

FOR SALE



## CHASE BANK NNN GROUND LEASE INVESTMENT OPPORTUNITY

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16884 E COLONIAL DR, ORLANDO, FL 32820 (ORANGE COUNTY)

LINDSEY MEYERS | 404.556.4960 | LINDSEY@SRACRE.COM | SRACRE.COM

**SOUTHEAST**  
RETAIL ADVISORS



## OFFERING

<b>Pricing</b>	\$3,500,000
<b>NOI</b>	\$140,000
<b>Cap Rate</b>	4%

## PROPERTY SPECIFICATIONS

<b>Address</b>	16884 E Colonial Drive Orlando, FL 32820
<b>Rentable Area</b>	±2,290 SF
<b>Land Area</b>	±1.1 AC
<b>Year Built</b>	2026 (Under Development)
<b>Tenant</b>	Chase Bank
<b>Lease Signature</b>	Corporate (S&P: AA-)
<b>Lease Type</b>	Absolute NNN (Ground Lease)
<b>LL Responsibilities</b>	None
<b>Lease Term</b>	15 Years
<b>Increases</b>	10% Every 5 Years Including Options
<b>Options</b>	6 (5-Year)
<b>Rent Commencement</b>	April 27, 2026 (Planned)

# RENT ROLL & INVESTMENT SUMMARY

## LEASE TERM

Tenant	SF	Lease Start	Lease End
Chase Bank	2,290	4/1/2026	3/31/2041

## RENTAL RATE

Increase	Monthly	Annually	Term
-	\$11,668	\$140,000	1-5
10%	\$12,833	\$154,000	6-10
10%	\$14,117	\$169,400	11-15
10%	\$15,528	\$186,340	Option #1
10%	\$17,081	\$204,974	Option #2
10%	\$18,789	\$225,471	Option #3
10%	\$20,668	\$248,018	Option #4
10%	\$22,735	\$272,820	Option #5
10%	\$25,008	\$300,102	Option #6

## ABOUT THE TENANT

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION ([www.chasebank.com](http://www.chasebank.com))

JPMorgan Chase & Co. (NYSE: JPM; S&P: AA-) is a retail banking, investment banking and global securities firm headquartered in New York City. Their retail financial services and commercial banking divisions are headquartered in Chicago, Illinois. In 2008, JPMorgan Chase & Co. acquired The Bear Stearns Companies Inc. and Washington Mutual's banking operations. The Washington Mutual acquisition expanded Chase's consumer branch network in the west and created one of the nation's largest branch networks with over 4,700 locations in 48 states. As of December 31, 2024, JPMorgan Chase has assets of \$4.0 trillion, operates in more than 100 countries, and employs approximately 310,000 global employees. JPMorgan Chase has a stockholders' equity of \$344.8 billion and is considered one of the nation's "Big Four" banks along with Wells Fargo, Bank of America and Citigroup. For fiscal year 2024, Chase Bank generated net revenues of \$177.6 billion and net income of \$58.5 billion. The tenant under the lease—JPMorgan Chase Bank, National Association—is JPMorgan Chase's principal bank subsidiary.



