

TWO-TENANT NET LEASE

Investment Opportunity

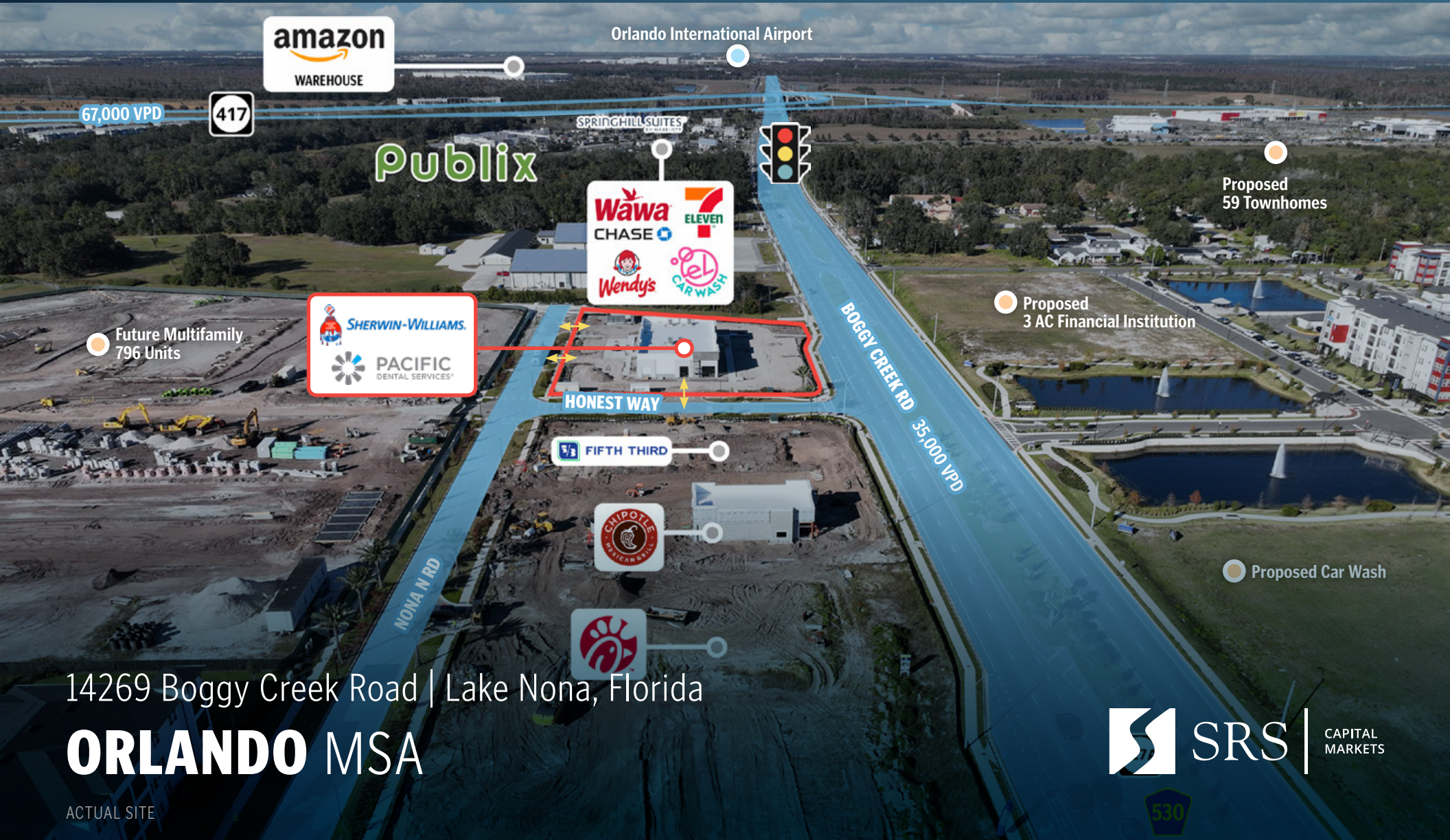


SHERWIN-WILLIAMS



PACIFIC
DENTAL SERVICES®

Part of Brand New 75-AC Development | 10% Rent Increases | Lake Nona - “The Future of Cities”



