

ABSOLUTE NNN QSR W/DRIVE-THRU

Investment Opportunity



Next to Champions Gate Development (Top Master-Planned Community) | Directly Off I-4 (138,500 VPD)



8190 Laura Lane

CHAMPIONSGATE (ORLANDO MSA)

ACTUAL SITE



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NATIONAL NET LEASE

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



138,500
VEHICLES PER DAY

40,000
VEHICLES PER DAY

Panera
BREAD





Walmart

amazon

138,500
VEHICLES PER DAY

Exxon

T
Wendy's
DUNKIN'

OMNI
HOTELS & RESORTS

Publix
SUBWAY
McDonald's
UPS

INTERSTATE 4

W

7
ELEVEN

Panera
BREAD

450 APARTMENTS

HOME2
SUITES BY HILTON

GOStōrelt
SELF STORAGE

7
ELEVEN

LONCHORN
STEAKHOUSE

Olive Garden

ORLANDO HEALTH

ORLANDO
HEALTH
Encore Nails
Broken Egg Cafe

Ford's
GARAGE

Starbucks

HERITAGE PASS

OUTBACK
STEAKHOUSE

CARRABBA'S
ITALIAN GRILL

COMING SOON

OSCEOLA POLK LINE RD.

40,000
VEHICLES PER DAY





Publix

450 APARTMENTS



ORLANDO HEALTH
Encore Nails
Broken Egg Cafe



OSCEOLA POLK LINE RD.



40,000
VEHICLES PER DAY

138,500
VEHICLES PER DAY

ORLANDO HEALTH



INTERSTATE 4



MILLER'S
ALE HOUSE



DUNKIN'

Panera
BREAD



Planet Smoothie



Publix

CHAMPIONSGATE
VILLAGE





OFFERING

Pricing	\$4,421,000
Net Operating Income	\$210,000
Cap Rate	4.75%

PROPERTY SPECIFICATIONS

Property Address	8190 Laura Lane, Championsgate, FL 33896
Rentable Area	4,925 SF
Land Area	1.99 AC
Year Built	2018
Tenant	Panera, LLC
Lease Signature	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	12+ Years
Increases	7.50% Every 5 Years
Options	4 (5-Year)
Rent Commencement	December 1, 2021
Lease Expiration	December 31, 2036

RENT ROLL



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Panera Bread	4,925	12/1/2021	12/31/2036	Current	-	\$17,500	\$210,000	4 (5-Year)
				Dec. 2026	7.50%	\$18,813	\$225,750	
				Dec. 2031	7.50%	\$20,223	\$242,681	
7.50% Increase Beginning of Each Option								



12+ Years Remaining | Corporate Guaranty | Scheduled Rental Increases | Freestanding Store

- Tenant has 12+ years remaining on their lease with 4 (5-year) option periods to extend, demonstrating their long-term commitment to the site
- Corporate lease signature by Panera
- Panera Bread is an established and nationally recognized fast casual restaurant chain with more than 2,180 locations
- The lease features 7.50% rental increases every 5 years throughout the initial term and options to extend, generating NOI growth and hedging against inflation

Absolute NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor in a state with no state income tax

Freestanding - Relocation Site | New Prototype | Drive-Thru Equipped

- Property features a state-of-the-art design using high quality materials
- This restaurant is a relocation site allowing for a single tenant freestanding location
- New prototype and equipped with a drive-thru, providing ease and convenience for customers

Strong Demographics 5-Mile Trade Area | Six-Figure Incomes

- More than 87,500 residents and 14,600 employees support the trade area
- \$102,293 average household income within 3-mile radius

Champions Gate | Exceptional Underlying Real Estate

- Panera is strategically positioned at the entrance of Champions Gate, Orlando's premiere tourist and commercial destination that encompasses over 1,500 acres located southwest of The Walt Disney resort
- This master planned community will boast over 5,000 homes, 54 holes of golf, multiple resorts, an elementary school, and much more
- Excellent long-term viability in the underlying real estate with replaceable rental rate

Located Along Champions Gate Boulevard | Interstate 4 | Dual Drive-Thru Lanes | Excellent Visibility & Access

