

FOR SALE

AspenDental

AspenDental



*\*Not actual subject site.*

28120 S Tamiami Trail  
Bonita Springs, FL

10-Year NN Lease • Corporate • 33,000 VPD • Billboard Lease

CC&A  
OSWALD COOKE & ASSOCIATES



# DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for

use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been no change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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Broker of Record: Richard Spado - BK677641



*\*Not actual subject site.*

# OVERVIEW



## ASKING PRICE

\$ 3,194,444  
CAP RATE: 5.85%  
Total NOI: \$186,875



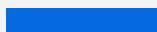
## LOCATION

Bonita Springs, FL  
28120 Tamiami Trail  
Bonita Springs, FL



## TRAFFIC COUNTS

S Tamiami Trail  
33,000 VPD  
  
Bonita Beach Road  
25,500 VPD



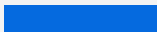
## PARKING

32 Spaces



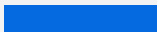
## BUILDING SQUARE FOOTAGE

3,750 sf



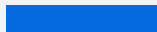
## LOT SIZE

1.54 Acres



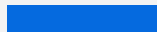
## ZONING

CC  
TMS  
04-48-25-B2-U1951.1239



## YEAR BUILT

2020





# ASPEN DENTAL

NOI \$159,375

LEASE TERM 10-Years

LEASE TYPE NN  
(Roof, Structure,  
HVAC Replacement)

