



*LOCATED IN THE #1 FASTEST GROWING COUNTY IN FLORIDA

35648 US-27
HAINES CITY, FL

OFFERED FOR SALE
\$3,750,000 | 4.40% CAP



ACTUAL SITE PHOTO

CONFIDENTIAL
OFFERING MEMORANDUM





EXECUTIVE SUMMARY

Atlantic Capital Partners has been engaged to solicit offers for the sale of this newly constructed free-standing “Chipotlane” which features a new 15-year Absolute Net Lease. Chipotle commenced rent in August of 2023 and is responsible for all aspects of maintenance and repair to the property including roof and structure. The building is the property of the owner which allows for depreciation and the lease features 10% rent increases every 5 years. Chipotle has 4, 5 year renewal options.



**NEW 15-YEAR
ABSOLUTE NET LEASE**



**10% INCREASES
EVERY 5 YEARS**

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	8/22/2023 - 8/31/2028	\$165,000
Base Rental Increase (10%)	8/22/2028 - 8/31/2033	\$181,500
Base Rental Increase (10%)	8/22/2033 - 8/31/2038	\$199,650

NOI - \$165,000

CAP - 4.40%

PRICE - \$3,750,000

ASSET SNAPSHOT

Tenant Name	Chipotle
Signator/Guarantor	Chipotle Mexican Grill, Inc. (Parent)
Address	35648 US-27 Haines City, FL
Building Size (GLA)	2,493 SF
Land Size	0.69 AC
Year Built	2023
Lease Type	Absolute Net
Ownership	Fee Simple (Land & Building)
Current Annual Rent	\$165,000
Rent Increases	10% Every 5 Years
Landlord Responsibilities	None
Rent Commencement Date	August 22, 2023
Lease Expiration	August 31, 2038
Remaining Term	14.5 years



<p>40,050 PEOPLE IN 3 MILE RADIUS</p>	<p>\$71,902 AHHI 3 MILE RADIUS</p>	<p>62,000 VPD ON U.S. ROUTE 27</p>
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INVESTMENT HIGHLIGHTS



TROPHY ASSET

Rare “Chipotlane” drive-thru at signalized intersection (**62,000+ VPD**) in top Florida growth market.



FASTEST GROWING COUNTY IN FLORIDA

Polk County ranked as the #1 fastest growing County in Florida in 2023 with an additional +/- 17,000 homes being developed within a 6 mile radius of Chipotle.



BLUE-CHIP GUARANTEE

Lease is guaranteed by parent company Chipotle Mexican Grill, Inc. (NYSE: CMG).



BEST IN CLASS

Chipotle is one of the World’s most favored fast-casual restaurants with over 3,400 restaurants and \$9.9 billion in annual revenue (2023)



PASSIVE OWNERSHIP

Absolute Net lease provides passive ownership and stable cash flow for out of state investor.



DEPRECIATION

Fee Simple ownership allows for depreciation of the building boosting after tax returns.



INFLATION HEDGE

Fixed 10% increases every 5 years provide hedge against inflation and consistent rent growth



SUNSHINE STATE

Florida has no state income tax and in 2022 ranked as the fastest growing state in the US.