- Located directly off Champions Gate Boulevard, a major retail and commuter thoroughfare averaging 40,000 vehicles passing by daily
- This site is adjacent to Interstate 4 (138,500 VPD), increasing consumer draw from east/west commuters
- Panera also benefits from having drive-thru lanes to conveniently and quickly serve customers
- The asset is equipped with a large pylon sign, creating excellent visibility along Champions Gate Boulevard and Interstate 4

Dense Retail Corridor | Champions Gate Village | Strong National/Credit Tenants

- The property is directly across from Champions Gate Village, the development's retail center anchored by Publix, and includes other national/credit tenants such as Walgreens, 7-Eleven, PNC Bank, Circle K, and much more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for Panera

SITE OVERVIEW



PROPERTY PHOTOS



PROPERTY PHOTOS





PANERA BREAD

panerabread.com

Company Type: Subsidiary

Locations: 2,172+

Parent: JAB Holding Company

Panera Bread opened in 1987, founded with a secret sourdough starter and the belief that the best part of bread is sharing it. That vision led to the invention of the Fast Casual category with Panera at the forefront, serving as America's kitchen table centered around their delicious menu of chef-curated recipes that are crafted with care by their team members. Panera Bread make food that they are proud to serve their own families, from crave-worthy soups, salads and sandwiches to mac and cheese and sweets. Each recipe is filled with ingredients we feel good about and none of those they don't because they are committed to serving their guests food that feels good in the moment and long after. While their company is now nearly 2,200 bakery-cafes strong, their values and belief in the lasting power of a great meal remain as strong as ever. They spend each day filling bellies, building empowered teams and inspiring communities. Nothing beats breaking bread together. As of August 27, 2024 there were 2,172 bakery-cafes, company and franchise, in 48 states and Washington D.C., and in Ontario, Canada, operating under the Panera Bread or Saint Louis Bread Co. names. Panera Bread is part of Panera Brands, one of the largest fast casual restaurant companies in the U.S., comprised of Panera Bread, Caribou Coffee and Einstein Bros. Bagels. The company is headquartered in Sunset Hills, Missouri.

Source: prnewswire.com

PROPERTY PHOTOS



PROPERTY OVERVIEW

LOCATION



Championsgate, Florida
Polk County

ACCESS



Laura Lane: 1 Access Point

TRAFFIC COUNTS



State Highway 400/Interstate 4: 138,500 VPD

IMPROVEMENTS



There is approximately 4,925 SF of existing building area

PARKING



There are approximately 55 parking spaces on the owned parcel.
The parking ratio is approximately 11.16 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 3.32527E+17
Acres: 1.99
Square Feet: 86,684