14269 Boggy Creek Road | Lake Nona, Florida

ORLANDO MSA

ACTUAL SITE



SRS

CAPITAL
MARKETS

EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE

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





OFFERING SUMMARY



[CLICK HERE FOR A FINANCING QUOTE](#)

JORDAN YAROSH
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OFFERING

Pricing	\$8,571,300
Net Operating Income	\$492,850
Cap Rate	5.75%

PROPERTY SPECIFICATIONS

Property Address	14269 Boggy Creek Road Lake Nona, Florida 32824
Total Rentable Area	9,707 SF
Land Area	1.43 AC
Year Built	2026
Tenants	Sherwin Williams Pacific Dental
Lease Types	NNN
Lease Signatures	Corporate
Landlord Responsibilities	Roof and Structure
Lease Terms	10 Years
Increases	10% Every 5 Years

RENT ROLL



Tenant Name	Size SF	Pro Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Pro Rata (\$)	Rental Increases						Lease Start Date	Lease End Date	Options Remaining
								Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr			
Sherwin Williams (Corporate)	5,000	52%	\$22,083	\$4.42	\$265,000	\$53.00	54%	Year 6	10%	\$24,292	\$4.86	\$291,500	\$58.30	Q1 2026	Q1 2036	4 (5-Year) 10% Increases Beg. of Each Option
Pacific Dental (Corporate)	4,702	48%	\$18,988	\$4.04	\$227,850	\$48.46	46%	Year 6	10%	\$20,886	\$4.44	\$250,635	\$53.30	Q1 2026	Q1 2036	3 (5-Year) 10% Increases Beg. of Each Option
Total Occupied	9,702	100%	\$41,071	\$4.23	\$492,850	\$50.80	100%									
Total Vacant	0	0%	\$0		\$0		0%									
Total / Wtd. Avg:	9,702	100%	\$41,071	\$4.23	\$492,850	\$50.80	100%									



Brand New 10-Year Leases | 2026 Construction | Options To Extend | Scheduled Rental Increases

- Opportunity to acquire a brand new two-tenant Sherwin Williams and Pacific Dental building in Lake Nona, FL
- The tenants both recently signed brand new 10-year leases with options to extend
- 2026 construction which features high-quality materials, high-level finishes, and distinct design elements
- The leases feature 10% rental increases every 5 years and at the beginning of each option

NNN Leases | Fee Simple Ownership | No State Income Tax | Limited Landlord Responsibilities

- Tenant pays for taxes, insurance and maintains most aspects of the premises
- Limited landlord responsibilities
- Ideal, low-management investment for a passive investor in a state with no state income tax

