

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Brand New 12 Year Lease | Part of Larger Retail Development | Cape Coral, FL - 4.13% Annual Population Growth



1509 SW Pine Island Road

**CAPE CORAL** FLORIDA

ACTUAL SITE

SRS |  
CAPITAL  
MARKETS

## EXCLUSIVELY MARKETED BY



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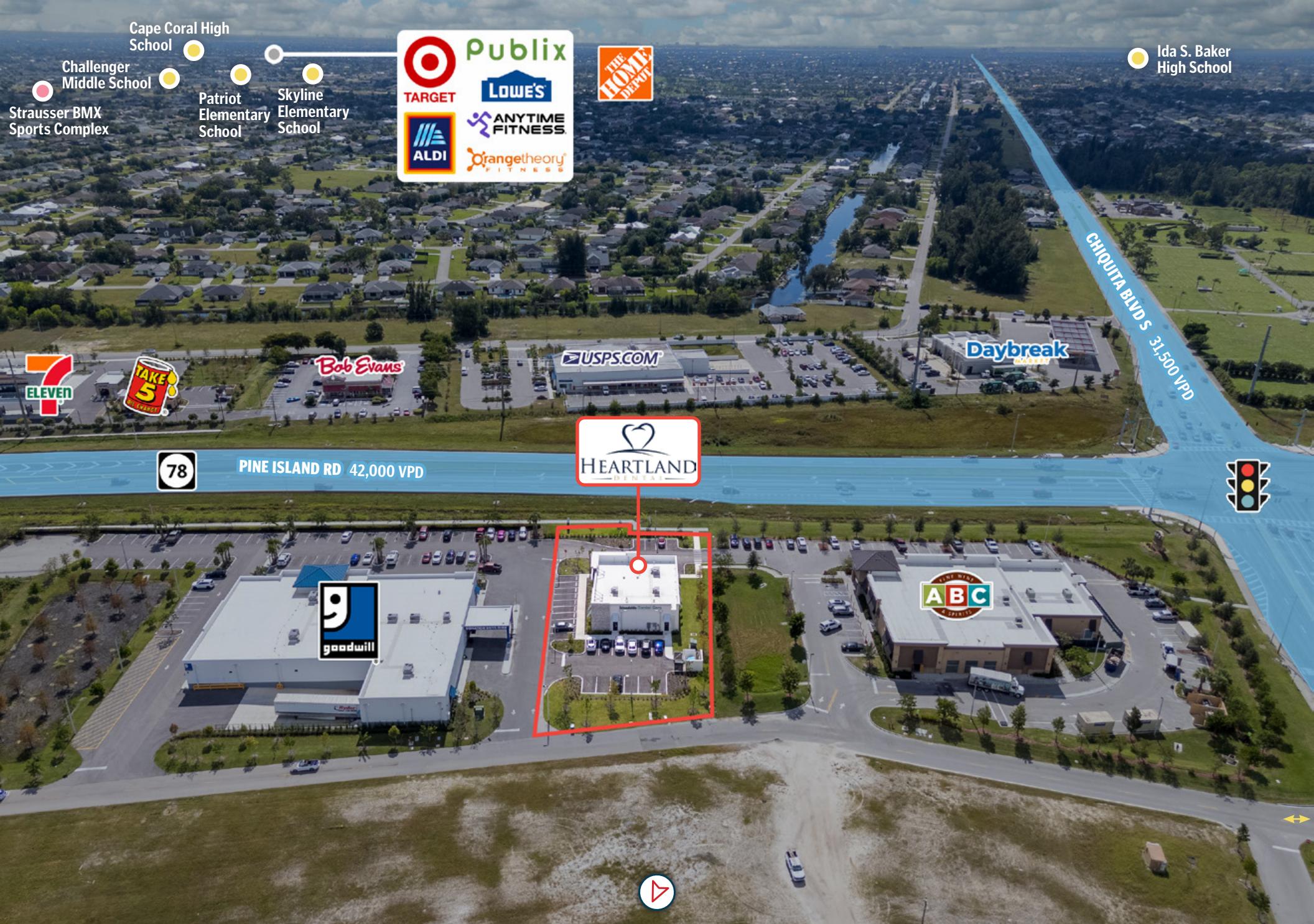
Tampa, FL 33606

