SINGLE TENANT NNN

Ground Lease Investment Opportunity

Chick-fil-A

WITH DRIVE-THRU

Brand New 15-Year Lease | Scheduled Rental Increases | $126K AHHI within 1 Mile

SEC of Balm Road and U.S. Highway 301 | Riverview, Florida

TAMPA MSA

REPRESENTATIVE PHOTO

SRS | CAPITAL MARKETS

EXCLUSIVELY MARKETED BY

PATRICK NUTT
Senior Managing Principal &
Co-Head of National Net Lease
patrick.nutt@srsre.com
D: 954.302.7365 | M: 703.434.2599
1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
FL License No. BK3120739

WILLIAM WAMBLE
EVP & Principal
National Net Lease
william.wamble@srsre.com
D: 813.371.1079 | M: 813.434.8278
1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
FL License No. SL3257920

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NATIONAL NET LEASE

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

SITE OVERVIEW

Adjacent Dutch Bros Also Available for Sale. Contact Brokers for More Information

Publix
tropical CAFE
St. Joseph's Hospital- South
Now with 250+ beds after a $120M renovation in 2021
East Bay High School
the Y
Belmont Elementary School
Belmont Shopping Center
Publix
Rita's
Great Clips
IT'S GONNA BE GREAT
Domino's Pizza
waves
PASEO AL MAR BLVD 14,100 VPD
Wawa
CVS pharmacy
301
15,600 VPD
15,200 VPD
672
DUTCH BROS Coffee
DISCOUNT TIRE

OFFERING SUMMARY

OFFERING

Pricing	$4,999,000
Net Operating Income	$205,000
Cap Rate	4.10%

***NOI is calculated as the Annual Rent paid by the tenant less the annual estimated Landlord CAM expense**

REPRESENTATIVE PHOTO

NOI BREAKDOWN

Annual Building Rent	$213,000
(Landlord's CAM Expense)	($8,000)
Net Operating Income	$205,000

PROPERTY SPECIFICATIONS

Property Address	SEC of Balm Rd and U.S. Hwy 301, Riverview, FL 33569
Rentable Area	5,200 SF (est.)
Land Area	1.67 AC
Year Built	2026
Tenant	Chick-fil-A
Lease Signature	Corporate
Lease Type	NNN (Ground Lease)
Landlord Responsibilities	CAM Costs
Lease Term	15 Years
Increases	10% Every 5 Years
Options	8 (5-Year)
Rent Commencement	July 30, 2026 (est.)
ROFO/ROFR	Yes, Tenant has a 30-day ROFO

CLICK HERE FOR A FINANCING QUOTE

JORDAN YAROSH
Vice President, Debt & Equity
jordan.yarosh@srsre.com | M: 516.382.1873

		LEASE TERM				RENTAL RATES		
Tenant Name	**Square Feet**	**Lease Start**	**Lease End**	**Begin**	**Increase**	**Monthly**	**Annually**	**Options**
Chick-fil-A	5,200 (est.)	Jul 30, 2026 (est.)	Jul 30, 2041 (est.)	Year 1-5	-	$17,750	$213,000	8 (5-Year)
				Year 6-10	10%	$19,525	$234,300	
				Year 11-16	10%	$21,478	$257,730	
						10% Rental Increases Beg. of Each Option Period Thereafter		

***Landlord is estimated conservatively to have an $8,000 annual obligation for CAM expenses which results in a Net Operating Income of $205,000**

Brand New 15-Year Lease | Options To Extend | Rental Increases | 2026 Construction w/ Drive-Thru

- Brand new 15-year lease with 8 (5-year) options to extend
- The lease features a corporate guaranty from Chick-fil-A, Inc., a private corporation with more than 3,380 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
- 2026 construction with drive-thru features high quality materials, distinct design elements, and high-level finishes

NNN Ground Lease | Leased Fee (Land Ownership) | Minimal Landlord Responsibilities | No State Income Tax