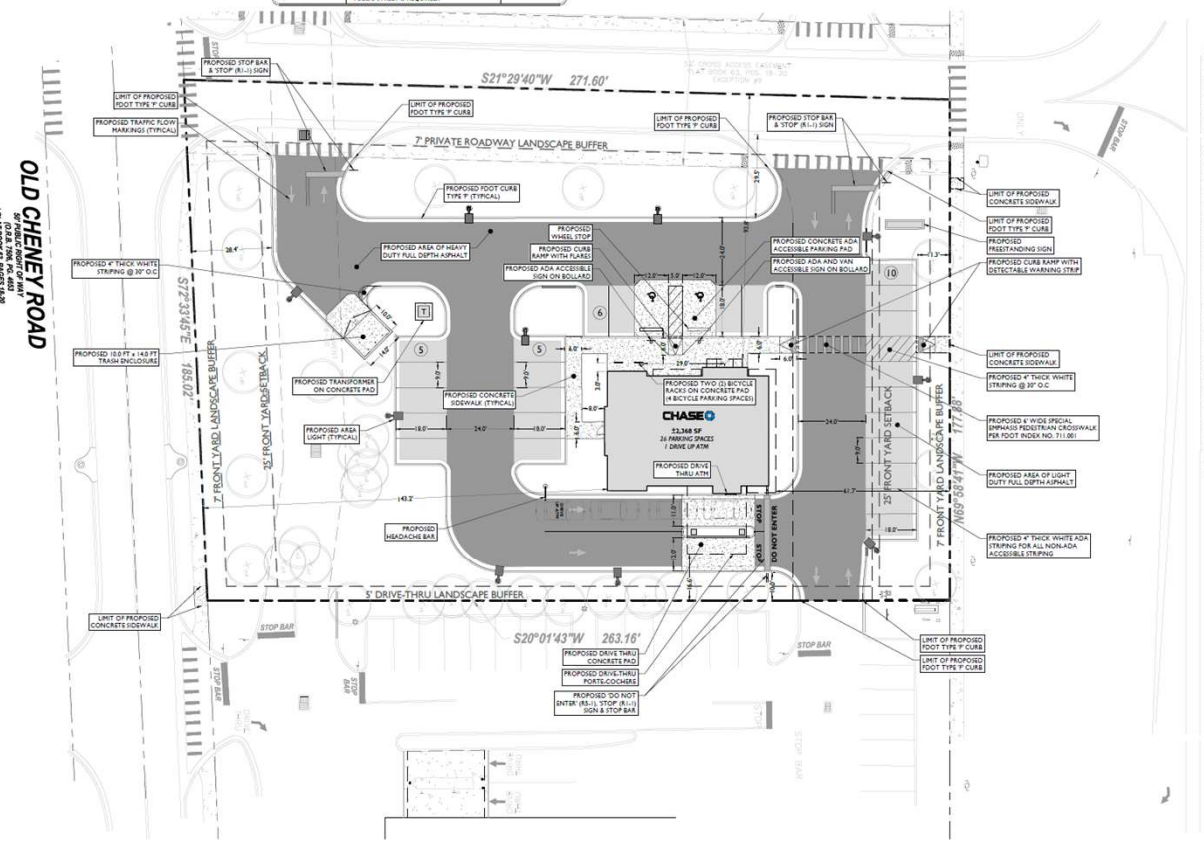
# SITE PLAN

LAND USE AND ZONING			
PARCEL ID: 20-22-32-49-00-21			
RETAIL COMMERCIAL DISTRICT (C-1)			
PROPOSED USE	PERMITTED USE	REQUIRED	PROPOSED
BANK WITH DRIVE-THRU FACILITIES			
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	4,000 SF (1.38 AC)	46,407 SF (1.11 AC)	46,407 SF (1.11 AC)
MINIMUM LOT WIDTH	65'x	181' x FT	181' x FT
MAXIMUM PERMITTED SURFACE RATIO	0.80 (28,373 SF)	0.45 (23,463 SF)	0.41 (23,381 SF)
MAXIMUM FLOOR TO AREA BUILDING COVERAGE	0.15 (5,276 SF)	0.05 (2,319 SF)	0.05 (2,318 SF)
MAXIMUM BUILDING HEIGHT	30.0 FT	18.3 FT	31.5 FT
MINIMUM FRONT YARD SETBACK (OLD CHENEY HIGHWAY)	35.0 FT	75.0 FT	61.2 FT
MINIMUM FRONT YARD SETBACK (NEW CHENEY HIGHWAY)	35.0 FT	101.1 FT	143.2 FT
MINIMUM SIDE YARD SETBACK (NEIGHBORING PARCELS)	6.0 FT	38.1 FT	14.4 FT
MINIMUM SIDE YARD SETBACK (PRIVATE DRIVE)	6.0 FT	122.4 FT	93.9 FT
MINIMUM FRONT YARD LANDSCAPE BUFFER (EAST COLONIAL DRIVE)	7.5 FT	9.75 FT	11.2 FT
MINIMUM FRONT YARD LANDSCAPE BUFFER (OLD CHENEY HIGHWAY)	7.5 FT	35.1 FT	38.4 FT
MINIMUM SIDE YARD DRIVE THRU LANDSCAPE BUFFER (PRIVATE DRIVE)	3.0 FT	3.46 FT	10.0 FT
MINIMUM SIDE YARD ROADWAY LANDSCAPE BUFFER (PRIVATE DRIVE)	7.0 FT	22.6 FT	29.3 FT
MAXIMUM GROSS FLOOR AREA	118,000 SF (*)	114,930 SF (**)	114,939 SF (***)

