



CHIPOTLE

2378 E IRLO BRONSON MEMORIAL HWY

Kissimmee, FL (Orlando MSA)

OFFERED FOR SALE
\$3,889,000 | 4.50% CAP





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Chipotle Mexican Grill in Kissimmee, FL. Chipotle signed a 15 year lease with Four (4) Five (5) year extensions. The Asset is well positioned in a dense retail artery outside of Orlando, FL.



**15-YR
LEASE**



**POSITIONED IN
RETAIL NODE**



**HIGH GROWTH
MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$175,000
Rent Escalation	6-10	\$192,500
Rent Escalation	11-15	\$211,750
1st Option Term	16-20	\$232,925
2nd Option Term	21-25	\$256,218
3rd Option Term	26-30	\$281,839
4th Option Term	31-35	\$310,023

NOI \$175,000

CAP 4.50%

PRICE \$3,889,000

ASSET SNAPSHOT

Tenant Name	Chipotle
Address	2378 E Irlo Bronson Memorial Hwy, Kissimmee, FL
Building Size (GLA)	2,445 SF
Land Size	0.83 Acres
Year Built/Renovated	2025
Signator/Guarantor	Chipotle Mexican Grill (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	11/13/2025
Lease Expiration Date	11/30/2040
Remaining Term	15 Years
Rent Escalations	10% Every 5 Years and in Options
Current Annual Rent	\$175,000



157,928 PEOPLE
IN 5 MILE RADIUS



\$95,089 AHHI
IN 3 MILE RADIUS



60,000 VPD
ON E IRLO BRONSON
MEMORIAL HWY



STRONG LEASE FUNDAMENTALS

15 Year Abs. NNN Lease with zero landlord responsibilities | Four (4) five (5) year extensions remaining | 10% Increases every 5 years in base rent and extension periods



CORPORATE GUARANTY FROM INVESTMENT GRADE TENANT

Chipotle has a Market Cap of \$82B (NYSE: CMG) with over 3,750+ locations across the country | Chipotle opened 304 new restaurants in 2024 with 257 of those locations utilizing a Chipotlane



LOCATED IN RETAIL DENSE STRIP AND ADJACENT TO TOP PERFORMING GROCER

Adjacent to Top Performing Publix (Top 25% Nationwide) with over 1.1M visits | More than 2.2M SF of retail space located within a 1-mile radius of the subject site with a vacancy rate of 1.5% | Nearby National Retail Tenants Include: Walmart Neighborhood Market, Home Depot, At Home, Publix Supermarket, Burlington, Ross Dress For Less, Ollie's Bargain Outlet Store, and more



RECENT BUILD-TO-SUIT ON BUSY CORRIDOR

The Building has recently been built to suit the tenant's specifications | Tenant has paid to add the new feature "Chipotlane" drive thru concept with multiple spaces put in for curbside pickup | Positioned off of busy E Irlo Bronson Memorial Hwy (60K VPD)



NEARBY DISNEY PARKS AND HUNDREDS OF NEW APARTMENTS

Surrounding the site within a 1-mile radius are more than 3,900 apartments units with a 12 month absorption of 64 units | Over 500 apartments are set to deliver in the immediate area | The site is less than 12 miles away from Disney World, which averages over 58 million annual visitors



ORLANDO, FL MSA

Orlando, FL was the fastest growing large economy in Florida in 2022 | The Orlando MSA added approximately 76,000 new residents from July 2023 - July 2024 | Florida has no state income tax and in 2022 the state was ranked the fastest growing state in the US



Oceola County Government Center

The Jamison 315 Apartments

MILLER'S ALE HOUSE

Advent Health



SUBWAY



Publix
Upper 74th percentile of Publix's Nationwide



Wendy's

CVS

DUNKIN'

CHIPOTLE
MEXICAN GRILL

Suncoast Credit Union

CareSpot
Family of Urgent Care Brands

HEARTLAND

EXPRESS WASH



AutoZone

E Irla Bronson Memorial Hwy (60,000 VPD)

Aeronautical Dr

**TALLAHASSEE**

230 MILES
4:05 DRIVE

JACKSONVILLE

142 MILES
2:40 DRIVE

Orlando, FL MSA

Orlando, Florida, is a vibrant city located in central Florida, known for its world-renowned theme parks, entertainment, and cultural attractions. Nicknamed “The Theme Park Capital of the World,” Orlando is home to major destinations like Walt Disney World, Universal Studios, and SeaWorld, drawing millions of visitors annually.

Beyond its amusement parks, Orlando offers a thriving downtown area with diverse dining, shopping, and nightlife options. The city is surrounded by picturesque lakes and parks, providing opportunities for outdoor activities such as kayaking, hiking, and wildlife observation.

Orlando boasts a subtropical climate, with warm winters and hot, humid summers, making it a year-round destination. It is also a hub for business and technology, with a growing economy fueled by tourism, healthcare, and aerospace industries.

The city is culturally rich, featuring institutions like the Orlando Museum of Art and the Dr. Phillips Center for the Performing Arts. Sports enthusiasts can enjoy professional basketball with the Orlando Magic or soccer with Orlando City SC.

1 MILES

13,347
PEOPLE
\$74,966
AHHI
2,670
TOTAL
EMPLOYEES

3 MILES

60,239
PEOPLE
\$95,089
AHHI
13,141
TOTAL
EMPLOYEES

5 MILES

157,928
PEOPLE
\$90,182
AHHI
46,210
TOTAL
EMPLOYEES

ORLANDO

17 MILES
0:30 DRIVE

**TAMPA**

71 MILES
1:25 DRIVE

FORT MYERS

117 MILES
3:15 DRIVE



TENANT OVERVIEW

When Chipotle opened its first store in 1993, the idea was simple: demonstrate that food served fast didn't have to be a "fast-food" experience. Chipotle uses high-quality raw ingredients, classic cooking methods and distinctive interior design--features that are more frequently found in the world of fine dining. When the company was founded in 1993, there wasn't an industry category to describe their philosophy. Some 20 years and more than 3,700 restaurants later, Chipotle competes in a category of dining now called "fast-casual," the fastest growing segment of the restaurant industry, where customers expect food quality that's more in line with full-service restaurants, coupled with the speed and convenience of fast food.



CHIPOTLE QUICK FACTS

Founded:	1993
Ownership:	Public (NYSE: CMG)
# of Locations:	3,750+
Headquarters:	Newport Beach, CA
Guaranty:	Corporate



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Exclusively Offered By



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