



CHEVRON QUICK RUN

4985 Old Winter Garden Rd, Orlando, FL 32811



EXCLUSIVELY LISTED BY

SIMON ASSAF

VICE PRESIDENT & DIRECTOR

DIR +1 (949) 873-0275

MOB +1 (909) 800-7139

simon.assaf@matthews.com

LIC # BR663663000 (AZ)

BROKER OF RECORD

KYLE MATTHEWS

License No. CQ1066435 (FL)

INVESTMENT HIGHLIGHTS

- **Attractive Long-Term Lease** – ±18 years remaining on original 20-Year lease with 8% increases every 5 years, providing a passive long-term investment and a steady hedge against inflation.
- **Recognizable Brand** – Chevron is the second-largest integrated energy company headquartered in the United States.
- **Thriving Population** – There is a population of over 130,120 within a 3-mile radius that is estimated to increase by 1.3% in the next 5 years.
- **Strong Traffic Counts** – Over 22,000 vehicles per day travel on Old Winter Garden Road
- **Ideal Distribution Point** – At the intersection of 3 major roadways: State Roads 408, 526, and 435





SHERWIN WILLIAMS
Aaron's
Krystal
McDonald's
CAPTAIN D'S

新金麟超市
NEW GOLDEN SPARKLING
SUPERMARKET
DUNKIN'

ALDI
dd's
DISCOUNTS

PINE HILLS MARKETPLACE
SHOPPING CENTER
BUILD SMART
FAMILY DOLLAR
Firestone
POPEYES
Wendy's
UNITED STATES POSTAL SERVICE

WESTSIDE CROSSING
SHOPPING CENTER

东方超市
ENSON MARKET
Auto Zone
The Tea Spot
BAMBU
CHAI • COFFEE • TEAS

N PINE HILLS RD ± 95,000 VPD
408
± 10,000 VPD

CITGO

SUBJECT
PROPERTY

FAMILY DOLLAR

MF2

OLD WINTER GARDEN RD ± 22,000 VPD



408

± 95,000 VPD



OLD WINTER GARDEN RD ± 22,000 VPD

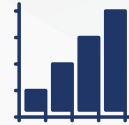
N PINE HILLS RD ± 10,000 VPD

VALUATION OVERVIEW



\$5,290,000

LIST PRICE



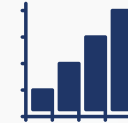
6.00%

CAP RATE



\$317,434

NOI



±1.25 AC

LOT SIZE

PROPERTY SUMMARY

Property Address	4985 Old Winter Garden Rd Orlando, FL 32811
Price	\$5,290,000
Cap Rate	6.00%
NOI	\$317,434
Lot Size	±1.25 AC
APN	30-22-29-2744-15-070

FINANCING INQUIRIES

For financing options reach out to:

Patrick Flanagan
+1 (214) 620-1939
patrick.flanagan@matthews.com

TENANT SUMMARY

Tenant Name	Quick Run
Landlord Name	Hutton
Effective Date	10/25/2021
Type of Ownership	Ground Lease
Lease Type	Abs. NNN
Roof and Structure	Tenant
Lease Commencement Date	8/13/2021
Original Lease Term	20 Years
Rent Commencement Date	8/13/2021
Lease Expiration Date	8/31/2041
Term Remaining on Lease	±18 Years
Increase	8% Every 5 Years
Options	Four, 5-Year Options

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	INCREASES
Year 1	\$26,452.83	\$317,434	-
Year 2	\$26,452.83	\$317,434	-
Year 3	\$26,452.83	\$317,434	-
Year 4	\$26,452.83	\$317,434	-
Year 5	\$26,452.83	\$317,434	-
Year 6	\$28,569.06	\$342,829	8.00%
Year 7	\$28,569.06	\$342,829	-
Year 8	\$28,569.06	\$342,829	-
Year 9	\$28,569.06	\$342,829	-
Year 10	\$28,569.06	\$342,829	-
Year 11	\$30,854.59	\$370,255	8.00%
Year 12	\$30,854.59	\$370,255	-
Year 13	\$30,854.59	\$370,255	-
Year 14	\$30,854.59	\$370,255	-
Year 15	\$30,854.59	\$370,255	-
Year 16	\$33,322.95	\$399,875	8.00%
Year 17	\$33,322.95	\$399,875	-
Year 18	\$33,322.95	\$399,875	-
Year 19	\$33,322.95	\$399,875	-
Year 20	\$33,322.95	\$399,875	-

