



**BRAND NEW 15 YR. ABSOLUTE NNN CORP. GROUND LEASE**  
**HIGH PROFILE HARD CORNER ALONG HWY 60**  
**DENSE RETAIL CORRIDOR**

101 S Hilltop Rd., Brandon, FL 33511



**SCHEDULE  
TO OPEN  
OCTOBER  
2024**

Representative Photo







# PROPERTY OVERVIEW

The Snyder Carlton National Net Lease Team is pleased to offer to qualified investors an opportunity to acquire a Chick-fil-A corporate ground lease in the Tampa, FL MSA. The new long term absolute NNN ground lease has a 15-year primary term with ten 5-year option periods, 10% rent increases every 5 years and no landlord responsibilities, providing inflation resistant income for years to come.

The 2,656 SF quick service restaurant with double drive-thru's on a 1.21-acre parcel is strategically positioned on the hard corner signalized intersection of S Hilltop Road and W Brandon Boulevard, which sees over 83,500 VPD, and is only 1.5 miles away from Interstate 75 (143,000 VPD). The subject property is within close proximity of numerous retail attractions including the Brandon Mall (1.1M SF super regional mall), Regency Square, Lake Brandon Village, Lake Brandon Plaza and Brandon Centre South with major retailers including Walmart Supercenter, Sam's Club, Costco, Target, Lowe's Home Improvement, Walgreens, McDonald's, Starbucks, Wendy's, Taco Bell and countless others.

Brandon, a popular suburb of Tampa, which has an MSA population exceeding 3.3 million, is only 11 miles from downtown. This is an excellent opportunity to own a corporate Chick-fil-A with a 15-year ground lease, 50 years in option periods, rent increases every 5 years, and no landlord responsibilities providing passive, worry free cash flows for years to come.





Pricing Details

List Price	\$4,670,000
CAP Rate	3.75%
Annual Rent	\$175,000
Taxes	NNN
Insurance	NNN
CAM	NNN

Lease Abstract

Tenant	Chick-fil-A, Inc.
Lease Type	NNN Lease
Lease Start	June 6, 2024
Lease Expiration	June 30, 2039
Lease Term	15 Years
Adjusted Annual Rent	10% Increases Every 5 Years
	7/1/2029: \$192,500
	7/1/2034: \$211,750
Option Periods	10 - 5 Year Option Periods
	10% Increases Every 5 Years
	7/1/2039: \$232,925
	7/1/2044: \$256,218
	7/1/2049: \$281,839
	7/1/2054: \$310,023
	7/1/2059: \$341,026
	7/1/2064: \$375,128
	7/1/2069: \$412,641
	7/1/2074: \$453,905
	7/1/2079: \$499,295
	7/1/2084: \$549,225
Roof & Structure	Tenant Responsible

INVESTMENT HIGHLIGHTS

- Chick-fil-A – Absolute NNN Ground Lease
  - Tampa, FL MSA (Population Exceeding 3.3 Million)
- Long Term Lease – 15 Year Primary Term – Ten 5 Year Option Periods
- Inflation Resistant Cash Flows - 10% Rent Increases Every 5 Years
  - Ideal for 1031 Exchange
- 2,656 SF QSR Building with Double Drive-Thru’s – 2024 Construction
  - 1.21 Acre Parcel
- One Mile from Major Retail Attractions
  - Brandon Mall (1.1M SF Super Regional Mall), Regency Square, Lake Brandon Village & Plaza and Brandon Centre South
- Nearby Retailers Include Walmart Supercenter, Sam’s Club, Costco, Target, Lowe’s Home Improvement, Walgreens, McDonald’s, Starbucks, Wendy’s, Taco Bell and More
- One Mile from HCA Florida Brandon Hospital – 479-Bed Facility
- Adjacent to Brandon Town Center Apartment Community – 660 Units
  - Under Construction
- Hard Corner Signalized Intersection of W Brandon Blvd (83,500 VPD) & S Hilltop Rd
- Excellent Visibility & Strong Traffic Counts
  - 1.5 Miles from Interstate 75 (143,000 VPD)
- Located in Popular Tampa Suburb – Brandon, FL
  - 11 Miles to Downtown
- Strong Demographics – Over 231,000 Residents within 5 Mile Radius
- Average Household Income Exceeding \$89,000 within 5 Mile





