



\$4,330,000 | 3.35% CAP RATE

**1101 GOLDFINCH DR
PLANT CITY, FL**

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Actual Site Photo



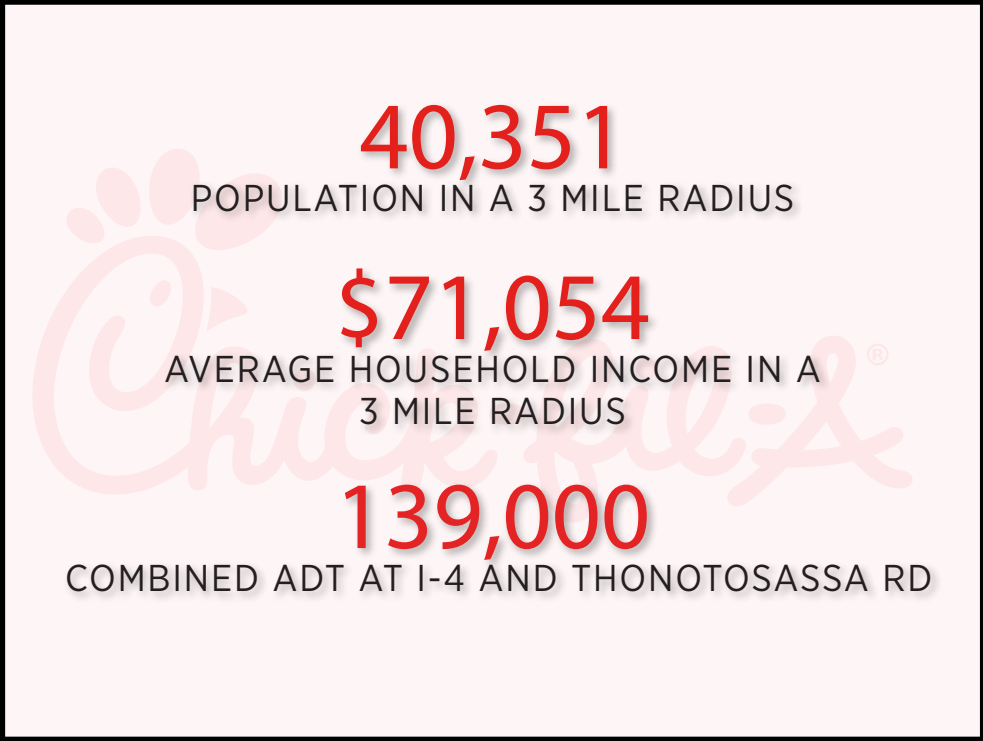
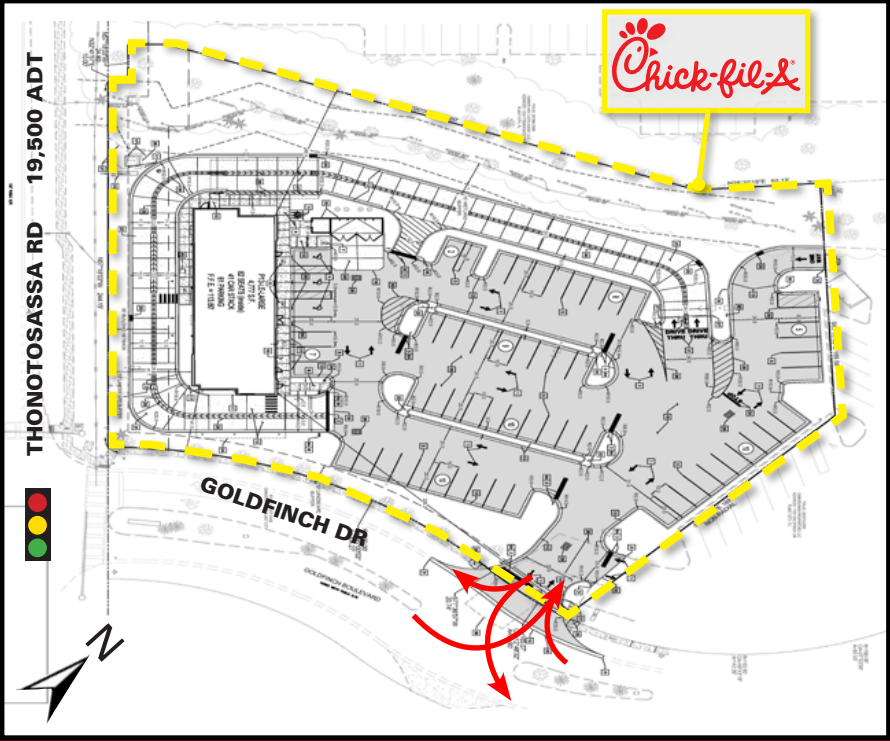
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OFFERING SUMMARY

