

2300 E BURLEIGH BLVD EUSTIS, FL

ATWATER
APARTMENTS
448 APARTMENT UNITS

TAVARES
AVALON PARK
155-ACRE COMMUNITY
PHASE 2

Publix

E BURLEIGH BLVD 56,500 VPD



**OFFERED
FOR SALE**
\$4,111,111 | 4.50% CAP

CONFIDENTIAL
OFFERING MEMORANDUM





CHIPOTLE

MEXICAN GRILL

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Chipotle Mexican Grill in Eustis, FL. Chipotle has recently signed a 15 year lease with 10% increases every 5 years. The Asset is well positioned in a large retail artery in Eustis, FL.



**15-YR
LEASE**



**WELL
POSITIONED IN
RETAIL NODE**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$185,000
Rent Escalation	6-10	\$203,500
Rent Escalation	11-15	\$223,850
1st Option Term	16-20	\$246,235
2nd Option Term	21-25	\$270,859
3rd Option Term	26-30	\$297,944
4th Option Term	31-35	\$327,739

NOI	\$185,000
CAP	4.50%
PRICE	\$4,111,111

ASSET SNAPSHOT

Tenant Name	Chipotle Mexican Grill
Address	2300 E Burleigh Blvd, Eustis, FL 32726
Building Size (GLA)	2,497 SF
Land Size	1.24 AC
Year Built/Renovated	2024
Signatory/Guarantor	Chipotle Mexican Grill, Inc.
Rent Type	Absolute NNN
Landlord Responsibilities	None
Rent Commencement Date	12/1/2024
Remaining Term	15 Years
Current Annual Rent	\$185,000



34,863 PEOPLE
IN 3 MILE RADIUS



\$80,312 AHHI
IN 3 MILE RADIUS



56,500 VPD
ON E BURLEIGH BLVD





STRONG LEASE FUNDAMENTALS

15 Year Abs. NNN Lease with zero landlord responsibilities | Four (4) five (5) year extensions remaining | 10% Increases every 5 years in base rent and extension periods



POSITIONED IN A STRONG RETAIL NODE

830k square feet of retail space located within a 1 - mile radius of the site | Nearby retailers include: Publix Supermarket, Big Lots, a Chevrolet dealership, and many restaurants



NEW CONSTRUCTION WITH GREAT VISIBILITY & ACCESSIBILITY

New construction build-to-suit Chipotle with a drive-through “Chipotlane” | Multiple points of egress and ingress | Located on the main retail corridor in Eustis along E Burleigh Blvd (56,500 VPD)



FRONTING BUSY THOROUGHFARE WITH CROSS ACCESS

Site is located off of E Burleigh Blvd which has an average vehicles per day of over 50k | More than 1.3M square feet of commercial space in a one mile radius of subject site