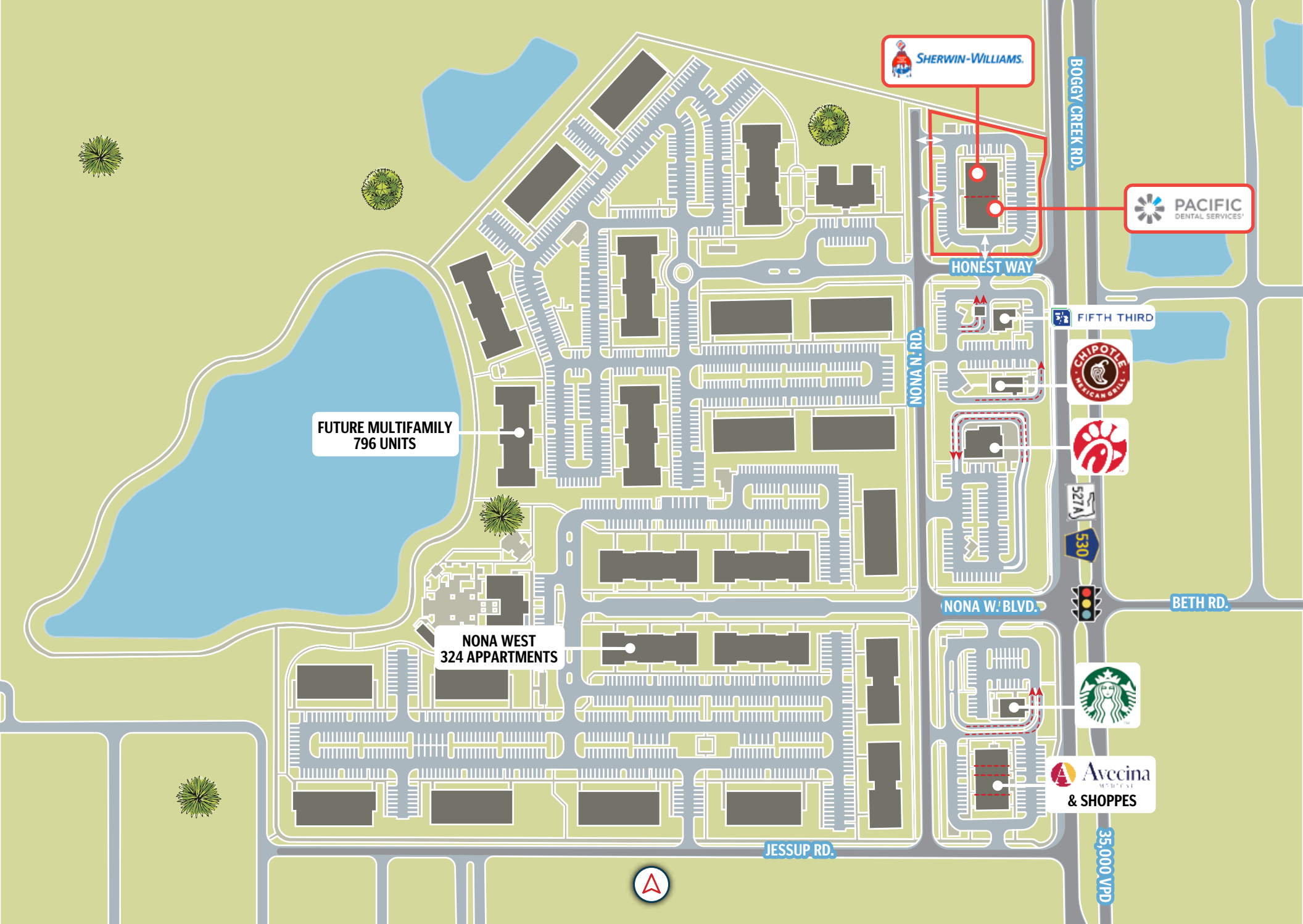
Signalized, Hard Corner Intersection | Several New Developments | High-Growth Corridor | Lake Nona - The Future of Cities

- The asset is located at the signalized, hard corner intersection of Boggy Creek Rd and Nona West Blvd
- This is [part of a new 75-acre development](#), which will deliver a mix of single-family houses, townhomes, apartments, hotels, and commercial space. DHI Communities, the multifamily division of D.R. Horton is wrapping up construction on the first phase of Ascend NonaWest, a two-phase project that will deliver 756 apartments and 188 townhomes
- See Pages 9 and 10 for more new development info
- This surge of development in the Lake Nona / Boggy Creek corridor highlights the strength and demand for control of land throughout the area
- Lake Nona, referred to as [“the Future of Cities”](#) by Fortune magazine, ranks among the fastest-growing, best-selling communities in America

Strong Demographics In 5-mile Trade Area

- More than 151,000 residents and 27,000 employees support the trade area
- \$122,167 average household income within a 1-mile radius





BRAND PROFILE



SHERWIN WILLIAMS

sherwin-williams

Company Type: Public (NYSE: SHW)

Locations: 5,400

2024 Revenue: \$23.10 Billion

2024 Net Income: \$2.68 Billion

2024 Assets: \$23.63 Billion

2024 Equity: \$4.05 Billion

Credit Rating: S&P: BBB



The Sherwin-Williams Company is a global leader in the manufacture, development, distribution and sale of paint, coatings and related products to professional, industrial, commercial and retail customers. With global headquarters in Cleveland, Ohio, Sherwin-Williams branded products are sold exclusively through a chain of more than 5,400 Company-operated stores and branches, while the Company's other brands are sold through leading mass merchandisers, home centers, independent paint dealers, hardware stores, automotive retailers and industrial distributors.