- Tenant pays and maintains all aspects of the premises
- Minimal landlord responsibilities
- Prime investment opportunity in a state with no state income tax

Strong Demographics In 5-mile Trade Area

- More than 170,000 residents and 23,400 employees support the trade area
- $126,794 average household income within a 1-mile radius
- **Riverview is currently growing at a rate of 2.49% annually and its population has increased by 12.37% since the most recent census**

Signalized, Hard Corner Intersection | Main Retail Trade Area | Off I-75 (147,000 VPD) | New Developments

- On signalized, hard corner intersection of 301 and Paseo Al Mar Blvd averaging a combined 30,800 VPD
- Just East of I-75 (154,000 VPD), allowing users to benefit from direct on/off ramp access to the site and surrounding trade areas
- St. Joseph's Hopsital South Completes Three Year $120M Expansion
- Near shopping center anchored by Walmart Neighborhood Market & Sam's Club that features other retailers such as Firestone, Chase Bank, Burger King, Walgreens, and more
  - **Sam's Club ranks in the 73rd percentile (148 out of 563) of all nationwide locations via Placer.ai**
  - **Walmart ranks in the 75th percentile (165 out of 677) of all nationwide locations via Placer.ai**
  - **Across Publix that ranks in the 79th percentile (276 out of 1,369) of all nationwide locations via Placer.ai**
- Ace Golf Riverview re-development into mixed-use project
- Construction has begun on a 211-unit apartment complex just West of the subject site right off I-75 and will feature three four-story buildings with one-, two- and three-bedroom units averaging 989 square feet

New report finds Riverview as one of the fastest-growing cities in the US

By Addy Bink | Updated: Nov 7, 2024

(NEXSTAR) — Does it feel like your city has gotten bigger in the last few years, or that more out-of-towners have moved in? Depending on where you live, that might be the case.

Personal finance website SmartAsset recently analyzed data from the U.S. Census Bureau to find the fastest-growing cities in the nation. Of the more than 600 cities analyzed based on one- and five-year changes in population, the report found five cities saw their population increase by more than 10% between 2022 and 2023.

Those cities were limited to two states, Maryland and Texas. Of those, only one saw a five-year population increase below 20%: Silver Spring, Maryland.

The table below shows the five cities that grew the fastest over the one- and five-year frames analyzed by SmartAsset:

Cities with the largest one-year population increases	Cities with the largest five-year population increases
1. Silver Spring, Maryland (12.86%)	1. Buckeye, Arizona (46.41%)
2. New Braunfels, Texas (12.49%)	2. Atascocita, Texas (38.56%)
3. Glen Burnie, Maryland (11.82%)	3. Lehi, Utah (36.65%)
4. Georgetown, Texas (11.34%)	4. Goodyear, Arizona (34.97%)
5. Atascocita, Texas (11.03%)	5. Riverview, Florida (33.04%)

Courtesy SmartAsset

Arizona, Florida, and Texas — all warm-weather states — had the most cities among the 15 fastest-growing cities over the one- and five-year periods.

You can view SmartAsset's list in the interactive table below:

Where Population Increased Most

Cities are ranked based on the one-year growth in total population between 2022 and 2023.

Rank	City	One-year change in total population	Total population, 2023	Total population, 2022	Five-year change in total population
16	Denton, Texas	5.32%	158,361	150,357	14.30%
17	Palm Bay, Florida	4.89%	135,570	129,246	18.72%
18	Manteca, California	4.73%	91,055	86,940	11.60%
19	Arlington Heights village, Illinois	4.71%	77,699	74,207	0.57%
20	Redmond, Washington	4.61%	80,275	76,739	18.61%
21	Riverview, Florida	4.60%	119,714	114,454	33.04%
22	North Port, Florida	4.50%	88,931	85,102	29.57%
23	Frederick, Maryland	4.42%	85,803	82,169	18.92%
24	Odessa, Texas	4.23%	121,604	116,669	−0.68%
25	Sunrise Manor, Nevada	4.22%	213,644	204,985	13.33%
26	Mansfield, Texas	4.16%	79,775	76,586	6.67%
27	Springdale, Arkansas	4.14%	89,394	85,844	9.50%
28	Temple, Texas	4.08%	93,101	89,455	22.10%
29	Poinciana, Florida	3.99%	78,799	75,778	10.47%
30	Meridian, Idaho	3.90%	134,794	129,730	26.22%

