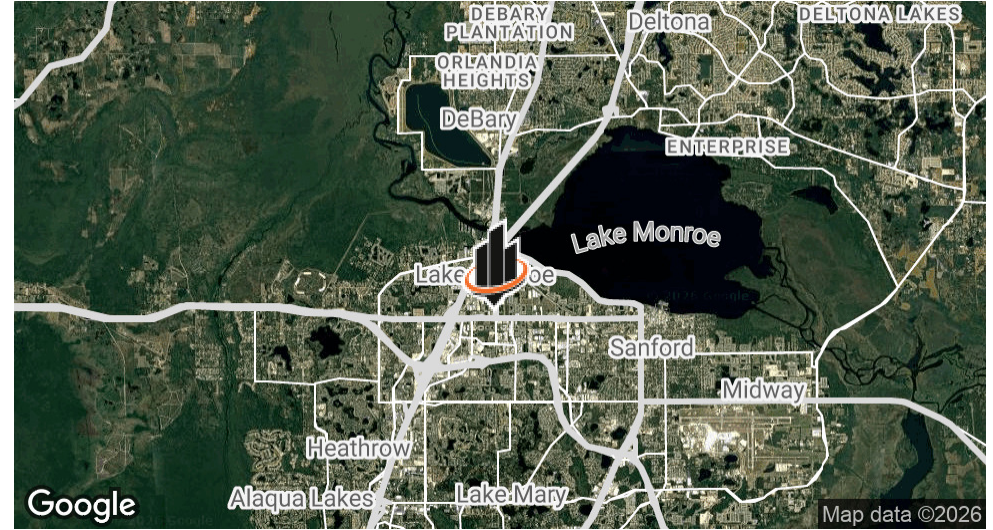


**NET LEASED DISPENSARY FOR SALE**  
**Cookies Sanford Dispensary**  
**(Orlando MSA)**

**105 MONROE ROAD**  
Sanford, FL 32771



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$2,350,000</b>
<b>CAP RATE:</b>	<b>7.51%</b>
<b>INITIAL TERM:</b>	<b>10 YEARS</b>
<b>ANNUAL INCREASES</b>	<b>2.5%</b>

## PROPERTY DESCRIPTION

- Single-tenant net lease to Cookies, one of the largest and most popular national cannabis operators
- 2025 gut renovation
- 10 year initial term began in November 2025
- Blended Cap Rate of 8.4% through the initial term
- 2.5% annual rent increases
- renewal options through 2045
- Signalized hard corner with 48,900 AADT
- limited area competition
- 5 mile population 126,257
- Strong area household incomes

