

4920 BELLE TERRE PKWY PALM COAST, FL



CHIPOTLE

MEXICAN GRILL

**OFFERED
FOR SALE**

\$5,269,000 | 4.65% CAP



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



 **CHIPOTLE**
MEXICAN GRILL

Publix

BELLE TERRE PKWY 24,000 VPD

PALM COAST PKWY 12,000 VPD





Advent Health
Palm Coast
Parkway Hospital
100 Beds

Wendy's

DOLLAR GENERAL

KOHL'S



AspenDental

ALDI

AutoZone

CVS

verizon

CHIPOTLE
MEXICAN GRILL

CIRCLE K

BANK OF AMERICA

Publix

BELLE TERRE PKWY 24,000 VPD

PALM COAST PKWY 12,000 VPD



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Chipotle Mexican Grill in Palm Coast, FL. Chipotle signed a 15 year lease with four (4) five-year renewal options . The Asset is well positioned in a dense retail artery outside of Jacksonville, FL.

RENT SCHEDULE	RENT	RETURN
Current Term	1-5	\$245,000
Rent Escalation	6-10	\$269,500
Rent Escalation	11-15	\$296,450
1st Extension Term	16-20	\$326,095
2nd Extension Term	21-25	\$358,705
3rd Extension Term	26-30	\$394,575
4th Extension Term	31-35	\$434,032

NOI	\$245,000
CAP RATE	4.65%
LISTING PRICE	\$5,269,000

ASSET SNAPSHOT

Tenant Name	Chipotle
Address	4920 Belle Terre Pkwy, Palm Coast, FL 32137
Building Size (GLA)	2,415 SF
Land Size	0.76 Acres
Year Built	2026
Signatory/Guarantor	Chipotle Mexican Grill (Corporate)
Rent Type	Absolute NNN
Landlord Responsibilities	None
Rent Commencement Date	7/1/2026
Lease Expiration Date	6/30/2041
Remaining Term	15 Years
Rental Increases	10% Every 5 Years and In Options
NOI	\$245,000

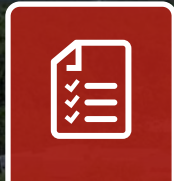



90,275
 PEOPLE
 IN 5 MILE RADIUS


\$104,859
 AHHI IN
 5 MILE RADIUS


24,000
 VPD ON
 BELLE TERRE PKWY





STRONG LEASE FUNDAMENTALS

- 15-year absolute NNN lease with zero landlord responsibilities
- Four (4) five-year renewal options
- 10% rent increases every five years
- Long-term passive income backed by an investment grade tenant



CORPORATE GUARANTY FROM INVESTMENT GRADE TENANT

- Chipotle Mexican Grill (NYSE: CMG) – market cap over \$80B
- 3,700+ locations nationwide
- Aggressively expanding with 300+ new restaurants annually
- Strong brand recognition and consistent same-store sales growth



SIGNALIZED CORNER | PUBLIX OUTPARCEL

- Located at signaled corner of Belle Terre Pkwy (24K VPD) & Palm Coast Pkwy SW (12K VPD) for strong visibility and easy access
- Outparcel to a top-performing Publix, ranked in Florida's top 10% by visits



NEW CONSTRUCTION WITH "CHIPOTLANE"

- Built to Chipotle's current prototype specifications
- Includes "Chipotlane" drive-thru, boosting digital order fulfillment and efficiency
- Modern design with curbside pickup, supporting long-term relevance and strong sales