Source: finance.yahoo.com, investors.sherwin-williams.com



PACIFIC DENTAL

pacificaldentalservices.com

Company Type: Private

Locations: 1,000+



Pacific Dental Services (PDS) is one of the country's leading dental and medical support organizations, empowering clinicians with supported autonomy to deliver comprehensive patient care. PDS provides administrative and business operations support, highly skilled staff, and ongoing training and education to help healthcare providers succeed. PDS incorporates the most advanced, proven technologies with best practices and procedures to ensure high-quality care and is a leading advocate for the integration of dental and medical care to improve whole-person health. Since its foundation in 1994, PDS has grown to support over 15,000 clinical and support team members nationwide in nearly 1,000 practices across 24 states and continues to expand.

Source: prnewswire.com

PROPERTY OVERVIEW



LOCATION



Lake Nona, Florida
Orange County
Orlando MSA

ACCESS



Nona N. Road: 2 Access Points
Honest Way: 1 Access Point

TRAFFIC COUNTS



Boggy Creek Road/State Highway 527A: 35,000 VPD
Central Florida GreeneWay/State Highway 417: 67,000 VPD

IMPROVEMENTS



There is approximately 9,707 SF of existing building area

PARKING



There are approximately 54 parking spaces on the owned parcel.
The parking ratio is approximately 5.56 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 33-24-30-0000-00-061
Acres: 1.43
Square Feet: 62,291