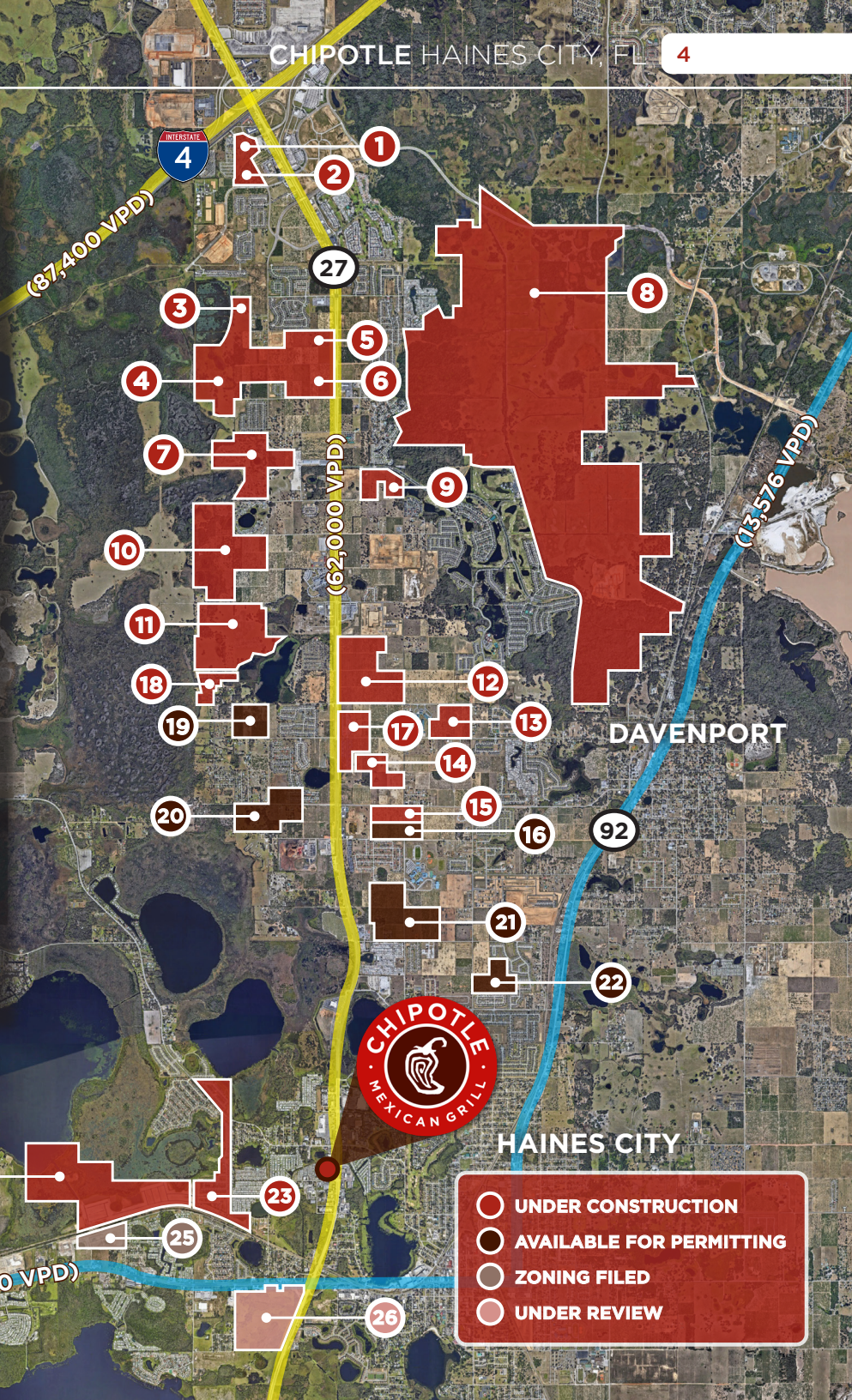
NEW HOUSING DEVELOPMENT

1 - Haven at Davenport 367 MULTI-FAMILY UNITS	14 - Citrus Reserve 214 SINGLE-FAMILY HOMES
2 - Alta Cintron 324 UNITS	15 - Northridge Reserve 173 SINGLE-FAMILY HOMES
3 - Natures Reserve 166 SINGLE-FAMILY HOMES	16 - Northridge Estates 216 SINGLE-FAMILY HOMES
4 - Wynstone Subdivision 685 SINGLE-FAMILY HOMES	17 - Hartford Terrace 88 TOWNHOMES
5 - Proposed 581 MULTI-FAMILY UNITS	18 - Lake Charles Resort 548 SINGLE-FAMILY HOMES
6 - Dr. Horton 942 TOWNHOMES, 262 MULTI-FAMILY UNITS	19 - Redbridge Square 152 SINGLE-FAMILY HOMES
7 - Orchid Gardens 342 SINGLE-FAMILY HOMES	20 - Blossom Grove 102 SINGLE-FAMILY HOMES
8 - Ridgewood Lakes (2,609 Acres) ENTITLED 5,571 SINGLE-FAMILY HOMES	21 - Orchid Terrace 572 SINGLE-FAMILY HOMES
9 - Ascend Ridgewood Lakes 240 MULTI-FAMILY UNITS	22 - Highland Meadows 7 166 SINGLE-FAMILY HOMES
10 - Cascades Phase I & II 550 SINGLE-FAMILY HOMES	23 - Hammock Reserve Phase I & II 437 SINGLE-FAMILY HOMES
11 - Cascades Phase III 550 SINGLE-FAMILY HOMES	24 - Hammock Reserve Phase III 382 SINGLE-FAMILY HOMES
12 - Hartford Terrace 515 SINGLE-FAMILY HOMES	25 - Hammock Reserve Phase IV 150 SINGLE-FAMILY HOMES
13 - Meritage Homes 100 SINGLE-FAMILY HOMES	26 - Crossroads Village Center 112 SINGLE-FAMILY HOMES, 106 TOWNHOMES