TENANT PROFILE



HEADQUARTERS

San Ramon, CA

YEAR FOUNDED

1879

WEBSITE

chevron.com

LOCATIONS

8,000+

Chevron Corporation is a multinational energy company headquartered in San Ramon, California, USA. The company operates in the oil and gas industry and is one of the largest integrated energy companies in the world. Chevron's operations cover all aspects of the energy industry, including exploration, production, refining, marketing, and transportation of oil and natural gas. The company operates in over 180 countries worldwide and has a diverse portfolio of assets, including offshore platforms, refineries, pipelines, and retail fuel stations. Chevron had approximately 48,600 employees worldwide. The company is committed to promoting a diverse and inclusive work environment and is actively working towards reducing its greenhouse gas emissions. Chevron's primary products include crude oil, natural gas, and refined petroleum products.

This Chevron location is operated by OM Group who oversees 12 other Chevron locations across the United States. They are the largest Dunkin Donuts franchisee in the Midwest, as well as an operator of Chevron, Dairy Queen, and Wing Stop



AREA OVERVIEW

ORLANDO, FL

At the center of the Orlando metropolitan area, Orlando is one of the most visited cities in the United States. More than 33.9 million people visited Orlando in 2022. The city offers everything when it comes to entertainment. The city was originally nicknamed “The City Beautiful,” because of Lake Eola. In recent years, the city received the nickname of “**The Theme Park Capital of the World**” as it is home to seven of the top theme parks in the world. From theme parks and sunshine to continuously evolving dining scenes, Orlando is the only destination where you can enjoy it all together.

HIGHER EDUCATION

Orlounded in 1963, The University of Central Florida is a metropolitan public research university located 13 miles east of downtown Orlando. **With over 70,000 students, it holds the largest enrollment at a single campus in Florida.** The university offers 103 bachelor’s, 91 master’s, 31 research doctorates, 3 professional doctorates, and 3 specialized degree programs. UCF awards more than 17,000 degrees each year. UCF has ten regional campuses in Central Florida with most of the student population located on the main campus. The university has made significant research contributions to engineering, optics, business administration, hospitality management, education, digital marketing, and simulation.

- » Over 12,000 faculty and staff
- » Impacts more than 112,000 additional jobs and adds \$7.73 billion to the economy
- » More than 168,000 of 335,500+ alumni live in Orlando and Central Florida region

