

***New 15-Year Absolute NNN Lease
Tampa MSA***



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Highlights



PRICE	CAP RATE	NOI
\$1,668,000	6.00%	\$100,109

:) POINTS OF INTEREST

Retailers | Entertainment: Major retailers in Tarpon Springs include Walmart, Lowe’s, T.J. Maxx, Bealls, Ulta Beauty, Sally, Staples, Dollar Tree, Ace Hardware, Buddy’s Home Furnishings, Petco, Publix, Winn-Dixie, Walgreens, CVS, GNC, Mattress Firm, AutoZone, Advance Auto Parts, Verizon, T-Mobile, Anytime Fitness; Dining options include McDonald’s, Starbucks, Wendy’s, Taco Bell, Burger King, Arby’s, Jersey Mike’s Subs, Panera Bread, Dunkin’, IHOP, Chili’s Grill & Bar, Subway, Marco’s Pizza, Domino’s Pizza, Tropical Smoothie Cafe

Higher Education: 6 minutes (2½ miles) to **St. Petersburg College Tarpon Springs** - a public college offering associate & baccalaureate degree programs, serving 1,959 students (Fall 2024)

Healthcare: 5 minutes (1½ miles) to **AdventHealth North Pinellas** - a 168-bed, full-service hospital specializing in cardiovascular medicine, emergency medicine, women’s care, general surgery including minimally invasive & robotic-assisted procedures

:) NEW 15-YEAR ABSOLUTE NNN LEASE

Brand new 15-year Absolute NNN lease, featuring attractive 2% annual rental escalations starting August 1, 2031

:) TENANT

Monticciolo Family Holdings, LLC - Successfully owns & operates 12 locations in Florida - it’s the largest IV Sedation Dental Group in Florida specializing in niche sedation dentistry for a wide range of patients.

:) HARD CORNER | TRAFFIC COUNTS

Situated on a signalized, northwest hard corner on a ±0.51-acre lot with excellent drive-by visibility/access on US-19 (main north/south thoroughfare) & E Martin Luther King Jr Dr with traffic counts of 82,859 CPD!

:) DENSE RETAIL CORRIDOR

Well-positioned in a dense retail corridor - Pad site to USPS facility adjacent to Publix and Walmart Anchored Retail Center - within 1 mile of Lowe’s, T.J. Maxx, Bealls, Petco, Ulta Beauty, & Staples

:) VERY AFFLUENT 2025 DEMOGRAPHICS

Population (5-mi)	141,573
Households (5-mi)	61,605
Average Household Income (3-mi)	\$123,658

Florida is an income tax-free state.

Financial Analysis

SITE ADDRESS	40668 US Hwy 19 North Tarpon Springs, Florida 34689 (Tampa MSA)
TENANT	Monticciolo Family Holdings, LLC
GROSS LEASABLE AREA	±3,215 SF
LOT SIZE	±0.519 acre
YEAR BUILT RENOVATED	1995 2018
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	15 years (New)
RENTAL INCREASES	2% annually starting August 1, 2031
RENT START DATE	July 16, 2025
EXPIRATION DATE	July 31, 2040
OPTIONS	Four 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.



Rent Roll

	TERM	ANNUAL RENT	CAP RATE
Years 1-6	07/16/25 to 07/31/31	\$100,109	6.00%
Year 7	08/01/31 to 07/31/32	\$102,111	6.12%
Year 8	08/01/32 to 07/31/33	\$104,153	6.24%
Year 9	08/01/33 to 07/31/34	\$106,236	6.37%
Year 10	08/01/34 to 07/31/35	\$108,361	6.50%
Year 11	08/01/35 to 07/31/36	\$110,528	6.63%
Year 12	08/01/36 to 07/31/37	\$112,739	6.76%
Year 13	08/01/37 to 07/31/38	\$114,994	6.89%
Year 14	08/01/38 to 07/31/39	\$117,294	7.03%
Year 15	08/01/39 to 07/31/40	\$119,640	7.17%

AVG ANNUAL RETURN 6.38%

RENEWAL OPTIONS: FOUR 5-YEAR RENEWALS

Tenant Profile



Monticciolo Family & Sedation Dentistry offers a wide range of services available to help patients achieve a healthy, beautiful smile. These include general dentistry procedures such as bonded fillings, crowns, bridges, root canals, and dental implants, as well as extractions, dentures, partials, and treatment for periodontal disease. Preventative care, teeth whitening, veneers, and thorough oral hygiene services ensure comprehensive care for every patient's dental needs.

Many people experience anxiety or discomfort when visiting the dentist, which often leads them to avoid essential dental care. Sedation dentistry offers a solution by helping patients stay relaxed and comfortable during their procedures. This approach is especially helpful for those who are too anxious to schedule appointments, need a dentist they can trust, suffer pain when eating, feel overwhelmed by the idea of multiple visits, or want to regain confidence in their smile. By using sedation, patients can have a more positive dental experience without the usual stress.

Sedation dentistry also allows for multiple treatments to be done in fewer visits, saving time and reducing the feeling of dread. Thanks to its amnesic effect, patients often remember little about the procedure, making the experience seem quick and easy. After the appointment, patients are safely taken home by a companion, feeling relieved that the visit is over.

There are 12 Monticciolo Family & Sedation Dentistry locations in Florida.



An aerial photograph of a property with a site plan overlay. The site plan shows a building footprint, parking areas, and surrounding streets. A central box contains the text "monticciolo: family & sedation dentistry". The site plan also includes various measurements and labels for different areas and features.

