

OFFERING MEMORANDUM



Ambulatory Surgery Center for Sale

7207 Golden Wings Road | Jacksonville, FL 32244

www.crossregions.com

Cross Regions Real Estate is a Licensed Real Estate Broker

INVESTMENT DETAILS

- List Price: \$6,900,000
- Cap Rate: 7.37%
- NOI: \$508,404.76
- Building Size: 15,486 sqft, lot size: 65,775 sqft
- Leases: Riverside Surgical Center - 15-year tenant
Riverside Pain Physicians - 15-year tenant
JumpStart Pediatrics - new tenant
- Lease Type: NNN leases
- Occupancy: 100%

INVESTMENT HIGHLIGHTS

- Located Directly across from the NAS main gate
- Tenants are large, well established Medical Groups
- Well maintained and unique building with many upgrades
- Great cash flowing investment opportunity
- Sufficient parking for Medical users
- Traffic Count: 40,500 ± AADT on US 17
- 250 ± FT of Frontage on US 17



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PROPERTY DETAILS

Property Address
7207 Golden Wings Road
Jacksonville, FL 32244

Building Rentable Size
15,486± Rentable SF

Year Built
2009

No. of Buildings
One (1)

No. of Floors
One (1)

Parking
96 spaces

Zoning
IBP Industrial Business Park

Land Area
65,775 sqft

County
Duval County

Parcel ID
098404-0025

Occupancy
100%

Exterior Finishes and Components
Masonry / Stucco

HVAC /Heating System
Heating and cooling is provided by packaged air handling units powered by electricity.

Traffic count
40,500± AADT on US 17

Location
Property is located directly across from the NAS Jax's main gate

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PLAN KEYNOTES:

- 1 OWNER PROVIDED EQUIPMENT FOR REFERENCE ONLY, N/C.
- 2 FURNITURE SHALL BE PROVIDED BY OWNERS AND IS SHOWN FOR REFERENCE ONLY, N/C.
- 3 WASHER AND DRYER SHALL BE PROVIDED BY OWNERS, N/C.
- 4 PATIENT LOUNGE CHAIR FOR REFERENCE ONLY, N/C.
- 5 PROVIDE PRIVACY CURTAIN(S) AT THIS LOCATION. CURTAIN MATERIAL SHALL BE NONCOMBUSTIBLE AND FLAME RETARDANT. CONTRACTOR SHALL INSTALL CURTAINS PER MANUFACTURER'S STANDARD RECOMMENDATIONS.
- 6 REFRIGERATOR FOR REFERENCE ONLY SHALL BE PROVIDED BY OWNERS, N/C. THERE SHALL BE A REFRIGERATOR/FREEZER IV AN AUTOMATIC ICE MAKER IN THE RECOVERY AREA.
- 7 GOLFING FREEZER FOR REFERENCE ONLY SHALL BE PROVIDED BY OWNER, N/C.
- 8 PORTABLE IMAGING DEVICE SHALL BE PROVIDED BY OWNERS, N/C.
- 9 PROVIDE AN AUTOMATIC STERILIZER BY MIDMARK - RITTER M4 ULTRAClave OR APPROVED EQUAL.
- 10 HYDROCOLLATOR EQUIPMENT SHALL BE PROVIDED BY OWNERS, N/C.
- 11 TREATMENT TABLE PROVIDED BY OWNER, N/C. SEE ELEC. SHEETS FOR ADD'L INFO.
- 12 PROVIDE A 6'-0" WALL MOUNTED, HAND SANDED, 1-1/2" DIA. POPULAR WOOD BALLET BAR AT THIS LOCATION. PROVIDE BRACKETS AS REQ'D PER MANUFACTURER.
- 13 VENDING MACHINE SHALL BE PROVIDED BY OWNERS, N/C.
- 14 MINI REFRIGERATOR/FREEZER FOR REFERENCE ONLY SHALL BE PROVIDED BY OWNERS, N/C.
- 15 DISHWASHER FOR REFERENCE ONLY SHALL BE PROVIDED BY OWNERS, N/C. SEE PLUMBING SHEETS FOR ADD'L INFO.
- 16 GURNEY FOR REFERENCE ONLY, N/C.
- 17 BREAK ROOM TABLE AND CHAIRS FOR REFERENCE ONLY, N/C.

