

# SINGLE TENANT NN

Investment Opportunity

AspenDental®

Brand New Construction | Fee-Simple Ownership | Corporate Signed



35648 US-27

**HAINES CITY** FLORIDA

REPRESENTATIVE PHOTO

 **SRS** | NATIONAL  
NET LEASE  
GROUP



**CONNOR BARTON**

**Associate**

**SRS National Net Lease Group**

connor.barton@srsre.com

D: 954.400.2748 | M: 954.479.9476

200 SW First Avenue, Suite 970

Fort Lauderdale, FL 3330

FL License No. SL3390950

**PATRICK NUTT**

**EVP, NNLG & Market Leader**

**SRS National Net Lease Group**

patrick.nutt@srsre.com

D: 954.302.7365 | M: 703.434.2599

200 SW First Avenue, Suite 970

Fort Lauderdale, FL 33301

FL License No. BK3120739

**WILLIAM WAMBLE**

**Senior Vice President**

**SRS National Net Lease Group**

william.wamble@srsre.com

D: 813.371.1079 | M: 813.434.8278

4427 W. Kennedy Boulevard, Suite 260

Tampa, FL 33609

FL License No. SL3257920



Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739



OFFERING

Pricing	\$3,605,769
Net Operating Income	\$187,500
Cap Rate	5.20%

PROPERTY SPECIFICATIONS

Property Address	35648 US-27 Haines City, Florida 33844
Rentable Area	3,750 SF
Land Area	1.1 AC
Year Built	2023 (Under Construction)
Tenant	Aspen Dental
Lease Signature	Corporate
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Lease Term	10 Years
Increases	10% LY 6, 8% Beg. of Each Option
Options	4 (5-Year)
Rent Commencement	September 2023 (est.)
Lease Expiration	September 2033 (est.)

Tenant Name	SF	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Aspen Dental	3,750	September 2023	September 2033	Year 1	-	\$15,625	\$187,500	4 (5-Year)
(Corporate Signed)		(Est.)	(Est.)	Year 6	10%	\$17,188	\$206,250	

8% Increase Beg. of Each Option Thereafter

## Brand New 10-Year Lease | Corporate Signed | Oversized Parcel | Scheduled Rental Increases | Option to Extend

- The tenant recently signed a brand new 10-year lease with 4 (5-Year) options to extend, demonstrating their long-term commitment to the site
- The lease is corporate signed by Aspen Dental Management, Inc., committed to providing a wide range of general dentistry services across 1,000+ locations
- The lease features a 10% rental increase in LY 6, and 8% rental increases at the beginning of each option, growing NOI and hedging against inflation
- This Aspen Dental location sits on a rare, 1.1 acre parcel, generating a future value add opportunity as the Typical Aspen Dental Model generally occupies 0.6-0.8 acres of land

## NN Lease | Fee Simple Ownership | Oversized Parcel | Limited Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Landlord responsibilities limited to roof and structure
- Ideal, management-free investment for a passive investor in a state with no state income tax

## \*Adjacent Chipotle Parcel For Sale - New 2023 Construction

## Fronting US Hwy 27 | Primary Thoroughfare | New Developments | Surrounding Big Box Retailers

- Aspen Dental is strategically fronting US Hwy 27 averaging 57,500 vehicles per day
- US Hwy 27 is the primary thoroughfare serving the Haines City with national/credit tenants such as Wendy's, AutoZone, Taco Bell, Dollar Tree, Burger King, and more
- A new subdivision and Publix-anchored shopping center is under construction which will add 2,816 single-family homes and 438 townhomes to the area
- Currently, there are 10 subdivisions under development. City leaders said affordable homes and location makes Haines City an ideal location for new residents
- The immediate trade area is supported by several big box retailers such as Walmart Supercenter, Winn-Dixie, ALDI, Dollar General Market, and more

## Local Demographics In 5-mile Trade Area | Population Growth

- More than 72,000 residents and 15,000 employees support the trade area
- \$69,759 average household income
- Haines City is growing at a rate of 2.20% annually, and has increased 6.90% since the most recent census





### ASPEN DENTAL

**aspendental.com**

**Company Type:** Private

**Locations:** 1,000+

Aspen Dental-branded practices are committed to breaking down the barriers to better dental care, better smiles and better lives by making dentistry easier for patients. Today, more than 20 years later, with nearly 1,000 Aspen Dental locations nationwide, Aspen Dental practices provide a wide range of general dentistry and denture-related services and offer patient-friendly programs and services that help thousands of people every day get the dental care they need, including convenient locations, onsite labs, extended hours, and acceptance of most dental insurance. An unaffiliated company called Aspen Dental Management, Inc. (“ADMI”) provides administrative and business support services to Aspen Dental branded dental practices.

