

## **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

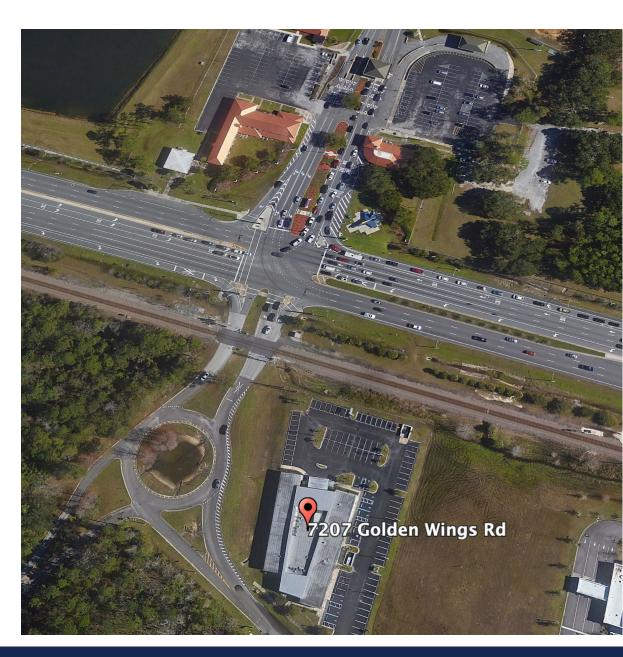
JumpStart Pediatrics - new tenant

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

## CROSS REGIONS®









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## **CROSS REGIONS®**

REAL ESTATE









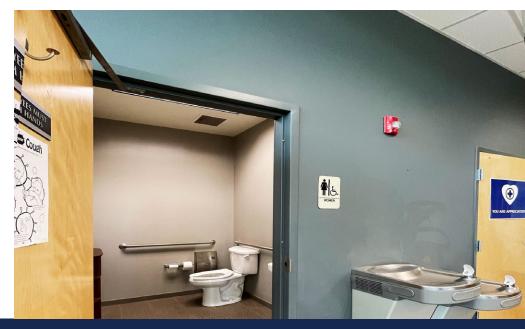
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#### PLAN KEYNOTES:

- OANER PROVIDED EQUIPMENT FOR REFERENCE ONLY, NIC.
- PURNITURE SHALL BE PROVIDED BY OWNERS AND IS
- 3 MASHER AND DRYER SHALL BE PROVIDED BY OWNERS, NIC
- (4) PATIENT LOUNGE CHAIR FOR REFERENCE ONLY, N
- PROVIDE PRIVACY CURTAIN(S) AT THIS LOCATION.

  (URTAIN MATERIAL SHALL BE NONCOMBUSTABLE

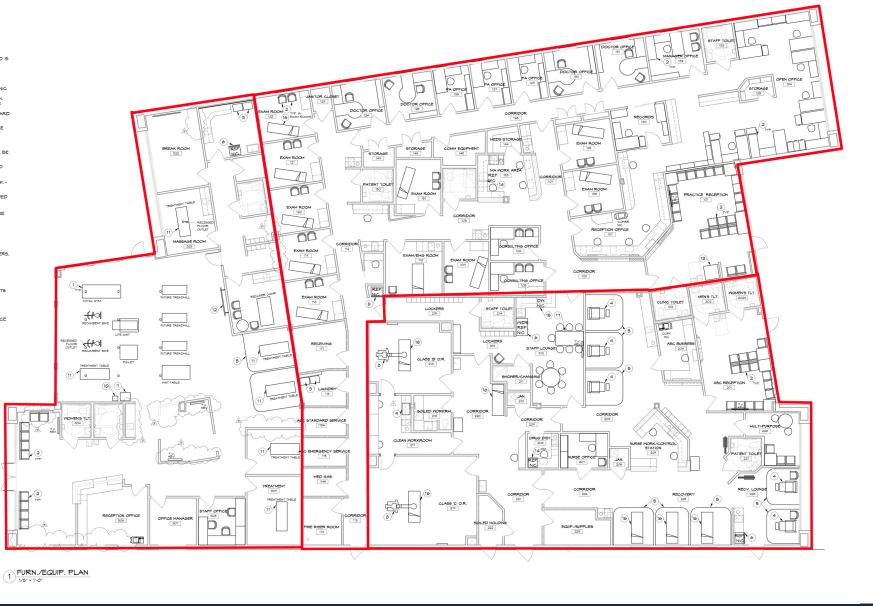
  5) AND FLAME RETARDANT. CONTRACTOR SHALL.

