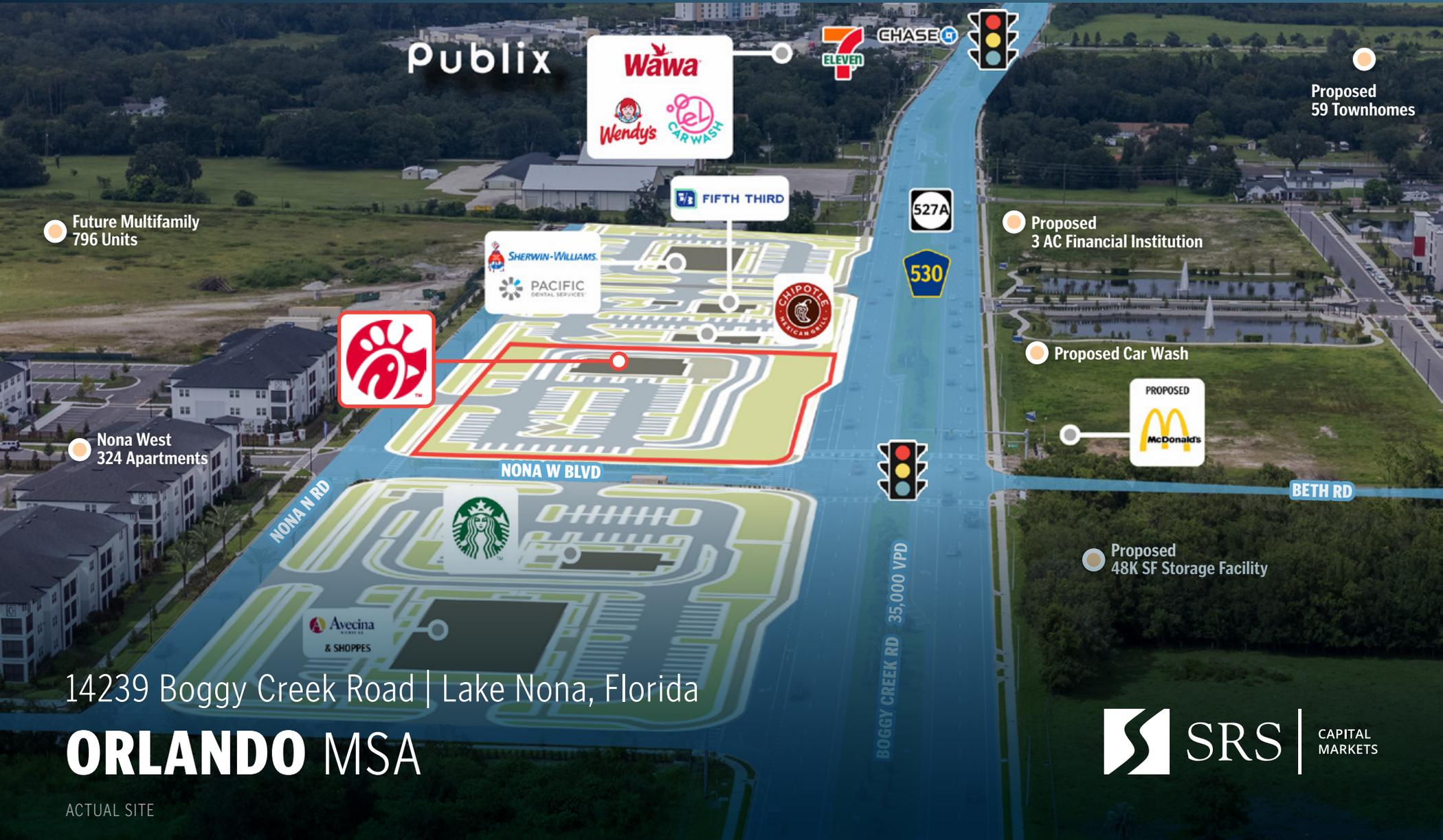


SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Brand New 15-Year Lease | Part of New 75-AC Development | Lake Nona - "The Future of Cities"