Site Plan

LOT SIZE ±0.519 Acre
GLA ±3,215 SF

LAKE ST/E MARTIN LUTHER KING JR DR | 4,895 CPD

US-19 | 77,964 CPD

6

±3,215 SF



US-19 | 77,964 CPD

GULF OF AMERICA

LOWE'S

bealls

Staples

Wendy's
STARBUCKS
verizon
CHASE
SUBWAY
Great Clips
GOODYEAR
BANK OF AMERICA
TWO STEE TREAT

MATTRESS FIRM
Jersey Mike's
T

SALLY.

Walmart

BUDDY'S
HOME FURNISHINGS

DOLLAR TREE

TJ-maxx
petco
ULTA
Panera BREAD
GNC
THE UPS STORE
Spectrum

ADVANCE
AUTO PARTS



UNITED STATES
POSTAL SERVICE

TACO BELL

Arby's

TD Bank
tropical CAFE
LITTLE GREEK
SMOOTHIE
FRESH GRILL

REGIONS



ConnectPay



US-19
17,196 CPD



CVS

radiant
express car wash



Whiskey Wings
SPORTS BAR & GRILL

WRAPS & KABOBS

monticciolo:
family & sedation dentistry

LAKE ST/E MARTIN LUTHER KING JR DR | 4,895 CPD

Lake Tarpon

2025 AVERAGE HOUSEHOLD
INCOME (3-MI)
\$123,658

EAGLE RIDGE
71 UNITS

TARPON SHORES RETIREMENT COMMUNITY
470 HOMES

THE PALMS OF TARPON SPRINGS
CONDOMINIUMS
156 UNITS

DUNKIN'

Domino's

MAVIS
TIRE

U-HAUL

MB
MATTER BROTHERS
FURNITURE & DESIGN

's

Aspen
Dental

IHOP

SMOOTHIE
KING

FIREHOUSE
SUBS

BURGER KING

19

US-19 | 77,964 CPD

LAKE ST/E MARTIN LUTHER KING JR DR | 4,895 CPD

monticciolo:
family & sedation dentistry



ConnectPay

Advent Health
North Pinellas
168 BEDS

GULF OF AMERICA



Sunset Beach

Dorsett Park

Walton Place
ASSISTED LIVING
98 BEDS

TARPON SPRINGS
POLICE DEPARTMENT
& FIRE RESCUE

TARPON SHORES RETIREMENT COMMUNITY
470 HOMES

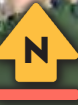
TARPON SPRINGS MANOR
90 UNITS

THE PALMS OF TARPON SPRINGS
CONDOMINIUMS
156 UNITS



US-19 | 77,964 CPD

Tarpon Springs



Kremer Bayou

Whitcomb Bayou

Lake Tarpon

TARPON SPRINGS
HIGH SCHOOL
1,086 STUDENTS

SUNSET HILLS
ELEMENTARY
444 STUDENTS

TARPON SPRINGS
ELEMENTARY
472 STUDENTS



TARPON
STAINLESS



US-19 | 77,964 CPD

E TARPON AVE | 31,343 CPD



City View







family & sedation dentistry



MEASE COUNTRYSIDE
387 BEDS



MORTON PLANT
599 BEDS



This airport sits on 1,918 acres with 2 runways. Airlines servicing PIE include Allegiant & Sun Country. There were a total of 2.45M passengers in 2024.



This airport sits on 3,300 acres with 3 runways. There are 18 airlines servicing TPA with a total of 24.7 million passengers in 2024.



ST. JOSEPH'S TAMPA
615 BEDS



626 BEDS



49,738 STUDENTS



TAMPA BAY



TAMPA



FLORIDA STATE FAIR



IKEA



1,040 BEDS



ST. JOSEPH'S - SOUTH
223 BEDS



Port Tampa Bay is Florida's largest & most diversified seaport & the largest economic engine in West Central Florida.

FACTS:

- 33 million tons of cargo a year
- Major shipyard-ship repair center
- Major cruise homeport: Carnival Cruise Lines, Royal Caribbean International, Holland America Line & Norwegian Cruise Line
- A broad mix of bulk, break-bulk, roll-on/roll-off, & container cargo
- Over \$17B in economic impact supporting more than 85,000 jobs in Central Florida

Zephyrhills

Lakeland

Tampa

Clearwater

Tarpon Springs Synopsis

Tarpon Springs is a coastal city in Pinellas County, about 30 minutes north of Clearwater. Its identity and appeal are deeply rooted in its Greek heritage—immigrants from the Aegean brought sponge-diving expertise in the early 1900s, transforming the town into a major maritime center. The city’s employment landscape covers around 11,200 jobs, with dominant sectors in healthcare and social assistance, retail trade, and educational services. Among the largest employers are AdventHealth North Pinellas (previously Helen Ellis Hospital), the City of Tarpon Springs, the local school system (Pinellas County Schools), Tarpon Springs Schools, A-B-C Packaging Machine Corporation, and Innisbrook Resort.

Tampa is a major city in, and the county seat of Hillsborough County. It is on the west coast of Florida, on Tampa Bay near the Gulf of Mexico. A major business center, it’s also known for its museums and other cultural offerings. Busch Gardens is an African-themed amusement park with thrill rides and animal-viewing areas. Finance, retail, healthcare, insurance, shipping by air and sea, national defense, professional sports, tourism and real estate all play vital roles in the local economy. Several large corporations, such as banks and telecommunications companies, maintain regional offices in Tampa. The largest credit union in Florida, Suncoast Credit Union, is headquartered in Tampa.

2025 Demographics

	1-MI	3-MI	5-MI
Population	7,775	55,438	141,573
Households	3,939	25,052	61,605
Labor Population Age 16+	6,789	47,742	120,187
Median Age	52.4	49.5	48.5
Average Household Income	\$88,737	\$123,658	\$115,008



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