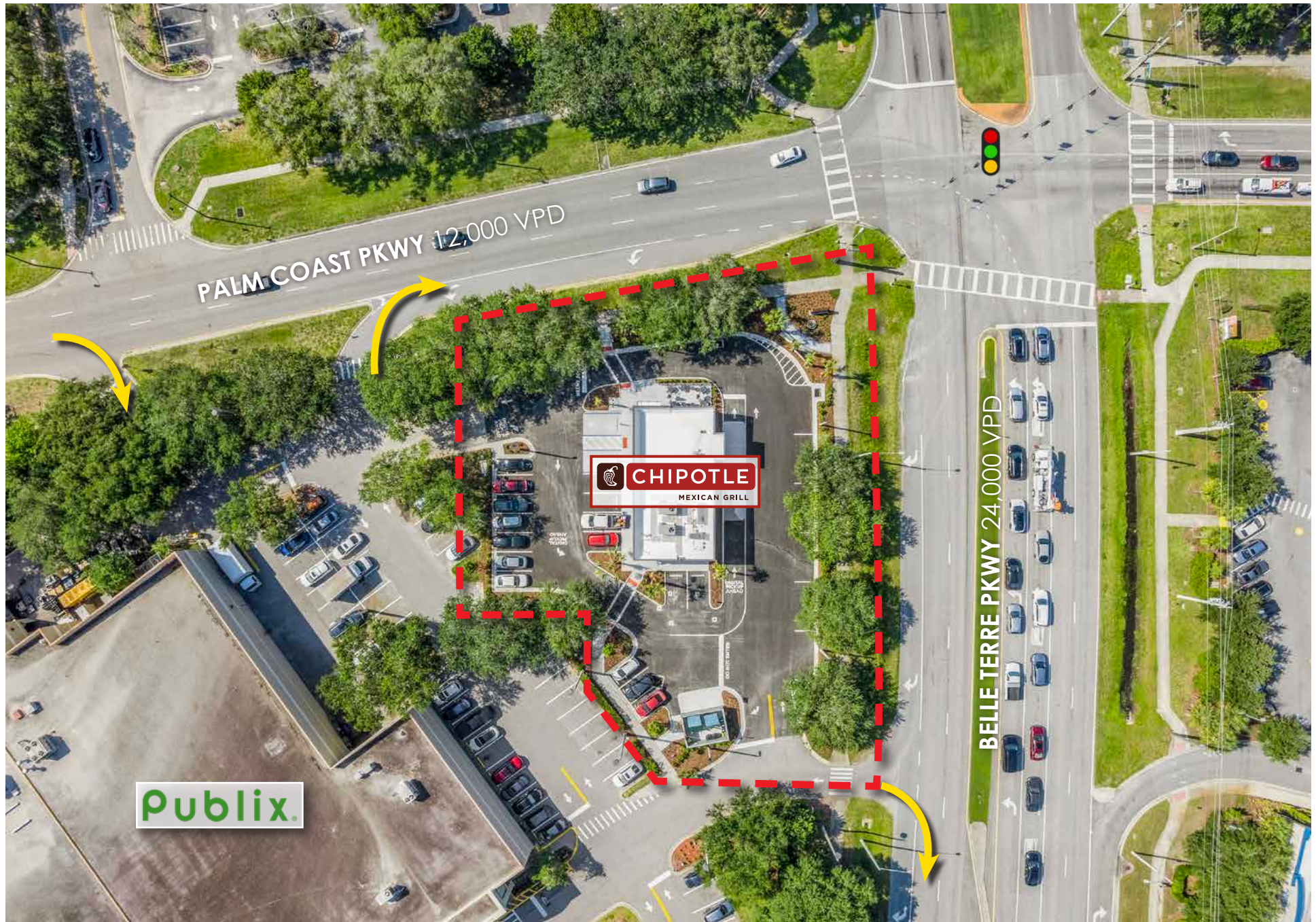
BOOMING REGION OF FLORIDA

- The property is surrounded by several new developments and economic drivers
- Promenade at Town Center, a 230,000 SF mixed-use development
- 689 new homes approved across multiple developments



RETAIL DENSE CORRIDOR

- Over 1.5M SF of retail within 1 mile, with just 1.1% vacancy
- Nearby national retailers: The Home Depot, Walmart Supercenter, Ollie's Bargain Outlet, Publix, and more





LOCATION OVERVIEW

CHIPOTLE PALM COAST, FL

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Palm Coast, FL

Palm Coast continues to experience strong growth driven by new mixed-use, residential, and commercial development throughout the city's Town Center and SR-100 corridor. A major catalyst is Promenade at Town Center, a 230,000 SF project delivering in 2026 that will include 204 apartments and 57,000 SF of retail and restaurant space, helping establish a walkable downtown node and adding new consumer demand to the area.

Additional investment includes a 44,000 SF YMCA recreation complex, a \$22 million medical office development, and a 38.8-acre commercial project approved for future retail uses, all of which are expected to increase daily traffic and support long-term economic growth. The market is also seeing significant residential expansion, with hundreds of new homes recently approved across multiple developments, reinforcing Palm Coast's rapid population growth and strengthening demand for retail and dining throughout the trade area.