## Parcel Details



Parcel No. (APN)  
**U282920ZZZ000002675400**



Zoning  
**General Commercial**



Lot Size  
**1.21 Acres**



Building Size  
**2,656 SF**

**83,500**  
Vehicles Per Day

LL Flooring  
**PET SMART**  
Publix  
Burlington Coat Factory

**Public Storage**

**Denny's**

PAPA JOHN'S  
boost mobile



101 S HILLTOP RD  
BRANDON, FL

W. Brandon Blvd

N. Hilltop Rd.

**TACO BELL**  
**DUNKIN'**

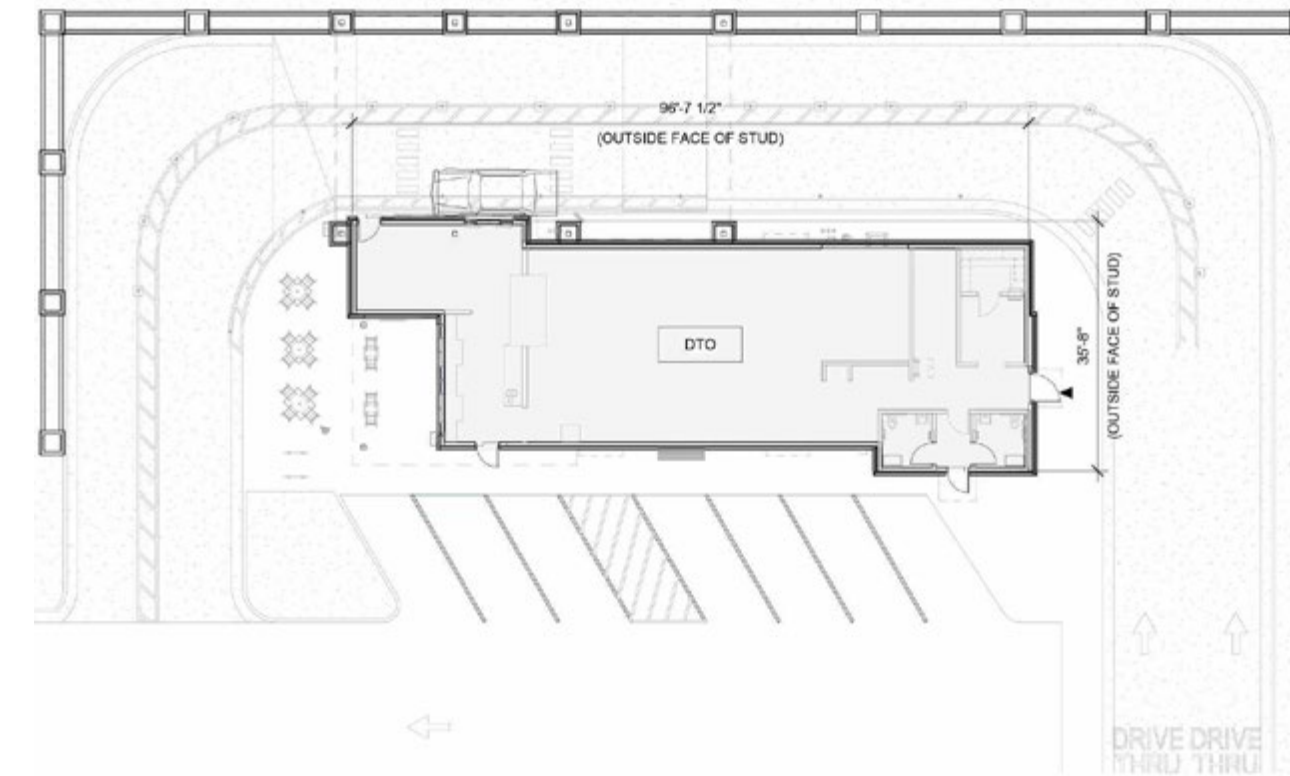
STEAK 'N Shake  
STEAKBURGERS

**WAFFLE HOUSE**

**AUSSIE GRILL**  
OUTBACK

**Advance Auto Parts**

## SITE PLAN







Representative Photo

# TENANT OVERVIEW

Atlanta-based Chick-fil-A, Inc. is a family-owned and privately held restaurant company founded in 1967 by S. Truett Cathy. Devoted to serving the local communities in which their franchised restaurants and Support Center operate – and known for their Chickfil-A® Chicken Sandwich – Chick-fil-A serves freshly prepared food in more than 2,982 restaurants in 47 states, Washington, D.C., Puerto Rico and Canada.

