** VPD
ON STATE RD 50





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



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.)



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



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)

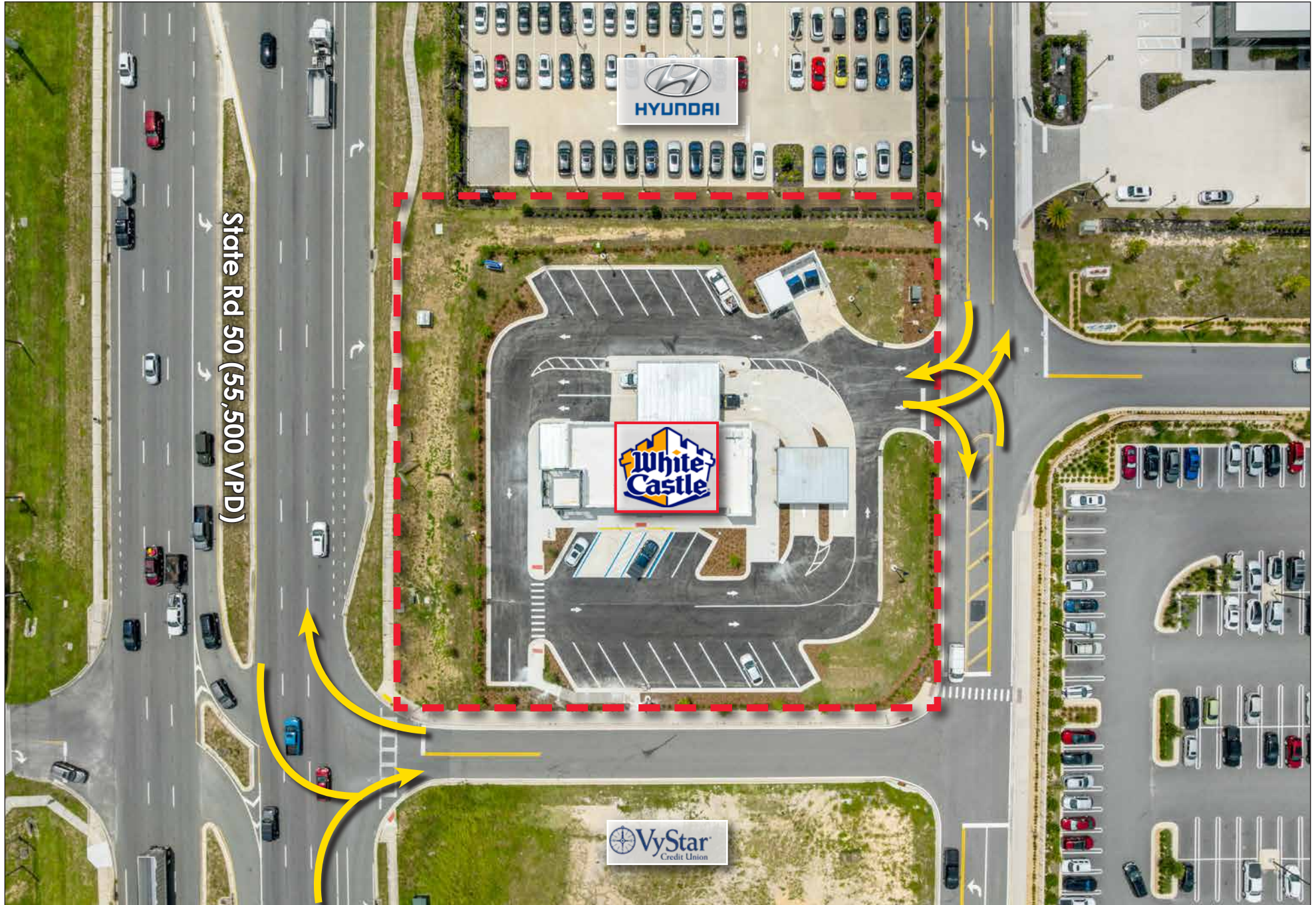


SURROUNDED BY HUNDREDS OF NEW RESIDENTIAL UNITS

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





PLAZA COLLINA OVERALL PLAN





Broadstone Overlands
200 Apartments

TACO BELL

GOLF GALAXY

DICK'S
SPORTING GOODS

MATTRESS
Warehouse

Bojangles

HONDA

KIA

FLOOR
DECOR &

PANDA EXPRESS
GOURMET CHINESE FOOD

FIFTH THIRD BANK

COSTCO
WHOLESALE

CHIPOTLE
MEXICAN GRILL
HEARTLAND
DENTAL

VyStar
Credit Union

White
Castle

HYUNDAI

State Rd 50 (35,500 VPD)



Skyline at Westfall Station
300 Apartments



State Rd 50 (55,500 VPD)





12 MILES | 23 MINUTE DRIVE
TO DISNEY WORLD

CLERMONT

ORLANDO

FL TURNPIKE

1 MILES

12,359
PEOPLE
\$76,826
AHHI
1,366
TOTAL EMPLOYEES

3 MILES

37,068
PEOPLE
\$89,174
AHHI
4,818
TOTAL EMPLOYEES

5 MILES

71,772
PEOPLE
\$101,823
AHHI
13,223
TOTAL EMPLOYEES

27

429

4

DISNEY'S
GRAND FLORIDIAN
RESORT & SPA
867 GuestRooms

POLYNESIAN
RESORT
847 GuestRooms

Disney's
ANIMAL
KINGDOM
9.4 MILLION
Annual Visitors

Magic Kingdom
Walt Disney World
17.7 MILLION
Annual Visitors

Disney's
CORONADO
SPRINGS
RESORT
1,951 GuestRooms

Epcot
12.1 MILLION
Annual Visitors

Disney's
HOLLYWOOD
STUDIOS
10.3 MILLION
Annual Visitors

DISNEY
SPRINGS

192

ANIMAL
KINGDOM
LODGE
1,786 GuestRooms

Disney's
FLORIAN
RESORT
5,760 GuestRooms