14239 Boggy Creek Road | Lake Nona, Florida

ORLANDO MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



PATRICK NUTT

**Senior Managing Principal &
Co-Head of National Net Lease**

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Tampa, FL 33606

FL License No. SL3257920



NATIONAL NET LEASE

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





Meadow Woods Elementary School

417

67,000 VPD

Imperial Dade
SIEMENS

Orlando International Airport

inVISION

McLANE XPO
STIHL RXO

Lake Nona Creekside
Publix
SUPERCUTS
REAL SMART HAIR

SHERWIN-WILLIAMS
PACIFIC DENTAL SERVICES

Future Multifamily
796 Units

FIFTH THIRD

Nona West
324 Apartments

CHIPOTLE MEXICAN BOWL

Nona West Townhomes
188 TownHomes

JESSUP RD

NONA N BLVD

NONA W BLVD

Avecina MEDICAL & SHOPPES



BETH RD

BOGGY CREEK RD 35,000 VPD

Proposed
48K SF Storage Facility

527A

530





Nemours Children's Hospital, Florida

COURTYARD
BY HARRIOTT
Residence INN
BY HARRIOTT

UCF Lake Nona Hospital

UCF College of Medicine

VAMC Lake Nona, FL

University of Florida - College of Pharmacy (Orlando Campus)

