



# CHIPOTLE

## MEXICAN GRILL

- SERVICES NEARBY LIBERTY UNIVERSITY (16,000 STUDENTS)
- NEWEST & RARE CHIPOTLE "HABANERO" PROTOTYPE

# OFFERED FOR SALE

\$3,300,000 | 5.00% CAP

REPRESENTATIVE PHOTO





O'Reilly  
AUTO PARTS

DQ

McDonald's

Wendy's

LOWE'S

CVS

WAFLE  
HOUSE

EXXON

jiffylube

COOK OUT

KFC

Arby's

Hardee's

CHIPOTLE  
MEXICAN GRILL

S AMHERST HWY 29,000 VPD

GROVE AVE

DUNKIN'

BIG LOTS!

T-Mobile  
Little Caesars

PIZZA  
PAPA JOHN'S





DOLLAR GENERAL



GROVE AVE

S AMHERST HWY 29,000 VPD



Atlantic Capital Partners is pleased to exclusively offer for sale a newly constructed Chipotle Mexican Grill located along S. Amherst Highway (US-29) in Madison Heights, VA, the primary retail corridor serving the greater Lynchburg market.

The asset consists of a 2,385 square foot freestanding building leased to Chipotle Mexican Grill, Inc. on a brand new 15-year NNN lease with zero landlord responsibilities. The lease features 10% rent increases every five years, providing built-in income growth and long-term inflation protection.

The property is strategically positioned along a 29,000 VPD retail corridor and benefits from proximity to Liberty University, the University of Lynchburg, and major regional healthcare employers – collectively driving consistent traffic and daytime population.

This offering represents the opportunity to acquire a new construction, corporate guaranteed net lease asset in a supply-constrained submarket, combining durable tenant credit, absolute NNN lease structure, and long-term contractual rent growth.

RENT SCHEDULE	TERM	RENT
Current Term	1-5	\$165,000
Rent Escalation	6-10	\$181,512
Rent Escalation	11-15	\$199,656
1st Extension Term	16-20	\$219,624
2nd Extension Term	21-25	\$241,584
3rd Extension Term	26-30	\$265,752
4th Extension Term	31-35	\$292,320

<b>NOI</b>	<b>\$165,000</b>
<b>CAP RATE</b>	<b>5.00%</b>
<b>LISTING PRICE</b>	<b>\$3,300,000</b>

## ASSET SNAPSHOT

<b>Tenant Name</b>	Chipotle
<b>Signator/Guarantor</b>	Chipotle Mexican Grill, Inc.
<b>Address</b>	4780 S. Amherst Hwy, Madison Heights, VA 24572
<b>Building Size (GLA)</b>	2,385 SF
<b>Land Size</b>	0.87 Acres
<b>Year Built</b>	2026
<b>Lease Type</b>	NNN
<b>Landlord Responsibilities</b>	None
<b>Rent Commencement Date</b>	10/5/26
<b>Lease Expiration Date</b>	9/30/2041
<b>Remaining Term</b>	Fifteen (15) Years
<b>Renewal Options</b>	4 x 5-Years
<b>Rental Increases</b>	10% Every 5-Years
<b>NOI</b>	\$165,000



REPRESENTATIVE PHOTO



**50,488**  
PEOPLE  
IN 5 MILE RADIUS



**\$72,652**  
AHHI IN  
5 MILE RADIUS



**29,000**  
VPD ON  
S AMHERST HWY





**NEW CONSTRUCTION | 15-YEAR CORPORATE NNN LEASE**

Brand new Chipotle with a full 15-year base term and zero landlord responsibilities, delivering long-duration, passive income.



**BEST-IN-CLASS FAST CASUAL TENANT**

Chipotle (NYSE: CMG) operates 3,700+ locations and remains one of the strongest and most consistent performers in the fast-casual segment.



**PRIMARY RETAIL CORRIDOR EXPOSURE**

Located along US-29 (29,000 VPD), the dominant retail spine serving Madison Heights and Lynchburg, with surrounding national tenancy and daily traffic generators.



**DRIVE-THRU ("CHIPOTLANE") PROTOTYPE**

Modern format designed for digital ordering and throughput efficiency, a key driver of top-tier unit volumes and long-term relevance.



**STRONG DEMAND DRIVERS | STABLE DAYTIME POPULATION**

Supported by Liberty University, University of Lynchburg, and major healthcare employers anchoring consistent consumer demand and traffic.

