



DOWNTOWN MIAMI 13 MILES

NW 87TH AVE 41,000 VPD

NW 35TH LN

**OFFERED
FOR SALE**

\$5,844,000 | 3.85% CAP

8705 NW 35TH LANE DORAL, FL



CONFIDENTIAL OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this new 20-year Absolute Net Ground Lease with Chick-fil-A in Doral, FL. Chick-fil-A is currently under construction and is scheduled to open November 21, 2025

LEASE YEARS	RENT	RETURN
Years 1 - 10	\$225,000	3.85%
Years 11 - 15	\$243,000	4.16%
Years 16 - 20	\$262,440	4.49%
Years 21 - 25 (Option 1)	\$283,435	4.85%
Years 26 - 30 (Option 2)	\$306,110	5.24%
Years 31 - 35 (Option 3)	\$330,599	5.66%
Years 36 - 40 (Option 4)	\$357,047	6.11%
Years 41 - 45 (Option 5)	\$385,610	6.60%
Years 46 - 50 (Option 6)	\$416,459	7.13%
Years 51 - 55 (Option 7)	\$449,776	7.70%
Years 56 - 60 (Option 8)	\$485,758	8.31%

Year 1 NOI	\$225,000
Cap Rate	3.85%
Avg. CAP Base Term	4.17%
Listing Price	\$5,844,000



ASSET SNAPSHOT

Tenant	Chick-fil-A
Signator/Guarantor	Chick-fil-A, Inc.
Address	8705 NW 35th Lane Doral, FL 33172
Building Size (GLA)	2,656 SF
Land Size	1.08 Acres
Year Built	2025
Lease Type	Absolute Net Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	September 25, 2025
Remaining Term	20 Years
Renewal Options	8 X 5 Years
Current Annual Rent	\$225,000
Rental Increases	8% in year 11 and then 8% every 5 years




117,450
 PEOPLE
 IN 3 MILE RADIUS


\$108,528
 AHHI IN
 3 MILE RADIUS


41,000
 VPD ON
 NW 87TH AVE.

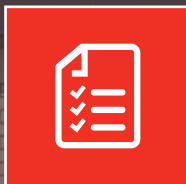


INVESTMENT HIGHLIGHTS



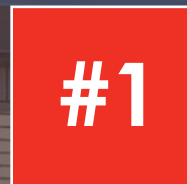
GENERATIONAL REAL ESTATE

Unique opportunity to own 1.08 Acre trophy corner location in top Miami, FL submarket



20-YR GROUND LEASE

20-year lease with large capital investment by tenant



BLUE-CHIP GUARANTEE

Corporately guaranteed by Chick-fil-A Inc., the #1 fast-food chain in the US based on average unit sales volumes (\$9.4 million)



DYNAMIC TRADE AREA

Rare confluence of density, affluence (\$108,528 AHHI) and daytime population (86,000)
- Doral is the second largest office market in Dade County with nearly 8M square feet



REAL ESTATE FUNDAMENTALS

Full access and excellent visibility to 41,000 VPD along NW 87th Ave.



PASSIVE OWNERSHIP

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



INFLATION HEDGE

Fixed 8% rent increases provide hedge against **inflation** and an **average** return of 4.19% over the base term of the lease




SUNSHINE STATE


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





 **Downtown Doral**
5,000 RESIDENTIAL UNITS
180,000 SQ FT RETAIL

DORAL SQUARE
   
FIRST WATCH  


Carnival
2,380
EMPLOYEES



NW 87TH AVE 41,000 VPD

NW 35TH LN





Wawa

Mondongo's



NW 35TH LN

NW 87TH AVE 41,000 VPD





TRUMP®
NATIONAL DORAL
MIAMI





MARKET AERIAL



Downtown Doral
5,000 RESIDENTIAL UNITS
180,000 SQ FT RETAIL

TRUMP
NATIONAL DORAL
MIAMI



DORAL SQUARE
ROSS
DRESS FOR LESS
FIRST WATCH
PANDA EXPRESS
Jockey Mikes
just salad
Marshall's