Atlantic Capital Partners is pleased to offer a rare opportunity to acquire a hyper-secure, trophy Chick-fil-A with double drive-thru in the Tampa Bay area. Chick-fil-A recently signed a new 15-year ground lease and occupies an oversized 2.11 Acre signalized corner lot across from Publix. The lease features a blue-chip corporate guarantee from Chick-fil-A Inc. and 10% rental increases every 5 years providing an excellent hedge against inflation. The subject property is strategically located less than ½ mile from the I-4 interchange at Thonotosassa Rd. which is a popular exit for people commuting between Tampa and Orlando. Wawa, RaceTrac, Starbucks, McDonald’s, Burger King and Outback Steakhouse have successful locations in the immediate vicinity. The property is being offered free and clear of debt with an asking price of \$4,330,000.

LEASE SUMMARY

LOCATION	1101 Goldfinch Dr Plant City, FL
TENANT/GUARANTOR	Chick-fil-A / Chick-fil-A, Inc. (Corporate)
ASKING PRICE	\$4,330,000
CURRENT RENT	\$145,000
CAP RATE	3.35%
BUILDING SIZE	4,777 SF
PARCEL SIZE	2.11 Acres
YEAR BUILT	2021
REMAINING LEASE TERM	14.5 Years
LEASE TYPE	Ground Lease
LANDLORD RESPONSIBILITIES	None





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PLANT CITY CROSSING
Publix
AT&T
Great Clips
HEARTLAND
Edward Jones
DOLLAR TREE

TOWNEPLACE
SUITES
MARRIOTT

Wawa

Hampton
by HILTON

40 MILES TO
Walt Disney World
Where dreams come true
16 MILES TO
Busch Gardens
USF UNIVERSITY OF SOUTH FLORIDA

OUTBACK
STEAKHOUSE®

CARRABBA'S
ITALIAN GRILL®

**WAFFLE
HOUSE**

RaceTrac

Applebee's

Chick-fil-A

**BURGER
KING**

McDonald's

INVESTMENT HIGHLIGHTS

- Rare opportunity to own a hyper secure, trophy Chick-fil-A in the Tampa Bay area
- Long-term Absolute Net ground lease provides completely passive ownership
- Latest prototype with dual drive-thru on oversized 2.11 Acre parcel
- Large addressable market, nearest Chick-fil-A is over 9 miles away
- Interstate location less than 1/2 mile from the I-4 interchange at Thonotosassa Road, a popular rest stop for commuters
- Interstate 4 is a vital connection for Tampa and Orlando's economies and is locally known as the "Disney Highway" connecting the West Coast of Florida to the Orlando theme parks
- Signalized corner location across from high-volume Publix, Starbucks, McDonald's, Wawa and Burger King
- Chick-fil-A is the #1 fast-food chain in the U.S. based on average sales per unit and customer service ratings
- E-commerce and recession resistant business model - Chick-fil-A's same store sales grew 14.5% in 2020 despite the pandemic
- Fixed 10% rent increases provide hedge against inflation
- Florida has no state income tax and saw a net migration of 345,000 residents between April 2020 and April 2021



