

# CHASE



2643 LPGA BOULEVARD  
DAYTONA BEACH, FL



**BRAND NEW 15-YEAR NNN GROUND LEASE  
<7 MILES FROM DAYTONA BEACH SHORE  
\$91,567 AVERAGE HOUSEHOLD INCOME (3 MILES)**



# TABLE OF CONTENTS

3	PROPERTY OVERVIEW
4	INVESTMENT HIGHLIGHTS
6	AERIAL & SITE PLAN
9	LEASE SUMMARY
10	TENANT OVERVIEW
11	DAYTONA BEACH MSA OVERVIEW



## INVESTMENT CONTACTS

### THOMAS CARR

Associate Vice President  
+1 703 477 1315  
thomas.carr4@cbre.com

### CHRIS BOSWORTH

Vice Chairman  
+1 404 441 3849  
chris.bosworth@cbre.com

### BRIAN PFOHL

Vice Chairman  
+1 678 772 7989  
brian.pfohl@cbre.com

### KATIE GOLDBERG

Investment Sales Analyst  
+1 404 987 3621  
katie.goldberg@cbre.com

### MARK DRAZEK

CBRE FL Licensee  
mark.drazek@cbre.com

### CBRE, INC.

3550 Lenox Road NE, Suite 2300  
Atlanta, GA 30326  
+1 404 504 7900

# PROPERTY DESCRIPTION



**\$3,412,000**  
PRICE



**4.25%**  
CAP RATE



**\$145,000**  
NOI

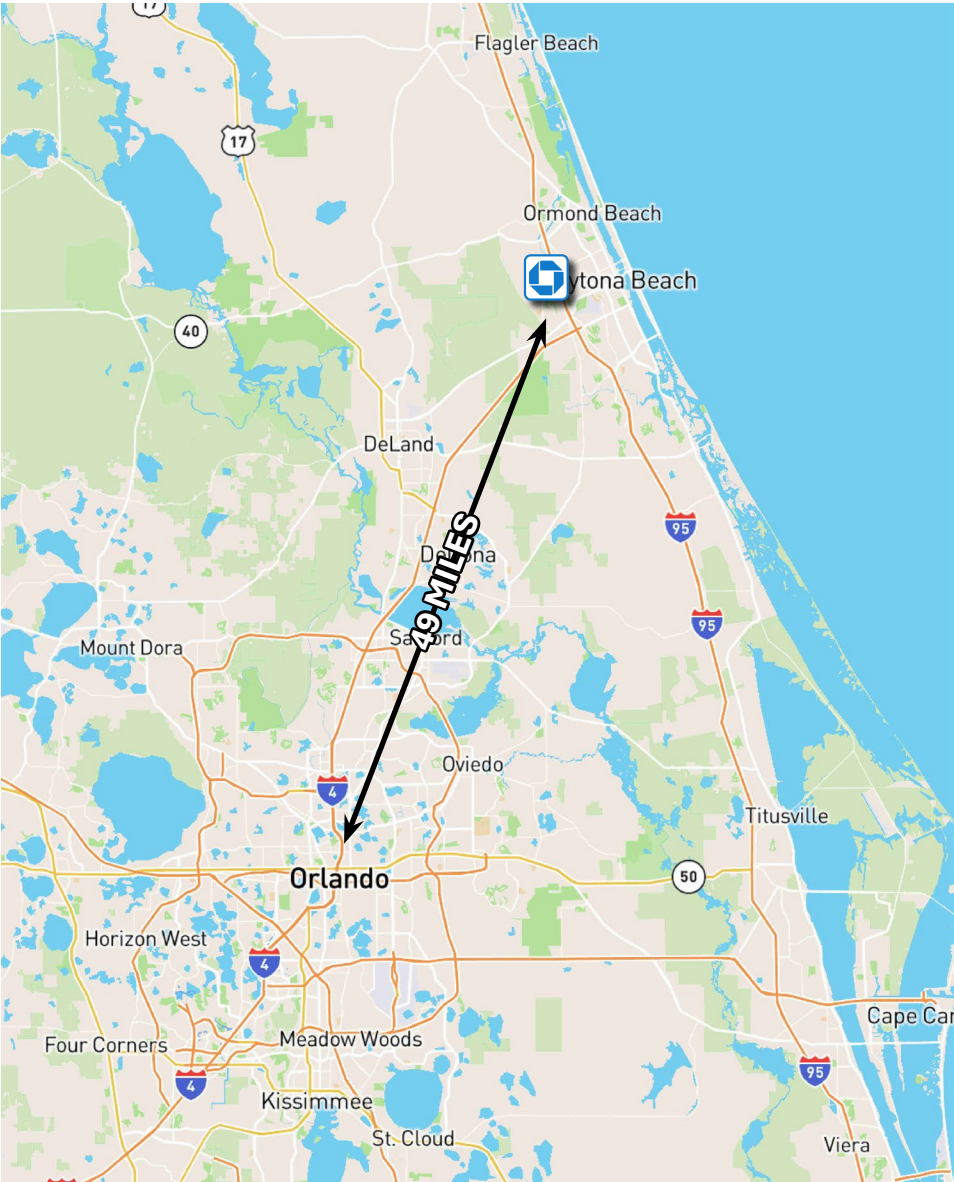
## INVESTMENT OVERVIEW

ADDRESS	2643 LPGA Boulevard, Daytona Beach, FL 32124
TENANT	JPMorgan Chase Bank, National Association (S&P: AA-)
BUILDING SIZE	3,245 square feet
PARCEL SIZE	1.26 acres
PARKING SPACES	25 spaces