TRANSPORTATION

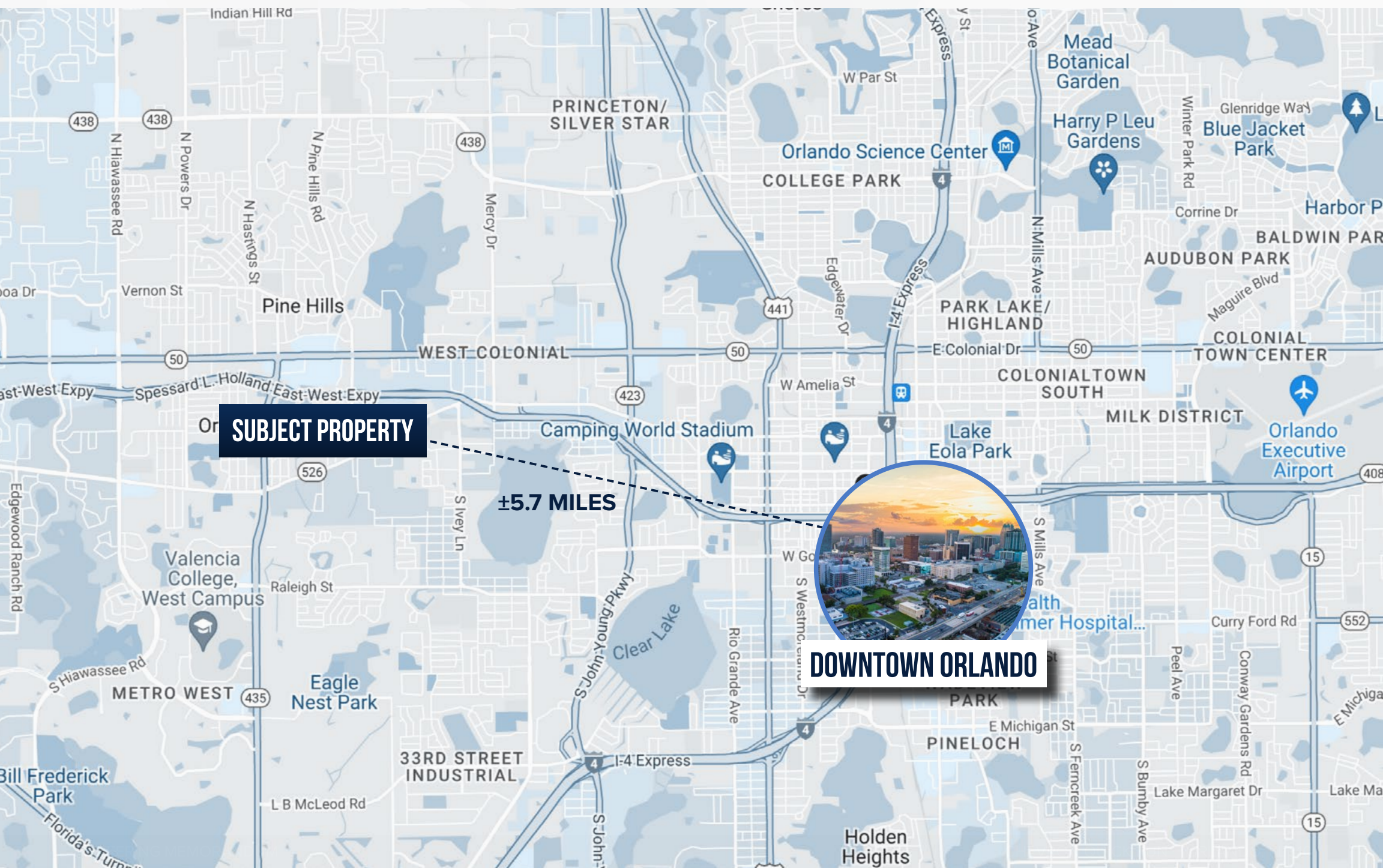
Orlando’s major airport is Orlando International Airport (MCO), located within 15-miles of the Orange County Convention Center and major attractions. With 36 scheduled airlines and two charters, MCO provides nonstop service to 97 destinations in the U.S. and 49 international cities. In 2021, **more than 40 million passengers used the Orlando International Airport**; making MCO one of the busiest airports in the U.S. Orlando Sanford International Airport is located within 18-miles of Orlando city limits and 45 minutes from the Orange County Convention Center and major attractions.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	19,480	138,714	286,937
2023 Estimate	18,293	130,120	269,647
2010 Census	15,860	111,903	235,230
Annual Growth 2010-2023	1.3%	1.3%	1.2%
Predicted Growth 2023-2028	1.3%	1.3%	1.3%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	6,771	47,496	94,545
2023 Estimate	6,383	44,738	94,545
2010 Census	5,598	38,999	84,156
Annual Growth 2010-2023	0.9%	0.7%	0.7%
Predicted Growth 2023-2028	1.2%	1.2%	1.2%
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$54,055	\$63,029	\$71,485

