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OFFERING MEMORANDUM

OFFERED EXCLUSIVELY BY

SCOTT BRIGGS

Senior Director & Partner

sbriggs@stanjohnsonco.com

918.794.9787

KELLY LARGENT

Director

klargent@stanjohnsonco.com

918.884.3142

JACK MORGAN

Associate

jmorgan@stanjohnsonco.com

IN ASSOCIATION WITH

JAMES ULLRICH

Florida Broker

FL Lic #BK3411734

Stan Johnson Company

6120 South Yale Avenue | Suite 300

Tulsa, Oklahoma 74136

918.494.2690

stanjohnsonco.com



Stan Johnson Co.



DaVita, Inc.

13 Kingswood Drive | Palm Coast, Florida 32137



\$2,873,684

Offering Price



4.75%

Average Cap

THE OFFERING

Stan Johnson Company is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the land and building of a single-tenant medical clinic located in Palm Coast, FL. It consists of 1.65 acres and a 7,000-SF clinic built in 1998. It is situated in between Old Kings Road and Kingswood Drive with many national tenants nearby, including Home Depot, Wal-Mart, Lowe's, Hobby Lobby, Publix, Kohl's, Chick-fil-A, CVS and several others.

HIGHLIGHTS

- No Early Termination or Kick-Out Clause
- Leading Operator & Strong Guarantee
- Growing Industry
- Insulated from Macroeconomic Changes
- Strong Operating History
- Long-Term, Passive Lease with Rent Growth
- Densely Populated Area
- Income Tax-Free State