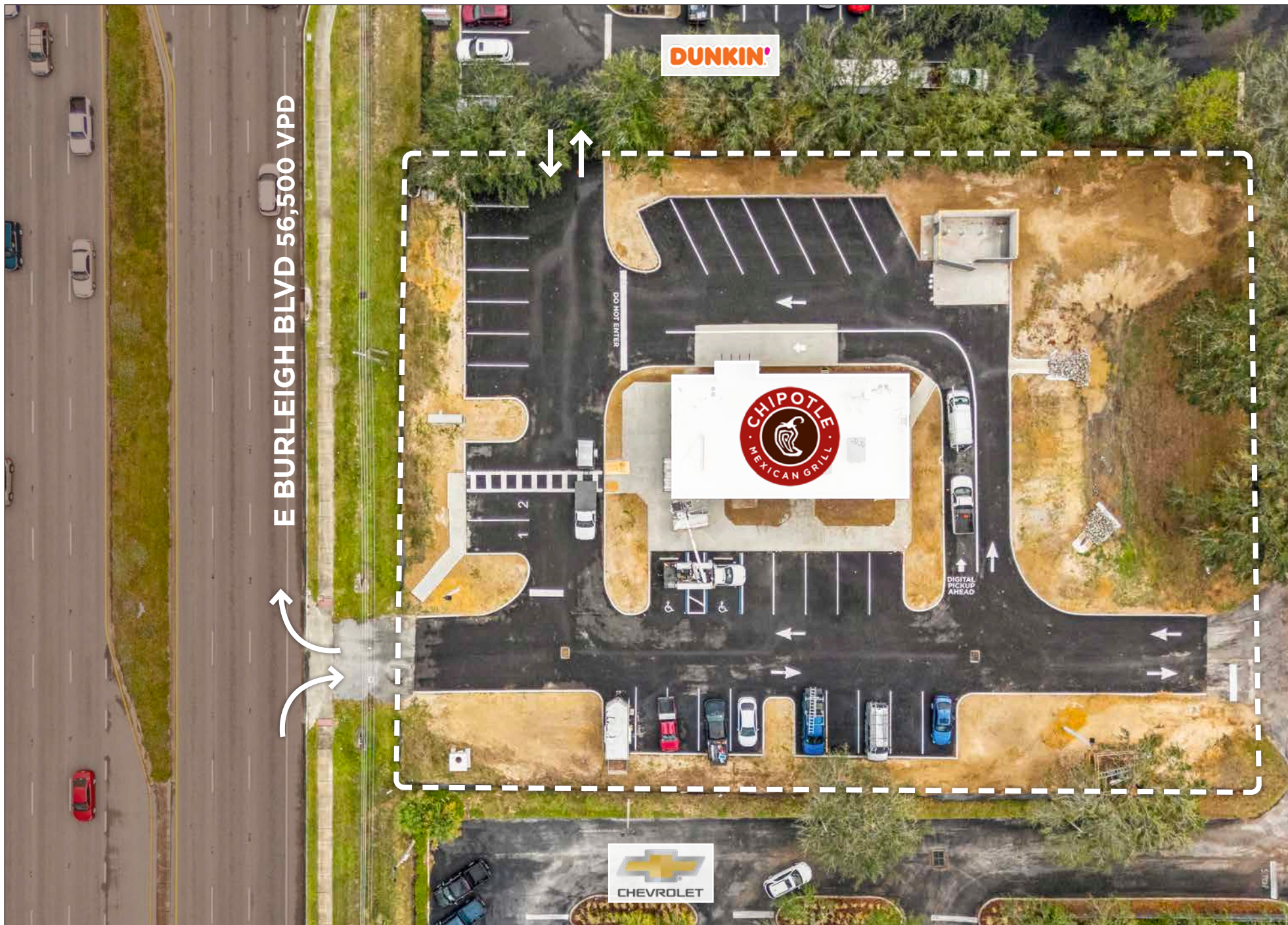
LOCATED NEAR MAJOR HOSPITAL

1-Mile from the Advent Health Waterman | This hospital has 300 beds and around 2k employees | This location also treats around 14,000 inpatients a year and over 65,000 patients in the emergency department



CORPORATE GUARANTY FROM INVESTMENT GRADE TENANT

Chipotle has a Market Cap of \$82B (NYSE: CMG) with over 3,200+ locations across the country | Chipotle opened 270 new restaurants in 2023 with 110 of those locations utilizing a Chipotlane



EUSTIS SQUARE SHOPPING CENTER
Save a lot TRACTOR SUPPLY CO
FAMILY DOLLAR bealls

LAKE HILLS PLAZA
planet fitness McDonald's
RaceTrac Aaron's

EUSTIS PLAZA
BIG LOTS IHOP Arby's
DOLLAR GENERAL

TRI-CITIES SHOPPING PLAZA
ROSS TJ-maxx
DRESS FOR LESS HOBBY LOBBY

ValenciaGrove
144 MULTI-FAMILY UNITS

Seacoast Bank

KOHL'S
DOLLAR TREE

U-HAUL

Starbucks COSMO PROF
verizon
Pep Boys

7-ELEVEN

DUNKIN'
CHARLIE'S NAILS & SPA

Advent Health

TRUIST TH

DAVID WALKER DR 7,642 VPD

Applebee's
GRILL + BAR



Kiku

CHEVROLET

E BURLEIGH BLVD 56,500 VPD



LAKE EUSTIS

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TAVARES
AVALON PARK
155-ACRE COMMUNITY
PHASE 2