LAKE NONA PERFORMANCE CLUB
BERMAN

PROPOSED
McDonald's

Integra at Nona South
364 MF Units

Proposed
48K SF Storage Facility

Proposed
3 AC Financial Institution

Proposed Car Wash

527A

530

BOGGY CREEK RD 35,000 VPD

FIFTH THIRD

CHIPOTLE MEXICAN GRILL

Starbucks

Avecina & SHOPPES

SHERWIN-WILLIAMS
PACIFIC DENTAL SERVICES

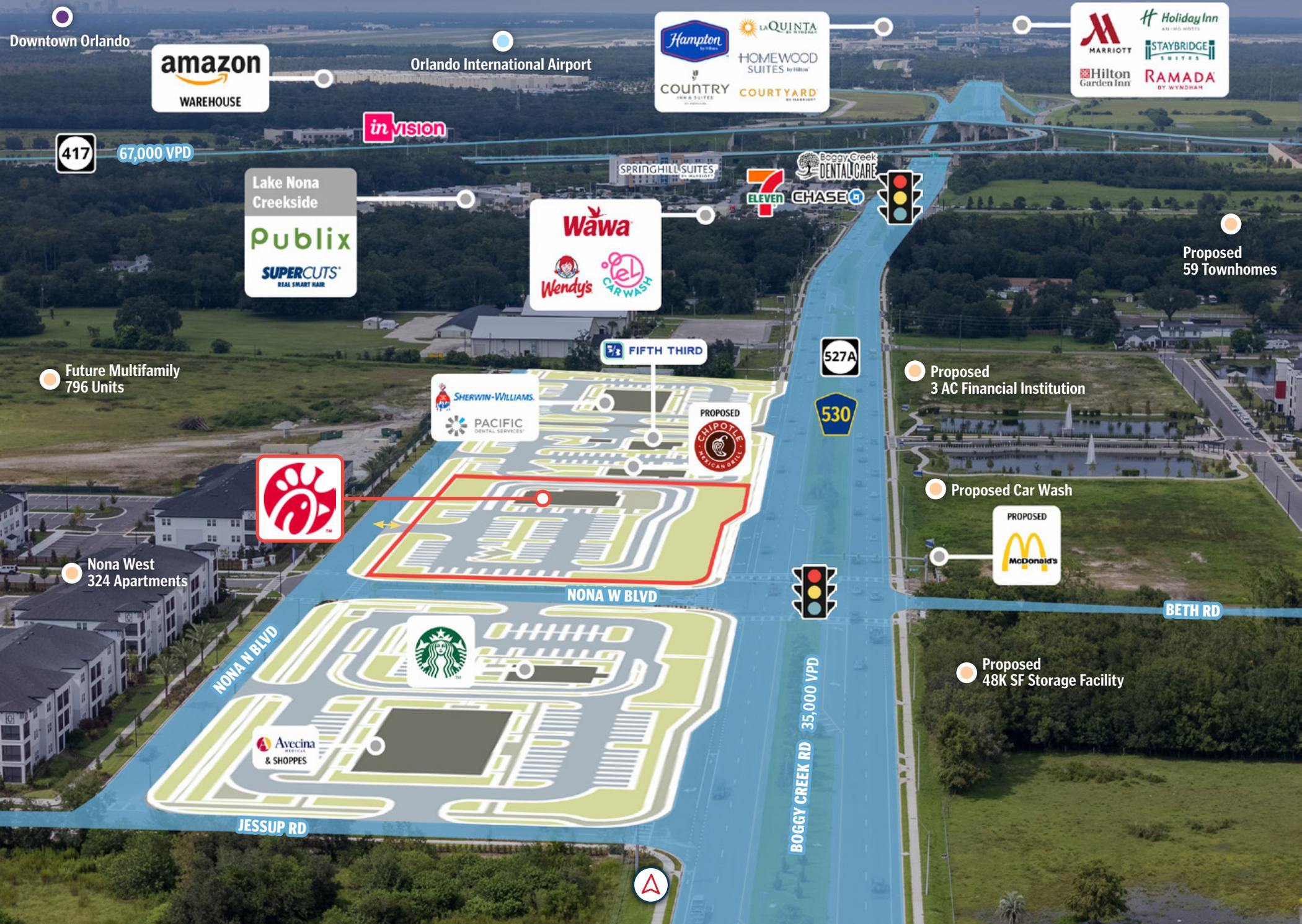
Nona West Townhomes
188 TownHomes

NEW CREEK AVE

Nona West
324 Apartments

JESSUP RD





amazon
WAREHOUSE

Orlando International Airport

Hampton
COUNTRY
LAQUINTA
HOMEWOOD SUITES
COURTYARD

MARRIOTT
Holiday Inn
STAYBRIDGE
Hilton Garden Inn
RAMADA
BY WYNDHAM

417 67,000 VPD

in vision

Lake Nona
Creekside
Publix
SUPERCUTS
REAL SMART HAIR

Wawa
Wendy's
CARWASH

SPRINGHILL SUITES
7 ELEVEN
CHASE
Boggy Creek DENTAL CARE



Proposed
59 Townhomes

Future Multifamily
796 Units

FIFTH THIRD

SHERWIN-WILLIAMS
PACIFIC
DENTAL SERVICES

PROPOSED
CHIPOTLE
MEXICAN GRILL

527A

530

Proposed
3 AC Financial Institution

Proposed Car Wash

PROPOSED
McDonald's

Nona West
324 Apartments



NONA W BLVD



BETH RD

Proposed
48K SF Storage Facility

NONA N BLVD



Avecina
& SHOPPES

BOGGY CREEK RD 35,000 VPD

JESSUP RD



OFFERING SUMMARY



3,279

LOCATIONS
NATIONWIDE

\$22.7B

2024
REVENUE

200,000

TEAM
MEMBERS

OFFERING

Pricing	\$6,867,000
Net Operating Income	\$285,000
Cap Rate	4.15%

PROPERTY SPECIFICATIONS

Property Address	14239 Boggy Creek Road Lake Nona, Florida 32824
Rentable Area	4,855 SF
Land Area	2 AC
Year Built	2026
Tenant	Chick-fil-A
Guaranty	Corporate (Chick-fil-A, Inc.)
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Every 5 Years
Options	10 (5-Year)
Rent Commencement	Q1 2026
Lease Expiration	Q1 2041

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM				RENTAL RATES			Options
		Lease Start	Lease End	Begin	Increase	Monthly	Annually		
Chick-fil-A	4,855 SF	Q1 2026	Q1 2041	Year 1-5	-	\$285,000	\$23,750	10 (5-Year)	
(Corporate Guaranty)				Year 6-10	10%	\$313,500	\$26,125		
				Year 11-16	10%	\$344,850	\$28,737		
10% Rental Increases Beg. of Each Option Period Thereafter									

New 15-Year Lease | 2026 Construction | Options To Extend | Corporate Signed | Scheduled Rental Increases

- Chick-fil-A recently signed a brand new 15-year lease with 6 (5-year) options to extend, demonstrating their long-term commitment to the site
