

# SINGLE TENANT NN

Investment Opportunity

AspenDental®

Brand New Construction | Fee-Simple Ownership | Corporate Signed



35648 US-27

**HAINES CITY FLORIDA**

REPRESENTATIVE PHOTO

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NET LEASE  
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## OFFERING

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

## PROPERTY SPECIFICATIONS

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

Tenant Name	LEASE TERM				RENTAL RATES			
	SF	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
<b>Aspen Dental</b>	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

**aspental.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.

## LOCATION



Haines City, Florida  
Polk County  
Lakeland - Winter Heaven MSA

## PARKING



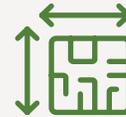
There are approximately 36 parking spaces on the owned parcel.  
The parking ratio is approximately 9.6 stalls per 1,000 SF of leasable area.

## ACCESS



W. Commerce Avenue: 2 Access Points

## PARCEL



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

## TRAFFIC COUNTS



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

## CONSTRUCTION



Year Built: 2023 (Under Construction)

## IMPROVEMENTS



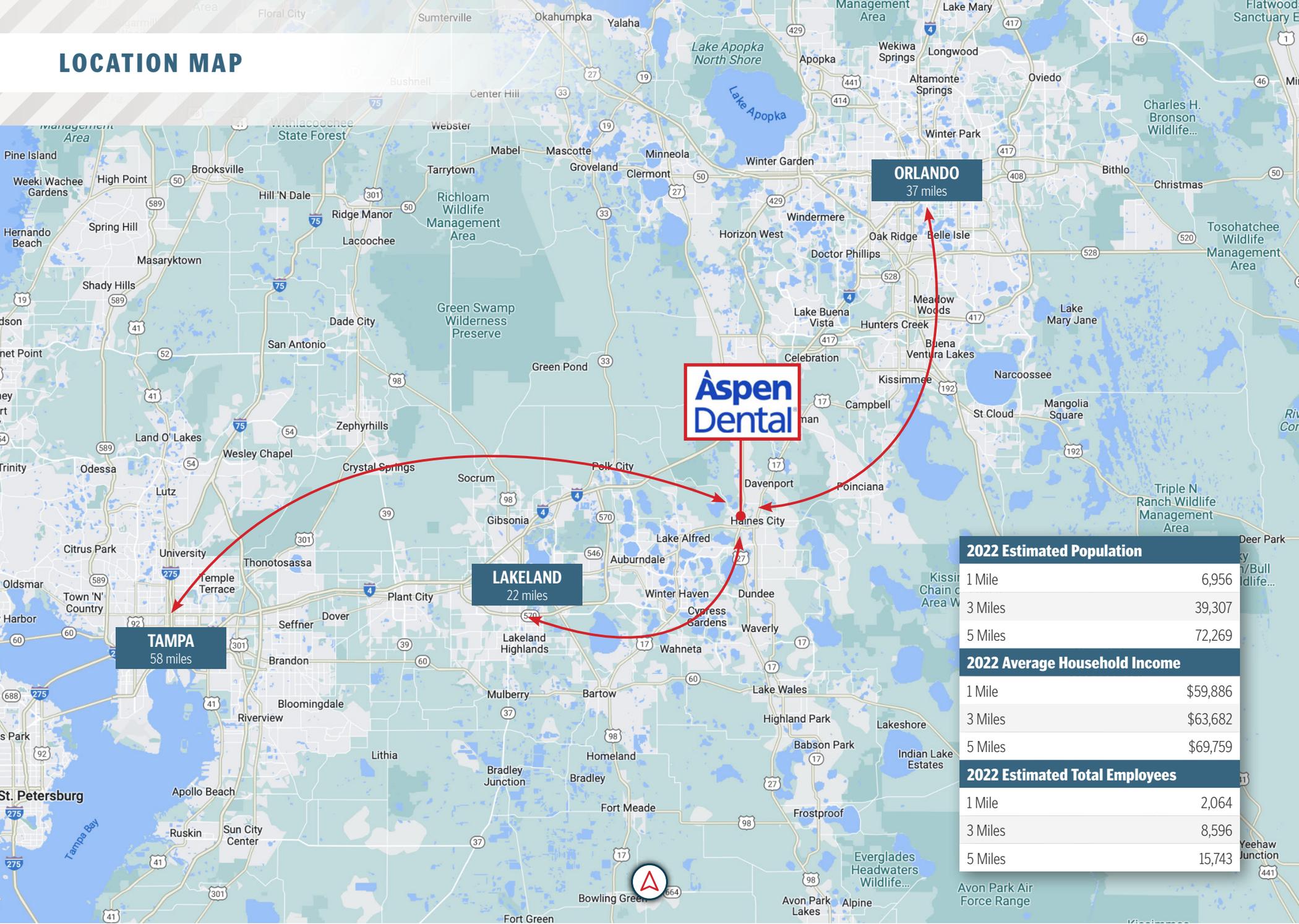
There is approximately 3,750 SF of existing building area

