



AVAILABLE FOR SALE

**41680 US HWY 19 N
TARPON SPRINGS, FL 34689**





*Long-Term, Triple Net (NNN) Lease, No
Landlord Responsibilities*



*7 Years Remaining on Initial Lease Term with
3% Annual Increases*



*Property completely redone & Tenant Open
For Business*



*Hard Corner Outparcel to a Lowe's | Access
From Both Sides of US Hwy 19*

FINANCIAL SUMMARY

EXECUTIVE SUMMARY	
List Price	\$3,388,333.33
Cap Rate	7.50%
NOI	\$254,125.00
SF GLA	~5,814 SF
AC Lot	~0.61 AC
Year Renovated	2022
TENANT SUMMARY	
Tenant Trade Name	AYR Wellness
Parent Company	AYR Wellness, Inc.
Type of Ownership	Fee Simple
Lease Guarantee	Corporate
Lease Guarantor	AYR Wellness, Inc.
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsible
Original Lease Term	10 Years
Rent Commencement Date	3/31/2022
Lease Expiration Date	3/31/2032
Term Remaining on Lease	~7.0 Years
Increase	3.0%
Options	Two, 5-Year Options

MARKET AERIAL



41680 US HWY 19 N
TARPON SPRINGS, FL 34689





41680 US HWY 19 N
TARPON SPRINGS, FL 34689





Brandon Lumish
305 297 6410
BL@ABLCRE.COM

Aaron Labovitz
305 984 9212
AL@ABLCRE.COM