CONSTRUCTION



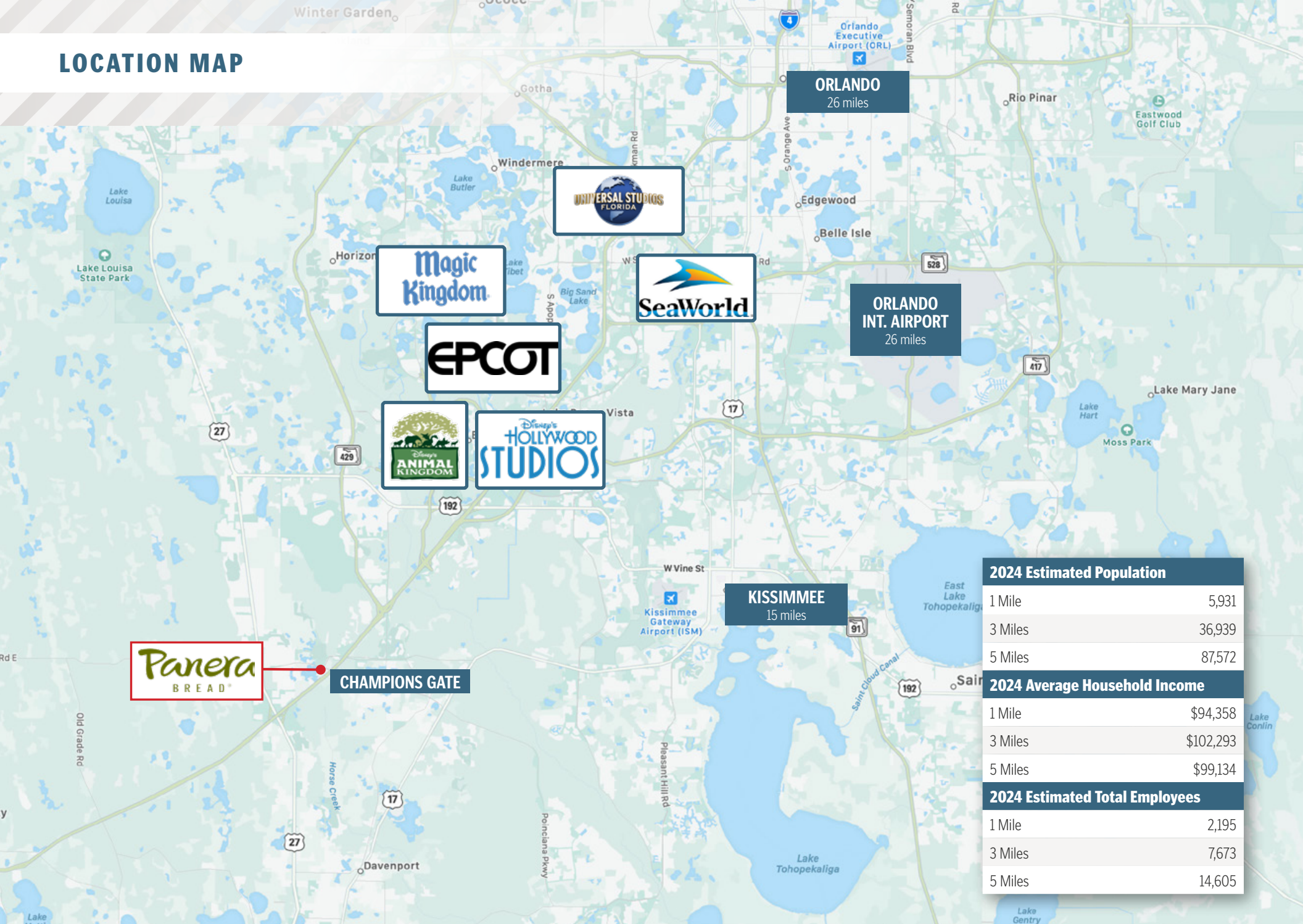
Year Built: 2018

ZONING



Commercial

LOCATION MAP



2024 Estimated Population	
1 Mile	5,931
3 Miles	36,939
5 Miles	87,572
2024 Average Household Income	
1 Mile	\$94,358
3 Miles	\$102,293
5 Miles	\$99,134
2024 Estimated Total Employees	
1 Mile	2,195
3 Miles	7,673
5 Miles	14,605