AREA MAP



ATTRACTIONS

THEME PARKS

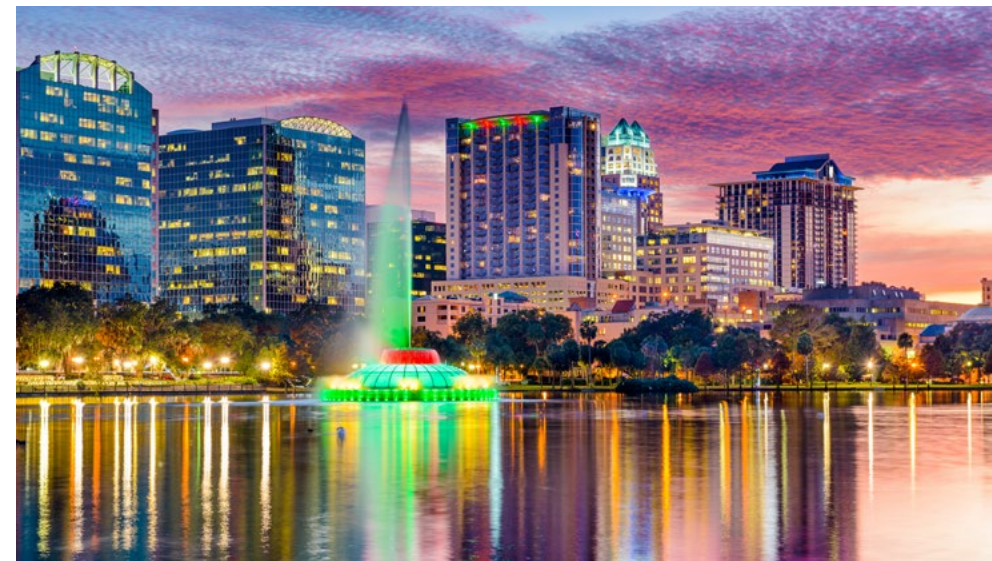
Orlando is best known as home to the world's top theme parks and water parks including the four theme parks and two water parks at Walt Disney World Resort - Disney's Animal Kingdom, Blizzard Beach Water Park, Epcot, Disney's Hollywood Studios, Magic Kingdom, and Typhoon Lagoon; the two theme parks at Universal Orlando Resort - Islands of Adventure and Universal Studios Florida; three parks from SeaWorld Parks and Entertainment - SeaWorld Orlando, Aquatica - SeaWorld's Waterpark and Discovery Cove; and LEGOLAND Florida Resort. With a unique mix of legendary theme parks, water parks, spectacular museums, world-class entertainment, and blockbuster rides and attractions, it would take about 67 days to visit all of the entertaining offerings in Orlando.