Source: News Channel 8
Read Full Article HERE

CHICK-FIL-A

chick-fil-a.com
Company Type: Private
Locations: 3,380+
Brand Value: $8.12 Billion, marking a 44% growth over the previous year
Systemwide Sales: Reached over $22.7 Billion in 2024, maintaining its position as the #3 largest fast-food chain in the U.S.
Average Unit Volume: Standalone restaurants are currently averaging over $9 Million in annual sales, more than double that of McDonald's ($4M)

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. The brand is currently celebrating its 80th Anniversary (since the founding of the Dwarf Grill in 1946) with a massive "Newstalgia" campaign while aggressively expanding into international markets. There are over 3,380 Chick-fil-A locations operating across 48 states, Washington, D.C., Puerto Rico, Singapore, UK and Canada.

- ***America's Favorite Chain: Named the #1 favorite chain in America by Datassential, sweeping major categories including food quality, service, and value.***
- ***Ranked #55 on Forbes' list of America's Top Private Companies.***
- ***Ranked #23 on the Forbes list of Best Brands for Value.***
- ***Ranked No. 1 in Customer Satisfaction by the American Customer Satisfaction Index (ACSI) for the 11th straight year, scoring an 83/100.***

Source: chick-fil-a.com

LOCATION

Riverview, Florida
Hillsborough County
Tampa-St. Petersburg-Clearwater MSA

PARKING

There are approximately 61 parking spaces on the owned parcel.
The parking ratio is approximately 11.73 stalls per 1,000 SF of leasable area.

ACCESS

County Road 672: 1 Access Point
U.S. Highway 301: 1 Access Point

PARCEL

Parcel Number: U203120ZZZ000003163800
Acres: 1.67
Square Feet: 72,745

TRAFFIC COUNTS

U.S. Highway 301: 15,600 VPD
County Road 672: 15,200 VPD
State Highway 93A/Interstate 75: 154,000 VPD

CONSTRUCTION

Year Built: 2026

IMPROVEMENTS

There is approximately 5,200 SF of existing building area with drive-thru lane

ZONING

PD

LOCATION MAP

2025 Estimated Population	
1 Mile	14,193
3 Miles	76,173
5 Miles	170,901
2025 Average Household Income	
1 Mile	$126,794
3 Miles	$127,647
5 Miles	$122,318
2025 Estimated Total Employees	
1 Mile	865
3 Miles	8,734
5 Miles	23,447


42,000 VPD
OLD BIG BEND RD
ALDI
Mobil
Publix
ACE
Pizza Hut
Jersey Mike's
orangetheory FITNESS
BEEF O'BRADY'S
St. Joseph's Hospital- South
Now with 250+ beds after a $120M renovation in 2021
Walmart Supercenter
sam's club
Burger King
Alley
Chipotle
Sonic
Applebee's
Winn Dixie
Tractor Supply Co
AutoZone
Goodyear
Little Caesars
goodwill
Crunch
Edward Jones
Popeyes
Buffalo Wild Wings
Panera Bread
Fairfield by Marriott
Panda Express
AT&T
Culver's
Great Clips
DQ
Leslie's
93A
154,000 VPD
CVS pharmacy
The Parian Luxury Apartments
Belmont Shopping Center
Publix
Domino's Pizza
Wawa
Sumner High School
15,200 VPD
672
Dunkin'
Baskin Robbins
Hungry Howie's
Suncoast Credit Union
PASEO AL MAR BLVD
14,100 VPD
Dutch Bros Coffee
Discount Tire
75
301
15,600 VPD