YEAR BUILT	2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,095	23,659	82,603
HOUSEHOLDS	2,402	11,370	34,992
AVG. HOUSEHOLD INCOME	\$130,915	\$91,567	\$85,864

## TRAFFIC COUNTS

LPGA BOULEVARD	39,500 VPD
I-95	85,500 VPD





# INVESTMENT HIGHLIGHTS



## INVESTMENT-GRADE TENANT

JPMorgan Chase & Co. (NYSE: JPM; S&P: AA-) is a retail banking, investment banking and global securities firm headquartered in New York City. As of December 31, 2024, JPMorgan Chase has assets of \$4.0 trillion, 4,700+ locations in 48 states, operates in more than 100 countries and employs approximately 310,000 global employees. JPMorgan Chase has a stockholders' equity of \$344.8 billion and is considered one of the nation's "Big Four" banks along with Wells Fargo, Bank of America and Citigroup. For fiscal year 2024, Chase Bank generated net revenues of \$177.6 billion and net income of \$58.5 billion. The tenant under the lease—JPMorgan Chase Bank, National Association—is JPMorgan Chase's principal bank subsidiary.



## BRAND NEW NNN GROUND LEASE

Expected to commence in June 2025, Chase Bank's NNN ground lease will feature 15 years of primary term with a 10% rent increase every 5 years throughout the initial term and in each of the four, 5-year renewal options.