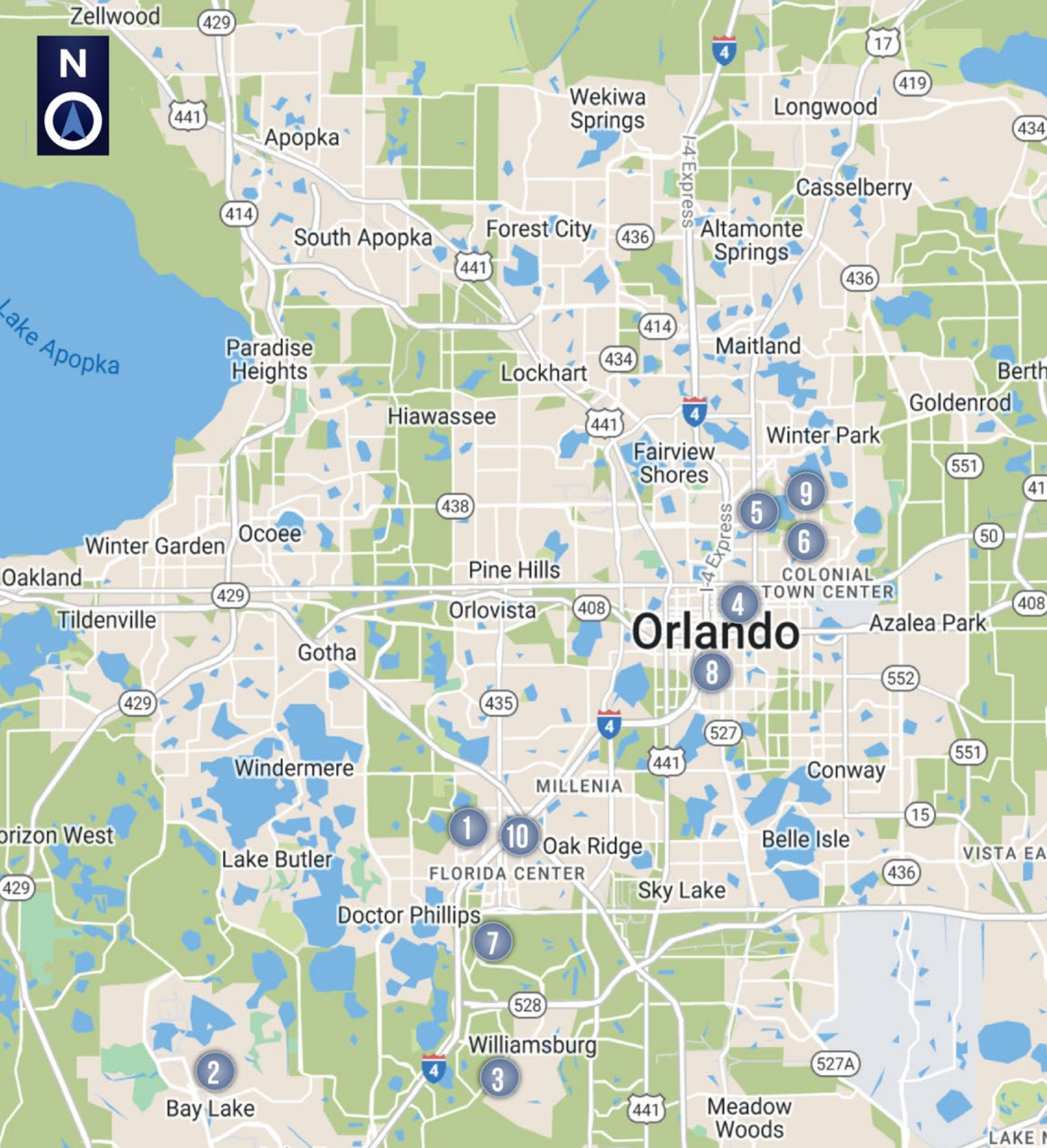
HOTELS AND LODGING

With approximately 450 hotels and more than 144,000 guest rooms - including 35 AAA Four-Diamond and Forbes Travel Guide Four-Star award recipients - Orlando offers more lodging options than nearly any destination in the world. Accommodations range from luxury resorts and themed hotels to charming bed and breakfasts, economy hotels/motels, and campgrounds. Vacation ownership units, private condominiums, and homes are also available.

SHOPPING CENTERS

The Orlando area features several major shopping centers. Two notable shopping malls are the Florida Mall and The Mall at Millenia. The Florida Mall is the largest mall in Orlando and the largest single-story mall in the United States. It features almost 300 stores and is right next to the Florida Hotel & Conference Center and M&M World. The Mall at Millenia is an upscale two-story mall with over 150 stores including luxury brands such as Chanel, Gucci, Louis Vuitton, Versace, and Prada.





ORLANDO METRO

ATTRACTIONS

- 1 UNIVERSAL ORLANDO RESORT
- 2 WALT DISNEY WORLD RESORT
- 3 SEAWORLD ORLANDO
- 4 LAKE EOLA PARK
- 5 ORLANDO SCIENCE CENTER
- 6 HARRY P LEU GARDENS
- 7 SEA LIFE ORLANDO AQUARIUM
- 8 AMWAY CENTER
- 9 ORLANDO MUSEUM OF ART
- 10 ORLANDO OUTLET MARKETPLACE

ECONOMY

The Orlando area is a large industrial and hi-tech center. It is nationally recognized for its innovative techniques in advanced manufacturing, aerospace and defense, biotechnology and pharmaceuticals, entertainment, and gaming.

Orlando is home to several multi-national companies, mid-size companies, and start-ups in the advanced manufacturing sector such as Mitsubishi Hitachi Power Systems Americas, Nautique, and Regal Boats. Orlando is also the location of some of the biggest aerospace engineering companies such as Northrop Grumman, Blue Origin, and Lockheed Martin. **70% of the nation's specialty drugs are distributed by Orlando pharmaceutical companies** such as Aetna, AmerisourceBergen, and CuraScript. The entertainment industry is another large sector for Orlando's economy. **Universal Studios, Disney's Hollywood Studios, UCF College of Arts and Humanities, Full Sail University, and Florida Interactive Entertainment Academy are only a few studios and teaching programs that are located within Orlando.** The electronic gaming industry also has a growing presence. Major companies in the gaming industry such as Electronic Arts and Falcon's Creative Group have operations in Orlando.