672
15,200 VPD
301
15,600 VPD
FUTURE
CAR WASH
MINI
WAREHOUSE

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	14,193	76,173	170,901
2030 Projected Population	15,559	82,550	184,344
2025 Median Age	36.6	37.4	39.1
Households & Growth			
2025 Estimated Households	4,284	25,615	60,597
2030 Projected Households	4,721	27,763	65,446
Income			
2025 Estimated Average Household Income	$126,794	$127,647	$122,318
2025 Estimated Median Household Income	$108,857	$108,756	$102,176
Businesses & Employees			
2025 Estimated Total Businesses	84	945	2,549
2025 Estimated Total Employees	865	8,734	23,447

RIVERVIEW, FLORIDA

Riverview, FL is a census place located in Hillsborough County, FL. The Riverview CDP had a population of 125,748 as of July 1, 2025.

Riverview is part of the Tampa-St. Petersburg-Clearwater metropolitan area, which has a growing economy with opportunities in healthcare, technology, finance, and education. Major employers, include BayCare Health System, Cognizant, and Tampa Electric. Local retail and service industries also provide employment opportunities. The largest industries in Riverview, FL are Health Care & Social Assistance, Retail Trade, and Finance & Insurance, and the highest paying industries are Utilities, Management of Companies & Enterprises, and Professional, Scientific, & Technical Services.

Riverview is close to parks, nature reserves, and outdoor recreational areas such as the Alafia River State Park and FishHawk Ranch. The area has access to shopping centers like Brandon Town Center Mall and The Shops at Riverview, with plenty of dining options available. Riverview residents can easily access nearby Gulf Coast beaches, as well as attractions like Busch Gardens Tampa Bay. Riverview is minutes away from Downtown Tampa and Brandon, which has all of one's entertainment needs such as movie theaters, shopping centers, and a countless amount of restaurants that will please any craving for a desired cuisine.

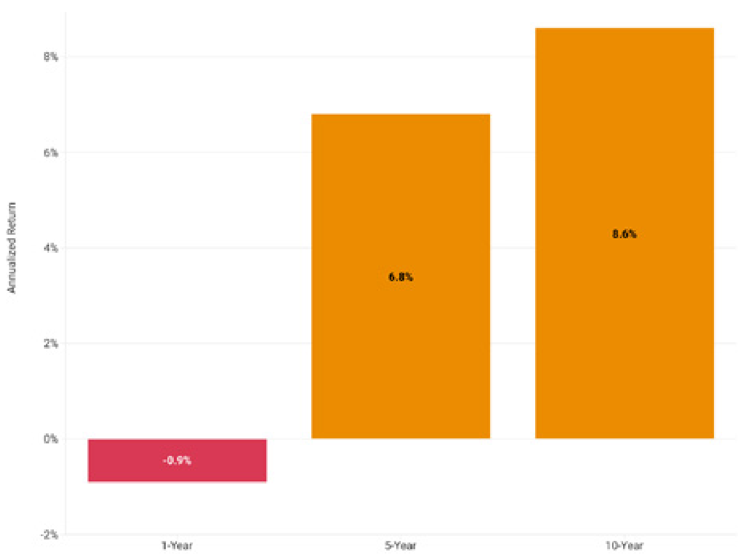
Riverview is served by the Hillsborough County Public Schools, which includes a mix of elementary, middle, and high schools. The area is close to several universities and colleges, including the University of South Florida.The nearest airport to Riverview is Tampa (TPA) Airport.

