

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

REPRESENTATIVE PHOTO



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

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Walmart Neighborhood Market
Firestone COMPLETE AUTO CARE
TACO BELL

Applebee's
Town and Country
dd's DISCOUNTS
ROSS DRESS FOR LESS!
ALDI

Ventura Elementary School

Nona West Townhomes
188 TownHomes

Nona West
324 Apartments

Future Multifamily
796 Units

Avecina
MEDICAL
& SHOPPES

JESSUP RD

NONA W BLVD

PROPOSED
McDonald's



NONA N RD

BOGGY CREEK RD
35,000 VPD

FIFTH THIRD

HONEST WY

PACIFIC
DENTAL SERVICES

SHERWIN-WILLIAMS

Proposed Car Wash

Advent Health/Centre Care
Urgent Care & Primary Care+





Integra Towers at Nona South



Proposed 48K SF Storage Facility



Proposed Car Wash



Advent Health/Centre Care Urgent Care & Primary Care+



BOGGY CREEK RD 35,000 VPD



MAA Boggy Creek

Nona West Townhomes 188 Townhomes

Nona West 324 Apartments



HONEST WY



Future Multifamily 796 Units





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 |



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

CONSTRUCTION SITE AS OF APRIL 16



CONSTRUCTION SITE AS OF APRIL 16





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



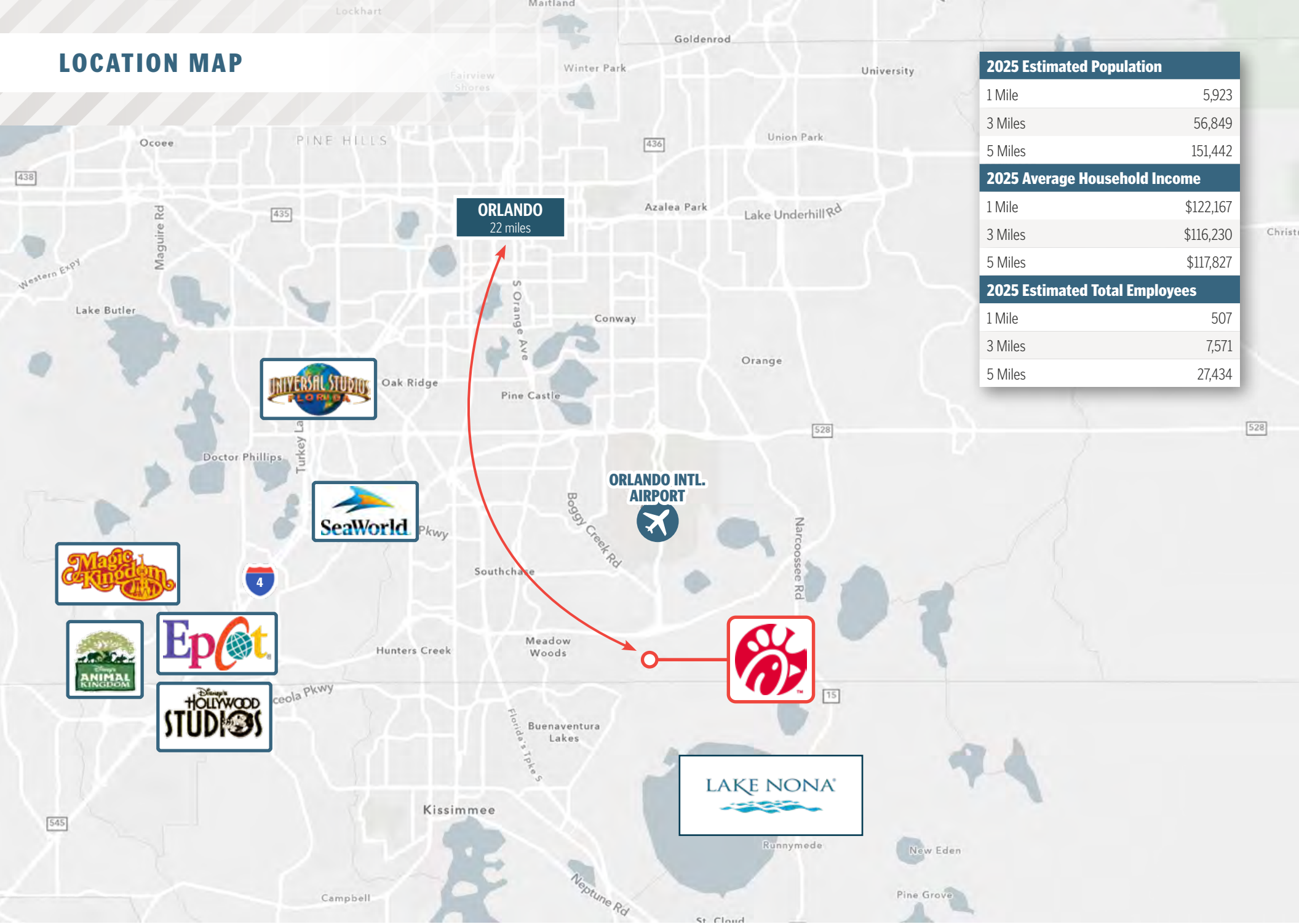
Year Built: 2026

ZONING



PD:- Planned Development

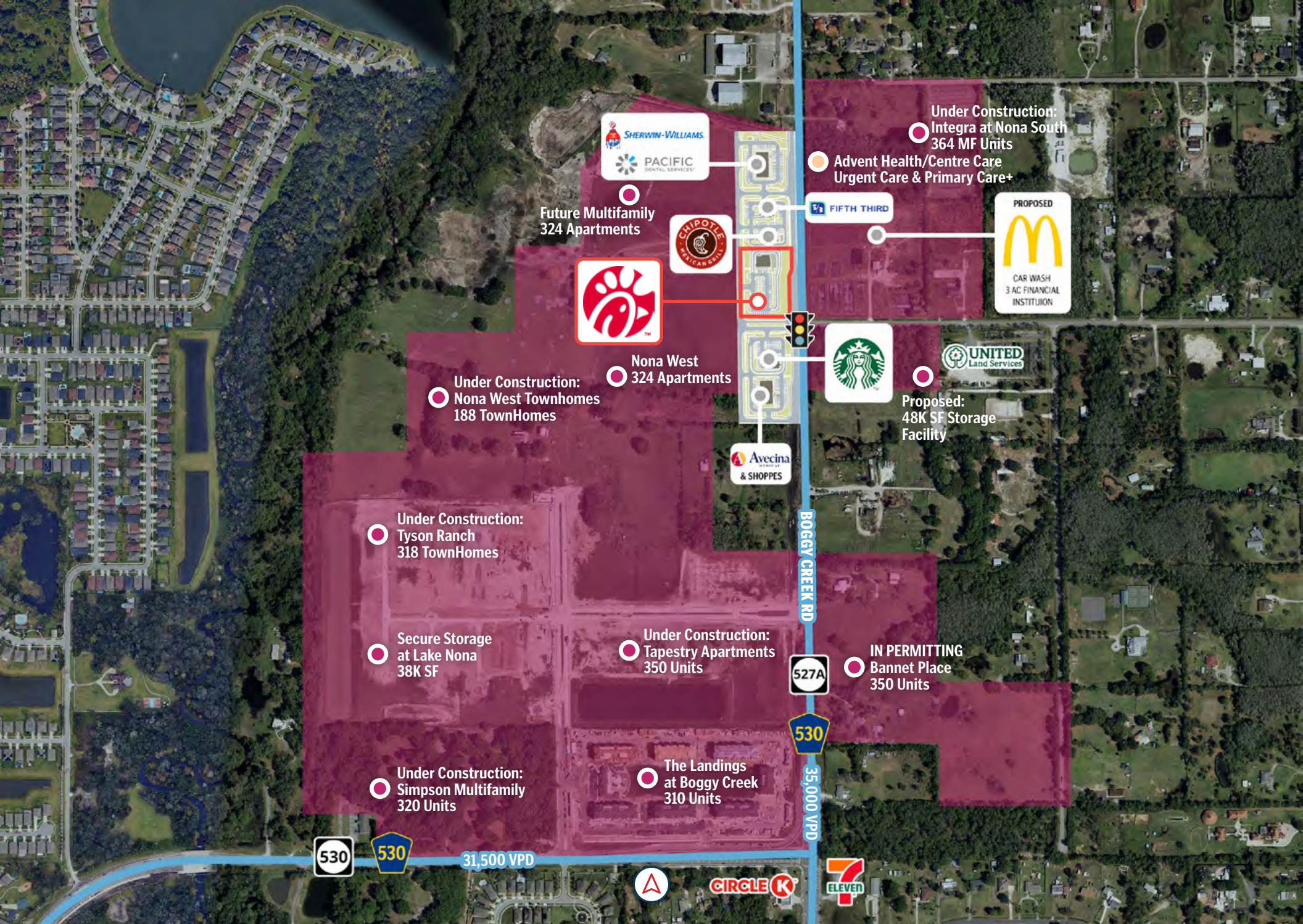
LOCATION MAP

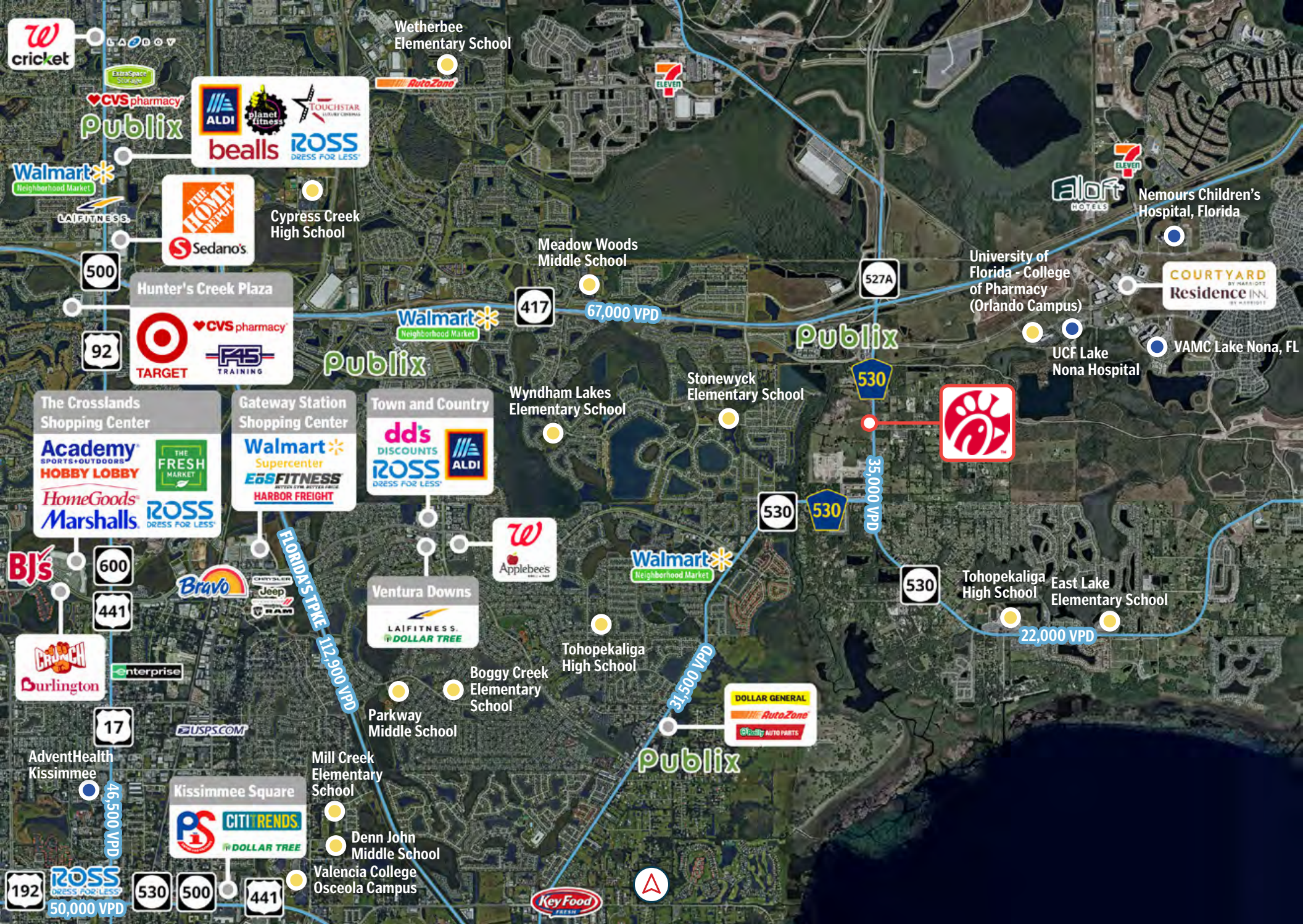


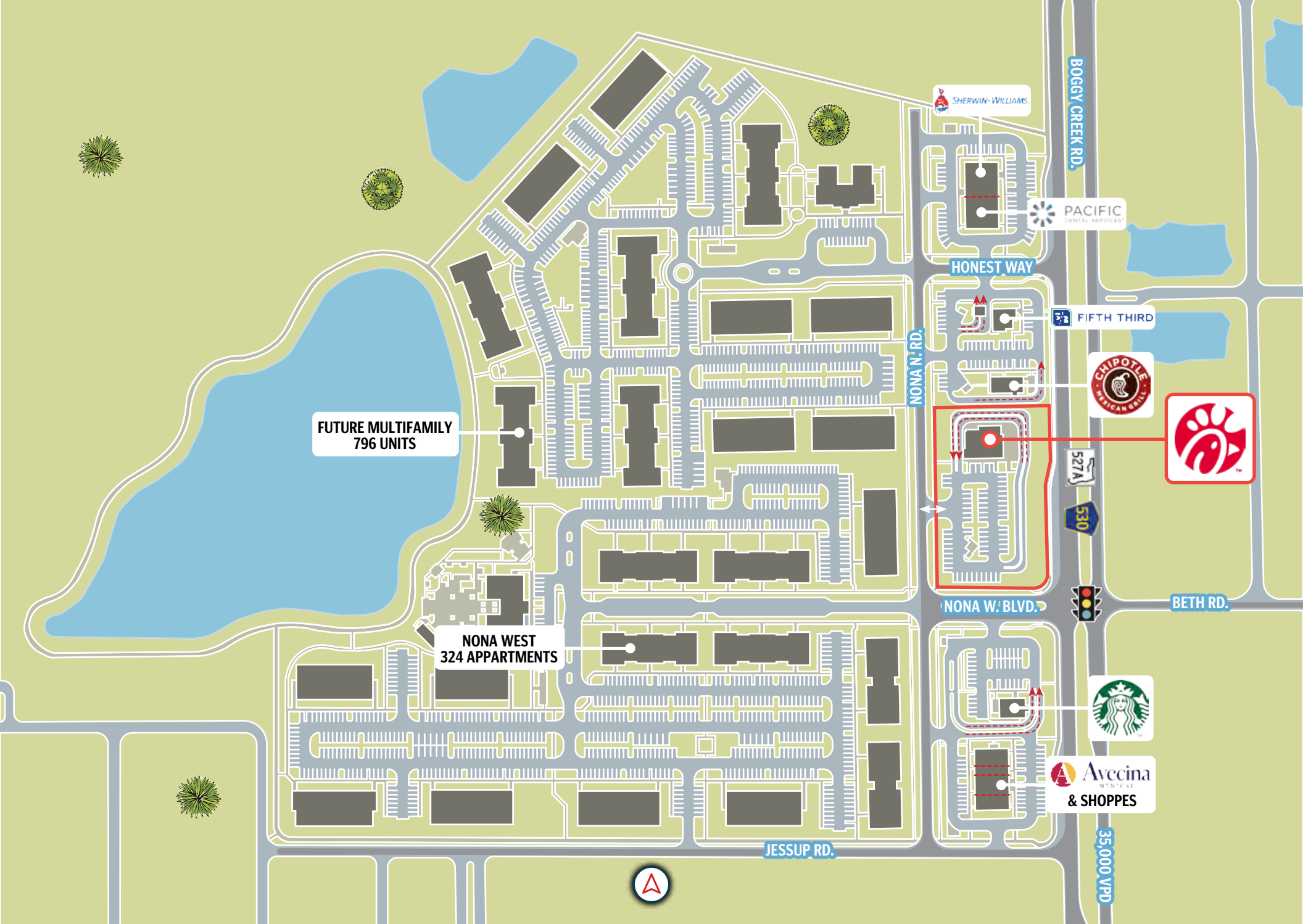
ORLANDO
22 miles

| 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 |