DELIVERY DATE December 2020  
\*subject to change

RENTAL INCREASES 10% Every 5 Years

RENEWAL OPTIONS (3) 5-Year Options

BUILDING SIZE 3,750 SF

LOT SIZE 1.54 Acres

YEAR BUILT 2020





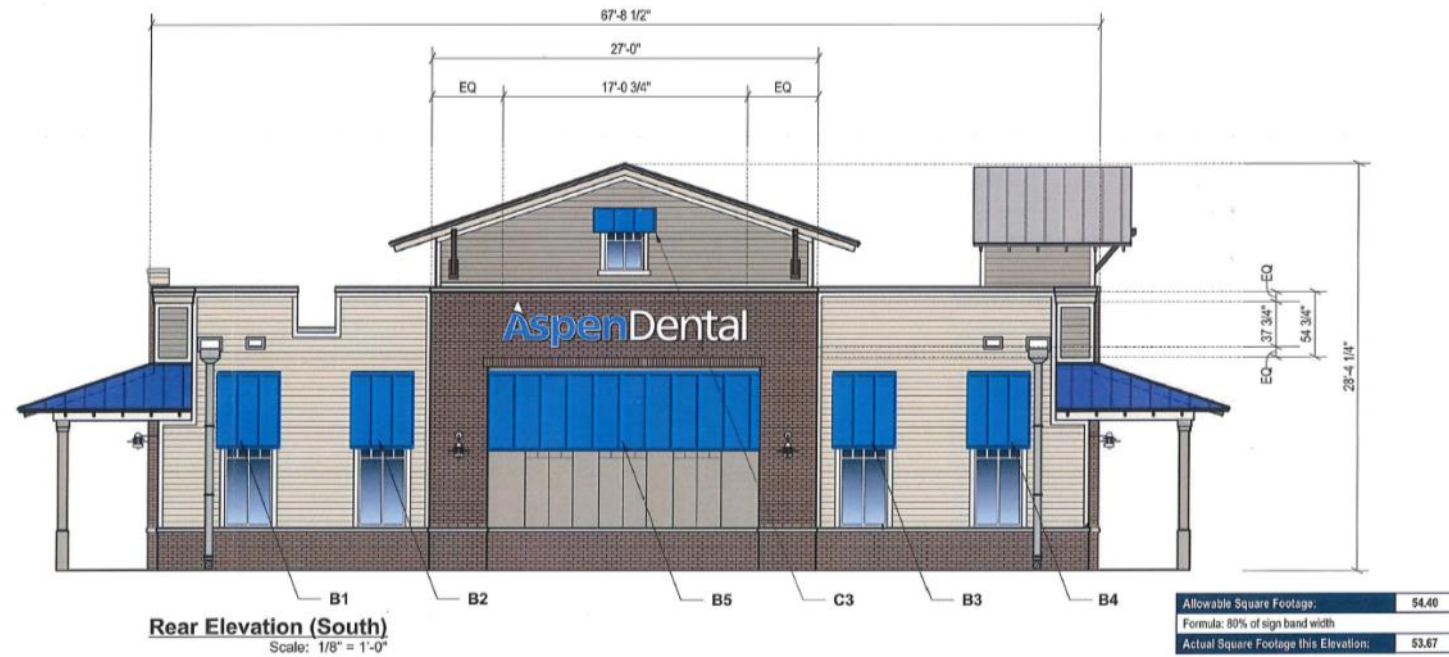
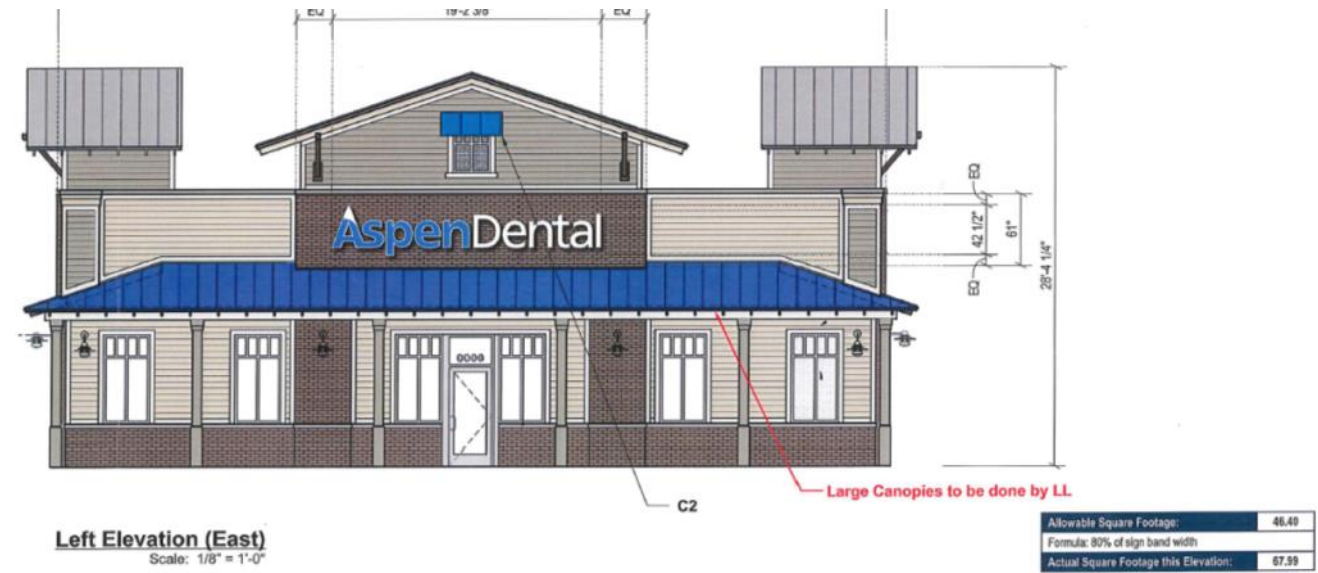
# BILLBOARD LEASE

|                  |                               |
|------------------|-------------------------------|
| NOI              | \$27,500                      |
| TENANT           | Carter Pritchett & Ernie Inc. |
| LEASE TERM       | 20 Years                      |
| COMMENCEMENT     | January 16, 2017              |
| LEASE EXPIRATION | January 31, 2037              |
| RENT ESCALATIONS | 10% Every 5 Years             |





# RENDERINGS



\*Renderings are preliminary and subject to change.



AERIAL



Sunshine  
ACE Hardware

Hampton  
Inn & Suites

CVS  
pharmacy

Advance  
Auto Parts

PIZZA  
PAPA JOHN'S  
7-ELEVEN

Bonita Beach Road

IGUANA MIA  
Fine Mexican Food

jiffy lube

DUNKIN'  
DONUTS

McDonald's

Bank OZK

LA FITNESS

LifeStorage

S Tamiami Trail

33,000 VPD

S Tamiami Trail

25,500 VPD

CHASE

Auto  
Zone

verizon

OLD TIME  
Pottery  
Home Decor and More!