  NSTALL CURTAINS PER MANUFACTURER'S STANDARD
  RECOMMENDATIONS.
- REFRIGERATOR FOR REFERENCE ONLY SHALL BE A REFRIGERATOR FOR REFERENCE ONLY SHALL BE A REFRIGERATOR FREEZER W AN AUTOMATIC ICE MACEN IN THE RECOVERY AREA.
- MAKER IN THE RECOVERY AREA.

  COLPAC PREEZER FOR REPERENCE ONLY SHALL BE PROVIDED BY OWNER, N.C.
- PORTABLE IMAGING DEVICE SHALL BE PROVIDED BY OWNERS, NIC.
- 9 PROVIDE AN AUTOMATIC STERILIZER BY MIDMARK -RITTER M9 ULTRACLAVE OR APPROVED EQUAL.
- HYDROCOLLATOR EQUIPMENT SHALL BE PROVIDED BY OWNERS. NIC.
- TREATMENT TABLE PROVIDED BY OWNER, N.C. SE ELEC, SHEETS FOR ADD'L INFO.
- PROVIDE A 6'-0" WALL MOUNTED, HAND SANDED,

  12 1-170" DIA POPILAR WOOD BALLET BAR AT THIS
  LOCATION, PROVIDE BRACKETS AS REGID PER
  MANUFACTURER
- (13) VENDING MACHINE SHALL BE PROVIDED BY OWNERS, NIC.
- ONLY SHALL BE PROVIDED BY OWNERS, NG.
- DISHWASHER FOR REFERENCE ONLY SHALL BE PROVIDED BY OWNERS, NIC. SEE PLUMBING SHEET FOR ADDILINGO
- (16) GURNEY FOR REFERENCE ONLY, NIC.
- 17 BREAK ROOM TABLE AND CHAIRS FOR REFERENCE ONLY, NIC.

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



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## **TENANTS**

- Riverside Surgical Partners https://jacksonvilleriversideasc.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



## **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



### **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 SUI	RGICAL 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 PA	IN 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			
					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			
PROPER	TY TOTAL				\$2,560,022.15			

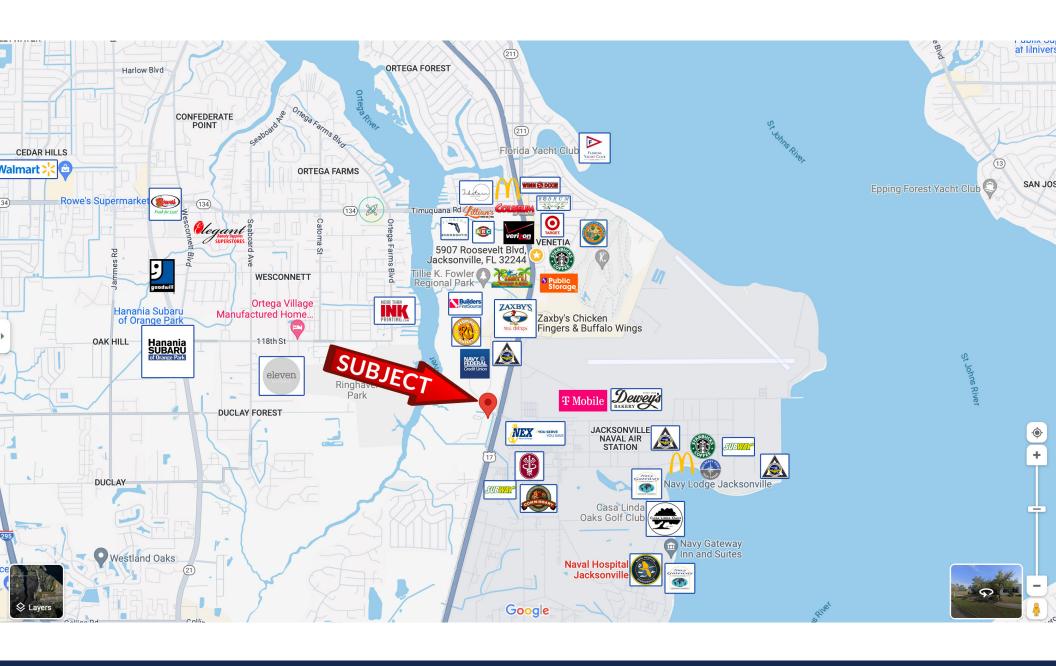
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Demograp	hic	Inforr	nation
Demograp			Hation

	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
verage Household Income	\$71,855	\$77,015	\$77,617
1edian Household Income	\$53,535	\$58,090	\$58,944

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