

FOR SALE

FREESTANDING ASPEN DENTAL

3434 Thomasville Road, Tallahassee, FL 32309



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Property Overview

SITE SPECIFICATIONS

TENANT:	Aspen Dental
PROPERTY ADDRESS:	3434 Thomasville Road, Tallahassee, FL 32309
COUNTY:	Leon County
LOT SIZE:	0.65 acres
BUILDING SIZE:	3,750 SF +/-
LEASE COMMENCEMENT DATE:	9/28/2023
LEASE EXPIRATION DATE:	10/31/2033
INITIAL TERM:	10 years
OPTION PERIODS:	3 (5) year options
CURRENT RENT:	\$250,012
PRICE:	\$4,348,034 / (5.75% CAP)
LEASE STRUCTURE:	NNN
TAXES:	LL is fully reimbursed for all taxes
INSURANCE:	LL is fully reimbursed for all LL's insurance cost
CAM:	LL is fully reimbursed for all CAM costs, expenses and expenditures of the operating property

HIGHLIGHTS

- **Fee Simple Ownership**
- **Brand New 10 Year Lease:** Demonstrating long-term commitment to the site
- **Corporate Signed:** Aspen Dental Management, Inc. has ±1,100 locations
- **Dense Retail Trade Area:** Strong national & credit tenant presence
- **Strong Traffic Count:** Over 55,000 AADT passed the site on Thomasville Road

RENT TABLE

YEAR 1-5:	\$250,012.50
YEAR 6-10:	\$275,013.75
OPTION PERIOD 1:	\$302,515.13
OPTION PERIOD 2:	\$322,766.64
OPTION PERIOD 3:	\$366,043.30

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,595	43,433	115,788
HOUSEHOLDS	2,294	18,919	51,186
EMPLOYEES	3,870	36,161	96,346
AVERAGE HH INCOME	\$157,259	126,673	\$109,233



Contact Brokers

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