Chick-fil-A has established a reputation for excellence and innovation. They try to focus on freshly prepared food crafted with quality ingredients. Chick-fil-A serves chicken made from breast meat, breaded by hand in-restaurant. Fresh produce is delivered to their kitchens several times a week and salads are prepared throughout the day. Whether it’s offering more wholesome options, or simply removing unnecessary ingredients, Chick-fil-A believes in better-for-you fast food. They are working toward a menu that achieves these goals and enhances your experience, while never sacrificing delicious taste.



# COMPANY OVERVIEW

Type	Private
Headquarters	Atlanta, Georgia
Founded	1946
Employees	170,000
Website	www.chick-fil-a.com

# CHICK-FIL-A GROWTH

Chick-fil-A is the 3rd largest restaurant chain in the U.S. by systemwide sales and revenue reached \$21 billion in 2023 compared to \$18 billion in 2022. Chick-fil-A announced a billion-dollar plan to expand into 5 markets in Europe and Asia by 2030. This will build upon their nondomestic presence which currently consists of 11 Canadian locations and five in Puerto Rico.

## 2022 Highlights

- Served 2.1 Billion Guests
- Opened 138 New Restaurants
- Served 527 Million Chicken Sandwiches
- 100 New Operators Selected
- 2 New Markets: Puerto Rico & Hawaii
- 5.5 Million Meals Donated Through The Chick-fil-A Shared Table Program
- 13.9 Million Estimated Pounds Of Food Waste Diverted From Landfills

## Forbes

- America’s Best Employer for Women
- America’s Best Large Employers
- America’s Best-in-State Employers 2022

## Newsweek

- America’s Best Loyalty Programs 2022
- America’s Favorite Restaurant Chains 2022



Chick-fil-A Made Over \$21 Billion in 2023  
Click To Learn More



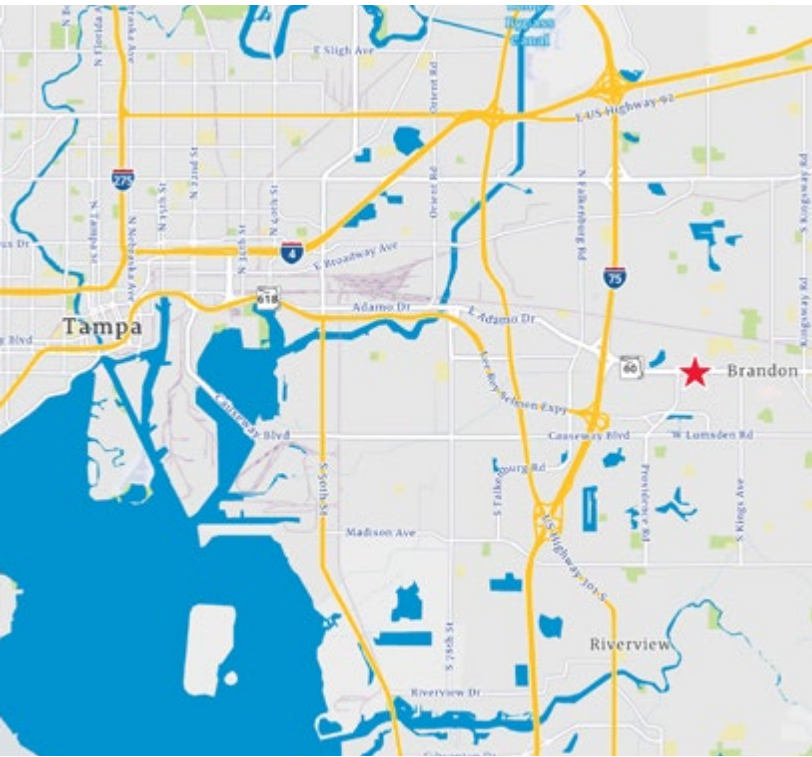




# BRANDON, FLORIDA

Brandon is the largest unincorporated community in Florida and is located within Hillsborough County. The community is situated about 11 miles east of Tampa and 90 minutes from Orlando. It is easily accessible from Interstates I-4 and I-75 and provides small town living with close proximity to the big city. There is plenty to do within Brandon itself, but even more when including the beaches and attractions nearby.