303 LUXURY APARTMENTS
AND 240,000 SF OF RETAIL



NW 36TH ST 40,000 VPD



Wawa

Carnival
2,380
EMPLOYEES

**MILLER'S
ALE HOUSE**



DORAL CENTRAL PARK



NW 87TH AVE 41,000 VPD

PALMETTO EXPY 230,100 VPD

1 MILE
17,213
PEOPLE

1 MILE
53,583
DAYTIME
POPULATION

1 MILE
\$117,515
AHHI



MARKET AERIAL

Chick-fil-A DORAL, FL

9

MIAMI DADE COLLEGE
50,000 STUDENTS

AVENTURA MALL 5 MILES
28M VISITORS/YEAR
★ macy's
NORDSTROM

ST REGIS
HOTELS & RESORTS

TRUMP
NATIONAL DORAL
MIAMI



Downtown Doral
5,000 RESIDENTIAL UNITS
180,000 SQ FT RETAIL

HIALEAH

DORAL

MIAMI DESIGN DISTRICT

MIAMI INTERNATIONAL
AIRPORT
55.9M PASSENGERS/YEAR
#1 IN FLORIDA

Kaseya Center

WYNWOOD

SOUTH BEACH

DOLPHIN MALL
20M VISITORS/YEAR
bloomingdales
Saks Fifth Avenue

sam's club

WYNWOOD
WALLS

MIAMI DOWNTOWN
28M VISITORS/YEAR

COSTCO
WHOLESALE

CORAL GABLES

MARLINS
PARK

PORT OF MIAMI
8.2M PASSENGERS/YEAR
#1 IN FLORIDA

FLORIDA INTERNATIONAL
UNIVERSITY
54,000 STUDENTS

Bj's

THE BILTMORE
MIAMI - CORAL GABLES - EST. 1928

MERRICK
PARK

COCONUT
GROVE

1 MILE
17,213
PEOPLE
\$117,515
AHHI

3 MILES
117,450
PEOPLE
\$108,528
AHHI

5 MILES
448,540
PEOPLE
\$94,745
AHHI

UNIVERSITY OF MIAMI
19,593 STUDENTS

KEY BISCAYNE



MIAMI INTERNATIONAL
AIRPORT
2 MILES

DOWNTOWN
MIAMI
9 MILES

DORAL, FL

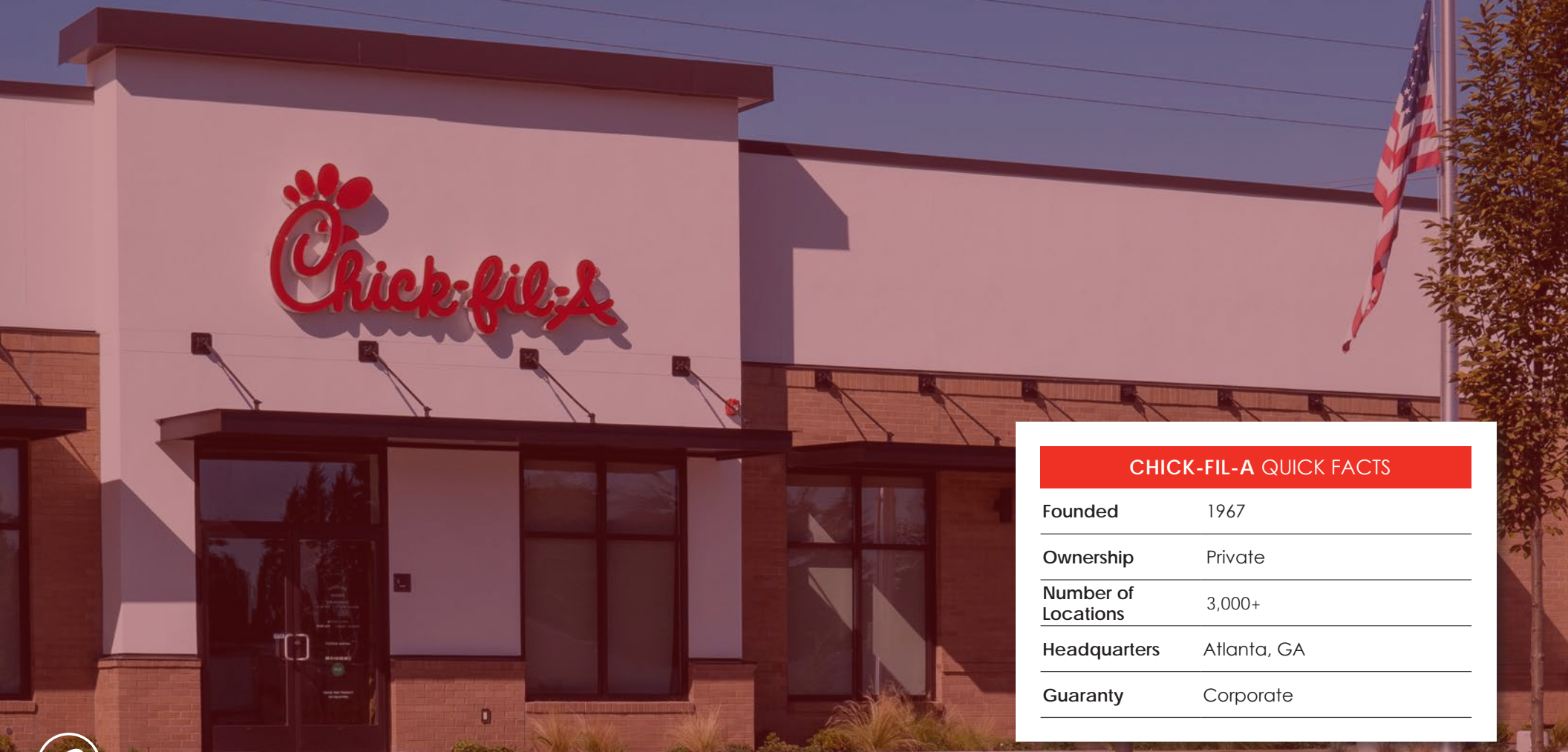
Doral, Florida has experienced rapid population growth over the past decade. The city's population increased from approximately 45,700 in 2010 to 75,900 in 2020, representing growth of about 66 percent. By 2024, the estimated population reached 83,600, with projections of around 85,300 by 2025. Demographic growth has been strongest among younger adults, with the 18-34 age group increasing by more than 77 percent between 2015 and 2023. Income levels in Doral are well above statewide averages. The median household income is \$98,058 and the median residential sale price was \$647,600 as of August 2025.