138,500
VEHICLES PER DAY



INTERSTATE 4



CHAMPIONSGATE VILLAGE



LEGACY SHOPPES



40,000
VEHICLES PER DAY

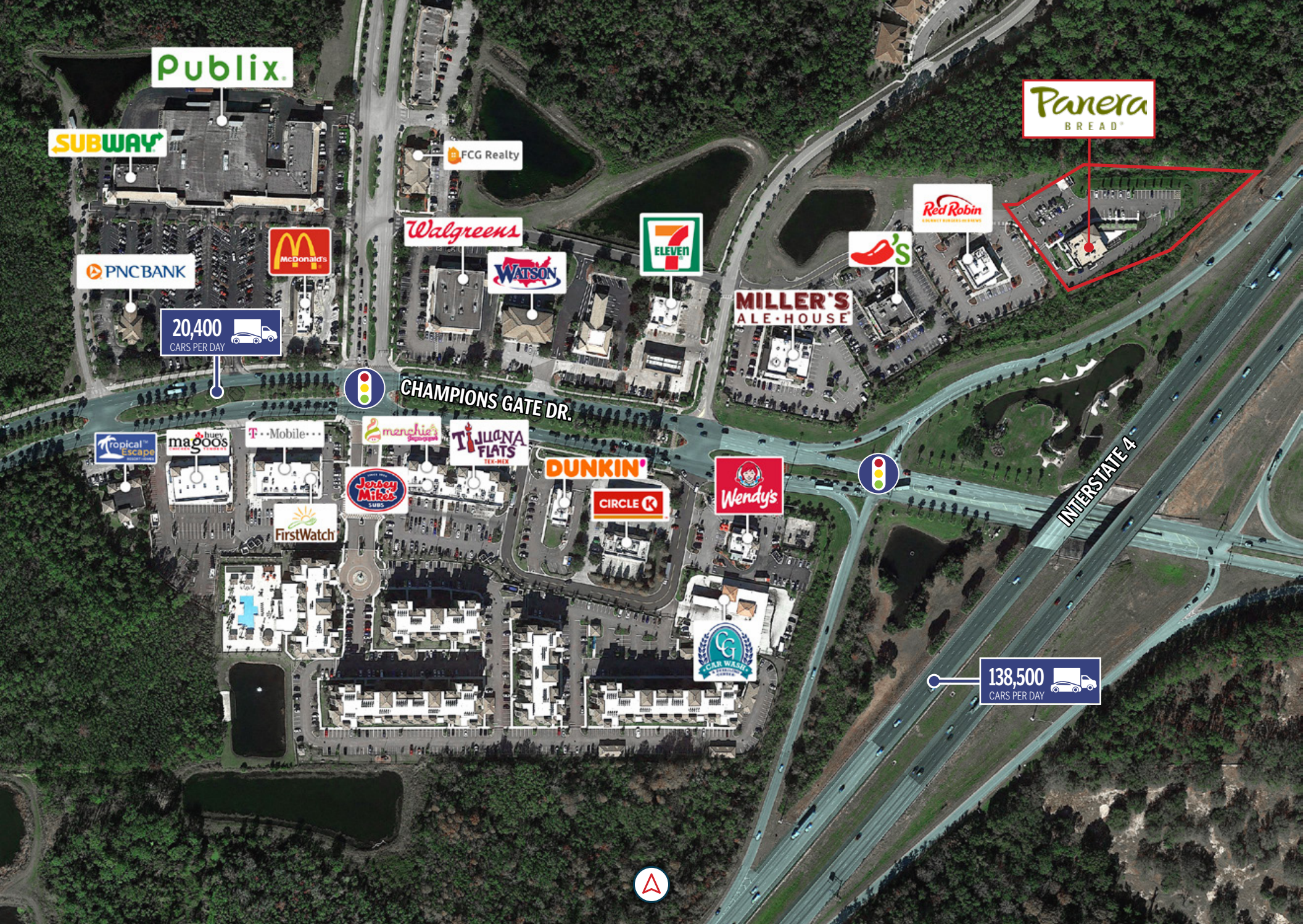
OSCEOLA POLK LINE RD.



CHAMPIONSGATE DOWNTOWN SHOPPING CENTER







Publix

SUBWAY

FCG Realty

Panera BREAD

PNC BANK

McDonald's

Walgreens

WATSON

7-ELEVEN

Red Robin

chili's

MILLER'S ALE HOUSE

20,400 CARS PER DAY



CHAMPIONS GATE DR.

Tropical Escape

ma goos

T-Mobile

manchie's

TIJUNA FLATS

DUNKIN'

Wendy's



INTERSTATE 4

Jockey Mikes

CIRCLE K

FirstWatch

CAR WASH

138,500 CARS PER DAY





138,500
VEHICLES PER DAY



	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	5,931	36,939	87,572
2029 Projected Population	7,276	48,491	108,068
2024 Median Age	37.1	37.0	37.8
Households & Growth			
2024 Estimated Households	2,411	14,087	31,723
2029 Projected Households	2,909	18,434	39,011
Income			
2024 Estimated Average Household Income	\$94,358	\$102,293	\$99,134
2024 Estimated Median Household Income	\$68,703	\$82,444	\$81,832
Businesses & Employees			
2024 Estimated Total Businesses	329	994	2,014
2024 Estimated Total Employees	2,195	7,673	14,605



CHAMPIONSGATE, FLORIDA

Nestled beyond the Gate within the heart of Central Florida lies the City of Championsgate. As Orlando’s premiere tourist and commercial destination encompassing some 1,500 acres southwest of The Walt Disney World Resort Championsgate welcomes visitors just off its I-4 exit with stately rows of towering palm trees behind the beautifully-designed double gates. City has a total population of 26,030 in 2024.