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YEAR BUILT	2021
REMAINING LEASE TERM	14.5 Years
LEASE TYPE	Ground Lease
RENT COMMENCEMENT	October, 14 2021
LEASE EXPIRATION	October 31, 2036
RENT INCREASES	10% Every 5 Years Including Options
RENEWAL OPTIONS	10 X 5 Years
LANDLORD RESPONSIBILITIES	None

RENT SCHEDULE

LEASE YEARS	RENT	RETURN
YEARS 1 - 5	\$145,000	3.35%
YEARS 6 - 10	\$159,500	3.68%
YEARS 11 - 15	\$175,450	4.05%
YEARS 16 - 20 (Option 1)	\$192,995	4.45%
YEARS 21 - 25 (Option 2)	\$212,295	4.90%
YEARS 26 - 30 (Option 3)	\$233,524	5.39%
YEARS 31 - 35 (Option 4)	\$256,876	5.93%
YEARS 36 - 40 (Option 5)	\$282,564	6.52%
5, 5 Year Renewal Options Remain		10% increases in each option



119,500 ADT



TOWNSGATE APARTMENTS

TOWNEPLACE SUITES
MARriott



STEAM
Preschool
Academy



Thonotosassa Rd

19,500 ADT

Goldfinch Dr





Goldfinch Dr

Thonotosassa Rd

19,500 ADT

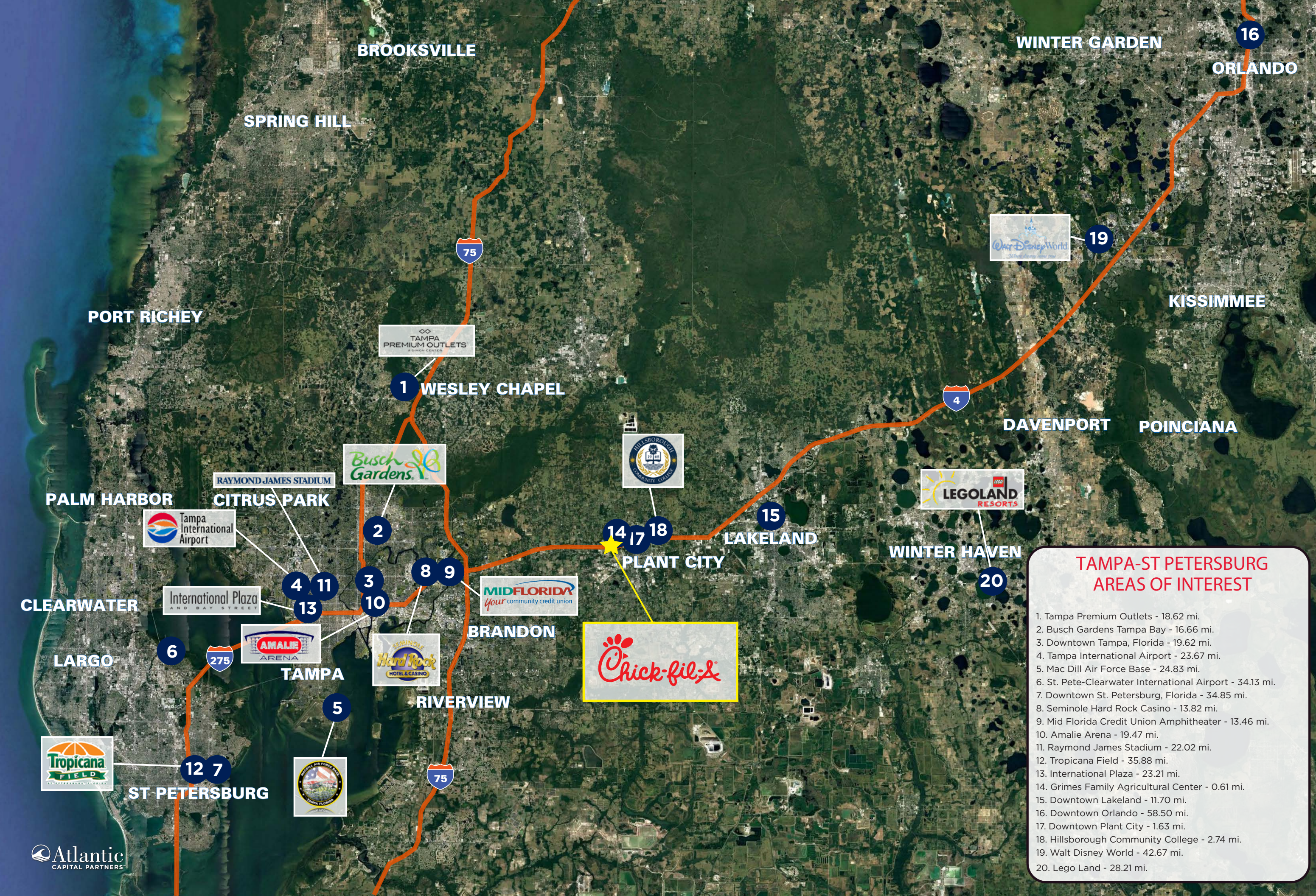


ABOUT Chick-fil-A

Atlanta-based Chick-fil-A, Inc. is a family owned and privately held restaurant company founded on May 23, 1946 by S. Truett Cathy. Devoted to serving the local communities in which its restaurants operate and known for its original chicken sandwich, Chick-fil-A serves freshly prepared food in more than 2,600 restaurants in 47 states, Washington, D.C., and Canada. Chick-fil-A leads the fast-food industry in average sales per unit and customer service satisfaction. Over the last 5 years Chick-fil-A has grown their digital orders and sales by 40% which has increased take-out and drive-thru traffic. As a result, Chick-fil-A has invested millions into adding additional drive-thru lanes to older stores and are requiring larger parcels for new stores to accommodate multiple drive-thru lanes and larger dining rooms. Chick-fil-A was named top fast-food restaurant in Newsweek’s 2019 America’s Best Customer Service report and received several honors in QSR’s 2019 Reader’s Choice Awards, including “The Most Respected Quick-Service Brand” and “Best Brand for Overall Experience”. Additionally, Glassdoor named Chick-fil-A one of the top 100 best places to work in 2020.

Chick-fil-A QUICK FACTS

HEADQUARTERS	Atlanta, GA
OWNERSHIP	Private
FOUNDED	1946
ANNUAL REVENUE	\$11.3 billion +/-
LOCATIONS	2,600 +/-
WEBSITE	chick-fil-a.com