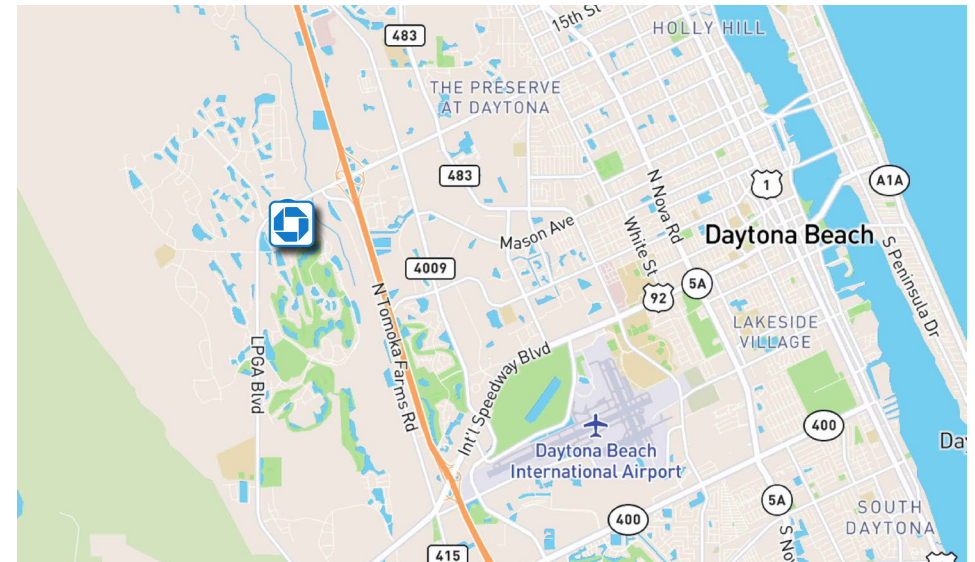


## EXCELLENT ACCESS & VISIBILITY

Located less than 7 miles from the Daytona Beach shore, Chase Bank is positioned with excellent access and visibility along LPGA Boulevard (39,500 VPD), where it is feet from Tymber Creek Road (2,700 VPD) and less than a mile from the on-ramp to Interstate 95 (85,500 VPD). I-95 is the main interstate highway of Florida's Atlantic Coast and provides direct access to Jacksonville to the north and West Palm Beach, Boca Raton, Fort Lauderdale and Miami to the south.



CHASE BANK DAYTONA BEACH, FL



## STRATEGIC LOCATION WITHIN TYMBER CREEK VILLAGE MIXED-USE DEVELOPMENT

Chase Bank is a component of the new, 46-acre Tymber Creek Village mixed-use development. Upon completion, the development will be home to the 311-unit Integra Village Apartments, Florida Health Care Plans Care Center, McDonald's, Starbucks, Heartland Dental, Mavis Discount Tire, O'Reilly Auto Parts, Lockhart Storage Centers, Sud Stop Car Wash, and 7-Eleven. Additionally, the site is located immediately adjacent to LPGA International—the premier golf club of Daytona Beach, headquarters for the LPGA and host of the LPGA Tour (60,000-80,000 attendees annually). Chase Bank is also across from the 200,000-square-foot Latitude Landings shopping center (Publix, Anejo Cocina, Oil & Vinegar, UPS, Hair Cuttery) and the 3,400-home Latitude Margaritaville master-planned community, which has been named among the top 50 master-planned communities in the US.



## LESS THAN 2 MILES TO RETAIL POWERHOUSES

Chase Bank is surrounded by major retail powerhouses, including Tanger Outlets Daytona Beach (1.9 miles east; 351,721 SF) and Tomoka Town Center (1.7 mile east; 1.2 MSF retail & 600 multifamily units). Together, these developments feature tenants like Academy Sports + Outdoors, Ross Dress For Less, DSW, Burlington, Hobby Lobby, T.J. Maxx, Old Navy, Barnes & Noble, Ulta Beauty, Five Below, Nike, Under Armour, Adidas, Columbia, New Balance, LOFT, J. Crew, GAP, Coach, Banana Republic, H&M, American Eagle, Bath & Body Works, Express, Famous Footwear and Rack Room Shoes, among many other national brands.



# INVESTMENT HIGHLIGHTS



## BUSTLING RETAIL & COMMERCIAL CORRIDOR

The property is within Daytona Beach's primary retail and commercial corridor with 3.4 MSF of retail, 1.4 MSF of office, 3.9 MSF of industrial and 8,463 multifamily units within a 3-mile radius. Additional nearby retail synergies include Sam's Club, Ashley Store, Rooms To Go, Buc-ee's, RaceTrac, 7-Eleven, CVS, Ace Hardware, and Dunkin', to name a few.