Walt Disney World®

AREA STATS

58,000,000 Annual Visitors

36,000 Hotel Rooms

\$40 Billion Annual Economic Impact

225,000 People Employed Annually



Clermont, FL

Clermont, FL, is a vibrant city in Central Florida, located about 20 miles west of Orlando. Known for its rolling hills and beautiful lakes, it stands out in a region typically characterized by flat terrain. The city is part of Lake County and is often referred to as the “Gem of the Hills” because of its picturesque landscapes.

Downtown Clermont features a charming historic district with locally-owned shops, cafes, and restaurants, offering a welcoming, small-town atmosphere. The area also hosts regular events, such as farmers markets, festivals, and live music, adding to its lively community spirit. One of Clermont’s most iconic landmarks is the Citrus Tower, a 226-foot observation tower that provides sweeping views of the region’s citrus groves and lakes.

Outdoor activities abound, with Lake Minneola being a hub for boating, paddleboarding, and fishing. The South Lake Trail, a favorite among cyclists and hikers, winds along the shoreline, offering scenic views and access to parks like Waterfront Park, which features a sandy beach and picnic areas.

As a growing city, Clermont is a popular place for families and retirees alike, thanks to its excellent schools, safe neighborhoods, and proximity to major attractions in Orlando. With its mix of natural beauty, historic charm, and modern conveniences, Clermont is a dynamic community that offers something for everyone.