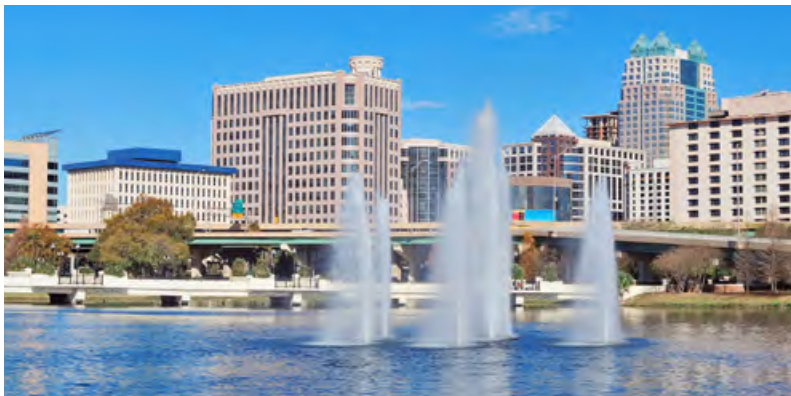
LAKE NONA, FLORIDA

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

| | | | |
|---|--|---|---|
| <p>AVERAGE HOUSEHOLD INCOME</p> <p>\$100,135</p> | <p>MEDIAN CITY OF ORLANDO AGE</p> <p>35.1</p> | <p>MEDIAN HOME COST</p> <p>\$407,440</p> | <p>MEDIAN RENTAL COST</p> <p>\$1,815</p> |
|---|--|---|---|

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

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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