Brandon, Florida is a vibrant and growing community with numerous parks, lakefront trails, great shopping options and a bustling downtown area. Brandon is home to several top-rated golf courses that are open year-round. This city also offers an array of cultural attractions such as art galleries, performance venues and beautiful historic sites.



# BRANDON, FLORIDA

This metropolitan area includes Tampa, St. Petersburg, and Clearwater, all of which surround Tampa Bay. A 1980's building boom brought downtown Tampa skyscrapers, a major airport renovation, and the development of a cruise-ship terminal. The economy has gained traction recently as the benefits of a business-friendly climate have paid off. Among other new economy pursuits, the area has become a favorite as a secondary location for information processing for the financial industry.

## ECONOMY

- The economy of Brandon, FL employs 58.7k people
- Largest industries are Health Care & Social Assistance, Retail Trade, and Finance & Insurance
- Highest paying industries are Management of Companies & Enterprises (\$99,097), Utilities (\$73,393), and Mining, Quarrying, & Oil & Gas Extraction (\$71,150)

## BRANDON MALL

Brandon is home to the Brandon Mall which is Tampa's premier shopping destination. It is ranked among the top five regional malls in the nation and brings in almost 7 million annual visitors. This 1.15 million square-foot shopping facility was originally known as Brandon Town Center.



**116,994**  
TOTAL POPULATION



**50.2%**  
POPULATION INCREASE SINCE 2000



**\$64,401**  
MEDIAN HOUSEHOLD INCOME  
2.3% 1-YEAR GROWTH



**37.3**  
MEDIAN AGE





# TAMPA, FLORIDA

Tampa is located on the Gulf Coast of the state of Florida. The city's borders include the north shore of Tampa Bay and the east shore of Old Tampa Bay. Tampa is the largest city in the Tampa Bay area and the seat of Hillsborough County. With an estimated population of 398,173 in 2022, Tampa is the 49th most populous city in the country and the 3rd most populous city in Florida after Jacksonville and Miami.

Finance, retail, healthcare, insurance, shipping by air and sea, national defense, professional sports, tourism, and real estate all play vital roles in the area's economy. Several large corporations, such as banks and telecommunications companies, maintain regional offices in Tampa. The largest credit union in Florida, Suncoast Credit Union, is headquartered in Tampa.


## TAMPA BAY'S TOP 10 LARGEST PUBLIC COMPANIES FOR 2022

- **TD Synnex** | Headquarters: Largo  
Revenues (projected): \$57 billion to \$64 billion
- **Jabil** | Headquarters: St. Petersburg  
Revenues: \$29.26 billion
- **Mosaic** | Headquarters: Tampa  
Revenues: \$10.97 billion
- **Raymond James Financial** | Headquarters: St. Petersburg  
Revenues: \$9.76 billion
- **Roper Technologies** | Headquarters: Sarasota  
Revenues: \$5.77 billion
- **Bloomin' Brands** | Headquarters: Tampa  
Revenues: \$3.89 billion
- **Masonite** | Headquarters: Tampa  
Revenues: \$2.58 billion

## FAST FACTS

- Tampa #1 best place to live in Florida ~ Forbes, 2022
- Tampa #8 best place to start a career ~ WalletHub, 2022
- #2 best state for business ~ Chief Executive, 2022
- #1 Emerging tech city ~ Forbes, 2021
- #2 Best State for women-owned small businesses ~ Deputy, 2022
- Tampa has 6th most minority business owners in the U.S. ~ Smartest Dollar, 2022
- #2 best state for taxpayer ROI ~ WalletHub 2022
- Tampa Bay metro area named the sixth-best city to launch a startup ~ Real Estate Witch, 2022
- Tampa's population is increasing by 50,000 people per year
- Fast-growing companies thriving in Tampa: BlockSpaces, Diamond View Studios, Vu Technologies, ReliaQuest, Beneficial Blends, VoltAir, Newgentek, OPSWAT, Edgility, Avalon Healthcare, and many more!

