



REAL PROPERTY SPECIALISTS, INC.®

Exclusive Offering



Bill Smith (VP of Development) Tel: (407)624-5582 / Fax: (407)624-5582 - Bill@rps-fl.com

FINANCIAL OVERVIEW

Address

8849 State Road 52

Hudson FL 34667



Price \$1,785,000

Cap Rate 5.10%

Gross Leasable Area (GLA) 6,500 SF

Year Built 1995 (Renovated 2016)

Tenant	GLA	%GLA	Annual Rent	Rent/SF	Rent Commencement	Lease Term	Options
Med Express	6,500	100%	\$90,999.96	\$14	2/1/2016	10 years	(three) 5 year

INVESTMENT OVERVIEW

- 10-Year Lease
- Below Market Rent!
- Newly Renovated in 2016 with significant investment by Tenant
- 12.5% Increase every 5 years
- Adjacent to Newly Renovated Publix Anchored Shopping Center, CVS, McDonalds, Family Dollar, Brand New Burger King
- Excellent Visibility along State Road 52 with traffic counts over 38,000 ± CPD & 50,000 ± CPD on Little Road
- 1.8 miles from US-19 a main North/South thoroughfare
- Approximately 35 miles from Tampa International Airport & University of South Florida
- MedExpress is a subsidiary of United Health Group, one of the largest Fortune 500 companies with a market of \$250+ Billion

DEMOGRAPHICS

POPULATION	1-MILE	3-MILES	5-MILES
2010 Population	8,919	55,855	101,182
2018 Population	9,875	63,200	114,138
2023 Population	10,944	70,259	126,833
HOUSEHOLDS			
2010 Households	4,199	24,896	43,814
2018 Households	4,617	28,151	49,233
2023 Households	5,105	31,249	54,603
INCOME			
2018 Average Household Income	\$43,213	\$46,183	\$49,372
2018 Median Household Income	\$35,434	\$36,753	\$38,714

AREA OVERVIEW

Subject property is located in Hudson Florida on State Road 52, a primary highway serving the residents of multiple large master planned residential developments. Hudson is a city of approximately 13,000 residents located in Pasco County, Florida and is within the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The City of Hudson sits at the very top of the Tampa Bay metropolis along the Gulf Coast. To the north is the Florida Nature Coast, and to the south are the Suncoast cities of New Port Richey (10 min), Tarpon Springs (20 min), Clearwater (30 min), Tampa (40 min) and St. Petersburg (50 min).

AERIAL PHOTO



TENANT OVERVIEW



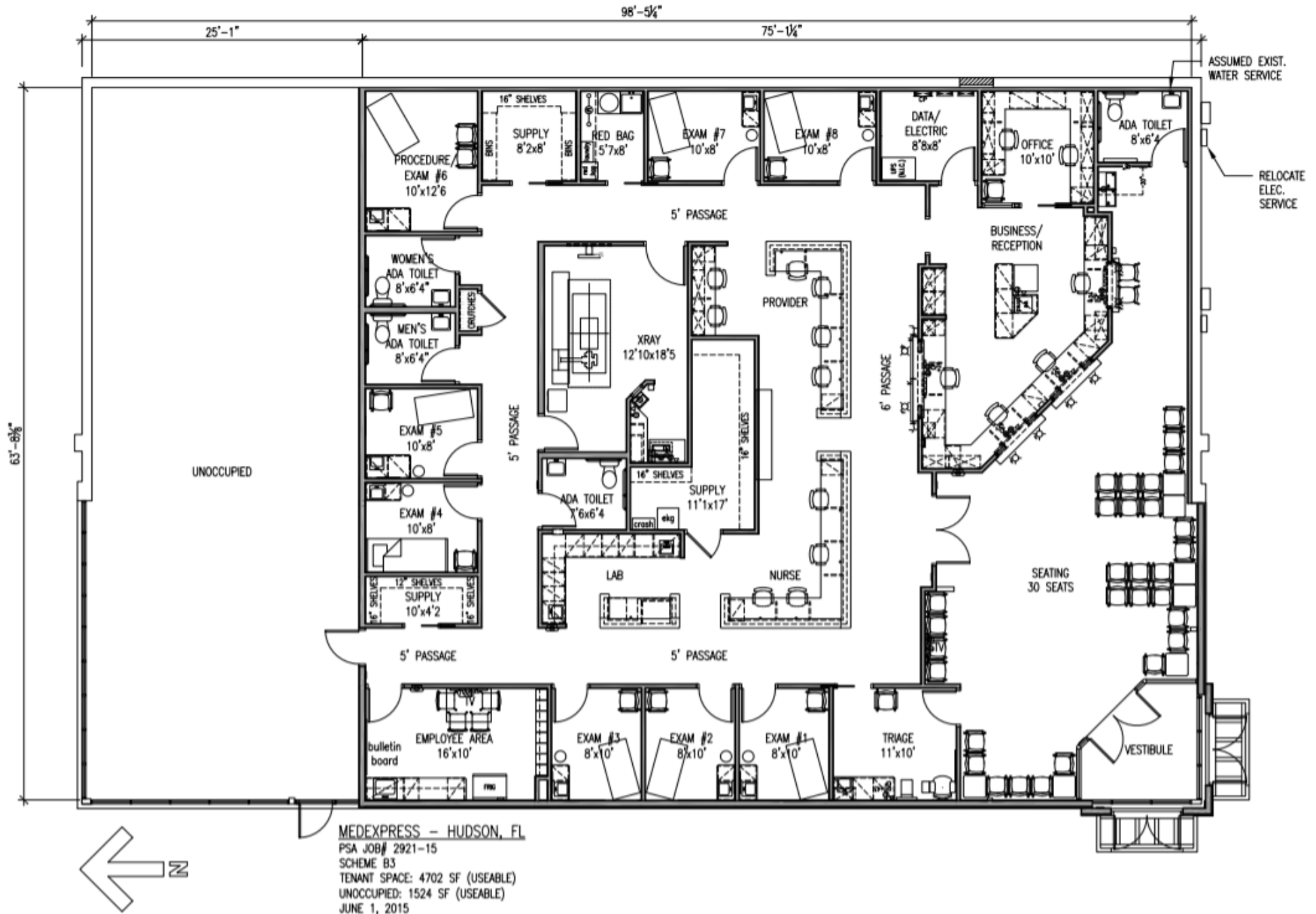
Rent Commencement	2/1/2016
Lease Expiration	2/28/2026
Gross Leasable Area	6,500 SF
Original Term	10 Years
Options	Three (5) Years
Increases	12.5% every 5 Years
Number of Locations	200+
Headquartered	Morgantown West Virginia
Website	www.Medexpress.com