- 2026 construction which features high-quality materials, high-level finishes, and distinct Chick-fil-A design elements
- The lease is corporate signed by Chick-fil-A, a private corporation with more than 3,220 stores under operation nationwide
- The lease features 10% rental increases every 5 years and at the beginning of each option
- Chick-fil-A's revenue for 2024 exceeded \$22.7B

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

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

Signalized, Hard Corner Intersection | Several New Developments | High-Growth Corridor | Lake Nona - The Future of Cities

- The asset is located at the signalized, hard corner intersection of Boggy Creek Rd and Nona West Blvd
- This is [part of a new 75-acre development](#), which will deliver a mix of single-family houses, townhomes, apartments, hotels, and commercial space. DHI Communities, the multifamily division of D.R. Horton is wrapping up construction on the first phase of Ascend NonaWest, a two-phase project that will deliver 756 apartments and 188 townhomes
- See Pages 11 and 12 for more new development info
- This surge of development in the Lake Nona / Boggy Creek corridor highlights the strength and demand for control of land throughout the area
- Lake Nona, referred to as "[the Future of Cities](#)" by Fortune magazine, ranks among the fastest-growing, best-selling communities in America

Strong Demographics In 5-mile Trade Area

- More than 151,000 residents and 27,000 employees support the trade area
- \$122,167 average household income within a 1-mile radius

BRAND PROFILE



CHICK-FIL-A

chick-fil-a.com

Company Type: Private

Locations: 3,279+

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. Chick-fil-A opened its first restaurant in the UK in early 2025 with the goal of launching five locations across the UK within the next two years. The first Singapore restaurant is set to open in late 2025, marking the brand's entry into Asia. Chick-fil-A local Owner-Operators live and work in the communities their restaurants serve, each supporting local efforts to address hunger, education, and making a positive impact. The family-owned and privately held company was founded in 1967 by S. Truett Cathy. There are 3,279 Chick-Fil-A restaurants in the United States as of July 02, 2025.