## SIGNIFICANT RESIDENTIAL DEVELOPMENT

Situated along West Granada Boulevard, the upcoming Avalon Park Daytona master-planned community will be 6 miles north of the site and will feature approximately 8,000 residential units in addition to a 1 MSF commercial district. The initial 783-acre phase of the development is expected to break ground in 2025.



## PROXIMATE TO MAJOR TRAFFIC DRIVERS

Chase is near several of the area's main traffic drivers, including Daytona AutoMall (1.6 miles southeast; 6,000+ vehicles & 18 brands), Daytona International Speedway (5.2 miles southeast), Embry-Riddle Aeronautical University (5.3 miles southeast; 16,621 students), Daytona International Airport (7.2 miles southeast) and Daytona Beach (7.8 miles east), among many others.



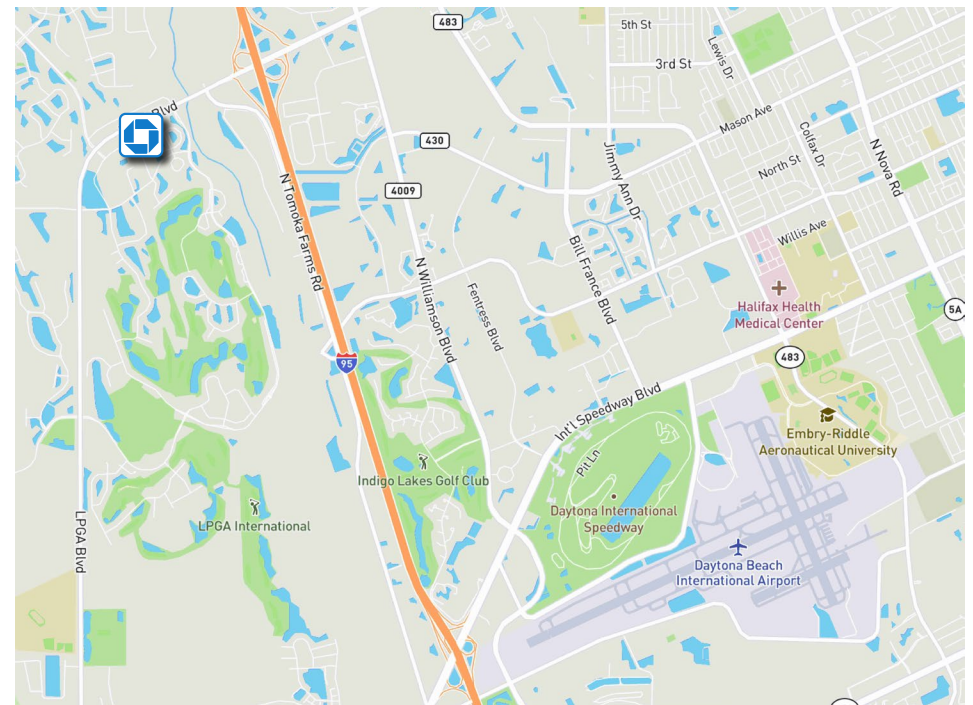
## DYNAMIC DEMOGRAPHIC PROFILE | BUILT-IN CUSTOMER BASE

The property benefits from dynamic demographics with a population of 23,659 and an average annual household income of \$91,567 within a 3-mile radius. Additionally, Chase is surrounded by over 2,400 households within a mile, placing a substantial built-in customer base within walking distance.

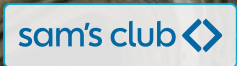


## DELTONA-DAYTONA BEACH-ORMOND BEACH, FL MSA ADVANTAGE

The Deltona-Daytona Beach-Ormond Beach, FL Metropolitan Statistical Area (MSA population: 718,006) is a vibrant region nestled along the eastern coast of Florida, encompassing both Volusia and Flagler counties. With its rich blend of natural beauty, economic opportunities and cultural diversity, the area offers residents and visitors alike unforgettable experiences. It is one of the fastest-growing MSAs in Florida and the United States. The area has experienced significant population growth in recent years, attracting residents from other parts of Florida and beyond.