#4 TAMPA-ST. PETERSBURG

Though Tampa-St. Petersburg might fly under the radar compared to its neighbors—the colorful Miami and heavily touristed Orlando—the metro area is no slouch amid Florida's formidable peers. Tampa's sunny climate, year-round sports, no state income tax, and booming economy have created a longtime draw for workers and retirees alike, leading Money magazine to name Tampa the ninth best place to live in the United States in 2022. The metro area has proven a good place for real estate investment capital to live as well, with 10-year annualized total returns of 8.6 percent in NCREIF's NPI. Tampa moved up 14 spots in Emerging Trends' U.S. Markets to Watch over the past year, the most improved ranking among Florida's major metro areas (and tied for highest upward movement in the state with Deltona/Daytona Beach and Gainesville); Tampa is also the first U.S. Market to Watch for homebuilding prospects.

TAMPA-ST. PETERSBURG TRAILING TOTAL RETURNS ANNUALIZED AS OF 2025 Q2

Source: NCREIF NPI Database, accessed 2025 Q3

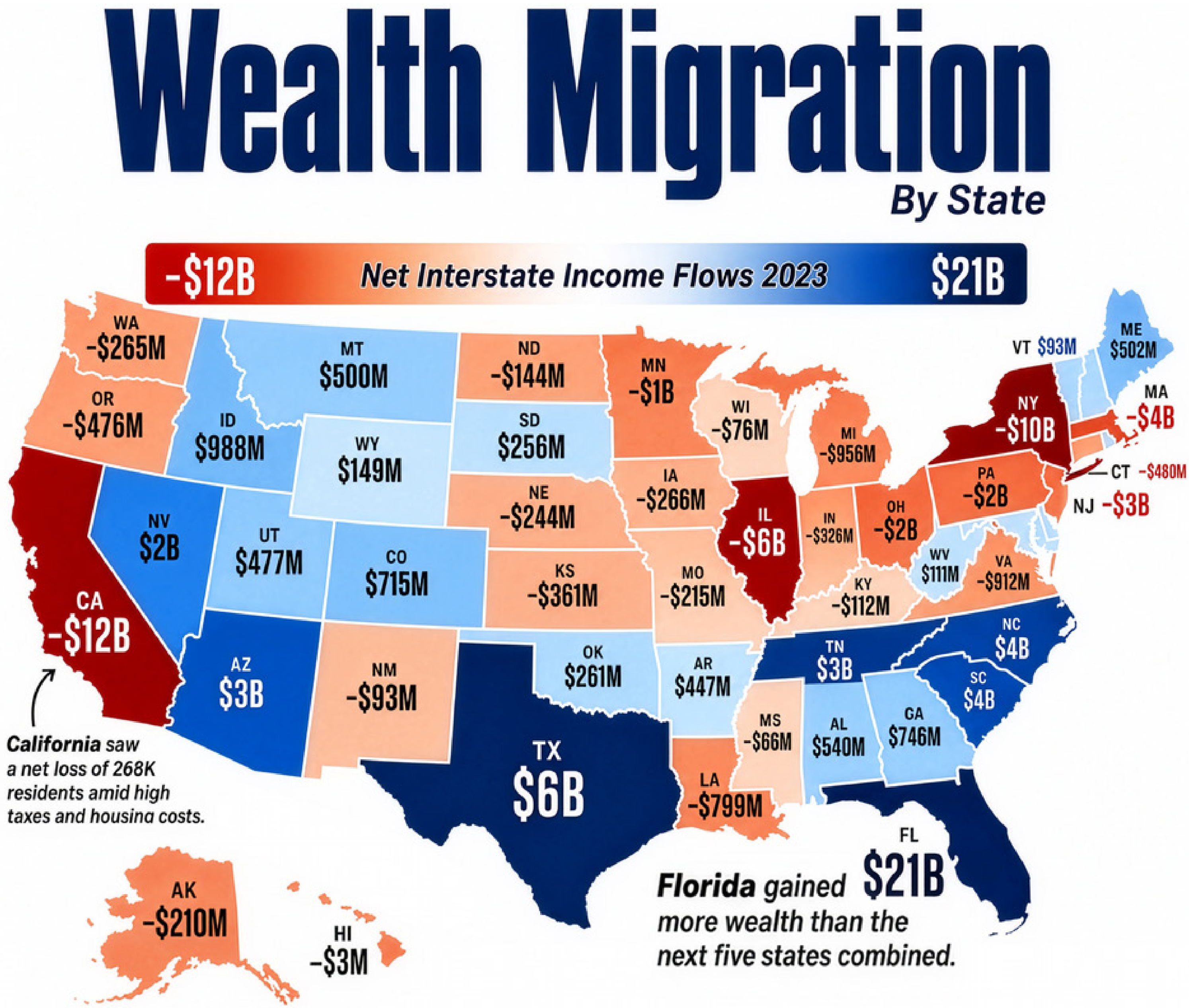


Tampa models an enviable economy with strong growth, high-paying job drivers, and economic diversity. The MSA's population grew 1.5 percent per year from 2013 to 2023, approximately 2.5 times the national pace. Similarly, Tampa's job growth has nearly doubled the national pace over the 10 years ending August 2025. The metro area is driven by white-collar jobs, particularly in the financial services sector. The share of private office–using jobs is 39 percent higher in Tampa than in the United States overall, while financial services jobs' share is 59 percent higher here. There are four noteworthy finance and insurance companies with over 5,000 jobs in the metro area. But despite this notably outsized industry cluster, Moody's Analytics gives the area an industrial diversity score of 0.83 (U.S. = 1.0), which ranks fourth most diverse among the 390 ranked MSAs.