OFF-STREET PARKING REQUIREMENTS			
CODE SECTION	REQUIRED	PROPOSED	
§ 18-174 (A)	MINIMUM 2 SPACES PER 100 SF OF FIRST FLOOR AREA (2,339 SF) / 23 SPACES	26 SPACES	
§ 18-164 (1-4)	VEHICLE SPACES: FOR DEVELOPMENTS THAT REQUIRE TEN (10) OR MORE VEHICULAR PARKING SPACES, TWO (2) BICYCLE PARKING SPACES SHALL BE PROVIDED FOR EACH TEN (10) VEHICULAR PARKING SPACES ABOVE TEN (10) (2 SPACES) / (1) SPACE / (8) VEHICULAR SPACES (2) VEHICULAR SPACES / 4 SPACES AT LEAST FIFTY (50) PERCENT OF THE REQUIRED BICYCLE PARKING SPACES SHALL BE PROVIDED IN BICYCLE RACKS LOCATED NO MORE THAN ONE HUNDRED TWENTY (120) FEET FROM PRIMARY BUILDING ENTRANCE. BICYCLES SHALL HAVE MINIMUM DIMENSIONS OF 27" X 41" WITH OVERHEAD CLEARANCE OF 7' FT. BICYCLES SHALL HAVE A MINIMUM OF 2 FT FROM ANY PARALLEL BUILDING WALL.	4 SPACES 26 FT	
§ 18-179 (B)	50' PARKING STRIP X 8' WIDE MINIMUM DRIVEWAY WIDTH	19.5 FT X 10.0 FT	
§ 18-180	OFF-STREET LOADING FACILITIES THERE SHALL BE PROVIDED ON THE SAME LOT WITH EACH COMMERCIAL BUILDING OR STRUCTURE ADEQUATE SPACE FOR OFF-STREET LOADING, UNLOADING AND THE MANEUVERING OF COMMERCIAL VEHICLES. THERE SHALL BE NO LOADING OR UNLOADING OF COMMERCIAL VEHICLES ON THE PUBLIC STREET OR OFF-STREET MANEUVERING SPACE SHALL BE PROVIDED TO THAT NO BACKING DRIFT OR WORK ON PUBLIC STREET IS REQUIRED.	COMPLIES	

DUMPSTER ENCLOSURE REQUIREMENTS			
CODE SECTION	REQUIRED	PROPOSED	
§ 18-50 (A - 1)	SERVICE AREAS AND DUMPSTERS SHALL BE VISUALLY SCREENED FROM PUBLIC VIEW BY A MASONRY WALL AT A MINIMUM OF SIX (6) FEET HIGH MEASURED FROM FINISHED GRADE. NO PART OF A DUMPSTER OR MATERIALS STORED WITHIN THE SERVICE AREA SHALL EXTEND ABOVE THE REQUIRED MASONRY WALL. THE MASONRY WALL SHALL BE DECORATIVELY FINISHED CONCRETE MASONRY UNIT, BRICK, STUCCO, OR OTHER MATERIAL FINISHING THE EXTERIOR OF THE PRINCIPAL BUILDING. EACH ENCLOSURE SHALL INCLUDE A DECORATIVE OPAQUE GATE EQUAL IN HEIGHT TO THE MASONRY WALL.	COMPLIES	
§ 18-10 (3)	DUMPSTER LOADING DOCKS, COMPACTORS AND TRUCKS SHALL BE SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT RIGHTS-OF-WAY AND/OR NEIGHBORING DEVELOPMENTS. SCREENING SHALL BE TO THE GREATEST EXTENT POSSIBLE. STOPS SHALL ALSO BE TAKEN TO NEIGHBORING SUCH STORAGE SERVICE AREAS FROM ADJACENT RESIDENTIAL DEVELOPMENTS AND SHALL COMPLY WITH ALL EXISTING NOISE POLLUTION PERFORMANCE STANDARDS.	COMPLIES	