TALLAHASSEE

190 MILES
3:40 DRIVE

JACKSONVILLE

60 MILES
1:15 DRIVE

PALM COAST



ORLANDO

68 MILES
1:25 DRIVE

TAMPA

130 MILES
2:45 DRIVE

FORT MYERS

203 MILES
4:50 DRIVE

1 MILES

7,741
PEOPLE
\$88,973
AHHI
5,947
TOTAL
EMPLOYEES

3 MILES

55,946
PEOPLE
\$101,110
AHHI
13,494
TOTAL
EMPLOYEES

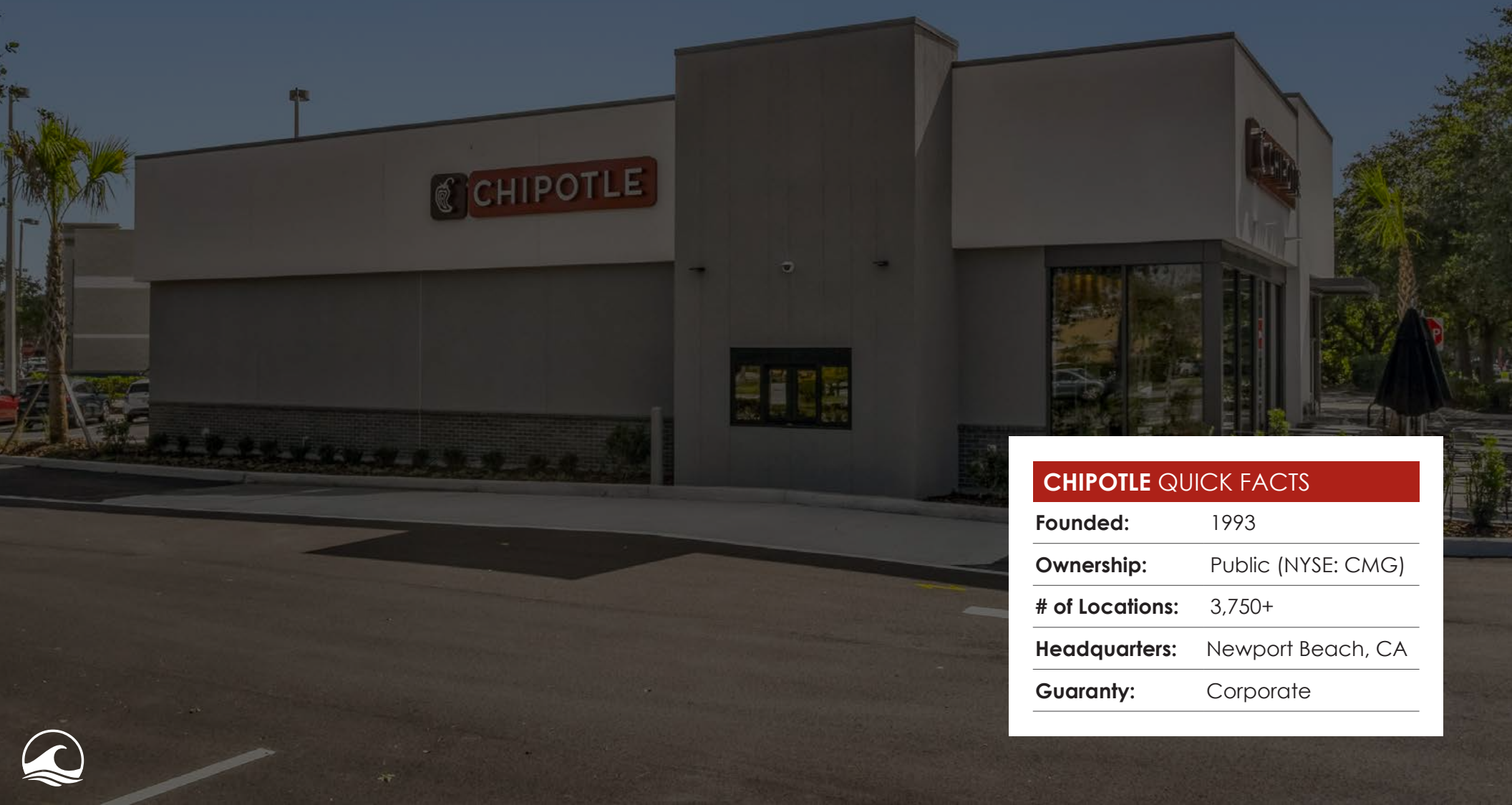
5 MILES

90,275
PEOPLE
\$104,859
AHHI
19,474
TOTAL
EMPLOYEES



TENANT SUMMARY

When Chipotle opened its first store in 1993, the idea was simple: demonstrate that food served fast didn't have to be a "fast-food" experience. Chipotle uses high-quality raw ingredients, classic cooking methods and distinctive interior design features that are more frequently found in the world of fine dining. When the company was founded in 1993, there wasn't an industry category to describe their philosophy. Some 20 years and more than 3,700 restaurants later, Chipotle competes in a category of dining now called "fast-casual," the fastest growing segment of the restaurant industry, where customers expect food quality that's more in line with full-service restaurants, coupled with the speed and convenience of fast food.



CHIPOTLE QUICK FACTS

Founded:	1993
Ownership:	Public (NYSE: CMG)
# of Locations:	3,750+
Headquarters:	Newport Beach, CA
Guaranty:	Corporate



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Exclusively Offered By



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