  
**393,264**  
POPULATION  
2023

  
**\$97,942**  
AVERAGE HOUSEHOLD  
INCOME

  
**153,163**  
HOUSEHOLDS







## STATE OF FLORIDA

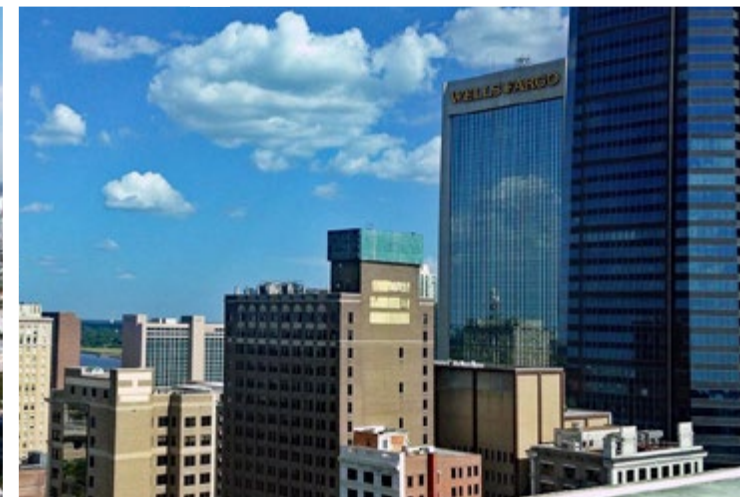
Florida is bordered to the west by the Gulf of Mexico; Alabama to the northwest; Georgia to the north; the Bahamas and Atlantic Ocean to the east; and the Straits of Florida and Cuba to the south. It is the only state that borders both the Gulf of Mexico and the Atlantic Ocean. Spanning 65,758 square miles, Florida ranks 22nd in area among the 50 states, and with a population of over 21 million, it is the third-most populous. The state capital is Tallahassee and the most populous city is Jacksonville. The Miami metropolitan area, with a population of almost 6.2 million, is the most populous urban area in Florida and the ninth-most populous in the United States; other urban conurbations with over one million people are Tampa Bay, Orlando, and Jacksonville.

### ECONOMY

The economy of the state of Florida is the fourth-largest in the United States, with a \$1.2 trillion gross state product (GSP) as of 2021. If Florida were a sovereign nation (2021), it would rank as the world's 16th-largest economy according to the International Monetary Fund, ahead of Indonesia and behind Mexico. In the 20th century, tourism, industry, construction, international banking, biomedical and life

sciences, healthcare research, simulation training, aerospace and defense, and commercial space travel have contributed to the state's economic development.

- Tax Free State - Florida - Sun Belt State - High Growth & Demand
- Four Florida universities are among the top 10 largest universities by enrollment in the United States: The University of Central Florida (1st), Florida International University (4th), the University of Florida (5th), and the University of South Florida (8th).
- Florida's highway system contains 1,495 mi (2,406 km) of interstate highway, and 10,601 mi (17,061 km) of non-interstate highway, such as state highways and U.S. Highways.







### Population

	1-Mile	3-Mile	5-Mile
Estimated Population (2023)	11,991	97,103	231,917
Projected Population (2028)	13,433	99,071	236,899



### Households

	1-Mile	3-Mile	5-Mile
Estimated Households (2023)	4,929	38,518	88,026
Projected Households (2028)	5,598	39,530	90,261

### POPULATION DENSITY

**231,917 Residents**  
Within a 5-Mile Radius



### Income

	1-Mile	3-Mile	5-Mile
Avg. Household Income (2023)	\$72,644	\$87,537	\$89,921
Median Household Income (2023)	\$54,492	\$65,878	\$66,467



### Business Facts

	1-Mile	3-Mile	5-Mile
Total # of Businesses (2023)	986	4,434	8,608
Total # of Employees (2023)	9,907	46,248	94,672

### AVG. HOUSEHOLD INCOME

**\$89,921**  
Within a 5-Mile Radius



101 S HILLTOP RD  
BRANDON, FL

#### 2022 Daytime Pop Density

Persons per Sq. Mile

- Over 5,000
- 2,500 - 5,000
- 1,000 - 2,500
- 100 - 1,000
- Under 100

#### 2022 Median Household Income

- Over \$100,000
- \$75,000 - \$100,000
- \$50,000 - \$75,000
- \$25,000 - \$50,000
- Under \$25,000





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- 2. You will hold it and treat it in the strictest of confidence; and
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If you wish not to pursue negotiations leading to the acquisition of Chick-fil-A, 101 S Hilltop Rd., Brandon, FL 33511 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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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 this Offering Memorandum.

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Accelerating success.