Publix

SYNOVUS

CRUNCH

Wendy's

SITE

Wendy's

KFC

Beachway  
Professional Center

Pet Supermarket

St. Leo  
THE GREAT  
CATHOLIC  
CHURCH

TACO  
BELL

MITSUBISHI  
MOTORS  
Drive your Ambition

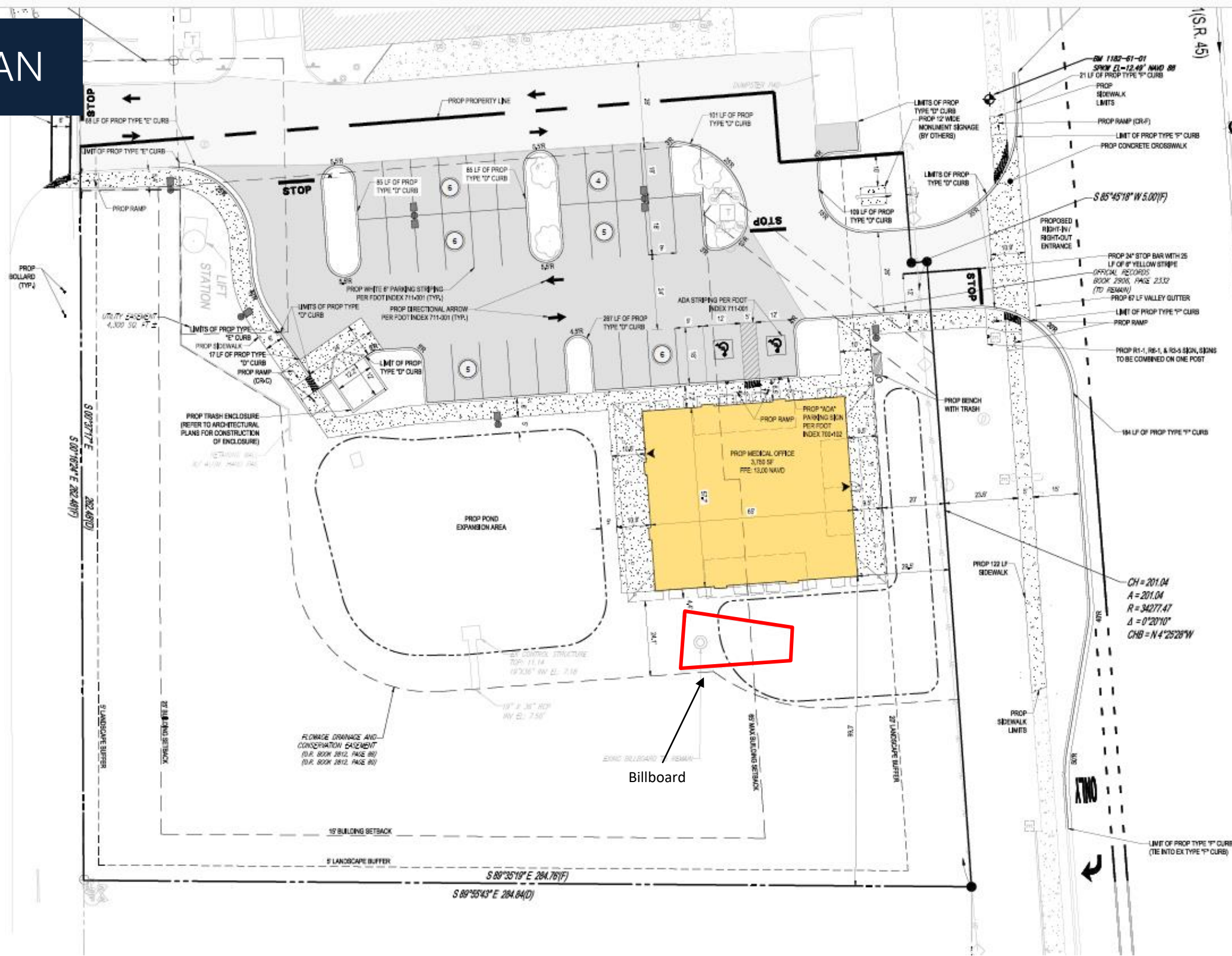
Hertz CAR SALES



## SITE PLAN



OSWALD COOKE &amp; ASSOCIATES





# VICINITY



13.2 Miles to Naples



14 Miles to Fort Myers



130 Miles to Miami



153 Miles to Tampa

# DEMOGRAPHICS

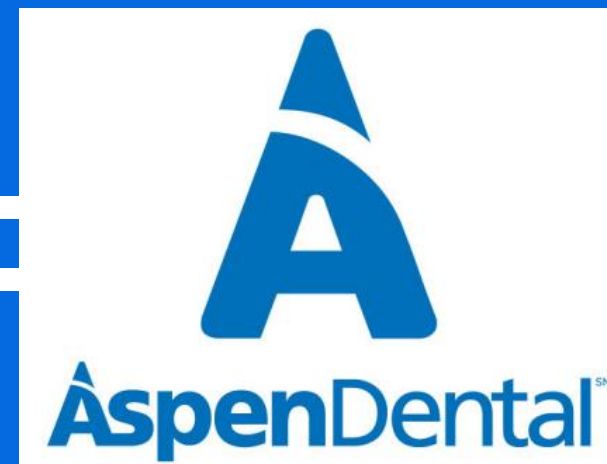
|                                  | ONE MILE | THREE MILE | FIVE MILE |
|----------------------------------|----------|------------|-----------|
| 2019 Population                  | 6,365    | 47,699     | 87,574    |
| Population Growth<br>(2010-2019) | 9.99%    | 10.17%     | 14.33%    |
| 2019 Median Household Income     | \$70,742 | \$62,557   | \$66,577  |
| Households                       | 2,983    | 21,509     | 45,645    |
| Daytime Employees                | 8,318    | 25,782     | 92,885    |





# TENANT

Seven & I Holdings Co. Ltd. | SVNDF  
Credit Rating: AA-



## Company Overview

Aspen Dental practices are committed to treating patients with the compassion and respect they deserve. The practices believe in providing comprehensive care that addresses both your short- and long-term dental care needs, and promise to provide an honest, judgment-free environment where it all comes down to great care.

There is no single provider of dental care called "Aspen Dental". Each Aspen Dental branded practice is owned and operated by a licensed dentist. Aspen Dental Management, Inc. ("ADMI") provides administrative and business support services to Aspen Dental branded dental practices. ADMI licenses the "Aspen Dental" brand name to the independently owned and operated dental practices that use its business support services. ADMI does not own or operate the dental practices, employ or in any way supervise the dentists providing dental care, and control over the care provided is the sole responsibility of the independent practice and the dentists they employ. Services and office practices may vary across dental practices, and patients should contact the dental offices directly for all questions concerning their dental treatment.