CONSTRUCTION



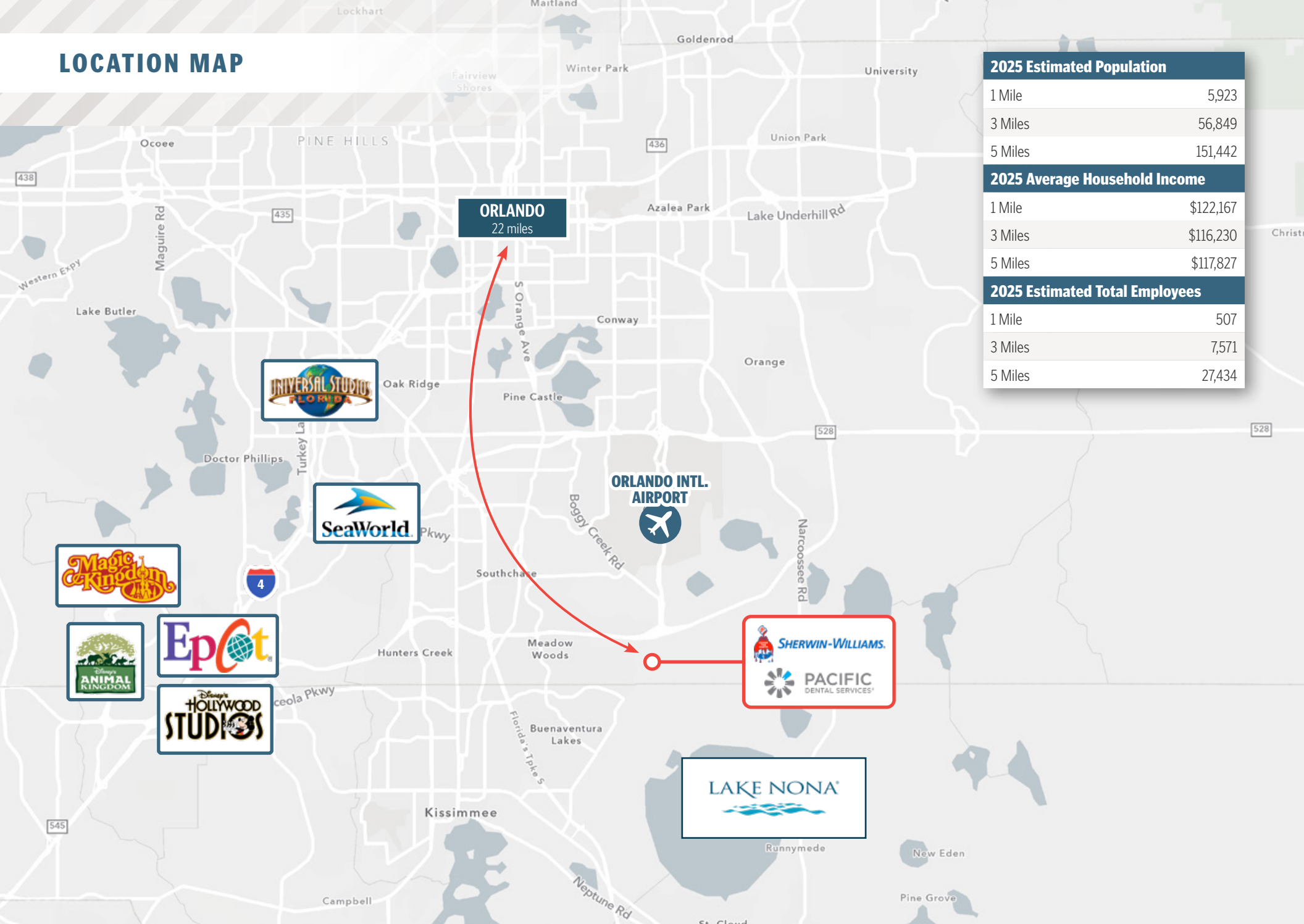
Year Built: 2026

ZONING



PD:- Planned Development

LOCATION MAP



2025 Estimated Population

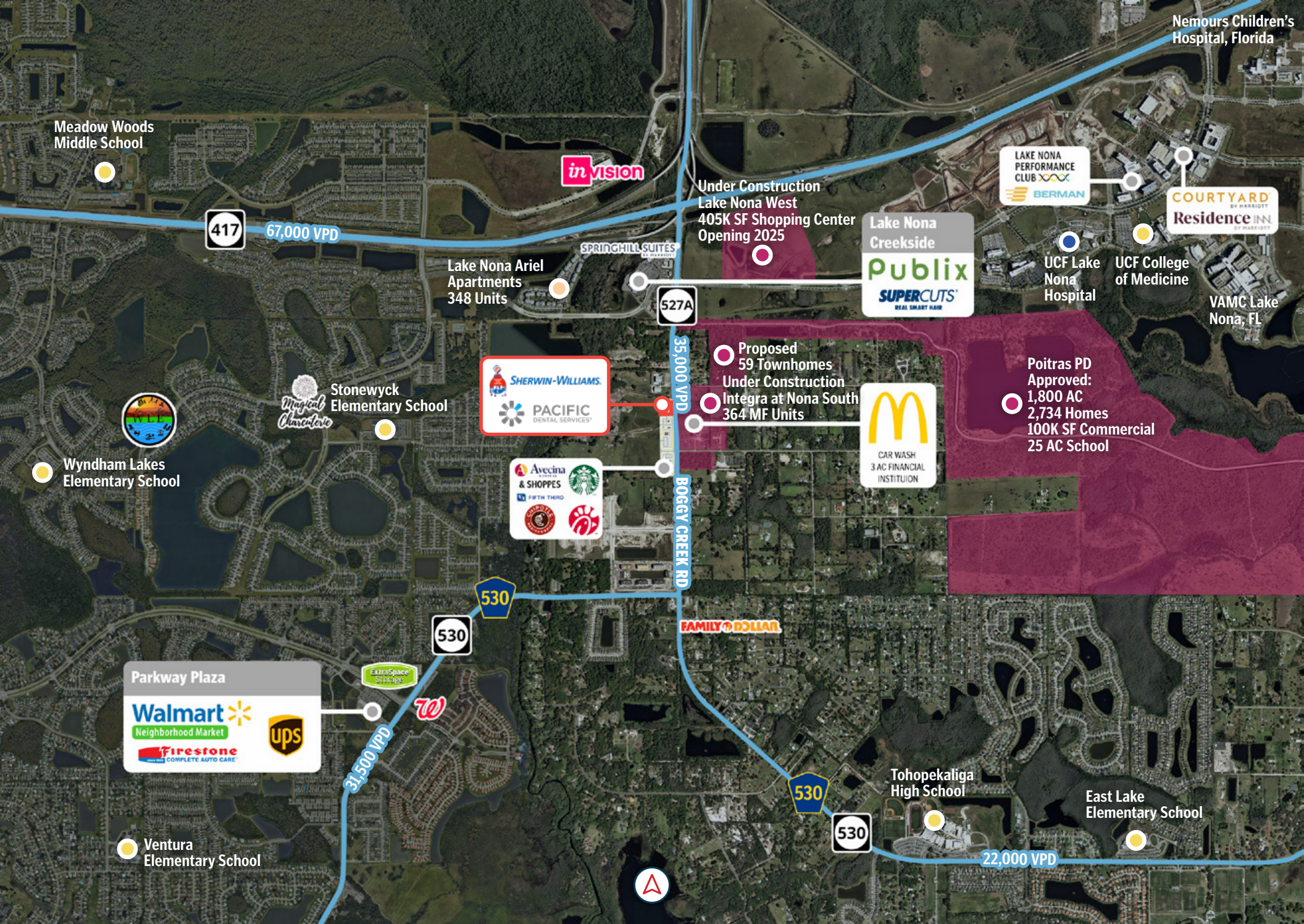
1 Mile	5,923
3 Miles	56,849
5 Miles	151,442