## PROPERTY OVERVIEW

### LOCATION



Haines City, Florida  
Polk County  
Lakeland - Winter Heaven MSA

### ACCESS



W. Commerce Avenue: 2 Access Points

### TRAFFIC COUNTS



U.S. Highway 27: 57,500 VPD  
U.S. Highway 17 & 92/State Highway 600: 31,500 VPD

### IMPROVEMENTS



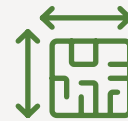
There is approximately 3,750 SF of existing building area

### PARKING



There are approximately 36 parking spaces on the owned parcel.  
The parking ratio is approximately 9.6 stalls per 1,000 SF of leasable area.

### PARCEL



Parcel Number: 2.73E+17  
Acres: 1.1  
Square Feet: 48,090

### CONSTRUCTION



Year Built: 2023 (Under Construction)

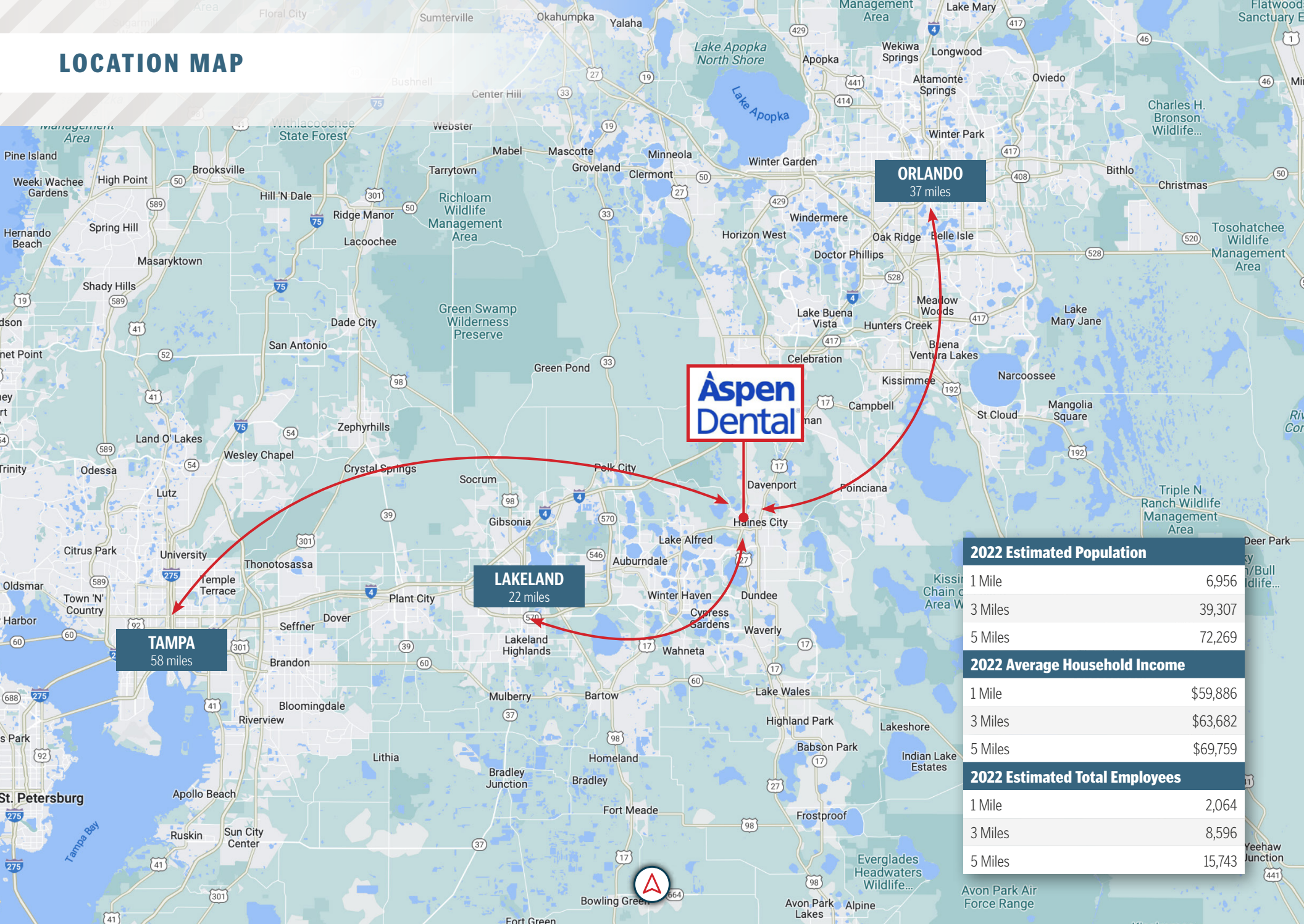
### ZONING



CG - General Commercial



# LOCATION MAP



## 2022 Estimated Population

1 Mile	6,956
3 Miles	39,307
5 Miles	72,269

## 2022 Average Household Income

1 Mile	\$59,886
3 Miles	\$63,682
5 Miles	\$69,759

## 2022 Estimated Total Employees

1 Mile	2,064
3 Miles	8,596
5 Miles	15,743





W. COMMERCE AVE.

U.S. HIGHWAY 27

57,500  
VEHICLES PER DAY

ADJACENT  PARCEL

AVAILABLE FOR SALE  
ASK BROKERS FOR DETAILS







**AutoZone**

57,500  
VEHICLES PER DAY

**ADJACENT**  **PARCEL**  
**AVAILABLE FOR SALE**  
**ASK BROKERS FOR DETAILS**



**Aspen  
Dental**

W. COMMERCE AVE.







### HAINES CITY, FLORIDA

Haines City, Florida, in Polk county, is 21 miles E of Lakeland, Florida and 52 miles E of Tampa, Florida. The city is part of the Lakeland-Winter Haven metropolitan statistical area (MSA). The City of Haines City had a population of 28,669 as of July 1, 2022.

Originally, Haines City was known as Clay Cut. Early settlers were mainly involved in citrus growing, thus it became their main industry. When the South Florida Railroad arrived near this area, the inhabitants of Clay Cut got the company to build a depot by renaming their city in the honor of Colonel Henry Haines, who was a senior railroad official.

The city hosts IRONMAN Florida 70.3 and is home to one of our favorite attractions - Ridge Island Groves. Early settlers of Haines City, Florida planted citrus groves, and citrus is still part of the city today. The largest industries in Haines City, FL are Accommodation & Food Services (1,537 people), Retail Trade (1,334 people), and Arts, Entertainment, & Recreation (1,202 people), and the highest paying industries are Information (\$69,007), Finance & Insurance (\$58,804), and Professional, Scientific, & Technical Services (\$57,582).