FL License No. BK3120739



NATIONAL NET LEASE

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







# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$4,200,000
<b>Net Operating Income</b>	\$210,000
<b>Cap Rate</b>	5.00%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	1509 SW. Pine Island Road Cape Coral, Florida 33991
<b>Rentable Area</b>	4,200 SF
<b>Land Area</b>	0.83 AC
<b>Year Built</b>	2025
<b>Tenant</b>	Heartland Dental
<b>Guaranty</b>	Corporate
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	12 Years
<b>Increases</b>	10% Every 5 Years
<b>Options</b>	4 (5-Year)
<b>Rent Commencement</b>	September 4, 2025
<b>Lease Expiration</b>	September 30, 2037

# RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM						RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Cap Rate	Options	
Heartland Dental (Corporate Guaranty)	4,200	Sept. 2025	Sept. 2037	Year 1	-	\$17,500	\$210,000	5.00%	4 (5-Year)	
				Year 6	10%	\$19,250	\$231,000	5.50%		
				Year 11	10%	\$21,175	\$254,100	6.05%		
10% Rental Increases Beg. of Each Option										

## Brand New 12 Year Lease | Scheduled Rental Increases | Corporate Signed Lease | Well-Known & Established Brand

- The tenant signed a brand new 12-year lease with 4 (5-year) option periods to extend, demonstrating their commitment to the site
- The lease features 10% rental increases every 5 years throughout the initial term and options, growing NOI and hedging against inflation
- The lease is signed by the corporate entity
- Founded in 1997, Heartland Dental is the nation's largest dental support organization with over 1,800 offices and 3,000 doctors

## Absolute NNN | Fee Simple Ownership | No State Income Tax | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- Zero landlord responsibilities
- Ideal, management free investment in a state with no state income tax

## Demographics & 5-Mile Trade Area | Annual Population Growth | Six-Figure Incomes

- More than 156,000 residents and 35,000 employees support the trade area
- \$100,099 average household income
- Cape Coral is currently growing at a rate of 4.13% annually and its population has increased by 24.76% since the most recent census**

## Signalized, Hard Corner Intersection | Part of Larger Retail Development | Dense Residential Trade Area | Nearby Development | Strong Placer.ai Data

- Located off the signalized, hard corner intersection of Pine Island Road and Chiquita Blvd
- Part of a larger retail development that features, ABC Fine Wine & Spirits, ALDI, and Goodwill
- Pine Island Road is a main retail and commuter thoroughfare serving much of Cape Coral and other areas of SW Florida
- The neighboring ALDI ranks in the 73rd percentile (631 out of 2,372) of all nationwide locations via Placer.ai
- The Walmart Neighborhood Market located in Pine Island Marketplace, just East of the subject site, ranks in the 87th percentile (87 out of 672) of all nationwide locations via Placer.ai
- Just South of The Hadley, a newly built 444-unit apartment complex on ~28-acres
  - [https://www.corporatehousing.com/fl/cape-coral/the-hadley-apartments/11kvzwf?utm\\_source=chatgpt.com](https://www.corporatehousing.com/fl/cape-coral/the-hadley-apartments/11kvzwf?utm_source=chatgpt.com)

## Coral Grove | 131 Acre New Towne Center | Premier Cape Coral Destination

- Less than a mile from the site of Cape Coral's Brand New Towne Center, Coral Grove, 131-acres, 1,234-apartments, 125-room hotel, 350,000 SF of commercial space
  - [https://www.capecoral.gov/edo/coral\\_grove.php](https://www.capecoral.gov/edo/coral_grove.php)
  - <https://capecoralgrove.com/>
- Q1 2026: Commence infrastructure construction
- Q3 2026: Commence Phase 1 Building Construction (Anchor tenant, Initial segment of the Town Center, Building #1 Multifamily)