## ZONING



CG - General Commercial

# LOCATION MAP





57,500  
VEHICLES PER DAY

GOODYEAR

PAPA JOHN'S

McDonald's

cricket

DQ

metro  
by T-Mobile

SUBWAY

Walmart  
Supercenter

Checkers

MURPHY  
USA

AMSCOT  
The Money Superstore

BURGER  
KING

DOLLAR  
TREE

DOLLAR GENERAL  
market

SouthState

HAINES CITY  
DENTAL

HEART OF  
FLORIDA  
SHOPPING  
CENTER

T-Mobile

TACO  
BELL

Winn-Dixie

FIREHOUSE  
SUBS

Arby's

BIG  
LOTS!

TAKE  
5

TSC TRACTOR  
SUPPLY CO

KFC

BEEF O'BRADYS  
GOOD FOOD, GOOD SPORTS

HARBOR FREIGHT  
QUALITY TOOLS AT DISCOUNTED PRICES

Chevron

verizon

StoreRight  
Self Storage

MIDFLORIDA  
Florida's community credit union

U.S. HIGHWAY 27

Walgreens

CVS pharmacy

ALDI

ZAXBY'S

CHIPOTLE  
MEXICAN GRILLS

Denny's

W. COMMERCE AVE.

Aspen  
Dental

AutoZone

Pilots FLYING

Wendy's

SONNY'S  
BBQ

ADJACENT  PARCEL  
AVAILABLE FOR SALE  
ASK BROKERS FOR DETAILS

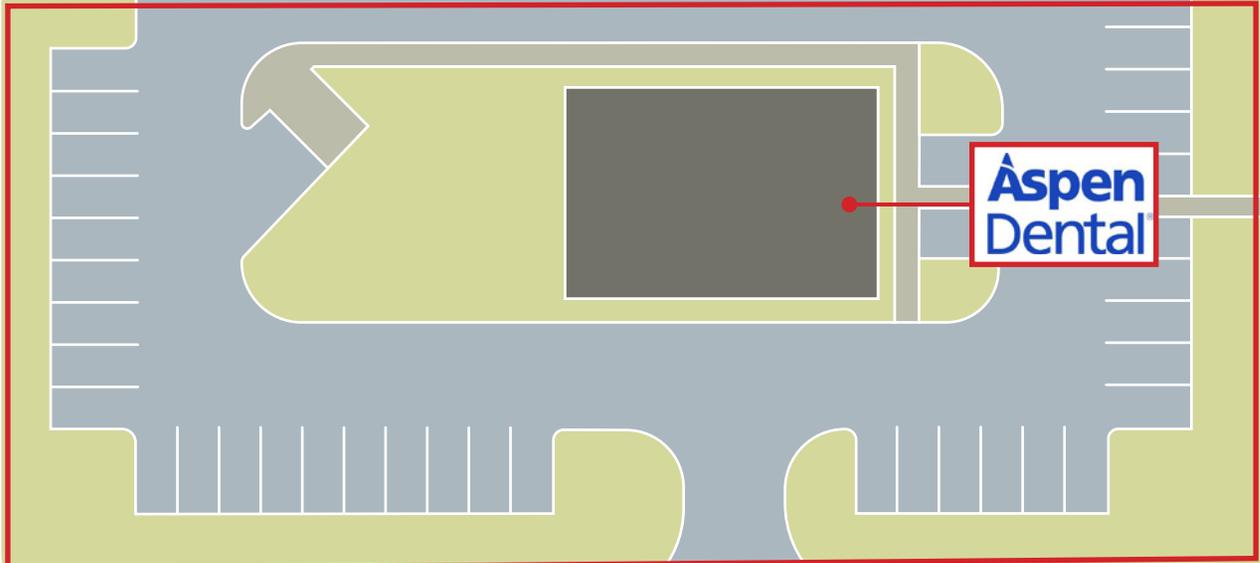


**AutoZone**

57,500  
VEHICLES PER DAY

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

**CHIPOTLE**  
MEXICAN GRILL



**Aspen  
Dental**

27

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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