Source: chick-fil-a.com/press-room, scrapehero.com

PROPERTY OVERVIEW



LOCATION



Lake Nona, Florida
Orange County
Orlando MSA

ACCESS



Nona N. Road: 1 Access Point

TRAFFIC COUNTS



Boggy Creek Road/State Highway 527A: 35,000 VPD
Central Florida GreeneWay/State Highway 417: 67,000 VPD

IMPROVEMENTS



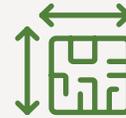
There is approximately 4,855 SF of existing building area

PARKING



There are approximately 64 parking spaces on the owned parcel.
The parking ratio is approximately 13.18 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 33-24-30-6061-34-002
Acres: 2
Square Feet: 87,120

CONSTRUCTION



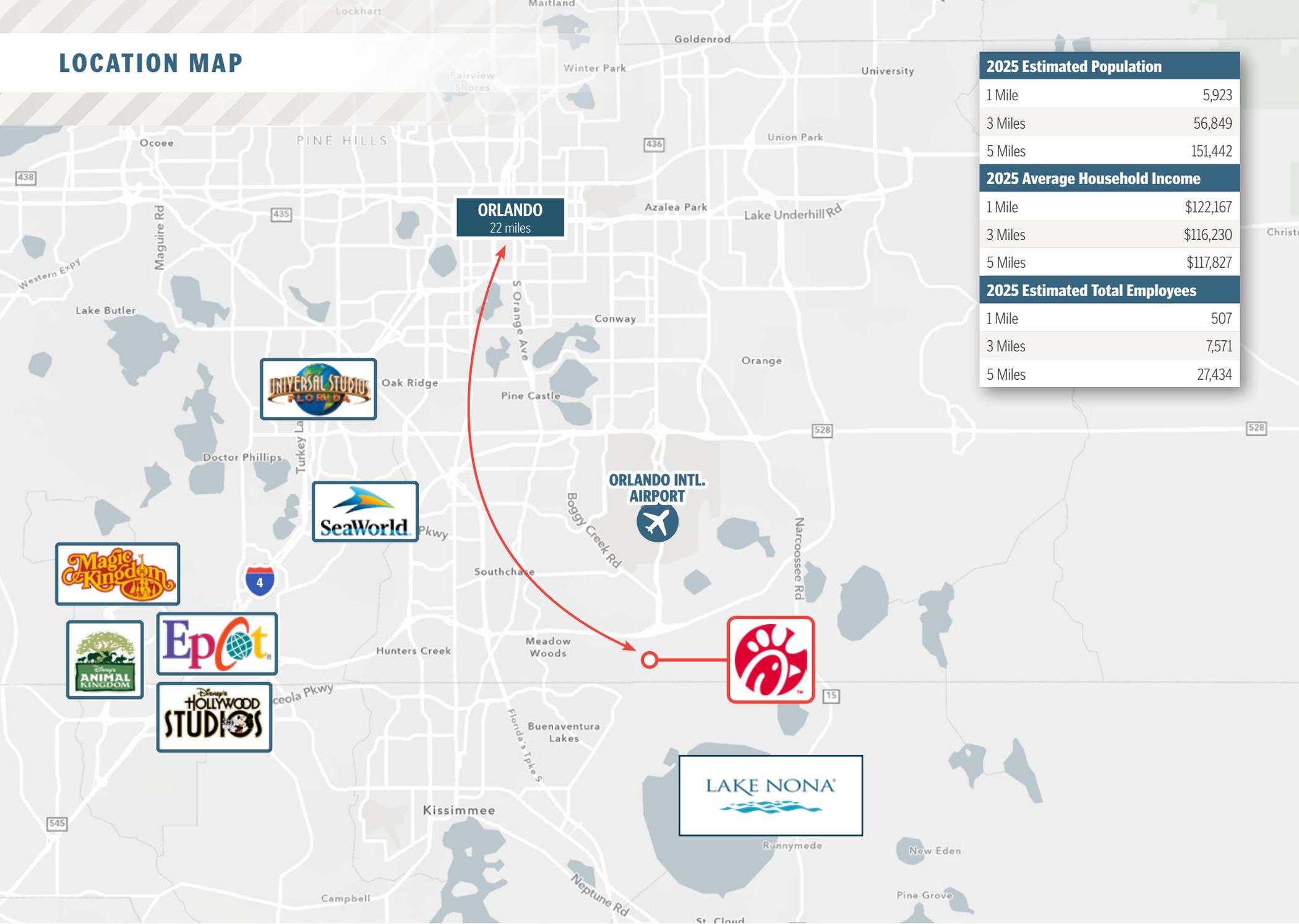
Year Built: 2026

ZONING



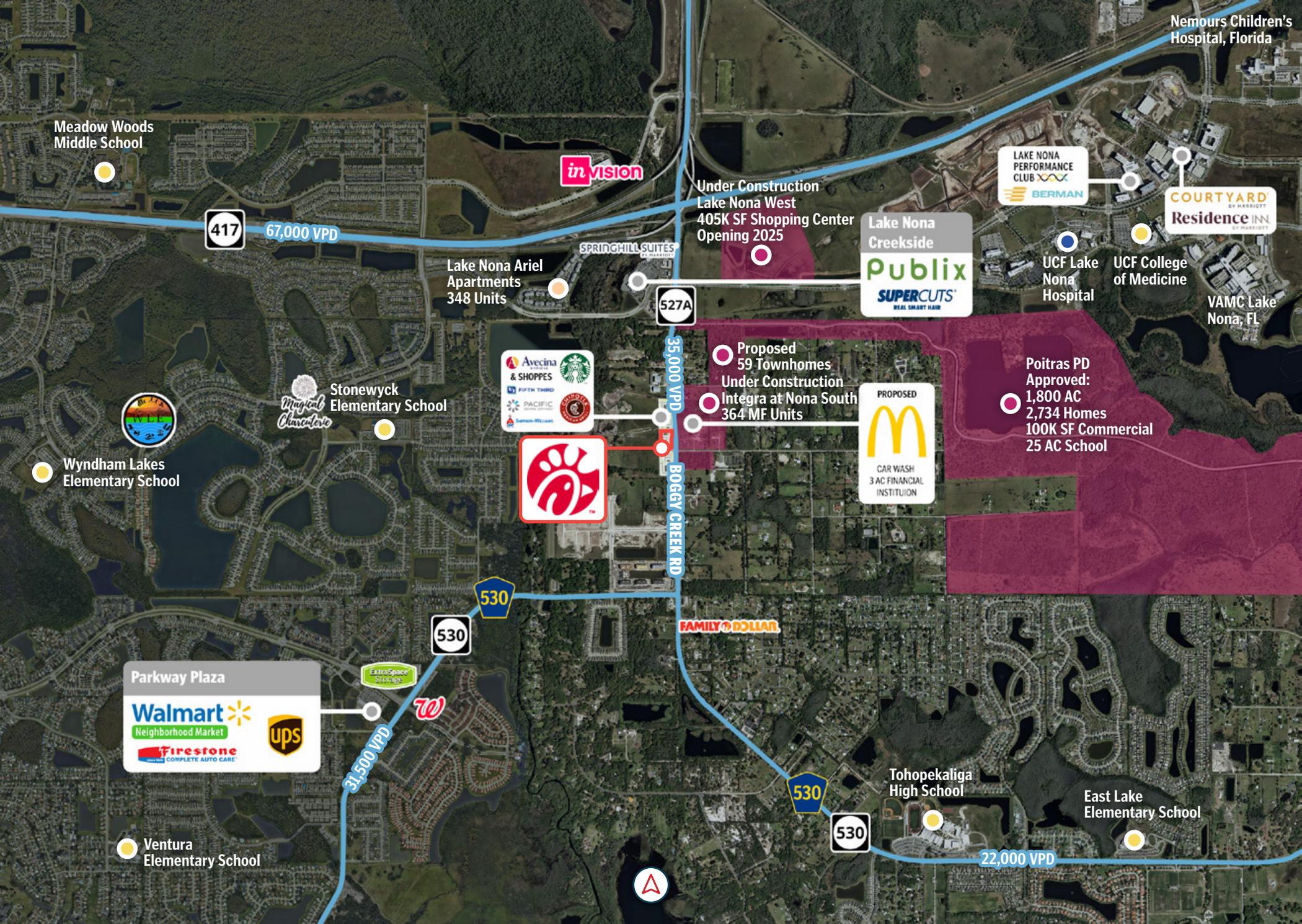
PD:- Planned Development

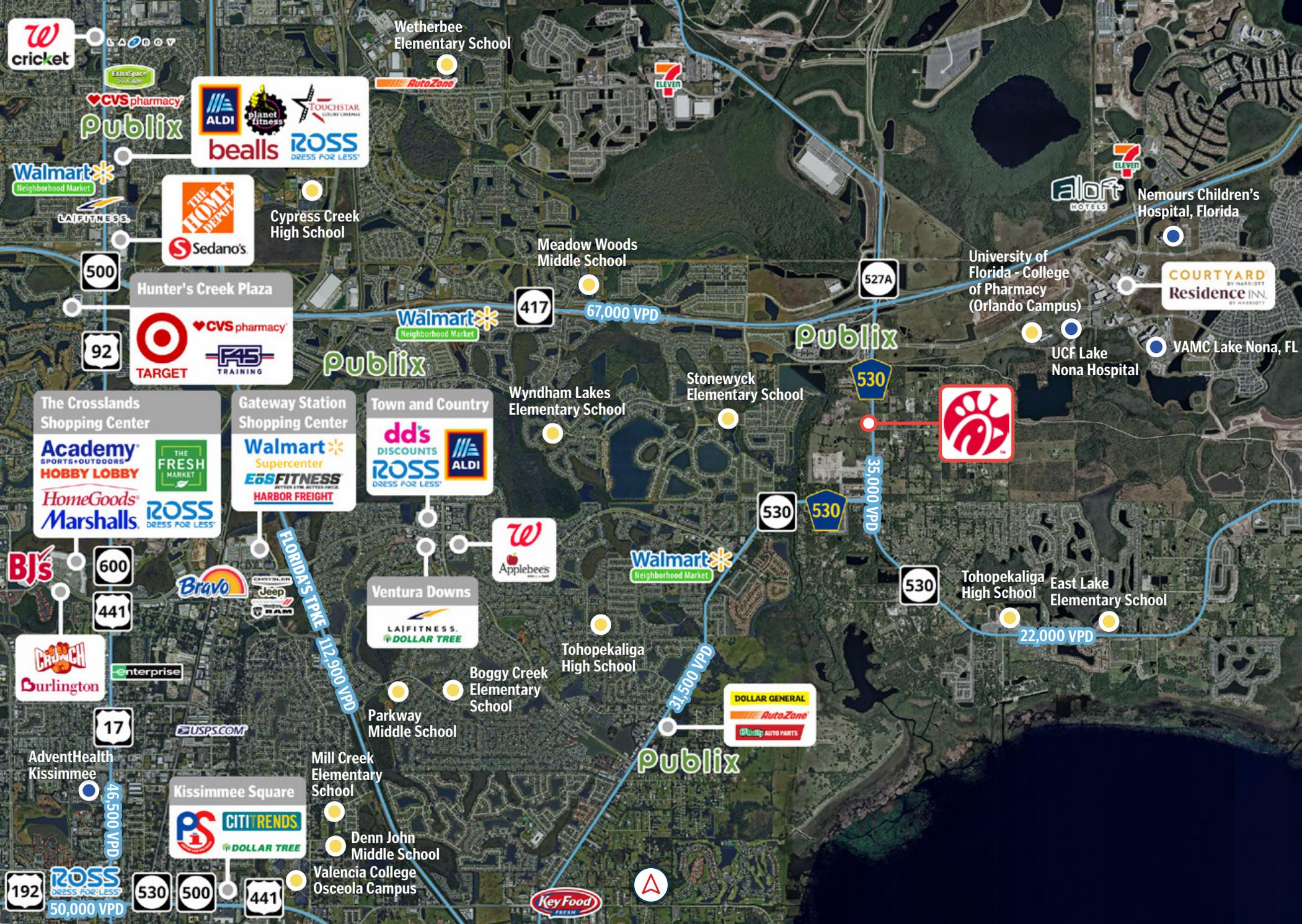