UnitedHealth Group Inc. is an American managed health care company based in Minnetonka, Minnesota. It is 6th in the United States on the Fortune 500. UnitedHealth Group offers products and services through two operating businesses, UnitedHealthcare and Optum, both subsidiaries of UnitedHealth Group. UnitedHealth Group serves approximately 70 million individuals throughout the United States. In 2017, the company reported an operating income of \$15+ billion. MedExpress, belongs to United Health Optum division, and is a national leader in delivering high-quality, convenient, affordable health care in a patient-centric manner. MedExpress was founded in 2001 in Morgantown, West Virginia, with a commitment to treating each patient as if he/she were our only patient. MedExpress is the national leader in urgent care delivery, with over 200 locations and hundreds more coming soon in 18 states.

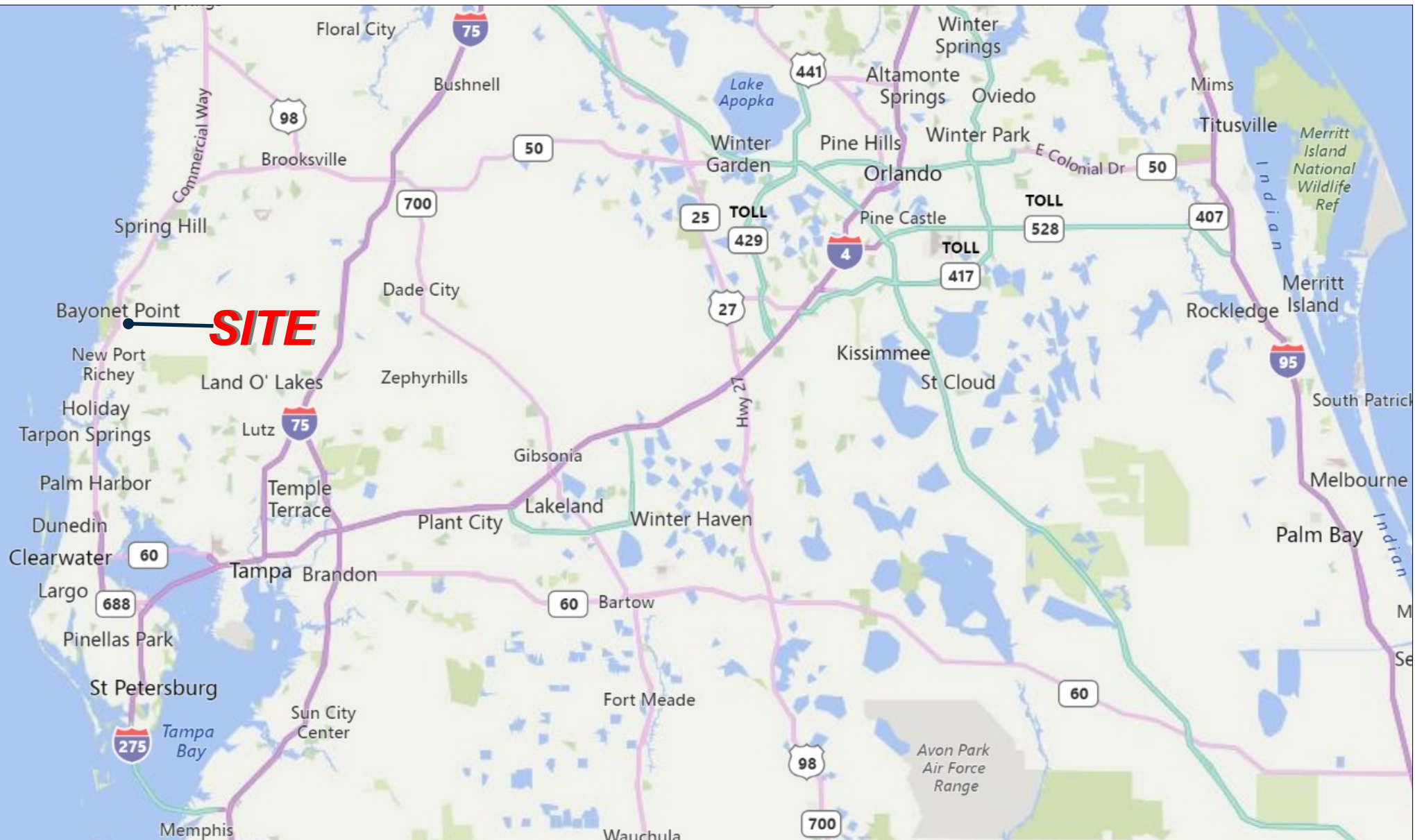
AERIAL PHOTO



SITE PLAN



REGIONAL MAP



LOCAL MAP