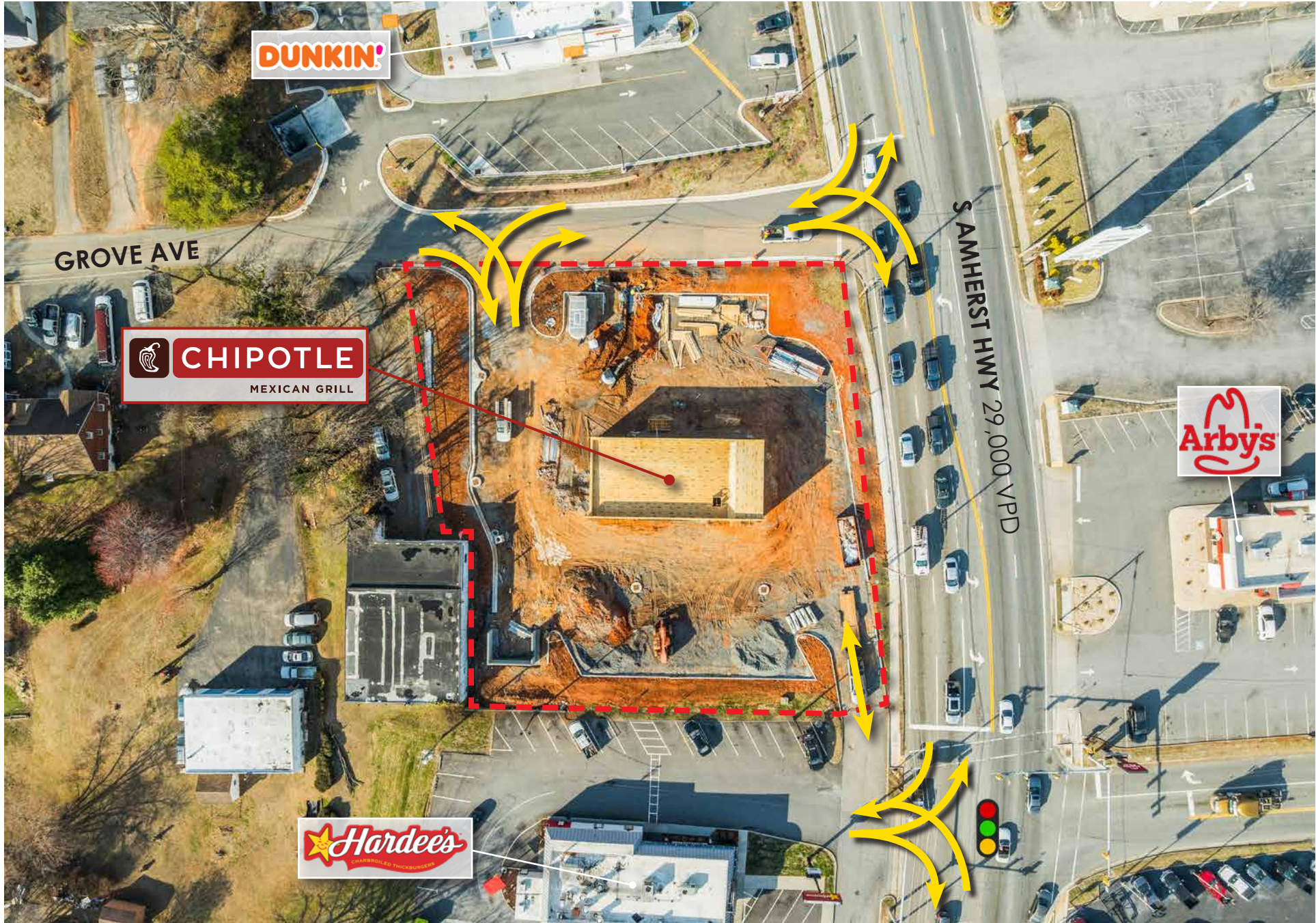


**EDUCATION-DRIVEN TRADE AREA**

Within a 20-minute drive of the site, the property is supported by 30+ schools, including Liberty University, University of Lynchburg, and a dense network of public and private K-12 institutions.