## SITE OVERVIEW



## PROPERTY PHOTOS

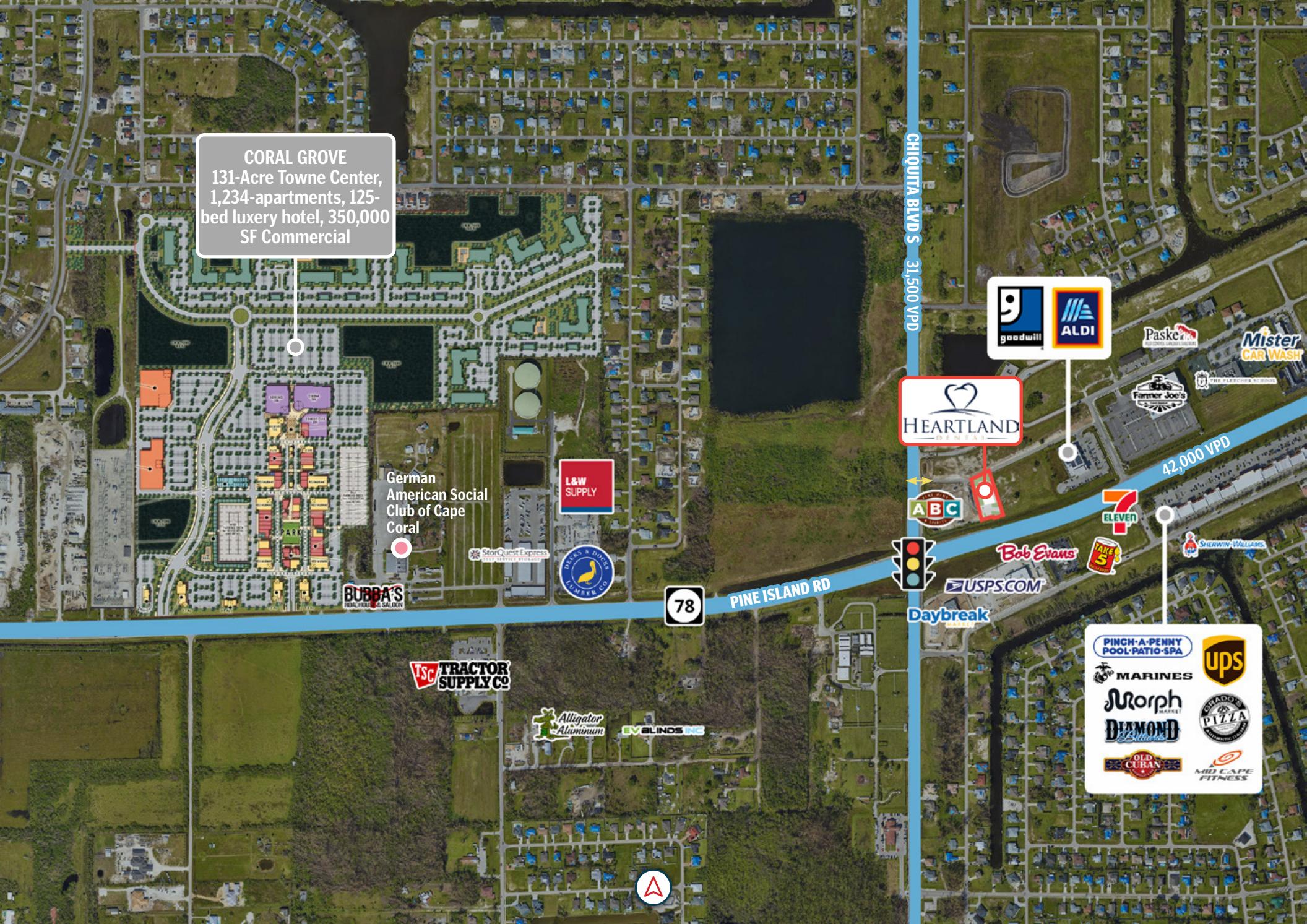


WATCH DRONE VIDEO



## PROPERTY PHOTOS









## HEARTLAND

[heartland.com](http://heartland.com)

**Company Type:** Private

**Locations:** 1,880+

Heartland Dental is the nation's largest dental support organization, providing non-clinical administrative support services. What started from the entrepreneurial spirit of Rick Workman, DMD, with his single dental practice, has evolved into affiliating with over 3,100 doctors in over 1,880 locations across 39 states and the District of Columbia. The company is majority owned by KKR, a leading global investment firm.