TOTALS

UNDER CONSTRUCTION:
10,233 SINGLE-FAMILY HOMES
1,030 TOWNHOMES
1,774 MULTI-FAMILY UNITS

IN DEVELOPMENT:
1,470 SINGLE-FAMILY HOMES
106 TOWNHOMES



- UNDER CONSTRUCTION
- AVAILABLE FOR PERMITTING
- ZONING FILED
- UNDER REVIEW



SITE PLAN



U.S. RT-27 (62,000 VPD)

27

WEST COMMERCE AVE (1,889 VPD)

AspenDental

CHIPOTLE

AutoZone

DIGITAL PICKUP AHEAD

DIGITAL PICKUP AHEAD

DIGITAL PICKUP AHEAD



Pilot

Wendy's

27 U.S. RT-27 (62,000 VPD)

WEST COMMERCE AVE (1,889 VPD)





PROJECT PHOTOS





TSC TRACTOR SUPPLY CO BIG LOTS!

LOWE'S

Walmart

Winn-Dixie



POPEYES

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

Walgreens

TACO BELL Arby's

ALDI

KFC

CVS

27

ZAXBY'S

AutoZone

Pilot

Denny's

U.S. RT-27 (62,000 VPD)

AspenDental

WEST COMMERCE AVE (1,889 VPD)





CHIPOTLE



OLD POLK CITY RD (11,435 VPD)



WEST COMMERCE AVE (1,889 VPD)



27

U.S. RT-27 (62,000 VPD)



W MAIN ST (6,441 VPD)





HAINES CITY | POLK COUNTY

Part of Polk County, Haines City is located in Central Florida, one of the fastest growing regions in the Country and the home of Walt Disney World, Legoland, SeaWorld, Universal Studios, Orlando International Airport (#2 in Florida) and the largest University in the Country. Polk County is experiencing tremendous population growth and ranked as the #1 fastest growing County in Florida in 2023 with a net migration of 26,029. In addition to this recent growth, there are no signs of slowing with over 17,000 new homes in various stages of development in Haines City and Davenport as citrus grove owners sell to home builders. Polk County benefits from it's strategic location between Orlando and Tampa, access to major transportation networks and a lower cost of living compared to nearby metros such as Tampa and Orlando. Polk County is home to the Corporate headquarters for Publix Supermarkets and serves as a pivotal junction for commerce and logistics, offering unparalleled connectivity and accessibility to key markets.



±17,000
NEW HOMES



26,029
NET MIGRATION IN 2023



PUBLIX
CORPORATE
HEADQUARTERS



→ **ORLANDO**
25 MILES

↓ **LAKELAND**
17 MILES

← **TAMPA**
50 MILES



TENANT SUMMARY



CHIPOTLE

Chipotle Mexican Grill “Chipotle” is an American restaurant chain that was founded by Steve Ellis in 1993 and is currently headquartered in Newport Beach, CA.

Chipotle is one of the world’s most favored fast-casual restaurant chains and is consistently voted America’s favorite fast-casual Mexican restaurant with average unit sales of \$3.0 million (2023). Chipotle is also one of wall street’s most favored stocks (NYSE: CMG) and has returned over 9X since 2018.

Despite the Covid-19 pandemic, Chipotle grew sales by 7% in 2020 to \$6 billion, due to earlier investments in technology, delivery, drive-thru and curbside service. Chipotle’s app and the new “Chipotlane” drive-thru concept have accelerated the growth of digital sales which now make up nearly 40% of Chipotle’s total revenue. Chipotle operates over 3,400 restaurants in over 1,350 Cities around the world and has plans to expand to 7,000 restaurants.

CHIPOTLE STOCK PRICE



OFFERED FOR SALE
\$3,750,000 | 4.40% CAP



35648 US-27
HAINES CITY, FL



Exclusively Offered By



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