Haines City and Nearby Attractions are Diamondback Golf Club, Southern dunes Golf and Country Club, Walt Disney World, Posner Park. Haines City lies surrounded by several PGA golf courses, which makes it a great place for golf lovers. Apart from excellent golf courses, there are plenty of tennis courts and facilities for other sporting and recreational activities.

Landmark Baptist College is based in Haines City. Jack Browns Airport is located in nearby Winter Haven.



## AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2022 Estimated Population	6,956	39,307	72,269
2027 Projected Population	7,253	41,877	77,746
2010 Census Population	5,198	25,358	43,160
Projected Annual Growth 2022 to 2027	0.84%	1.27%	1.47%
Historical Annual Growth 2010 to 2020	2.46%	3.67%	4.10%
<b>Households &amp; Growth</b>			
2022 Estimated Households	2,717	13,827	26,149
2027 Projected Households	2,832	14,707	28,041
2010 Census Households	2,172	9,100	16,343
Projected Annual Growth 2022 to 2027	0.83%	1.24%	1.41%
Historical Annual Growth 2010 to 2020	2.00%	3.52%	3.70%
<b>Race &amp; Ethnicity</b>			
2022 Estimated White	62.25%	59.33%	65.64%
2022 Estimated Black or African American	19.54%	17.97%	15.30%
2022 Estimated Asian or Pacific Islander	1.47%	1.37%	1.47%
2022 Estimated American Indian or Native Alaskan	0.58%	0.69%	0.69%
2022 Estimated Other Races	14.86%	18.70%	17.52%
2022 Estimated Hispanic	37.09%	47.27%	44.24%
<b>Income</b>			
2022 Estimated Average Household Income	\$59,886	\$63,682	\$69,759
2022 Estimated Median Household Income	\$45,849	\$50,317	\$52,399
2022 Estimated Per Capita Income	\$23,158	\$22,794	\$25,265
<b>Businesses &amp; Employees</b>			
2022 Estimated Total Businesses	267	1,051	1,597
2022 Estimated Total Employees	2,064	8,596	15,743





SRS

NATIONAL  
NET LEASE  
GROUP

## THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

**255+**

RETAIL  
PROFESSIONALS

**25+**

OFFICES

**#1**

LARGEST  
REAL ESTATE  
SERVICES FIRM  
in North America  
exclusively dedicated  
to retail

**2.3K+**

RETAIL  
TRANSACTIONS  
company-wide  
in 2022

**760+**

NET LEASE  
TRANSACTIONS  
SOLD  
in 2022

**\$2.9B+**

NET LEASE  
TRANSACTION  
VALUE  
in 2022

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