LATITUDE LANDINGS (200,000 SF)

Publix WPAW GANG UPS State Farm

ANEJO OIL & VINEGAR BLUE OCEAN DERMATOLOGY ZENSHI

ACE OF CARTS SPACE COAST CREDIT UNION Domino's



DAYTONA AUTO MALL (6,000+ VEHICLES, 18 BRANDS)

ALFA ROMEO Mercedes-Benz BMW Maserati INFINITI

NISSAN Mazda LINCOLN FIAT VOLVO VW

CHRYSLER DODGE Jeep RAM

TANGER OUTLETS DAYTONA BEACH (351,721 SF)

NEW BALANCE FAMOUS footwear H&M OLD NAVY Levi's GAP

Under Armour Lids LOFT crocs Nike

adidas Columbia Bath & Body Works Kirklands

SKECHERS POLO RALPH LAUREN AMERICAN EAGLE



TIMBER CREEK ROAD: 2,700 VPD

LPGA BLVD (39,500 VPD)

(85,500 VPD)







PARADISE Animal Clinic  
Florida Starpoint Academy  
SPACE COAST CREDIT UNION

Halifax Humane Society

DUG-EE'S

FLOOR DECOR

MILLER'S ALE HOUSE

HAIR CUTTERY  
ANEJO COCINA MEXICANA  
ups

O'Reilly AUTO PARTS  
7 ELEVEN

Holiday Inn 96 ROOMS

TYMBER CREEK VILLAGE DEVELOPMENT (UNDER CONSTRUCTION)  
McDonald's  
Starbucks  
MAYIS  
Florida Health Care Plans  
SudStop CAR-WASH  
LOCKHART STORAGE CENTERS  
HEARTLAND

DAYTONA USED CAR CENTER  
Gary Yeomans  
Ford  
CHRYSLER  
FIAT  
DODGE  
Jeep  
RAM

Mazda  
enterprise

Gunther Volkswagen Delray Beach

FIELDS AUTO GROUP  
BMW

DENVER MATTRESS CO.  
The easiest way to get the right mattress

CARMAX

HONDA

SUBARU

LPGA INTERNATIONAL DAYTONA BEACH  
36-HOLE WORLD-CLASS GOLF CLUB

sam's club

Culver's

Arby's

CORNERSTONE OFFICE PARK 89,064 SF

TOMOKA POINTE APARTMENT BUILDING - 276 UNITS

EMORY L BENNETT VETERANS' NURSING HOME

TOMOKA TOWN CENTER 1.2 MILLION SF

ROSS Academy DRESS FOR LESS SPORTS-OUTDOORS  
HAND STONE  
TJ-maxx  
DAVEY BUSTER  
HOBBY LOBBY  
BARNES & NOBLE

TANGER OUTLETS (351,721 SF)  
FAMOUS Footwear  
H&M  
OLD NAVY  
Levi's  
GAP  
Under Armour  
Lids  
LOFT  
crocs  
Nike  
adidas  
Columbia  
Bath & Body Works  
Kirklands  
SKECHERS  
POLO RALPH LAUREN  
AMERICAN EAGLE

amazon

KLB SONS

Carolina Club  
224 UNITS

KEISER UNIVERSITY  
20,574 STUDENTS

USPS.COM

petcaress

DermaCare

TopBuild

BRADDOCK METALLURGICAL

PENSKE

Technetix GROUP

COSMOPRO

Quality INN 64 ROOMS

FINISHLINE RV PARK 25 ACRES

HOME 2 SUITES BY HILTON 107 ROOMS

target

BEST BUY  
PETSMART  
Bedrosians

DAYTONA INTERNATIONAL SPEEDWAY

ONE DAYTONA SHOPPING MALL 300,000 SF  
SMOOTHIE KING  
Guitar Center  
FIRST WATCH  
crumbl cookies  
P.F. CHANG'S  
CARRABBA'S ITALIAN GRILL  
CMX CINEMAS  
PLATO'S  
AT&T  
JUETTA WEST WOMEN'S CLOTHING  
GAMETIME  
VICTORY CIRCLE SPLASH PAD  
GOLDEN GYM  
WALLY's