TALLAHASSEE

213 MILES

4:15 DRIVE

JACKSONVILLE

135 MILES

2:40 DRIVE

ORLANDO

20 MILES

0:45 DRIVE

TAMPA

54 MILES

1:20 DRIVE

FORT MYERS

119 MILES

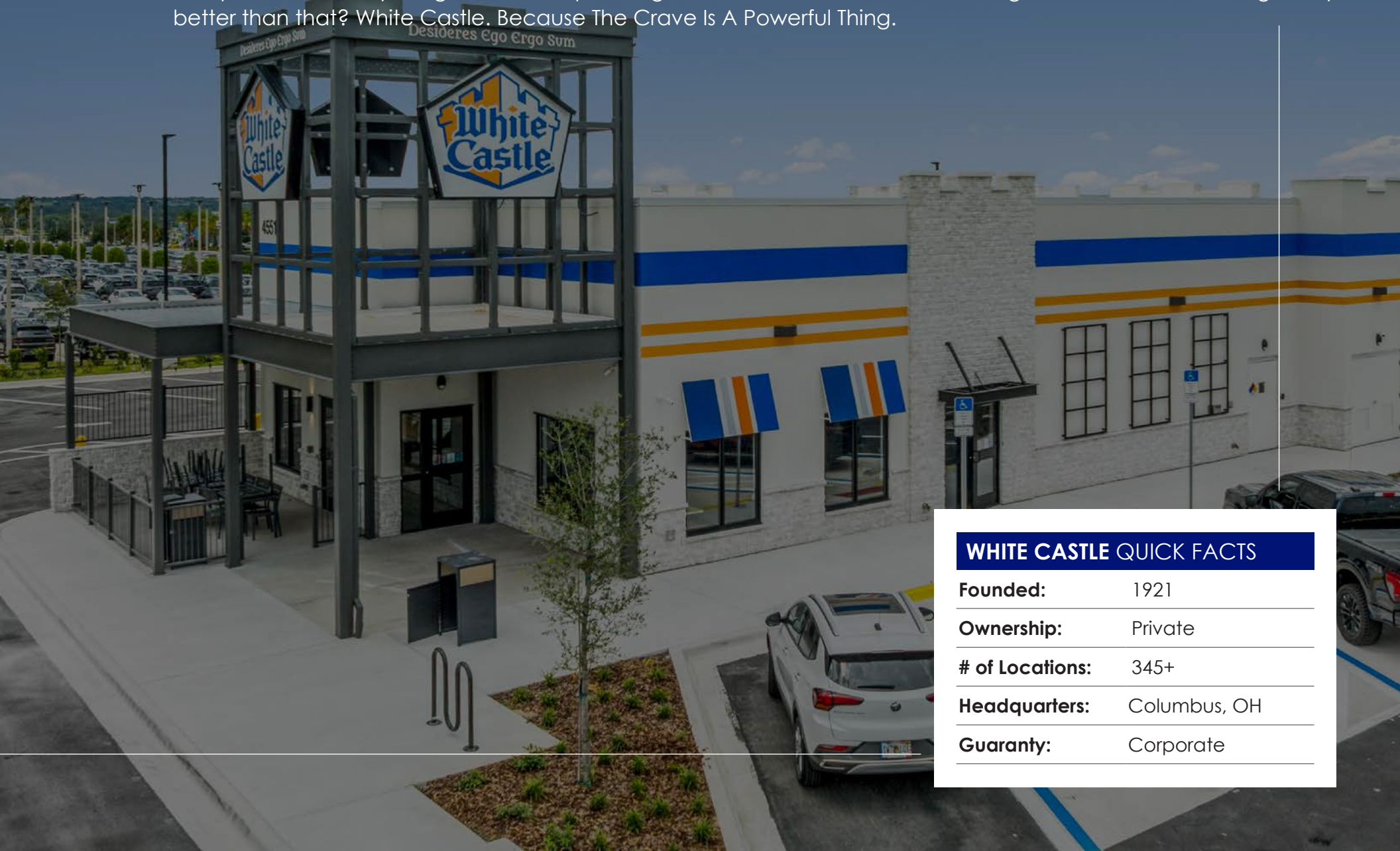
3:00 DRIVE





TENANT OVERVIEW

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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