

FOR SALE



NNN INVESTMENT – CHASE BANK

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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**

INVESTMENT SUMMARY

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OFFERING PRICE	\$3,500,000
CAP RATE	4.0% CAP
NOI	\$140,000.00
OCCUPANCY	NNN
BASE TERM	15 YEARS
INCREASES	10% EVERY 5 YEARS
OPTION TERMS	6 – FIVE YEAR OPTIONS
COMMENCEMENT	4/1/2026

PROPERTY SPECIFICATIONS

ADDRESS	16884 E COLONIAL DRIVE ORLANDO, FL 32820
BUILDING	±2,290 SF
ACREAGE	±1.1 AC
YEAR BUILT	2026 (UNDER DEVELOPMENT)
BUILDING TYPE	SINGLE TENANT
OWNERSHIP TYPE	FEE SIMPLE LAND & BUILDING
MUNICIPALITY	ORANGE COUNTY
PARCEL ID	322220491000021



ABOUT THE TENANT

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
(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.

DEMOGRAPHICS & TRAFFIC COUNTS

	1 MILE	3 MILE	5 mile
POPULATION	4,068	40,773	116,570
HOUSEHOLDS	1,361	13,482	37,551
AVG HH INCOME	\$119,022	\$100,574	\$98,571

29,500 AADT – US HIGHWAY 1

SITE PLAN

LAND USE AND ZONING			
PARCEL ID: 20-23-22-49-00-21			
RETAIL COMMERCIAL DISTRICT (C-1)			
PROPOSED USE	PERMITTED USE		
BANK WITH DRIVE-THRU FACILITIES	REQUIRED	EXISTING	PROPOSED
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 PERVIOUS SURFACE RATIO	6.00 (20.373 SF)	6.45 (23.463 SF)	6.41 (23.381 SF)
MAXIMUM FLOOR TO AREA BUILDING COVERAGE	8.15 (3.276 SF)	6.05 (2.339 SF)	6.05 (2.348 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 COLONIAL DRIVE)	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	35.4 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)	3.0 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)	BANK SPACES PER 100 SF OF FIRST FLOOR AREA (2,339 SF) = 23 SPACES	26 SPACES	COMPLIES
§ 18-164 (1-4)	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) (3 SPACES) = 4 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 ENTRANCES. BICYCLES SHALL HAVE MINIMUM DIMENSIONS OF 7'x 4' FT WITH OVERHEAD CLEARANCE OF 7 FT. BICYCLES SHALL HAVE A MINIMUM OF 3 FT FROM ANY PARALLEL BUILDING WALL.	4 SPACES 26 FT	COMPLIES
§ 18-179 (B)	5' PARKING STRIP X 8' WIDE MINIMUM DRIVEWAY WIDTH	19'5" x 10'0" FT	COMPLIES
§ 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 DRIVES FROM A PUBLIC STREET IS REQUIRED.	COMPLIES	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	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 PARCELS. SCREENING SHALL BE TAKEN TO THE GREATEST EXTENT POSSIBLE. SUCH SCREENING SHALL BE CONSIDERED AS SUCH SCREENING AREAS FROM ADJACENT RESIDENTIAL CORNERS AND SHALL COMPLY WITH ALL EXISTING NOISE POLLUTION PERFORMANCE STANDARDS.	COMPLIES	COMPLIES

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

NO. COUNTY SUBMISSION	DATE	BY	DESCRIPTION
03	03/03/24	PCB	FOR COUNTY SUBMISSION
02	11/03/23	PCB	FOR COUNTY SUBMISSION
01	11/03/23	ASD	FOR COUNTY SUBMISSION
01	11/03/23	ASD	FOR COUNTY SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design
Rutherford, NJ • New York, NY • Salem, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefielddesign.com
Revgenate Tower, 400 W. Ashley Drive, Suite 1950, Tampa, FL 33607
Phone 813.793.2300