(\*) MAXIMUM GROSS FLOOR AREA PER CHALLOUTA CROSSING PDP  
 (\*\*) EXISTING TOTAL GROSS FLOOR AREA OF ALL LOTS WITHIN CHALLOUTA CROSSING PDP  
 (\*\*\*) PROPOSED TOTAL GROSS FLOOR AREA PER CHALLOUTA CROSSING PDP  
 114,939 SF - 2,339 SF EXISTING BURGESS KING BUILDING + 2,336 SF PROPOSED CHASE BUILDING = 114,939 SF



SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - -	SETBACK LINE
---	SAWTOOTH LINE
---	PROPOSED CURB
---	PROPOSED PLUMB CURB
○	PROPOSED SIGN / BOLLARDS
▭	PROPOSED BUILDING
▭	PROPOSED CONCRETE
▭	PROPOSED AREA LIGHT
▭	PROPOSED BUILDING DOORS

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
  - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
  - ALL CONTRACTORS WILL TO THE FULLEST EXTENT PERMITTED BY LAW, HIRE AND EMPLOY MINORITY OWNED BUSINESS ENTERPRISES, LOCAL BUSINESS AND VETERAN OWNED BUSINESS ENTERPRISES. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUBCONSULTANTS PRIOR TO AND AGAINST ANY CHANGES AND LIABILITIES INCLUDING ATTORNEY'S FEE ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT OBTAINING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE AND LIMITS OF COMMERCIAL, GENERAL LIABILITY INSURANCE.
  - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
  - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHOD OF CONSTRUCTION.
  - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT FIRST WRITING CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
  - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURES THAT IS IDENTIFIED TO EXIST ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
  - THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW BY STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS SPECIFIED WITHIN THE PLAN SET.
  - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL SIGNALS LATEST EDITION.
  - THE CONTRACTOR IS REQUIRED TO PROVIDE ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND IS RESPONSIBLE FOR THE OBTAINMENT OF STREET CLOSING PERMITS.
  - THE CONTRACTOR IS REQUIRED TO RETAIN AN ONSITE CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & SUPERVISION ACTING AS A TRAFFIC CONTROL OFFICER.
  - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT REQUIRE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

**NOT APPROVED FOR CONSTRUCTION**

**STONEFIELD**  
 engineering & design  
 Rutherford, NJ • New York, NY • Salem, MA  
 Princeton, NJ • Tampa, FL • Detroit, MI  
 www.stonefielddesign.com  
 Phone 813.293.2300

**CHASE**  
 PROPOSED BANK WITH  
 DRIVE-UP FACILITIES

PARCEL ID: 20-22-32-49-00-21  
 16884 EAST COLONIAL DRIVE, SUITE 100  
 ORANGE COUNTY, FLORIDA

**JAMES S. KINGSBAY, P.E.**  
 LICENSED PROFESSIONAL ENGINEER  
 NUMBER 86968 (09/16/2018, 09/16/2021)

**STONEFIELD**  
 engineering & design

SCALE: 1" = 20'  
 PROJECT ID: TAN-20-001

TITLE: SITE PLAN

DRAWING: C-3

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# AERIAL MAP



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**LINDSEY MEYERS**  
PRINCIPAL | BROKER  
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**CHASE**

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**851 Broken Sound Parkway NW, Suite 160, Boca Raton, FL 33487**

\*The information herein was obtained from third parties. Any and all interested parties should have their choice of experts inspect the property and verify all information. Southeast Retail Advisors, Inc. makes no warranties or guarantees as to the information given to any prospective Buyer or Tenant.

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