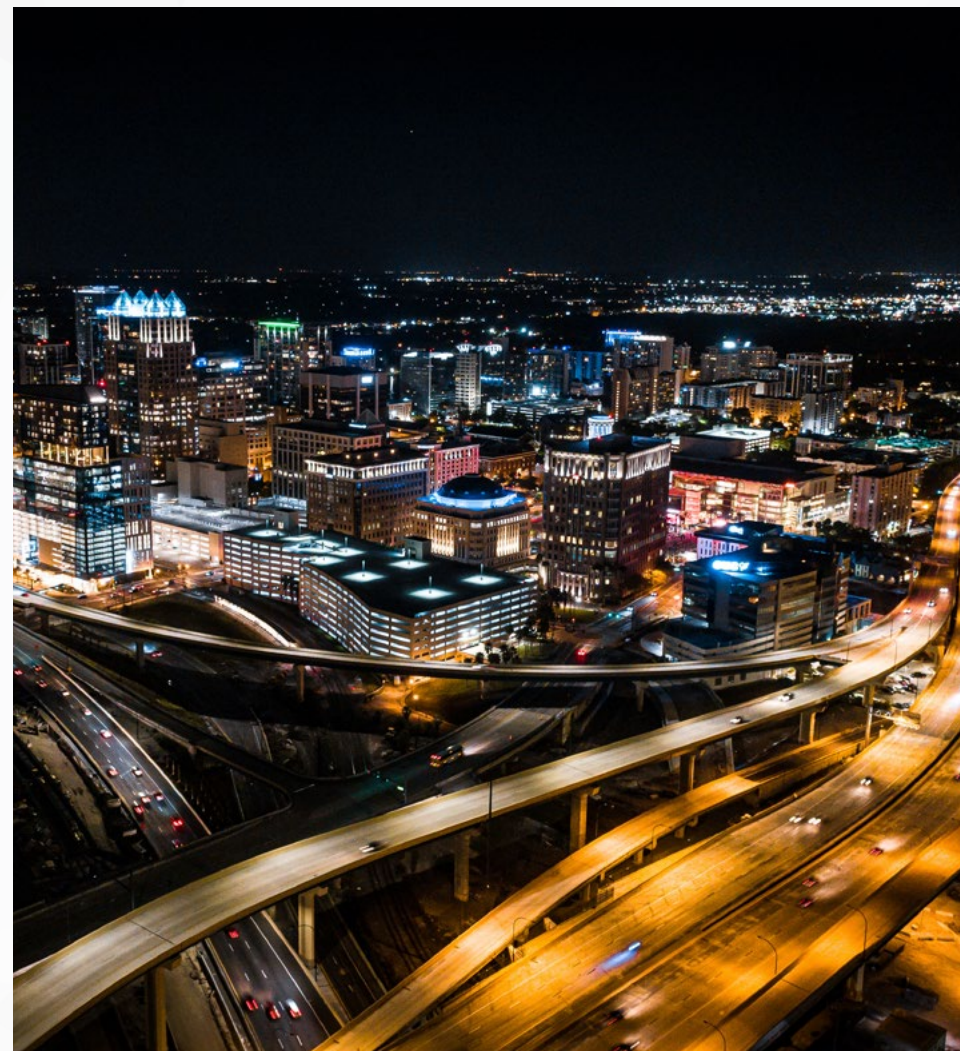
- » The city holds over 150 international companies that represent 20 different countries
- » Orlando is also home to the 7th-largest research park in the country
- » Central Florida Research Park is home to over 120 companies that employ more than 8,500 people
- » It is also the hub of the nation's military simulation and training programs
- » The city's tourism industry contributes to nearly one-third of the economy's income