Housing affordability is perhaps Tampa's greatest headwind, as Moody's data on the cost of living puts Tampa's relative costs at 111 percent of the national average. Homeowner's insurance expense now ranks among the 10 highest nationally. Rising costs might slow in-migration from the 50,000 to 70,000 the metro area saw each year from 2021 to 2023, which calculated to a top 10 rate per capita for metro areas with more than 1 million residents. Some relief will come from lower interest rates, while Tampa home prices have moderated a bit since their January 2025 peak. But with house prices up 66 percent in the four years ending July 2025, much of Tampa's previous housing affordability has eroded, with little hope of returning in the near term. On the bright side, costs of doing business remain below national averages (95 percent of the national rate, per Moody's), with costs considerably lower than U.S. averages for energy, state, and local taxes, and office rent.

Despite these outlined risks, local economic growth is expected to be conducive to outsized real estate returns. Continued in-migration, an attractive business climate, and job growth forecast at 2.3 times the nation's five-year forecast set the stage for continued demand for Tampa real estate.

Read Full Article Here


Wealth Migration
By State
-$12B
Net Interstate Income Flows 2023
$21B
WA -$265M
OR -$476M
CA -$12B
NV $2B
ID $988M
MT $500M
WY $149M
UT $477M
CO $715M
AZ $3B
NM -$93M
ND -$144M
SD $256M
NE -$244M
KS -$361M
OK $261M
TX $6B
MN -$1B
IA -$266M
MO -$215M
AR $447M
LA -$799M
WI -$76M
IL -$6B
MI -$956M
IN -$326M
OH -$2B
KY -$112M
TN $3B
MS -$66M
AL $540M
GA $746M
FL $21B
SC $4B
NC $4B
VA -$912M
WV $111M
PA -$2B
NY -$10B
NJ -$3B
CT -$480M
MA -$4B
VT $93M
ME $502M
AK -$210M
HI -$3M
California saw a net loss of 268K residents amid high taxes and housing costs.
Florida gained $21B more wealth than the next five states combined.

SRS | CAPITAL MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+	29	$6.5B+	930+	$3.5B+
TEAM MEMBERS	OFFICES	TRANSACTION VALUE company-wide in 2025	CAPITAL MARKETS PROPERTIES SOLD in 2025	CAPITAL MARKETS TRANSACTION VALUE in 2025

45 Years OF GOING THE EXTRA MILE

SRSRE.COM/CapitalMarkets