Champions Village is the development’s retail center, is anchored by Lakeland, Florida based Publix Super Market. McDonalds, Subways, Walgreens, 7/Eleven, Chili’s Grill and Bar, Miller’s Ale House, Red Robin, Regions Bank, and Watson Realty also have locations within ChampionsGate.

Nearby attraction of the City is a 36 holes of championship golf designed by International golf champion Greg Norman, ChampionsGate is like no other golf resort in the world. The golf resort also features a 35,000 square foot clubhouse which features a pro shop, full-service banquet facility that accommodates up to 300 guests, and a full-service bar. Surrounded by 36 holes of championship Orlando golf, the David Leadbetter Golf Academy and 15 acres of recreation, this four-diamond resort is one of the nation’s premier golf, meeting and leisure retreats.



Orlando is best known around the world for its many popular attractions.



Walt Disney World, the most visited vacation resort in the world with more than 52 million visitors every year. The property covers 66 square miles with four theme parks, 24 themed resort hotels, two water parks, and four golf courses.



Universal Orlando Resort the largest property operated by Universal Parks & Resorts and the largest resort in Orlando with two theme parks: Universal Studios Florida and Islands of Adventure. Universal Orlando Resort, and Wet 'n Wild Water Park, the first water park in America.



SeaWorld features marine animals like sea lions, orcas and dolphins with displays and shows. SeaWorld had the first birth of a killer whale in captivity and the first hatching of captive green sea turtles.





LARGEST EMPLOYERS

Company	Employees
Walt Disney World	74,200
Advent Health	28,959
Orange County Public Schools	25,145
Universal Orlando Resort	25,000
Publix Supermarkets Inc.	19,783
Orlando Health	19,032
Orlando International Airport (MCO)	18,000
Seminole County Public Schools	10,000
University of Central Florida	9,476
Lockheed Martin	9,000



**Ranked #1 in the Country for
JOB GROWTH**

U.S. DEPT. OF LABOR, BUREAU OF LABOR STATISTICS, 2015-2018

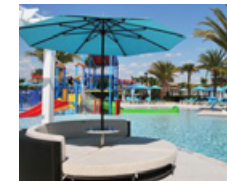
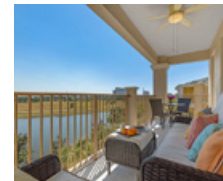


Home to 292,059

Population growth of 22.56% since 2010



OVER **121,000 HOTEL ROOMS, 20,000 VACATION-HOME RENTALS & 22,000 VACATION-OWNERSHIP PROPERTIES**



\$90,245,169

GDP of county (2019 Orange County):

5TH MOST POPULOUS COUNTY
in Florida (6.6% of Florida's population)