STONEWOOD GRILL & TAVERN

Wendy's

7 ELEVEN

BIBRAUN SHARING EXPERTISE

CROSSFIT ZIEHARD

CHASE

LATITUDE MARGARITAVILLE 3,400+ UNITS

INTEGRA VILLAGE APARTMENTS 311 UNIT

JOHN HUDSON TENNIS ACADEMY

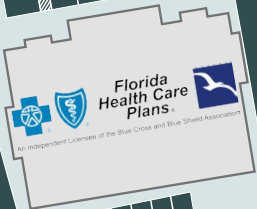
MOSAIC



TYMBER CREEK ROAD



LPGA BOULEVARD





# LEASE SUMMARY

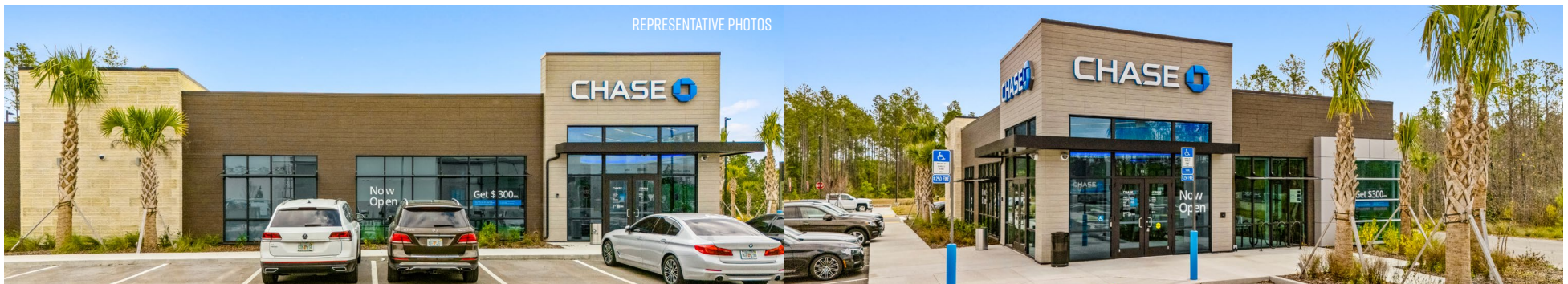


<b>TENANT:</b>	JPMorgan Chase Bank, N.A. (S&P: AA-)
<b>LEASE TYPE:</b>	NNN Ground
<b>ORIGINAL TERM:</b>	15 years
<b>RENT COMMENCEMENT:</b>	June 2025 (Estimate)
<b>LEASE EXPIRATION:</b>	June 2040 (Estimate)
<b>RENT ESCALATIONS:</b>	10% Increase in Years 6 & 11

<b>INITIAL TERM RENT SCHEDULE:</b>	Years 1-5: \$145,000 Years 6-10: \$159,500 Years 11-15: \$175,450
<b>RENEWAL OPTIONS:</b>	Four 5-Year
<b>OPTION RENT SCHEDULE:</b>	Option 1: \$192,995 Option 2: \$212,295 Option 3: \$233,524 Option 4: \$256,876
<b>OPTION RENT INCREASES:</b>	10% Increase in Each Option

