

CHASE

751 W. HARBOR BLVD | DESTIN, FL

OFFERED FOR SALE
\$4,000,000 | 4.25% CAP

Publix

TARGET



REPRESENTATIVE PHOTO



HWY 98 49,000 VPD

Atlantic
CAPITAL PARTNERS™

CONFIDENTIAL OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this new 15-year ground lease with Chase Bank in Destin, FL. Chase Bank is currently under construction and plans to open for business in March.



**PUBLIX
OUTPARCEL**



**BRAND NEW
CONSTRUCTION**



**INVESTMENT
GRADE CREDIT**

RENT SCHEDULE	ANNUAL RENT	RETURN
Years 1 - 5	\$170,000	4.25%
Years 6 - 10	\$187,000	4.68%
Years 11 - 15	\$205,700	5.14%
Years 16 - 20 (Option 1)	\$226,270	5.66%
Years 21 - 25 (Option 2)	\$248,897	6.22%
Years 26 - 30 (Option 3)	\$273,787	6.84%
Years 31 - 35 (Option 4)	\$301,165	7.53%
Years 36 - 40 (Option 5)	\$331,282	8.28%
Years 41 - 45 (Option 6)	\$364,410	9.11%

NOI	\$170,000
CAP	4.25%
PRICE	\$4,000,000



ASSET SNAPSHOT

Tenant	Chase Bank
Signator/Guarantor	JPMorgan Chase Bank, NA (Parent)
Address	751 W. Harbor Blvd. Destin, FL
Building Size (GLA)	3,333 SF
Land Size	0.97 Acres
Year Built	2027
Lease Type	Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	Estimated March 1, 2027
Remaining Term	15 years
Current Annual Rent	\$170,000



REPRESENTATIVE PHOTO



15,914 PEOPLE
IN 3 MILE RADIUS



\$144,067 AHHI
IN 3 MILE RADIUS



49,000 VPD
ON US HWY 98

**PUBLIX OUTPARCEL**

New 15-year Chase Bank ground lease in front of newly constructed 61,000 SF Publix

AA-**INVESTMENT GRADE CREDIT**

Chase is rated AA- by S&P and is the largest financial institution in the US with +/- \$3.7 trillion in assets

**PASSIVE OWNERSHIP**

Absolute Net Ground Lease provides completely passive ownership and stable cash flow for absentee owner

**INFLATION HEDGE**

Fixed 10% increases every 5 years provide a hedge against inflation and consistent rent growth

**AFFLUENT MARKET**

\$144,000+ average household income and \$700,000 average home value within 3 miles

**PROPERTY FUNDAMENTALS**

Full access from signalized intersection and excellent visibility to 49,000 VPD along US Hwy 98

**BRAND NEW CONSTRUCTION**

Latest prototype with drive-thru

**POSITIVE DEMOGRAPHIC TRENDS**

Florida leads the nation in population and capital migration and Florida owners benefit from no state income tax and a business-friendly political climate







Publix



HOBBY LOBBY



WINGATE
BY WYNDHAM



98



MAIN ST 8,100 VPD

HWY 98 49,000 VPD

Auto
Zone

98



Marbella Yacht Club LLC





CRAB ISLAND
SANDBAR & BOATING



HARBOR WALK VILLAGE
SHOPPING | DINING |
WATER SPORTS | CRUISES

DESTIN EXECUTIVE
AIRPORT (DTS)

INDIAN BAYOU GOLF &
COUNTRY CLUB

KELLY PLANTATION
GOLF CLUB



SR 293 24,500 VPD

HWY 98 49,000 VPD

NORRIEGO POINT
BEACH ACCESS | SNORKELING
SCENIC VIEWS

Publix

TARGET



DICK'S
SPORTING GOODS

Walmart
Supercenter

DESTIN COMMONS
amc B&M! WHOLE
belk BOOKS-A-MILLION FOODS
LOWE'S MARKET

HENDERSON BEACH
STATE PARK



PARADISE KEY AT
KELLY PLANTATION
ROSS OLD NAVY
DRESS FOR LESS
KIRKLAND Signature Publix

GULF OF AMERICA



FLORIDA PANHANDLE

Stretching from Pensacola through Destin, Panama City and Tallahassee, the Florida Panhandle combines fast-growing coastal communities with a strong regional economy anchored by defense, aerospace, tourism, healthcare, education, government, financial services, manufacturing and logistics. Eight major military installations operate across Northwest Florida, including Naval Air Station Pensacola, Naval Air Station Whiting Field, Eglin Air Force Base, Hurlburt Field, Tyndall Air Force Base and Naval Support Activity Panama City. Defense-related activity supports approximately 186,700 jobs and contributes an estimated \$21.8 billion to Northwest Florida's gross regional product. The region's ports, Interstate 10 corridor and commercial airports in Pensacola, Destin-Fort Walton Beach and Panama City support commerce, logistics and continued business expansion. Tourism remains a major economic driver along the Emerald Coast, with Okaloosa County alone reporting approximately \$2.2 billion in direct visitor spending generated by destinations such as Destin, Fort Walton Beach and surrounding Gulf communities. Population growth has materially expanded the region's consumer base, with Walton County growing 23.9%, Bay County 16.7% and Santa Rosa County 12.3% between April 2020 and July 2025. Okaloosa County, which includes Destin, authorized 5,127 new housing units from 2023 through 2025—2,802 units in 2023, 1,268 in 2024 and 1,057 in 2025—including 3,378 single-family homes. Residential development has continued into 2026, with permits authorizing another 742 units through July, comprising 736 single-family homes and six multifamily units further supporting demand for retail and financial services.