LOCATION MAP

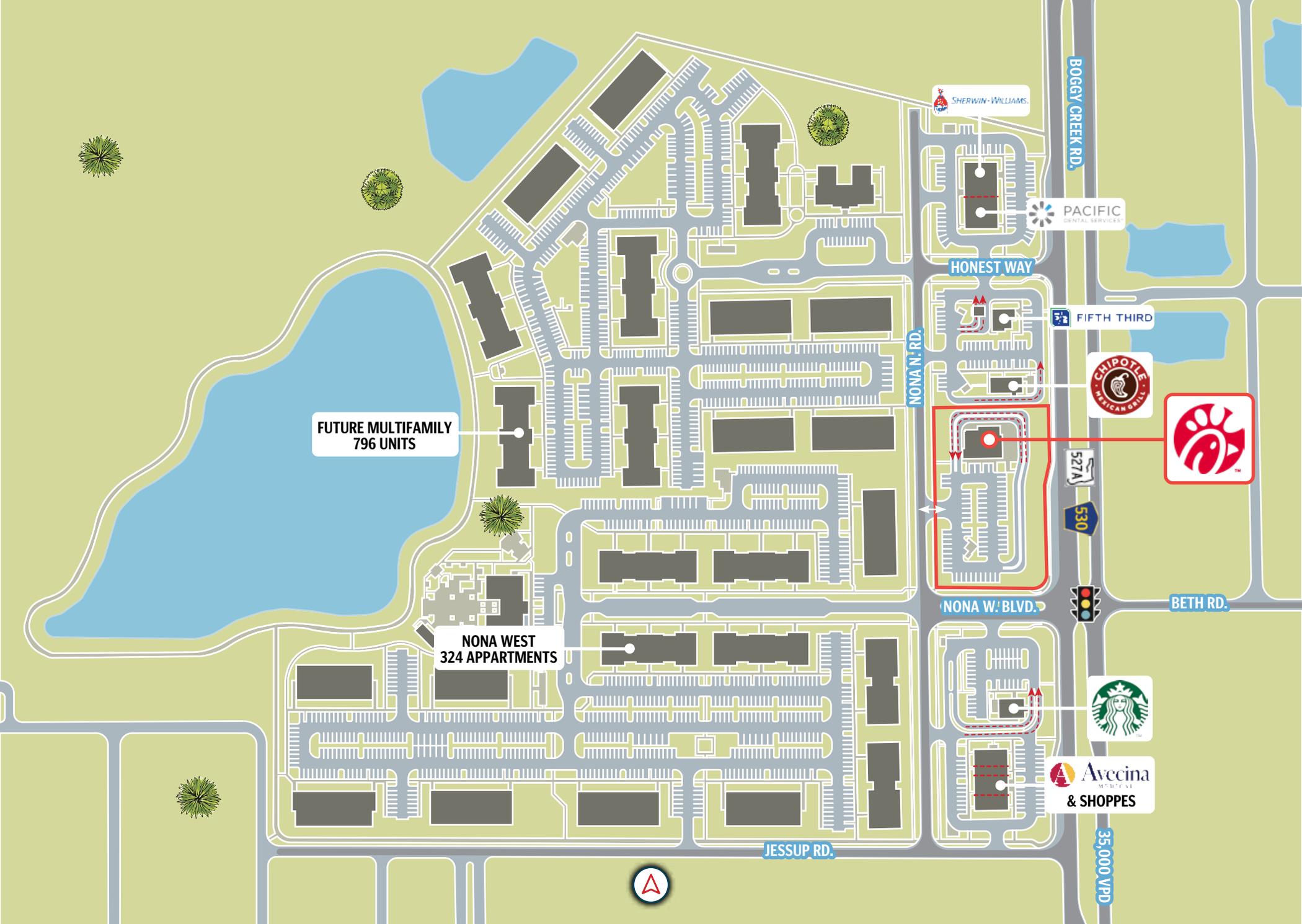


2025 Estimated Population	
1 Mile	5,923
3 Miles	56,849
5 Miles	151,442
2025 Average Household Income	
1 Mile	\$122,167
3 Miles	\$116,230
5 Miles	\$117,827
2025 Estimated Total Employees	
1 Mile	507
3 Miles	7,571
5 Miles	27,434











	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	5,923	56,849	151,442
2030 Projected Population	7,794	64,797	169,320
2025 Median Age	35.6	37.2	37.8
Households & Growth			
2025 Estimated Households	1,858	17,513	48,248
2030 Projected Households	2,447	19,934	53,884
Income			
2025 Estimated Average Household Income	\$122,167	\$116,230	\$117,827
2025 Estimated Median Household Income	\$103,508	\$96,857	\$90,913
Businesses & Employees			
2025 Estimated Total Businesses	82	1,069	2,991
2025 Estimated Total Employees	507	7,571	27,434



LAKE NONA, FLORIDA

Lake Nona is a fast-growing, master-planned community located in southeastern Orlando, Florida. It is considered that the Lake Nona area is bordered by Florida Toll Road 528 to the North, The Orlando International Airport to the East, the Osceola Country Line to the South and Lake Mary Jane to the East. The current population of the city is estimated to be 22,533.

Lake Nona has emerged as a major economic engine in the Orlando region, driven by healthcare, life sciences, education, technology, and innovation. At the core of its economy is the Lake Nona Medical City, home to premier institutions such as Nemours Children’s Hospital, VA Medical Center, University of Central Florida College of Medicine, and the UCF Lake Nona Hospital.