TAMPA-ST PETERSBURG
AREAS OF INTEREST

1. Tampa Premium Outlets - 18.62 mi.

2. Busch Gardens Tampa Bay - 16.66 mi.

3. Downtown Tampa, Florida - 19.62 mi.

4. Tampa International Airport - 23.67 mi.

5. Mac Dill Air Force Base - 24.83 mi.

6. St. Pete-Clearwater International Airport - 34.13 mi.

7. Downtown St. Petersburg, Florida - 34.85 mi.

8. Seminole Hard Rock Casino - 13.82 mi.

9. Mid Florida Credit Union Amphitheater - 13.46 mi.

10. Amalie Arena - 19.47 mi.

11. Raymond James Stadium - 22.02 mi.

12. Tropicana Field - 35.88 mi.

13. International Plaza - 23.21 mi.

14. Grimes Family Agricultural Center - 0.61 mi.

15. Downtown Lakeland - 11.70 mi.

16. Downtown Orlando - 58.50 mi.

17. Downtown Plant City - 1.63 mi.

18. Hillsborough Community College - 2.74 mi.

19. Walt Disney World - 42.67 mi.

20. Lego Land - 28.21 mi.




DEMOGRAPHICS


40,351
EST POPULATION
IN 3 MILE AREA


18,164
DAYTIME POPULATION
IN 3 MILE AREA


\$71,045
AVG HH INCOME
IN 3 MILE AREA


139,000
COMBINED ADT AT THE
INTERSECTION OF I-4 AND
THONOTOSASSA RD

WHY INVEST IN TAMPA BAY

Tampa is the capital city in Hillsborough County, and the largest city in the Tampa-St. Petersburg-Clearwater MSA. Plant City is also located in Hillsborough County, which is the fourth-most populous County in Florida. Plant City was incorporated in 1885 and was named after the famous railroad pioneer Henry B. Plant who brought his railroad through the area and turned it into an agricultural hub for the central part of the state. Tampa Bay saw a net migration of 47,000 people in 2020 which ranked #4 in the entire U.S. ahead of Charlotte and Austin. Because of its high quality of life, lower cost of living and convenient access to I-4, Plant City is a popular bedroom community for Tampa and Lakeland.

As a gateway to the Florida High Tech Corridor, Tampa Bay is home to many information technology (IT) firms along with many business services providers. Nearly 1 in 4 of the state's business and information services firms has a location in the Tampa Bay area. Other major industries besides IT are education services, healthcare, social assistance, finance, insurance, and air transportation. Tampa Bay is home to 19 corporate headquarters with over \$1 billion in annual revenue, seven of which are Fortune 1,000 companies. Almost 500 foreign-owned companies representing more than 40 countries are established in the area.

Tampa International Airport was awarded North America's second-best airport according to the Airports Council International. The airport also ranks fifth in the world in customer satisfaction for airports and serves 25 million passengers annually. The Tampa Bay seaport is also the largest in the state of Florida.

In 2019, Florida achieved an all-time tourism record with 131 million visitors. Tampa Bay saw 24.5 million visitors which added \$6.9 billion to its economy. Busch Gardens Tampa Bay is Tampa's most popular theme park and Tampa is also one of America's most popular departure ports for Western Caribbean cruises. In 2021, Tampa surpassed one million cruise ship passengers. Tampa is also home to three major league sports franchisees, the Tampa Bay Buccaneers, the Tampa Bay Rays and the Tampa Bay Lightning.

Tampa is home to several Universities, most notably the University of South Florida and the University of Tampa. The University of South Florida is a public research university and the fourth largest University in the state of Florida with an enrollment of over 50,000 students. The University of Tampa is a private university with an enrollment of over 9,300 students and is located in Tampa's CBD. UT's central building the Plant Hall once housed the Tampa Bay Hotel, a resort built by Henry Plant in 1891, and is known for the iconic Moorish minarets atop the building.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2021 POPULATION	5,392	40,351	71,070
2026 POPULATION	5,593	41,895	73,993
2010-2021 ANNUAL RATE	0.5%	0.7%	0.9%
2021-2026 ANNUAL RATE	0.7%	0.8%	0.8%

DATA FOR ALL BUSINESSES IN AREA	1 MILE	3 MILES	5 MILES
TOTAL BUSINESSES	334	2,031	3,061
TOTAL EMPLOYEES	2,928	18,164	26,148
TOTAL LABOR FORCE AGE 16 AND OVER	4,168	31,801	55,816

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2021 AVERAGE HOUSEHOLD INCOME	\$57,607	\$71,054	\$74,976