GENERAL NOTE:
SEE MECH., PLUMBING, AND ELEC. SHEETS FOR ADD'L INFO. AND COORDINATION OF EQUIPMENT SHOWN IN PLAN.



1 FURN./EQUIP. PLAN
1/8" = 1'-0"

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TENANTS

- **Riverside Surgical Partners** - <https://jacksonvillerriversideasc.com>
Riverside Surgical Center is a multi-specialty facility and Medicare-certified. All of our physicians are board-certified with significant training and experience in their respective specialties.
- **Riverside Pain Physicians** - <https://riversidepainphysicians.com>
Riverside Pain Physicians specializes in minimum invasive, multidisciplinary pain treatment options to help our patients choose to live pain free.
- **JumpStart Pediatrics** - <https://www.jumpstartpeds.com>
Providing Physical, Speech & Occupational Therapies For Children with Special Healthcare Needs

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Riverside Surgical Center

Riverside Surgical Center has been and remains dedicated to providing high quality outpatient surgical care in a convenient and comfortable setting. We treat our patients and their families with the highest quality of care and maintain an enduring commitment to excellence.

We are a multi-specialty facility and Medicare-certified. All of our physicians are board-certified with significant training and experience in their respective specialties.

Our state-of-the-art facility features technologically advanced medical equipment and our medical staff offers superior clinical expertise. We are dedicated to providing our patients with the absolute best that medicine has to offer and setting new standards of excellence in health care.

Here are just a few of the many benefits of having your procedure performed at our center:

Convenience. Turnaround time between surgeries can be up to 3X faster than in the hospital-setting which means less waiting for you. Physicians also enjoy block scheduling, allowing reduced turnaround time between surgeries. From on-site parking to advance registration, patients enjoy the comfort and efficiency of a smaller environment.

Comfort. Our facility is designed with patient comfort in mind. Because the facility is not located in a busy hospital setting, patients enjoy a more soothing, stress-free environment.

Value. Outpatient surgery centers like Riverside Surgical Center are more cost effective than full-service hospitals, due to lower overhead costs. As a result, patients can expect significant savings compared with the cost of surgery at a local hospital.

Dependable. Scheduled surgery times are not likely to be delayed or bumped by non-related emergencies, as they may be at a hospital.

www.jacksonvilleriversideasc.com

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Riverside Pain Physicians

Riverside Pain Physicians specializes in minimum invasive, multidisciplinary pain treatment options to help our patients choose to live pain free. We specialize in minimally invasive spine surgery, pharmacological pain management and are expert pain doctors. We use our vast array of approaches to better serve our patients wide variety of pain conditions.

What is Pain Management? Pain, also called pain medicine, is a type of specialized medical care. It is designed to minimize the impact of surgical pain or chronic pain. Chronic pain, in particular, can be difficult to control. It can sometimes be impossible to cure. Pain management treatment can help reduce pain. It can help patients enjoy a better quality of life.

Who Can Benefit From Pain Management. Pain , can treat recurring pain that follows surgery. It can treat pain associated with spine problems, and pain associated with cancer or cancer treatment. It can be helpful for treating homeopathic diseases, migraines and injuries such as whiplash.

Who Practices Pain Management. Pain, draws specialists from many different medical fields. A pain management specialist may have a background in anesthesiology, physical medicine and rehabilitation, neurology, or psychiatry. Pain management practitioners work closely with other healthcare professionals, such as physical therapists and psychologists. They work together to create a plan that is tailored to each patient's needs.

Types of Treatment. Chronic pain may be treated with a variety of methods. It can be treated with injections, physical therapy, lifestyle changes, exercise and psychological treatments. Patients take an active role in their own treatment. Patients provide feedback to help the specialist design the most effective plan possible.