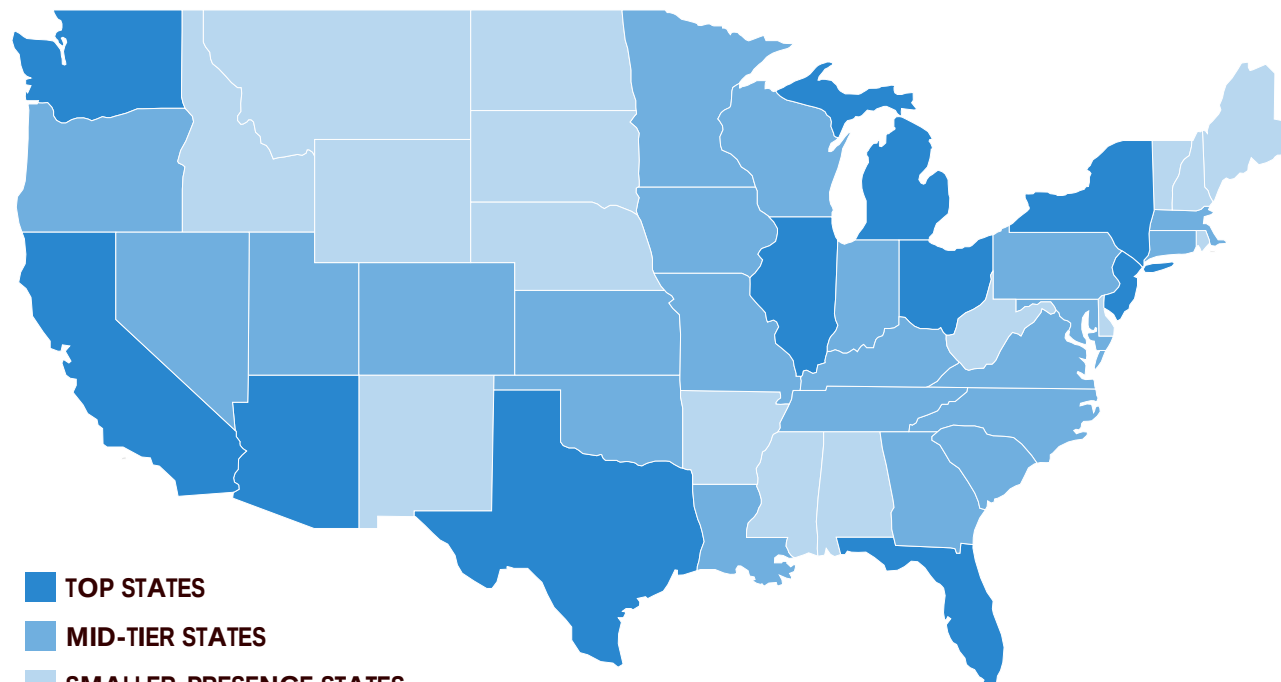
CHASE BANK QUICK FACTS

Founded:	1979
Headquarters:	New York, NY
# of Locations:	5,100 (Branches); 17,000 ATMs
Stock Symbol:	NYSE: JPM
Credit Rating:	S&P: AA-
Assets:	\$5 Trillion

JPMorgan Chase Bank, N.A. is the principal banking subsidiary of JPMorgan Chase & Co. (NYSE: JPM) and operates its U.S. consumer and commercial banking businesses under the Chase brand. JPMorgan Chase is the largest U.S. banking institution by assets, reporting approximately \$5.02 trillion in total assets, \$2.71 trillion in deposits and \$374.6 billion in stockholders' equity as of June 30, 2026. Its market capitalization was approximately \$870.1 billion at quarter-end.

Chase serves 86.6 million U.S. consumers and 7.4 million small businesses and ranked No. 1 in U.S. retail deposit market share at year-end 2025. As of June 30, 2026, Chase operated 5,135 branches across the 48 contiguous states and reported 76.7 million active digital customers, including 63.7 million active mobile customers. Its platform offers consumer and business banking, credit cards, home and auto lending, wealth management, payments and related financial services.

JPMorgan Chase Bank, N.A. carries long-term issuer ratings of Aa2 from Moody's, AA- from S&P and AA from Fitch, each with a stable outlook. These investment-grade ratings place Chase among the strongest tenant credit profiles in the net lease marketplace.



\$182.4B
2025 REVENUE



5,135
BRANCHES



~\$870.1B
MARKET CAP



320,000+
TOTAL EMPLOYEES



S&P: AA-
CREDIT RATING

[READ MORE](#)



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CHASE



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FOR SALE
\$4,000,000
4.25% CAP**

Exclusively Offered By



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