<b>TAXES:</b>	Tenant shall pay directly to the applicable Governmental Authority all Taxes.
<b>REPAIRS &amp; MAINTENANCE:</b>	Tenant shall maintain and repair the Premises, including, without limitation, the interior and exterior, structural and nonstructural, including parking areas, sidewalks, curbs and Common Areas.
<b>INSURANCE:</b>	Tenant shall maintain: (i) commercial general liability insurance with limits of not less than \$2,000,000 per occurrence for bodily injury, personal injury, death and property damage with respect to the Premises, (ii) "Special Form Causes of Loss" property damage insurance covering Tenant's personal property and all Improvements and Alterations at and to the Premises on a full replacement cost basis, and (iii) any insurance coverage required to be carried by the owner of the Premises pursuant to the REA. Tenant may self-insure with a net worth of at least \$100,000,000.
<b>CAM:</b>	Tenant shall pay as Additional Rent all contributions, assessments or other charges levied or assessed against the Premises pursuant to the Master Declaration for the maintenance of various common elements of the Shopping Center ("Operating Expenses"). Per the Master Declaration, the initial CAM contribution for Lot 6 (Chase Bank) is equal to \$1,992 (\$1,581 per acre). For each calendar year following the Base Year, Tenant's obligation to pay Operating Expenses shall increase as set forth in the Master Declaration (no more than 3% per year over the amount payable by Tenant during the prior calendar year, but no more than 10% cumulatively during any 5-year period).
<b>ROFR:</b>	Yes, 30 days. Must be re-offered to Tenant for a 15-day period if purchase price decreases more than 5%.

REPRESENTATIVE PHOTOS







JPMorgan Chase & Co. (NYSE: JPM; S&P: AA-) is a retail banking, investment banking and global securities firm headquartered in New York City. Their retail financial services and commercial banking divisions are headquartered in Chicago, Illinois. In 2008, JPMorgan Chase & Co. acquired The Bear Stearns Companies Inc. and Washington Mutual's banking operations. The Washington Mutual acquisition expanded Chase's consumer branch network in the west and created one of the nation's largest branch networks with over 4,700 locations in 48 states. As of December 31, 2024, JPMorgan Chase has assets of \$4.0 trillion, operates in more than 100 countries, and employs approximately 310,000 global employees. JPMorgan Chase has a stockholders' equity of \$344.8 billion and is considered one of the nation's "Big Four" banks along with Wells Fargo, Bank of America and Citigroup. For fiscal year 2024, Chase Bank generated net revenues of \$177.6 billion and net income of \$58.5 billion. The tenant under the lease—JPMorgan Chase Bank, National Association—is JPMorgan Chase's principal bank subsidiary.


COMPANY	JPMorgan Chase & Co.
FY 2024 TOTAL NET REVENUES*	\$177.6 Billion
TOTAL ASSETS*	\$4.0 Trillion
DEPOSITS*	\$2.4 Trillion
NUMBER OF U.S. BRANCHES	4,700+
ATMS	15,000+
EMPLOYEES	±310,000
2024 FORTUNE RANKING	#12

\*Financials as of December 31, 2024

BUSINESS SEGMENTS

CONSUMER & COMMUNITY BANKING	CORPORATE & INVESTMENT BANKING
COMMERCIAL BANKING	ASSET & WEALTH MANAGEMENT



An aerial photograph of the Deltona - Daytona Beach - Ormond Beach, FL metropolitan statistical area. The image shows a mix of urban development, including high-rise apartment buildings, commercial centers, and parking lots, situated along the coast. The ocean is visible on the right side, with waves breaking onto a sandy beach. The sky is blue with scattered white clouds.

# DELTONA – DAYTONA BEACH – ORMOND BEACH, FL MSA OVERVIEW

## MSA AT A GLANCE

The Deltona - Daytona Beach - Ormond Beach, FL metropolitan statistical area (MSA population: 718,006) is a vibrant region nestled along the eastern coast of Florida, encompassing both Volusia and Flagler counties. With its rich blend of natural beauty, economic opportunities, and cultural diversity, the area offers residents and visitors alike unforgettable experiences.