# SITE PLAN



**DUNKIN'**

GROVE AVE

 **CHIPOTLE**  
MEXICAN GRILL

S AMHERST HWY 29,000 VPD

**Arby's**

**Hardee's**  
UNBROKEN TECHNOLOGY



# LYNCHBURG OVERVIEW

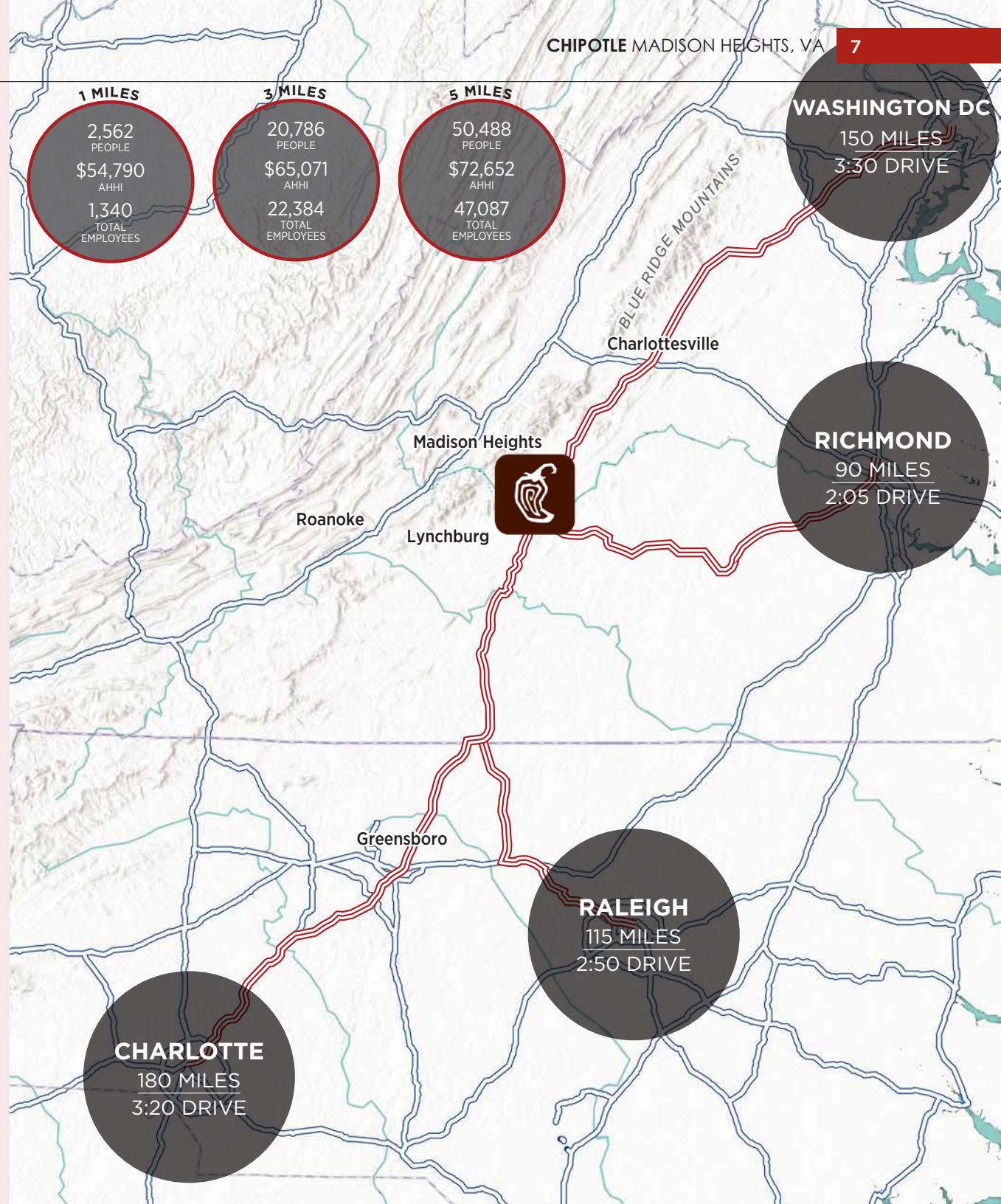
Lynchburg serves as the economic and employment hub of Central Virginia, anchored by higher education, healthcare, and advanced manufacturing. Major employers including Liberty University and Centra Health drive a stable and diversified employment base, while the region continues to benefit from steady population growth and institutional investment.

The US-29 corridor is the dominant north-south retail and commuter artery through Central Virginia, connecting Lynchburg to Charlottesville, Northern Virginia, and the broader Mid-Atlantic. This corridor captures both local and regional traffic, making it the primary target for national retailers entering the market.

The Lynchburg/Madison Heights trade area benefits from a unique combination of university-driven population, healthcare employment, and regional draw, creating consistent traffic patterns and durable retail demand relative to typical tertiary markets.