MEDIAN AGE	1 MILE	3 MILES	5 MILES
2021	34.5	37.6	36.9

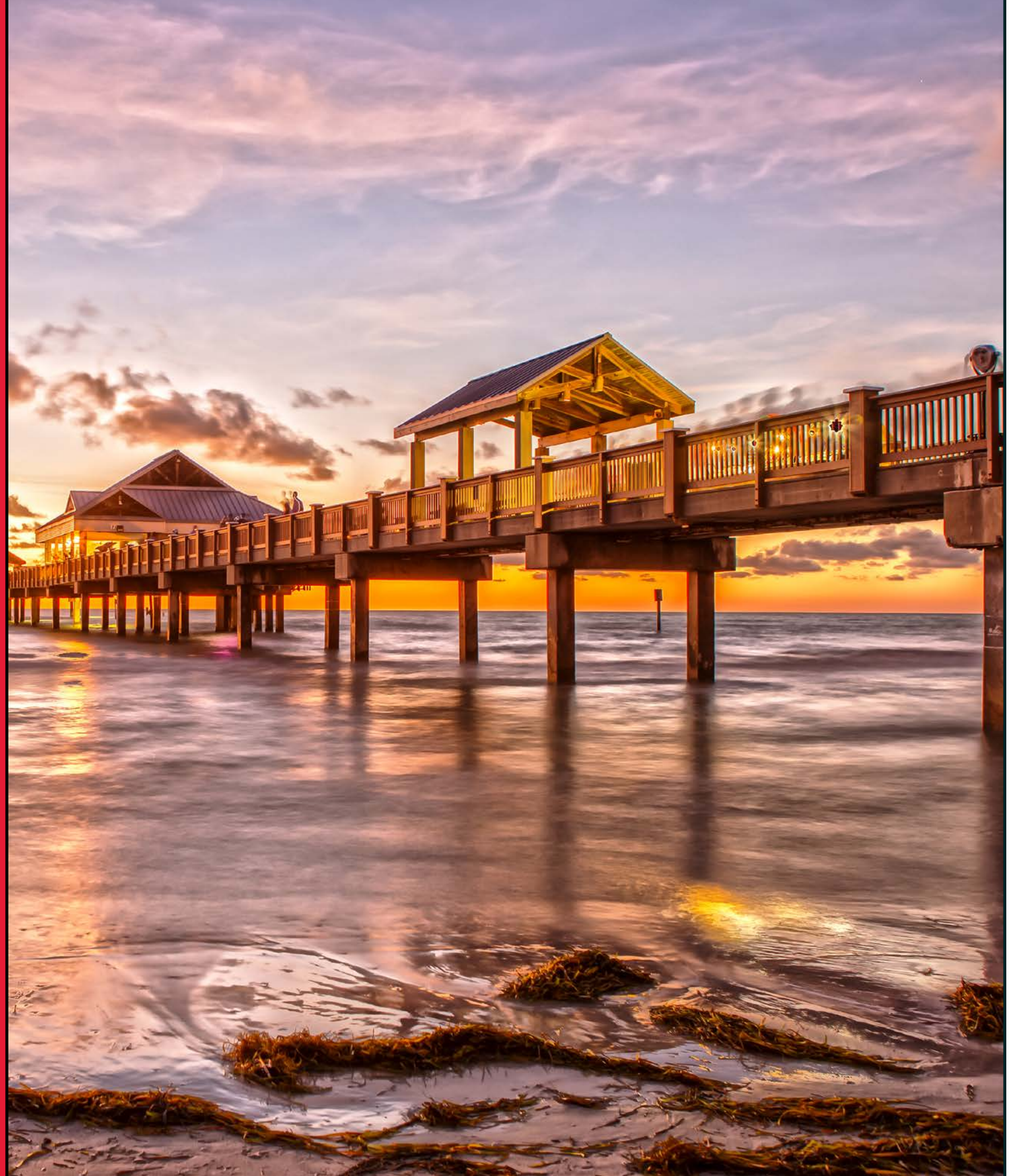
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
2021 WHITE	51.2%	56.2%	58.7%
2021 BLACK	6.7%	13.0%	9.7%
2021 AMERICAN INDIAN	1.2%	0.7%	0.9%
2021 ASIAN	1.3%	1.9%	2.2%
2021 OTHER RACES	18.6%	13.1%	12.9%
2021 HISPANIC ORIGIN	49.6%	33.9%	35.0%


HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2021 TOTAL HOUSEHOLDS	1,865	14,490	24,256
2026 TOTAL HOUSEHOLDS	1,925	14,971	25,149
2021-2026 ANNUAL RATE	0.6%	0.7%	0.7%
2010-2021 ANNUAL RATE	0.5%	0.7%	0.9%



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