2025 Average Household Income

1 Mile	\$122,167
3 Miles	\$116,230
5 Miles	\$117,827

2025 Estimated Total Employees

1 Mile	507
3 Miles	7,571
5 Miles	27,434



AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	5,923	56,849	151,442
2030 Projected Population	7,794	64,797	169,320
2025 Median Age	35.6	37.2	37.8
Households & Growth			
2025 Estimated Households	1,858	17,513	48,248
2030 Projected Households	2,447	19,934	53,884
Income			
2025 Estimated Average Household Income	\$122,167	\$116,230	\$117,827
2025 Estimated Median Household Income	\$103,508	\$96,857	\$90,913
Businesses & Employees			
2025 Estimated Total Businesses	82	1,069	2,991
2025 Estimated Total Employees	507	7,571	27,434



LAKE NONA, FLORIDA

Lake Nona is a fast-growing, master-planned community located in southeastern Orlando, Florida. It is considered that the Lake Nona area is bordered by Florida Toll Road 528 to the North, The Orlando International Airport to the East, the Osceola Country Line to the South and Lake Mary Jane to the East. The current population of the city is estimated to be 22,533.

Lake Nona has emerged as a major economic engine in the Orlando region, driven by healthcare, life sciences, education, technology, and innovation. At the core of its economy is the Lake Nona Medical City, home to premier institutions such as Nemours Children's Hospital, VA Medical Center, University of Central Florida College of Medicine, and the UCF Lake Nona Hospital.

In addition to healthcare, Lake Nona is investing heavily in tech innovation and smart city infrastructure. It houses the VerdeXchange Innovation Center, Autonomous Vehicle Testing, and is home to Johnson & Johnson Human Performance Institute and KPMG's Lakehouse Training Facility. Mixed-use developments and Class A office spaces are attracting startups, corporate headquarters, and remote professionals, positioning Lake Nona as a leader in next-generation urban development.

Lake Nona offers a range of lifestyle and recreational attractions. Boxi Park, a family-friendly outdoor venue made from repurposed shipping containers, features restaurants, bars, a stage for live music, and a beach volleyball court. The community is designed with health and wellness in mind, with over 40 miles of trails, fitness-focused parks, and art installations. Golf enthusiasts can enjoy the exclusive Lake Nona Golf & Country Club, and sports fans have access to the USTA National Campus, one of the largest tennis facilities in the world.



ORLANDO, FLORIDA

Orlando is a city in the U.S. state of Florida and the county seat of Orange County. Located in Central Florida, it is the center of the Orlando metropolitan area. The city of Orlando is the 4th largest city in Florida with a population of 334,854 as of 2024. The city is in the approximate center of the State of Florida and the four-county Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA). The city of Orlando is nicknamed “The City Beautiful” and its symbol is the fountain at Lake Eola. Orlando is also known as “The Theme Park Capital of the World” and in 2014 its tourist attractions and events drew more than 62 million visitors. The Orlando International Airport (MCO) is the seventh busiest airport in the United States and the 18th busiest in the world.

