



AVAILABLE FOR SALE

**4465 W KING STREET
COCOA, FL 32926**





*Brand New, Long-Term, Triple Net (NNN) Lease
New Location Now Open
3% Annual Increases in Rent*



*Tenant Signed an Initial 10-year Lease Term,
Showing a Strong Commitment to the Location*



Property completely redone



*The #1 Cannabis Operator in FL Operating over
100 locations throughout the state*

FINANCIAL SUMMARY

| EXECUTIVE SUMMARY | |
|-------------------------|----------------------|
| List Price | \$1,540,743 |
| Cap Rate | 7.50% |
| NOI | \$115,555.70 |
| SF GLA | ~1,726 SF |
| AC Lot | ~0.97 AC (42,253 SF) |
| Year Renovated | 2024 |
| TENANT SUMMARY | |
| Tenant Trade Name | Trulieve |
| Parent Company | Trulieve Inc. |
| Type of Ownership | Fee Simple |
| Lease Guarantee | Corporate |
| Lease Guarantor | Trulieve Inc. |
| Lease Type | Absolute NNN |
| Roof and Structure | Tenant Responsible |
| Original Lease Term | 10 Years |
| Rent Commencement Date | 9/6/2024 |
| Lease Expiration Date | 9/31/2034 |
| Term Remaining on Lease | ~9 Years |
| Increase | 3.00% |
| Options | Two, 5-Year Options |

MARKET AERIAL



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