Living With Chronic Pain. Pain managements, therapy can greatly reduce a patient's pain. It can provide coping strategies that keep pain from being intolerable. Although some types of chronic pain can never be completely eliminated, pain management can bring significant relief to many people.

www.riversidepainphysicians.com

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JumpStart Pediatrics

Jumpstart Pediatrics is a company born out of “Love.” Our love for the special needs community begins at our home. Patrick and Jenny Bowers, founders, and the proud parents of Brayden, who is the inspiration and reason for the creation of Jumpstart. Our home once had a “revolving” door of weekly therapists, doctors office and specialist visits, and visits from our Early Interventionist. As Director, I know first hand what it is like to be a parent of a special needs child and all that goes along with daily schedules and the importance of routine. With the founding of Jumpstart, I am able to communicate, help, and educate the families of the patients we serve. I receive so much happiness when I am able to listen to families, help them with the services they need, and comfort them in their time of need. God has truly blessed us with the road he has paved for Jumpstart.

Patrick, member of the Physical Therapy team, is able to share his love of Physical Therapy with God’s most precious children. He also has a strong love of building and has been able to build ramps, playgrounds, and even parallel bars for our patients.

Jumpstart was formed as a true family company. Our therapists are part of our family! We have an amazing team whose compassion and love is immeasurable for the special needs community. We strive to offer the best service possible while maintaining a high regard for each individual and giving back to our community. We celebrate Jumpstart’s birthday each year with a party for our patients and their families as well as sponsoring our local community’s special needs events. Our goal is to help each and every child exceed expectations on a daily basis. We become our patient’s biggest fans and we praise them every step of the way. We are indeed so grateful to be a small part of our families lives!

www.jumpstartpeds.com

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RENT & ESCALATION SCHEDULE

RIVERSIDE SURGICAL CENTER								
YEAR	SUITE	RENTAL RATE	SQUARE FOOT	MONTHLY	YEARLY	ESCALATION	STARTING DATE	END DATE
1	100	\$43.22	4,896.00	\$17,633.76	\$211,605.12		08/01/22	07/31/23
2	100	\$44.52	4,896.00	\$18,162.77	\$217,953.27	3%	08/01/23	07/31/24
3	100	\$45.85	4,896.00	\$18,707.66	\$224,491.87	3%	08/01/24	07/31/25
4	100	\$47.23	4,896.00	\$19,268.89	\$231,226.63	3%	08/01/25	07/31/26
5	100	\$48.64	4,896.00	\$19,846.95	\$238,163.43	3%	08/01/26	07/31/27
TOTAL					\$1,123,440.32			
RIVERSIDE PAIN PHYSICIANS								
YEAR	SUITE	RENTAL RATE	SQUARE FOOT	MONTHLY	YEARLY	ESCALATION	STARTING DATE	END DATE
1	200	\$29.10	6,637.00	\$16,094.73	\$193,136.70		08/01/22	07/31/23
2	200	\$29.97	6,637.00	\$16,577.57	\$198,930.80	3%	08/01/23	07/31/24
3	200	\$30.87	6,637.00	\$17,074.89	\$204,898.73	3%	08/01/24	07/31/25
4	200	\$31.80	6,637.00	\$17,587.14	\$211,045.69	3%	08/01/25	07/31/26
5	200	\$32.75	6,637.00	\$18,114.75	\$217,377.06	3%	08/01/26	07/31/27
TOTAL					\$1,025,388.97			
JUMPSTART PEDIATRICS								
YEAR	SUITE	RENTAL RATE	SQUARE FOOT	MONTHLY	YEARLY	ESCALATION	STARTING DATE	END DATE
1	300	\$18.32	4,313.00	\$6,584.51	\$79,014.16		06/01/24	05/30/25
2	300	\$18.69	4,313.00	\$6,716.20	\$80,594.44	2%	06/01/25	05/30/26
3	300	\$19.06	4,313.00	\$6,850.53	\$82,206.33	2%	06/01/26	05/30/27
4	300	\$19.44	4,313.00	\$6,987.54	\$83,850.46	2%	06/01/27	05/30/28
5	300	\$19.83	4,313.00	\$7,127.29	\$85,527.47	2%	06/01/28	05/30/29
TOTAL					\$411,192.86			
PROPERTY TOTAL					\$2,560,022.15			

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Demographic Information

HOUSEHOLDS

	2 Mile	3 Mile	10 Mile
2023 Total Households	5,127	49,870	223,131
Median Household Income	5,402	52,975	249,280
Avg Household Size	5,690	56,110	266,715

INCOME

	2 Mile	3 Mile	10 Mile
Average Household Income	\$71,855	\$77,015	\$77,617
Median Household Income	\$53,535	\$58,090	\$58,944

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