Source: [blog.heartland.com](http://blog.heartland.com)

# PROPERTY OVERVIEW



## LOCATION



Cape Coral, Florida  
Lee County  
Cape Coral-Fort Myers MSA

## ACCESS



Chiquita Boulevard S: 1 Access Point

## TRAFFIC COUNTS



SW. Pine Island Road/State Highway 78: 42,000 VPD  
Chiquita Boulevard S: 31,500 VPD

## IMPROVEMENTS



There is approximately 4,200 SF of existing building area

## PARKING



There are approximately 13 parking spaces on the owned parcel.  
The parking ratio is approximately 0.32 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 15-44-23-C4-10000.0030  
Acres: 0.9  
Square Feet: 39,248

## CONSTRUCTION



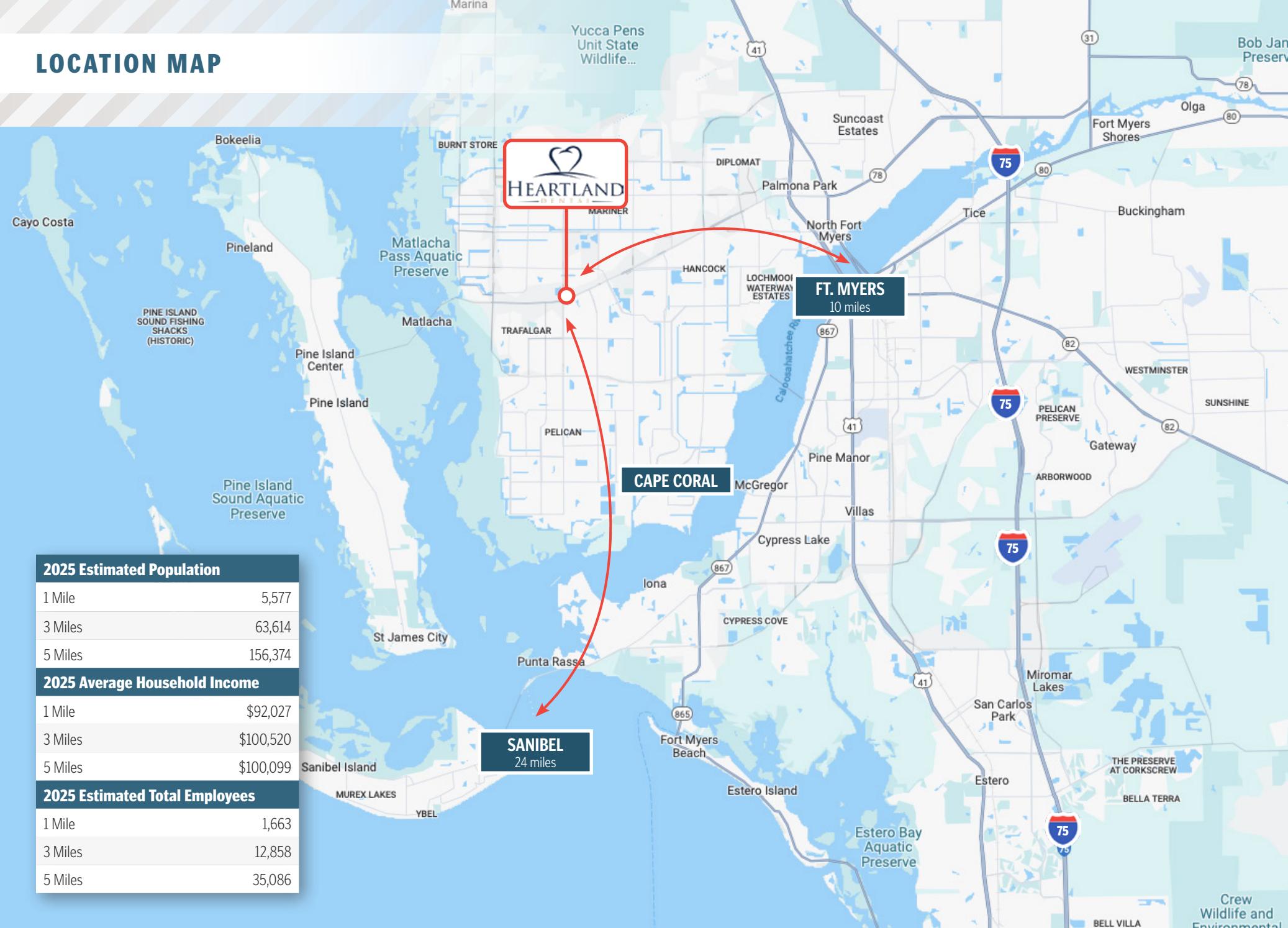
Year Built: 2025

## ZONING



Commercial

## LOCATION MAP





PINE ISLAND RD 42,000 VPD

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	5,577	63,614	156,374
2030 Projected Population	6,731	71,516	170,042
2025 Median Age	43.3	43.1	44.7
<b>Households &amp; Growth</b>			
2025 Estimated Households	2,002	23,550	59,955
2030 Projected Households	2,459	26,804	65,947
<b>Income</b>			
2025 Estimated Average Household Income	\$92,027	\$100,520	\$100,099
2025 Estimated Median Household Income	\$79,494	\$82,213	\$78,860
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	259	1,594	4,480
2025 Estimated Total Employees	1,663	12,858	35,086



## CAPE CORAL, FLORIDA

The City of Cape Coral, incorporated in 1970, is located on the southwest coast of Florida in Lee County, approximately 125 miles south of Tampa, at the mouth of the Caloosahatchee River. The City is the third largest city in Florida land-area wise, encompassing 120 square miles. The City of Cape Coral is the 8th largest city in Florida with a population of 220,124 as of July 1, 2025.