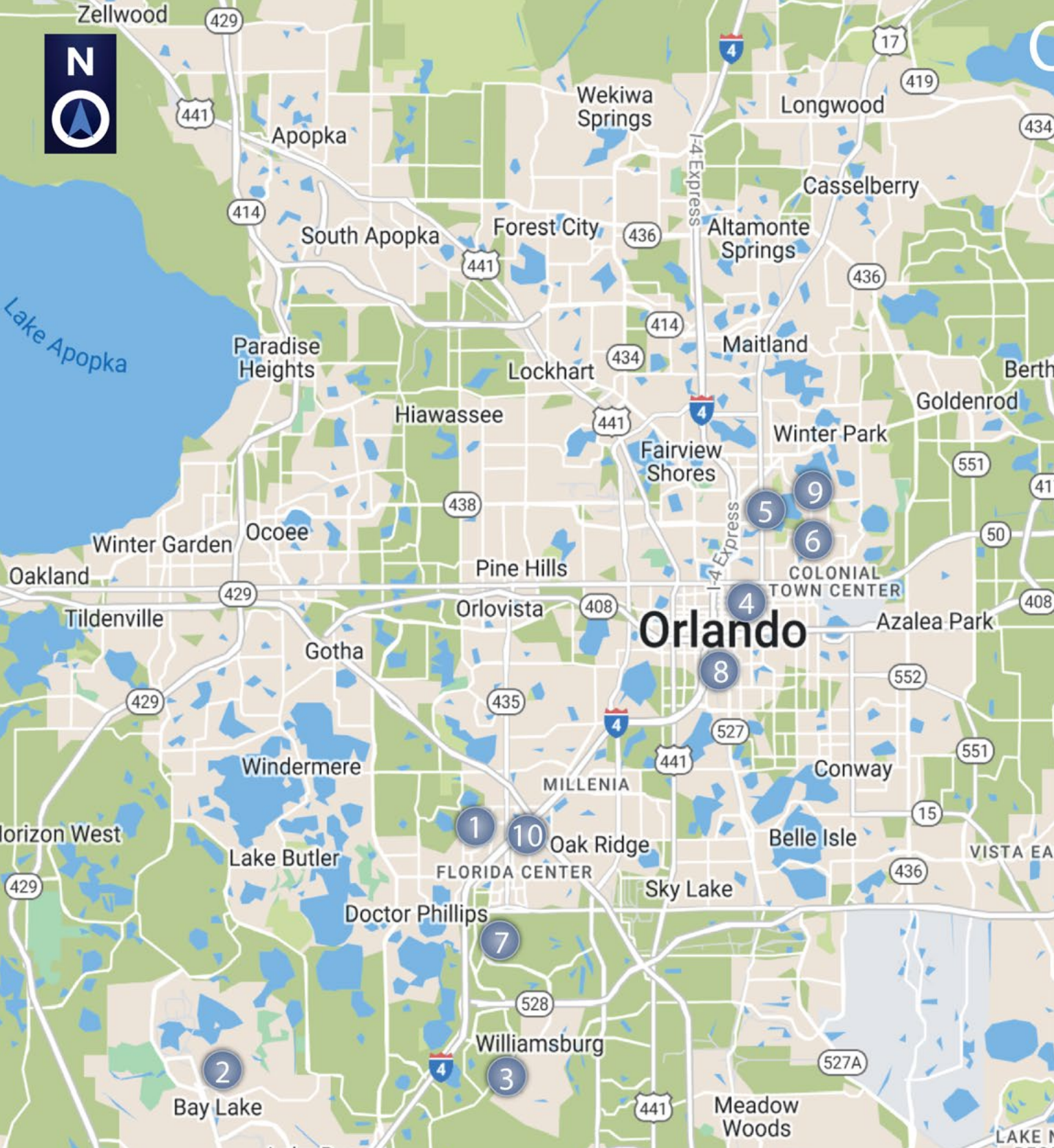
OVER 68 MILLION VISITORS EACH YEAR

-ORANGE COUNTY FL GOVERNMENT, 2022

MOST VISITED DESTINATION IN THE US

-ORANGE COUNTY FL GOVERNMENT, 2022





ORLANDO METRO

ATTRACTIONS

- 1 UNIVERSAL ORLANDO RESORT
- 2 WALT DISNEY WORLD RESORT
- 3 SEAWORLD ORLANDO
- 4 LAKE EOLA PARK
- 5 ORLANDO SCIENCE CENTER
- 6 HARRY P LEU GARDENS
- 7 SEA LIFE ORLANDO AQUARIUM
- 8 AMWAY CENTER
- 9 ORLANDO MUSEUM OF ART
- 10 ORLANDO OUTLET MARKETPLACE

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4985 Old Winter Garden Rd, Orlando, FL 32811** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

EXCLUSIVELY LISTED BY

SIMON ASSAF

VICE PRESIDENT & DIRECTOR

DIR +1 (949) 873-0275

MOB +1 (909) 800-7139

simon.assaf@matthews.com

LIC # BR663663000 (AZ)

BROKER OF RECORD

KYLE MATTHEWS

License No. CQ1066435 (FL)

CHEVRON QUICK RUN

4985 Old Winter Garden Rd, Orlando, FL 32811