The term "Aspen Dental" issued throughout this website and, depending upon the context, may refer to an individual Aspen Dental branded dental practice or multiple Aspen Dental location dental practices.



800+ Offices

42 States

- Dental Services
- Dentures
- Invisalign





# ABOUT BONITA SPRINGS

Bonita Springs, a welcoming beach community in Southwest Florida between Fort Myers and Naples, is home to the Conservancy of Southwest Florida Nature Center.

Fishing and outdoor activities are popular in Bonita Springs, as are the sparkling beaches.

Bonita Springs also harbors Lovers Key State Park, a place so named because it once was an island so remote only lovers went to the trouble to seek its privacy. Today, you don't need a boat to get to the beach. It's easy to reach, but still not as well known as many other state parks. The 2.5-mile beach is lined with natural vegetation and is perfect for beachcombing and birding.

For some off-leash excitement there's the rightly named Dog Beach Park. It's one of Florida's only no-leash beaches and a big hit for both locals and visitors. The secluded shoreline and shallow waters make Dog Beach Park one of our best pet-friendly beaches, and when you get the chance, there are even more spots to explore.

Sources: <https://www.visitflorida.com/en-us/cities/bonita-springs.html>

| Southwest Florida<br>Largest Employers<br>(#of Employees) |
|---|
| Lee Health (13,595)                                       |
| Publix Super Market (8,728)                               |
| NCH Healthcare System (7,017)                             |
| Walmart (6,516)   |
| Florida Gulf Coast University (3,430)                     |
| Bayfront Health (3,060)                                   |
| Arthrex, Inc. (2,500)                                     |
| McDonald's (2,447)  |
| City of Cape Coral (2,253)                                |
| US Sugar (2,100)  |
| Home Depot (2,040)  |
| Winn-Dixie (1,994)  |





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