LAND DEVELOPMENT PLANS

CHASE
PROPOSED BANK WITH
DRIVE-UP FACILITIES

PARCEL ID: 20-23-22-49-00-21
16884 EAST COLONIAL DRIVE, RANGE 1E18ST
ORANGE COUNTY, FLORIDA

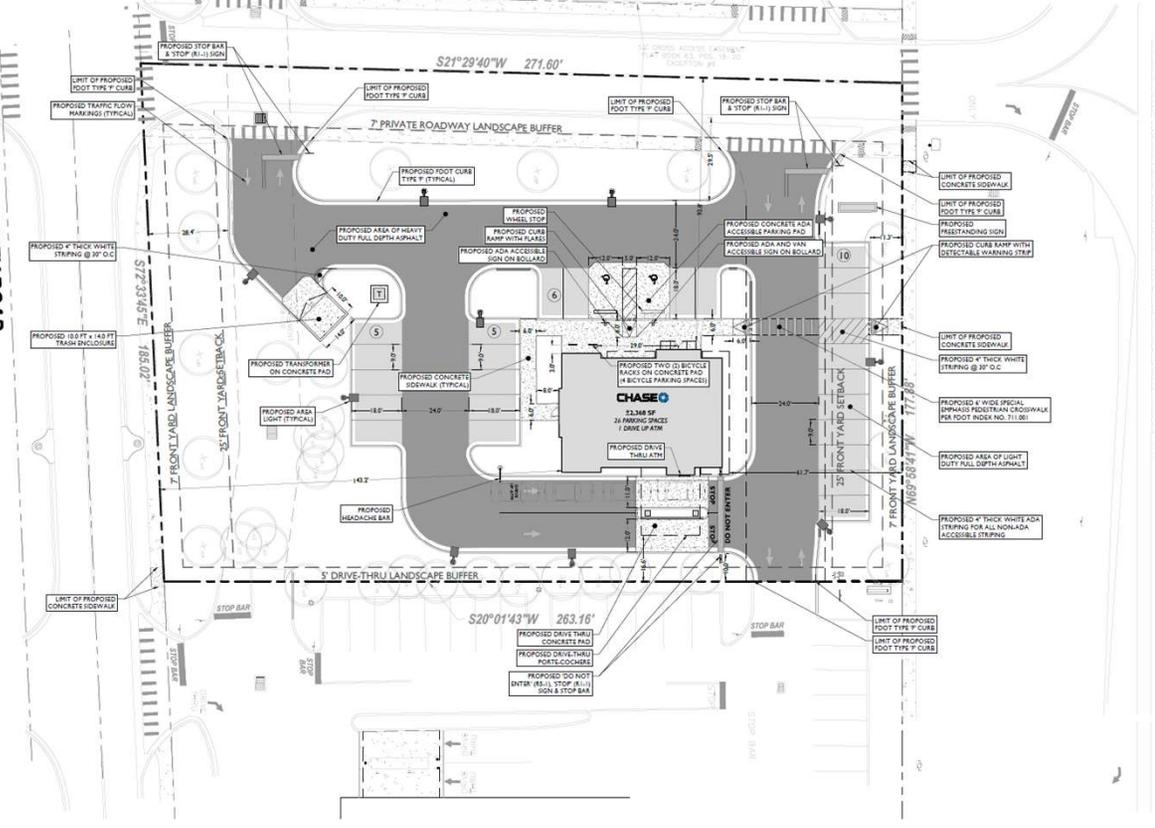
STONEFIELD
engineering & design

JAMES S. KINCOSIAN, P.E.
LICENSED PROFESSIONAL ENGINEER
NUMBER 86968 (09/16/2018, 09/16/2021, 09/16/2024)

SCALE: 1" = 20'
PROJECT ID: TAN24063

TITLE: SITE PLAN

DRAWING: C-3



EAST COLONIAL DRIVE - STATE ROAD NO. 50

- 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, ACCEPT AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES 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. 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 OPENING 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.



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AERIAL MAP



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CHASE

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WWW.SRACRE.COM

LINKEDIN.COM/COMPANY/SOUTHEAST-RETAIL-ADVISORS-INC

INSTAGRAM.COM/SOUTHEAST_RETAIL_ADVISORS

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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