Orlando is a major industrial and hi-tech center. Orlando has the 7th largest research park in the country, Central Florida Research Park, with over 1,025 acres. It is home to over 120 companies, employs more than 8,500 people, and is the hub of the nation’s military simulation and training programs. The region’s infrastructure offers reliability, affordability and efficiency - giving businesses seamless access to the people and places they need to reach. Companies can depend on a diverse variety of transportation modes that are critical to the city’s thriving economy. One of the main driving forces in Orlando’s economy is its tourism industry and the city is one of the leading tourism destinations in the world. Nicknamed the ‘Theme Park Capital of the World’, the Orlando area is home to Walt Disney World Resort, Universal Orlando Resort, and SeaWorld Orlando. The convention industry is also critical to the region’s economy. The Orange County Convention Center is now the second-largest convention complex in terms of space in the United States, trailing only McCormick Place in Chicago. The city vies with Chicago and Las Vegas for hosting the most convention attendees in the United States.

The Orlando International Airport (MCO) is Orlando’s primary airport and currently the second busiest airport in the state of Florida closely behind Miami International Airport.



Orlando is best known around the world for its many popular attractions.



Walt Disney World, the most visited vacation resort in the world with more than 48 million visitors every year. The property covers 66 square miles with four theme parks, 24 themed resort hotels, two water parks, and four golf courses.



Universal Orlando Resort the largest property operated by Universal Parks & Resorts and the largest resort in Orlando with two theme parks: Universal Studios Florida and Islands of Adventure. Universal Orlando Resort, and Wet 'n Wild Water Park, the first water park in America.



SeaWorld features marine animals like sea lions, orcas and dolphins with displays and shows. SeaWorld had the first birth of a killer whale in captivity and the first hatching of captive green sea turtles.



WALT DISNEY MAGIC KINGDOM PARK
17.7 MILLION VISITORS PER YEAR (2023)



UNIVERSAL STUDIOS ORLANDO
9.7 MILLION VISITORS PER YEAR (2023)



DISNEY'S HOLLYWOOD STUDIOS
10.3 MILLION VISITORS PER YEAR (2023)



UNIVERSAL ORLANDO RESORT
TWO THEME PARKS, ONE WATER PARK



THE WALT DISNEY WORLD RESORT
27,258 ACRES OF THEME PARKS, HOTELS, & GOLF COURSES



SEA WORLD ORLANDO
4.45 MILLION VISITORS PER YEAR (2023)



THE WALT DISNEY EPCOT CENTER
11.98 MILLION VISITORS PER YEAR (2023)



DISNEY'S ANIMAL KINGDOM
8.77 MILLION VISITORS PER YEAR (2023)



LARGEST EMPLOYERS

Company	Employees
Walt Disney World	80,000
Advent Health	37,600
Orange County Public Schools	28,125
Universal Orlando Resort	25,000
Orlando Health	24,978
Publix Supermarkets Inc.	19,783
Orlando International Airport (MCO)	18,000
Seminole County Public Schools	10,000
University of Central Florida	10,000
Lockheed Martin	9,000



**Ranked #1 in the Country for
JOB GROWTH**

U.S. DEPT. OF LABOR, BUREAU OF LABOR STATISTICS, 2015-2018



Home to 334,854 Orlando Population as of 2024

AVERAGE
HOUSEHOLD
INCOME
\$100,135



MEDIAN
CITY OF ORLANDO
AGE
35.1



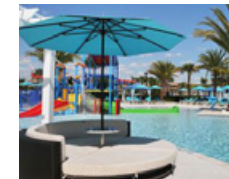
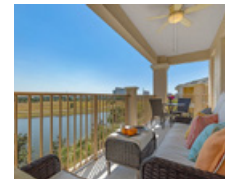
MEDIAN
HOME
COST
\$407,440



MEDIAN
RENTAL
COST
\$1,815



OVER **132,000 HOTEL ROOMS, 20,000 VACATION-HOME RENTALS
& 22,000 VACATION-OWNERSHIP PROPERTIES**



\$217 Billion

GDP of Orlando MSA (as of 2023)

4TH MOST POPULOUS CITY
in Florida





THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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