Doral is the largest suburban office market and second largest office market overall in Dade County with nearly 8 million square feet of office space (Downtown Miami has 9.5 million square feet). Doral sees a massive influx of white-collar employment during the week and employs roughly 86,000 people. Major employers include Carnival Corporation with about 2,380 employees, The Trump Organization with about 900 employees, Univision with about 800 employees, Leon Medical Centers with about 760 employees, Supreme International with about 525 employees, World Fuel Services with about 500 employees, Amadeus North America with about 450 employees, Perry Ellis International with about 420 employees, Blue Cross and Blue Shield of Florida with about 412 employees, and Brinks Incorporated with about 366 employees.



TENANT SUMMARY

Atlanta-based Chick-fil-A, Inc. is a family owned and privately held restaurant company founded on May 23, 1946 by S. Truett Cathy. Devoted to serving the local communities in which its restaurants operate and known for its original chicken sandwich, Chick-fil-A serves freshly prepared food in more than 3,000+ restaurants in 47 states, Washington, D.C., and Canada. Chick-fil-A leads the fast-food industry in average sales per unit (\$9.4 million) and customer service satisfaction. Over the last 5 years Chick-fil-A has grown their digital orders and sales by 40% which has increased take-out and drive-thru traffic. As a result, Chick-fil-A has invested millions into adding additional drive-thru lanes to older stores and are requiring larger parcels for new stores to accommodate multiple drive-thru lanes and larger dining rooms. Chick-fil-A was named top fast-food restaurant in Newsweek's 2019 America's Best Customer Service report and received several honors in QSR's 2019 Reader's Choice Awards, including "The Most Respected Quick-Service Brand" and "Best Brand for Overall Experience". Additionally, Glassdoor named Chick-fil-A one of the top 100 best places to work in 2020.



CHICK-FIL-A QUICK FACTS

Founded	1967
Ownership	Private
Number of Locations	3,000+
Headquarters	Atlanta, GA
Guaranty	Corporate





8705 NW 35TH LANE
DORAL, FL

DOWNTOWN MIAMI 13 MILES

Exclusively Offered By



NW 87TH AVE 41,000 VPD

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