# MSA DEMOGRAPHICS



**718,006**  
MSA Population



**29.5%**  
of residents have  
Bachelor's Degree +



**\$95,958**  
Average Household Income



**\$396,903**  
Total Workforce



**27,813**  
Businesses



**243,556**  
Employees

Source: CBRE Location Intelligence 2025



# MSA ECONOMY

## Top Industries



### ADVANCED MANUFACTURING



### AVIATION & AEROSPACE



### HEALTHCARE & LIFE SCIENCES



### LOGISTICS & DISTRIBUTION



### PROFESSIONAL SERVICES

*"The Daytona Beach region is experiencing groundbreaking growth. A definite advantage for personal and business relocation — the area is home to six universities and colleges, state of the art hospitals, a nationally recognized K-12 system, a nationally accredited museum, an international airport, and two major interstate highways."*




— Daytona Chamber of Commerce


## Deltona-Daytona Beach-Ormond Beach, FL MSA Principal Employers

  
**AdventHealth**  
AdventHealth  
9,192 Employees


  
**Publix**  
Publix Super Markets  
4,884 Employees

  
**Walmart**  
Walmart  
3,840 Employees

  
**Volusia County**  
2,464 Employees

  
**Flagler County School Board**  
2,174 Employees

Source: Flagler & Volusia Counties' Comprehensive Annual Financial Reports (FY 2023)

  
**Volusia County Schools**  
8,197 Employees

  
**Halifax Health**  
4,312 Employees

  
**State of Florida**  
2,662 Employees

  
**Amazon**  
1,300 Employees

  
**Embry Riddle Aeronautical University**  
1973 Employees



# MSA CULTURE | RECREATION



## DAYTONA BEACH



**23 Miles**  
of Atlantic Shoreline



More Than **9 Million**  
Visitors Each Year

← | → **26**  
Beach Access Points



## DAYTONA INTERNATIONAL SPEEDWAY



Home of:  
**DAYTONA 500**  
**COKE ZERO 400**  
**WAWA 250**



**\$800 Million**  
Annual Economic Impact



**125,000**  
Grandstand Capacity



## FESTIVAL CAPITAL OF FLORIDA



**60+**  
Festivals Annually



Daytona Beach Bike Week  
Spring Break  
Rockville | Jeep Beach  
Daytona Turkey Run  
Ormond Beach Beer Festival  
Halifax Art Festival



## DAYTONA BEACH BOARDWALK & PIER



Rides & Attractions Open  
**365 Days**  
per year

Open Since

**1938**



**\$20M**  
in Recent Renovations

Source: [daytonabeach.com](http://daytonabeach.com)



Whether you're traveling with family, friends, a loved one, or going solo, you'll find plenty of things to do in Daytona Beach. No matter where you stay in Daytona Beach, you're always within minutes of countless adventures. Famous for our beaches and motorsports, there is an abundance of arts, culture and history, shopping, golfing, and sports events – all for you to explore



## AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

## COPYRIGHT NOTICE

© 2025 CBRE, Inc. All Rights Reserved.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.





## INVESTMENT CONTACTS

### THOMAS CARR

Associate Vice President  
+1 703 477 1315  
thomas.carr4@cbre.com

### CHRIS BOSWORTH

Vice Chairman  
+1 404 441 3849  
chris.bosworth@cbre.com

### BRIAN PFOHL

Vice Chairman  
+1 678 772 7989  
brian.pfohl@cbre.com

### KATIE GOLDBERG

Investment Sales Analyst  
+1 404 987 3621  
katie.goldberg@cbre.com

### MARK DRAZEK

CBRE FL Licensee  
mark.drazek@cbre.com

### CBRE, INC.

3550 Lenox Road NE, Suite 2300  
Atlanta, GA 30326  
+1 404 504 7900