In addition to healthcare, Lake Nona is investing heavily in tech innovation and smart city infrastructure. It houses the VerdeXchange Innovation Center, Autonomous Vehicle Testing, and is home to Johnson & Johnson Human Performance Institute and KPMG’s Lakehouse Training Facility. Mixed-use developments and Class A office spaces are attracting startups, corporate headquarters, and remote professionals, positioning Lake Nona as a leader in next-generation urban development.

Lake Nona offers a range of lifestyle and recreational attractions. Boxi Park, a family-friendly outdoor venue made from repurposed shipping containers, features restaurants, bars, a stage for live music, and a beach volleyball court. The community is designed with health and wellness in mind, with over 40 miles of trails, fitness-focused parks, and art installations. Golf enthusiasts can enjoy the exclusive Lake Nona Golf & Country Club, and sports fans have access to the USTA National Campus, one of the largest tennis facilities in the world.



ORLANDO, FLORIDA

Orlando is a city in the U.S. state of Florida and the county seat of Orange County. Located in Central Florida, it is the center of the Orlando metropolitan area. The city of Orlando is the 4th largest city in Florida with a population of 334,854 as of 2024. The city is in the approximate center of the State of Florida and the four-county Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA). The city of Orlando is nicknamed “The City Beautiful” and its symbol is the fountain at Lake Eola. Orlando is also known as “The Theme Park Capital of the World” and in 2014 its tourist attractions and events drew more than 62 million visitors. The Orlando International Airport (MCO) is the seventh busiest airport in the United States and the 18th busiest in the world.

Orlando is a major industrial and hi-tech center. Orlando has the 7th largest research park in the country, Central Florida Research Park, with over 1,025 acres. It is home to over 120 companies, employs more than 8,500 people, and is the hub of the nation’s military simulation and training programs. The region’s infrastructure offers reliability, affordability and efficiency - giving businesses seamless access to the people and places they need to reach. Companies can depend on a diverse variety of transportation modes that are critical to the city’s thriving economy. One of the main driving forces in Orlando’s economy is its tourism industry and the city is one of the leading tourism destinations in the world. Nicknamed the ‘Theme Park Capital of the World’, the Orlando area is home to Walt Disney World Resort, Universal Orlando Resort, and SeaWorld Orlando. The convention industry is also critical to the region’s economy. The Orange County Convention Center is now the second-largest convention complex in terms of space in the United States, trailing only McCormick Place in Chicago. The city vies with Chicago and Las Vegas for hosting the most convention attendees in the United States.

The Orlando International Airport (MCO) is Orlando’s primary airport and currently the second busiest airport in the state of Florida closely behind Miami International Airport.



ORLANDO

“THE THEME PARK CAPITAL OF THE WORLD”

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 48 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.



WALT DISNEY MAGIC KINGDOM PARK

17.7 MILLION VISITORS PER YEAR (2023)



UNIVERSAL STUDIOS ORLANDO

9.7 MILLION VISITORS PER YEAR (2023)



DISNEY'S HOLLYWOOD STUDIOS

10.3 MILLION VISITORS PER YEAR (2023)



UNIVERSAL ORLANDO RESORT

TWO THEME PARKS, ONE WATER PARK



THE WALT DISNEY WORLD RESORT

27,258 ACRES OF THEME PARKS, HOTELS, & GOLF COURSES



SEA WORLD ORLANDO

4.45 MILLION VISITORS PER YEAR (2023)



THE WALT DISNEY EPCOT CENTER

11.98 MILLION VISITORS PER YEAR (2023)



DISNEY'S ANIMAL KINGDOM

8.77 MILLION VISITORS PER YEAR (2023)



LARGEST EMPLOYERS

Company	Employees
Walt Disney World	80,000
Advent Health	37,600
Orange County Public Schools	28,125
Universal Orlando Resort	25,000
Orlando Health	24,978
Publix Supermarkets Inc.	19,783
Orlando International Airport (MCO)	18,000
Seminole County Public Schools	10,000
University of Central Florida	10,000
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 334,854 Orlando Population as of 2024

AVERAGE
HOUSEHOLD
INCOME
\$100,135

MEDIAN
CITY OF ORLANDO
AGE
35.1

MEDIAN
HOME
COST
\$407,440

MEDIAN
RENTAL
COST
\$1,815

OVER **132,000 HOTEL ROOMS, 20,000 VACATION-HOME RENTALS
& 22,000 VACATION-OWNERSHIP PROPERTIES**



\$217 Billion
GDP of Orlando MSA (as of 2023)

4TH MOST POPULOUS CITY
in Florida





THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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