The largest industries in Cape Coral, FL are Retail Trade, Health Care & Social Assistance, and Construction, and the highest paying industries are Mining, Quarrying, & Oil & Gas Extraction, Management of Companies & Enterprises, and Utilities. The most common jobs held by residents of Cape Coral, FL, by number of employees, are Office & Administrative Support Occupations, Sales & Related Occupations, and Management Occupations. Compared to other places, Cape Coral, FL has an unusually high number of residents working as Law Enforcement Workers including Supervisors, Construction & Extraction Occupations, and Sales & Related Occupations. The highest paid jobs held by residents of Cape Coral, FL, by median earnings, are Architecture & Engineering Occupations, Life, Physical, & Social Science Occupations, and Computer, Engineering, & Science Occupations. Lee County School District, Lee Memorial Health System, City of Cape Coral, Publix Super Market, Sam's/Wal-Mart, Home Depot, Regional VA Clinic, Gulf Coast Village, Target, Cape Coral Charter School are the principal employers.

The City is one of the nation's first master-planned pre-platted communities. In addition to broad boulevards and paved streets, the City is interlaced with over 400 miles of waterways. These canals provide home sites with access to the Intra-Coastal Waterway and Gulf of Mexico. Cape Coral provides ample access to boating, fishing and other water sports activities. Entertainment attractions in and around Cape Coral include: The annual Aquatic Festival, The annual Synchronized Swim Show, The Broadway Palm Dinner Theatre. Over 30 parks and facilities managed by the Parks and Recreation Department including the 27,000 square foot Eagle Skate Park, Rotary Park, Yacht Club Community Park and more.



## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$ 5 B +**

TRANSACTION  
VALUE  
company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2024

**\$ 2.5 B +**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2024

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