AREA ATTRACTIONS



Walt Disney Magic Kingdom Park
8 miles away



Disney's Hollywood Studios
10 miles away



The Walt Disney Epcot Center
11 miles away



Universal Studios Orlando
19 miles away



Disney's Animal Kingdom
9 miles away



SeaWorld Orlando
14 mile away

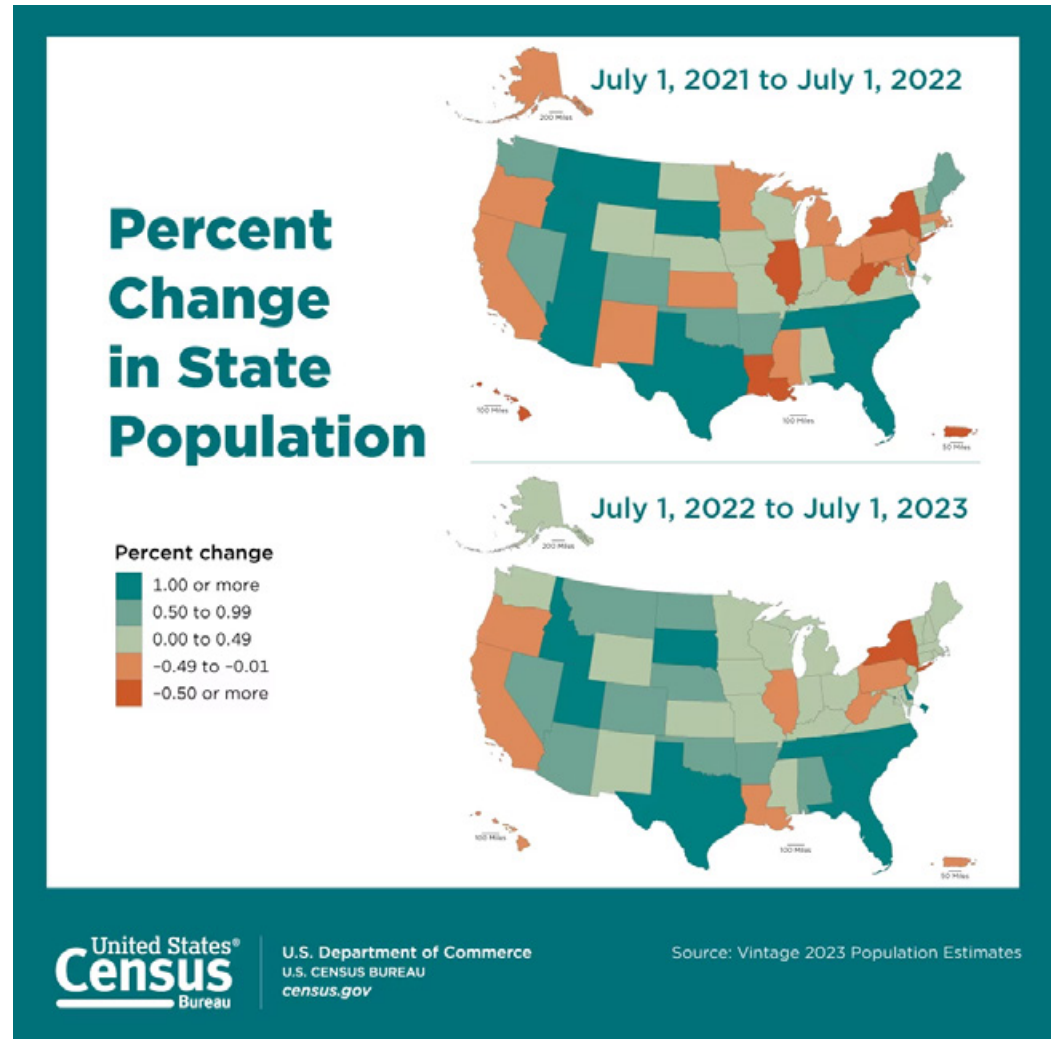
PERCENT CHANGE IN STATE POPULATION

Top 10 States by Numeric Growth: 2022 to 2023

Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Numeric Growth
1	Texas	29,145,459	30,029,848	30,503,301	473,453
2	Florida	21,538,216	22,245,521	22,610,726	365,205
3	North Carolina	10,439,459	10,695,965	10,835,491	139,526
4	Georgia	10,713,771	10,913,150	11,029,227	116,077
5	South Carolina	5,118,422	5,282,955	5,373,555	90,600
6	Tennessee	6,910,786	7,048,976	7,126,489	77,513
7	Arizona	7,157,902	7,365,684	7,431,344	65,660
8	Virginia	8,631,373	8,679,099	8,715,698	36,599
9	Colorado	5,773,707	5,841,039	5,877,610	36,571
10	Utah	3,271,614	3,381,236	3,417,734	36,498

Top 10 States or State Equivalent by Percent Growth: 2022 to 2023

Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Percent Growth
1	South Carolina	5,118,422	5,282,955	5,373,555	1.7%
2	Florida	21,538,216	22,245,521	22,610,726	1.6%
3	Texas	29,145,459	30,029,848	30,503,301	1.6%
4	Idaho	1,839,117	1,938,996	1,964,726	1.3%
5	North Carolina	10,439,459	10,695,965	10,835,491	1.3%
6	Delaware	989,946	1,019,459	1,031,890	1.2%
7	D.C.	689,548	670,949	678,972	1.2%
8	Tennessee	6,910,786	7,048,976	7,126,489	1.1%
9	Utah	3,271,614	3,381,236	3,417,734	1.1%
10	Georgia	10,713,771	10,913,150	11,029,227	1.1%



Source: United States Census Bureau
Read Full Article [HERE](#)
Posted on December 18, 2023



SRS

CAPITAL
MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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