## EDUCATION-DRIVEN TRADE AREA

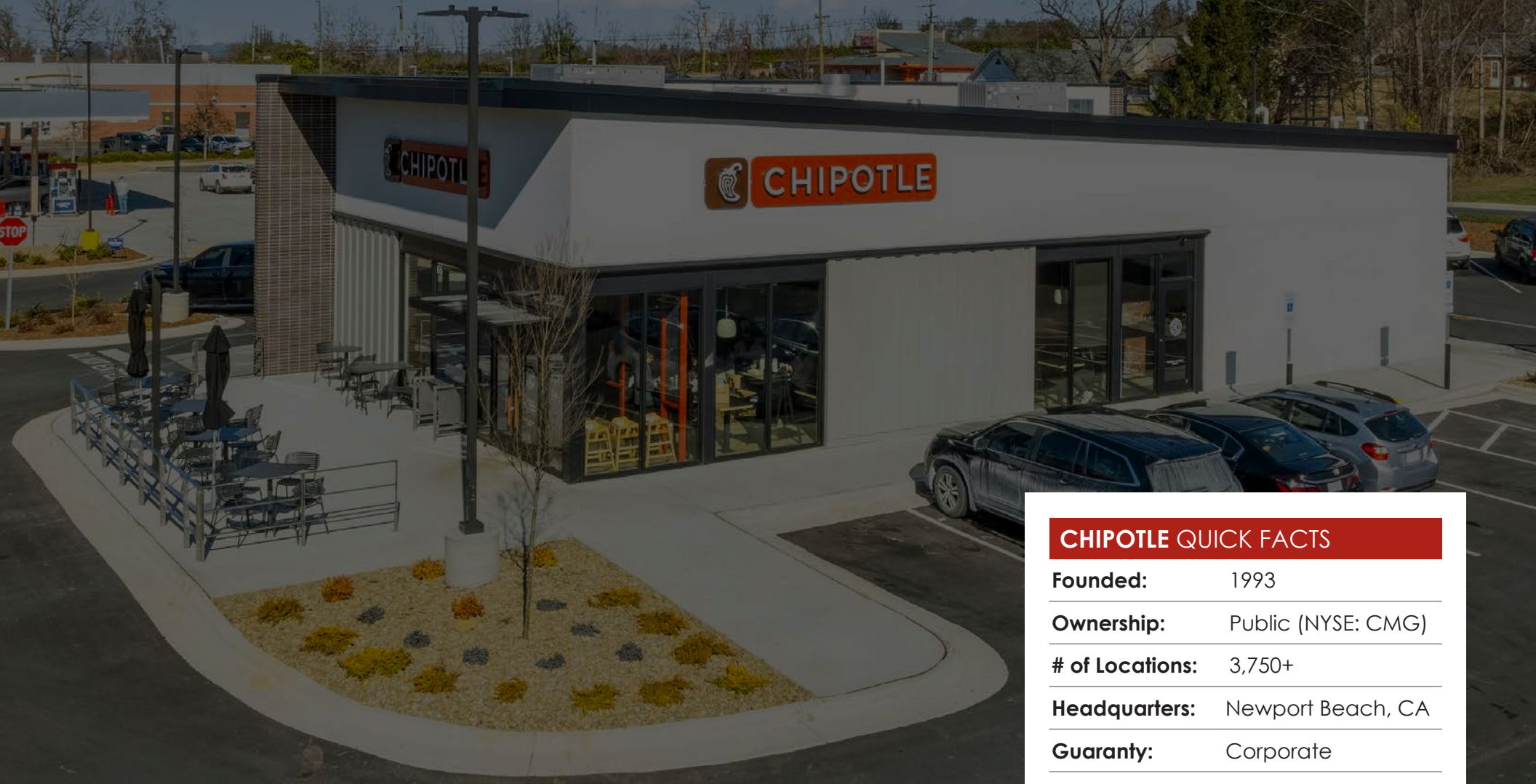
- Within a 20-minute drive of the site, the property is supported by 30+ schools, including Liberty University, University of Lynchburg, and a dense network of public and private K-12 schools
- Lynchburg City Schools alone include two high schools and three middle schools), providing an additional boost from this segment of the customer base
- Combined with Amherst County schools, the trade area benefits from strong student-driven traffic and daily consumer demand





## 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

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



4780 S. AMHERST HWY MADISON HEIGHTS, VA



# CHIPOTLE

MEXICAN GRILL

## OFFERED FOR SALE

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REPRESENTATIVE PHOTO

Exclusively Offered By



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