EUSTIS VILLAGE
Publix
bealls

DAVID WALKER DR 7,642 VPD

SONIC

Kiku

Applebee's
GRILL + BAR

TRUIST 

E BURLEIGH BLVD 56,500 VPD

DUNKIN'
CHARLIE'S
NAILS & SPA


CHEVROLET

CHIPOTLE
MEXICAN GRILL



Lake FRANCES ESTATES
55+; 645 HOMES

Winn-Dixie
WELLS FARGO

JOANN
DOLLAR GENERAL
Hardees

Advent Health
Waterman
300 BED HOSPITAL

LAKE EUSTIS

Comfort INN & SUITES

CHEVROLET

SONIC

Kiku

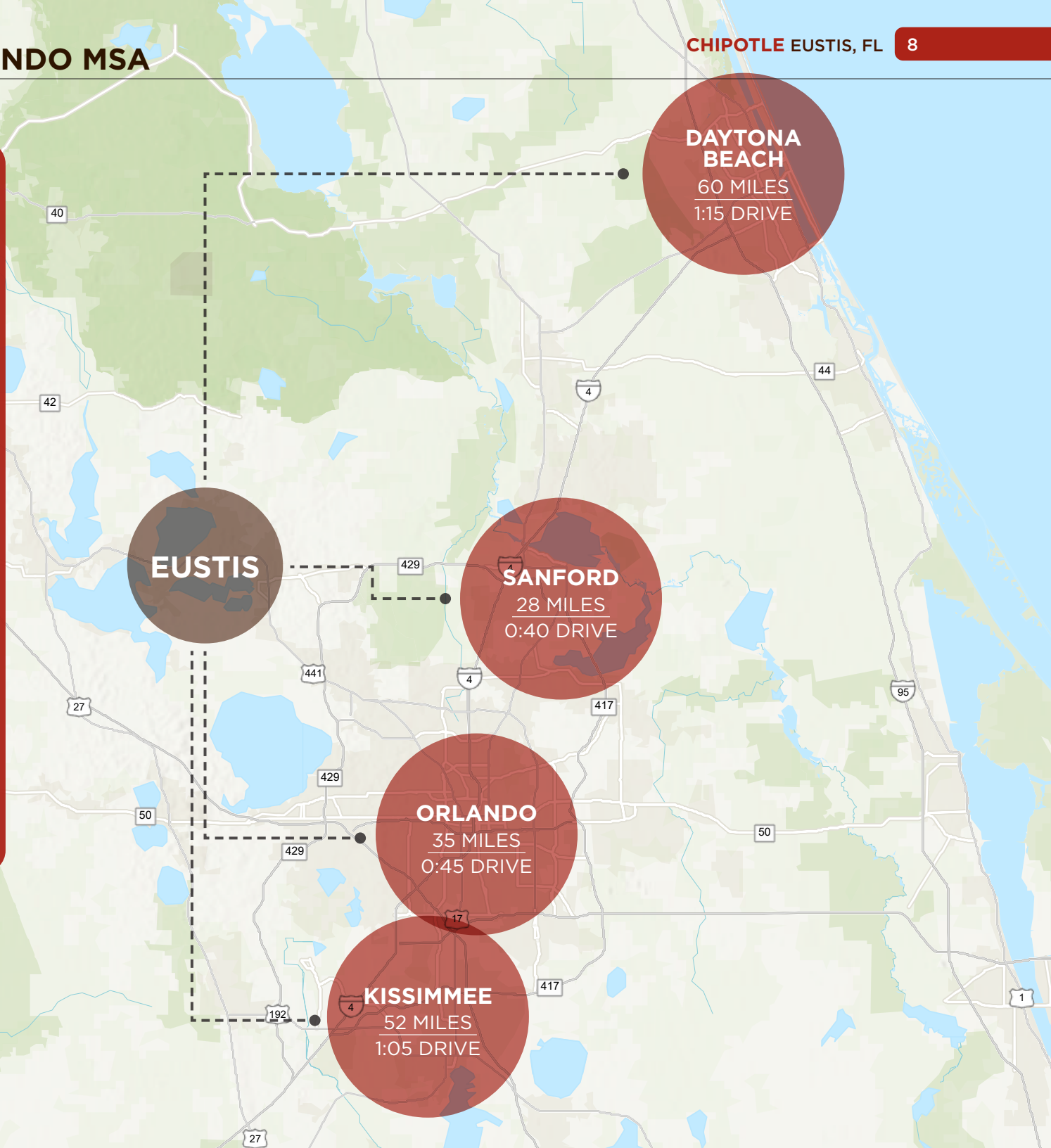
E BURLEIGH BLVD 56,500 VPD





Eustis, Florida, is a charming city located in Lake County, in the central part of the state. Known for its picturesque setting along the shores of Lake Eustis, the city offers a blend of natural beauty, historic charm, and modern amenities. Founded in the late 1800s, Eustis has a rich history reflected in its well-preserved downtown area, which features a variety of shops, restaurants, and cultural attractions.

The city is part of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area, making it a convenient and attractive place to live for those who work in the larger cities but prefer a quieter, small-town atmosphere. Eustis is also known for its numerous parks and recreational opportunities, including boating, fishing, and hiking. Annual events like GeorgeFest, one of the oldest festivals in Florida, highlight the city's vibrant community spirit and provide entertainment for residents and visitors alike.





Chipotle Mexican Grill “Chipotle” is an American restaurant chain that was founded by Steve Eells in 1993 and is currently headquartered in Newport Beach, CA. Chipotle is one of the world’s most favored fast-casual restaurant chains and is consistently voted America’s favorite fast-casual Mexican restaurant with average unit sales of \$3.0 million (2023). Chipotle is also one of wall street’s most favored stocks (NYSE: CMG) and has returned over 9X since 2018.

Despite the Covid-19 pandemic, Chipotle grew sales by 7% in 2020 to \$6 billion, due to earlier investments in technology, delivery, drive-thru and curbside service. Chipotle’s app and the new “Chipotlane” drive-thru concept have accelerated the growth of digital sales which now make up nearly 40% of Chipotle’s total revenue. Chipotle operates over 3,400 restaurants in over 1,350 Cities around the world and has plans to expand to 7,000 restaurants.

CHIPOTLE QUICK FACTS

Founded:	1993
Ownership:	Public (NYSE: CMG)
Market Cap:	\$83.13B
# of Locations:	3,400+
Headquarters:	Newport Beach, CA
Guaranty:	Corporate

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AWAKEY
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Publix

Exclusively Offered By



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