### MARK ASCIK

O: 407.334.4200

mark.ascik@svn.com

FL #SL3555494

# AERIAL OVERVIEW



**MARK ASCIK**

O: 407.334.4200

mark.ascik@svn.com

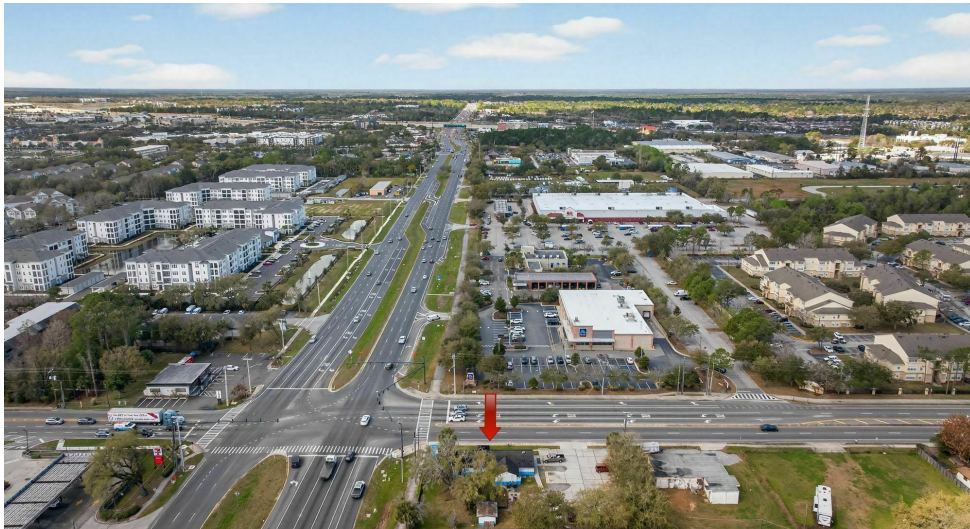
FL #SL3555494

# INTERIOR PHOTOS



**MARK ASCIK**  
O: 407.334.4200  
mark.ascik@svn.com  
FL #SL3555494

## EXTERIOR PHOTOS



**MARK ASCIK**

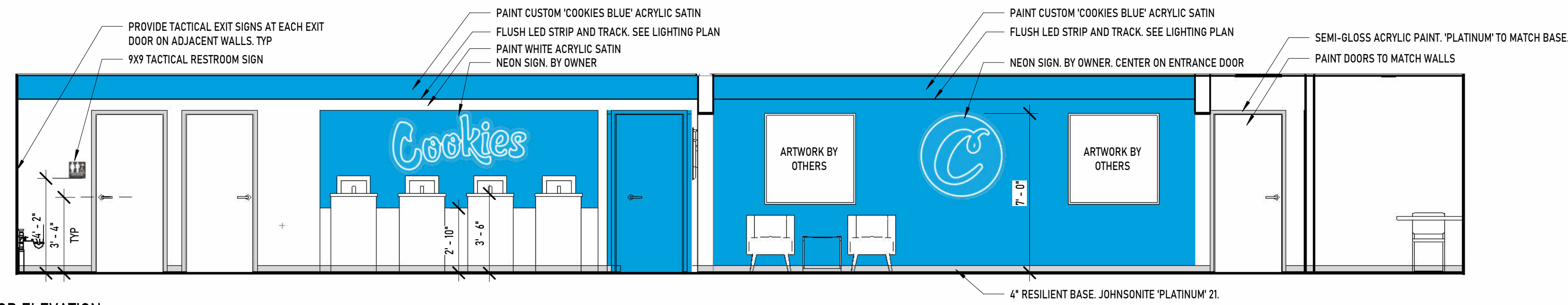
O: 407.334.4200

mark.ascik@svn.com

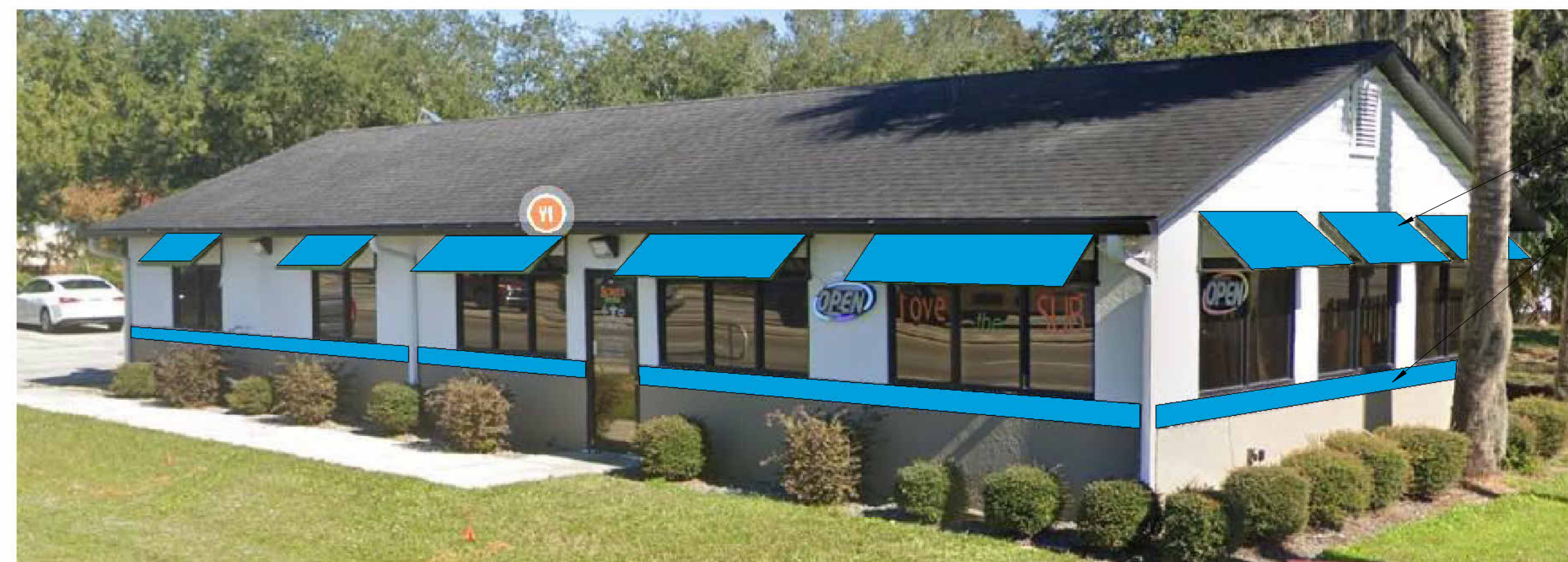
FL #SL3555494



1 1ST FLOOR FINISH PLAN  
1/4" = 1'-0"



2 INTERIOR ELEVATION  
1/4" = 1'-0"



PAINT AWNINGS COOKIES BLUE. ALL SIDES OF BUILDING, INCLUDING UNDERSIDE OF AWNINGS.

PAINT BANDING COOKIES BLUE. ALL SIDES OF BUILDING.

3 EXTERIOR COLOR CONCEPT  
1/4" = 1'-0"

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED BY ZACHARY KASKY USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE ELECTRONIC SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

DRAWING CERTIFICATION

ZACHARY T. KASKY LIC.# AR97739  
IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO ALTER THESE DRAWINGS UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED ARCHITECT.

REVISIONS		
Number	Description	Date

DRAWING TITLE  
**FINISH FLOOR PLAN,  
INTERIOR ELEVATION,  
AND EXTERIOR  
COLORS**

PROJECT # 2025012

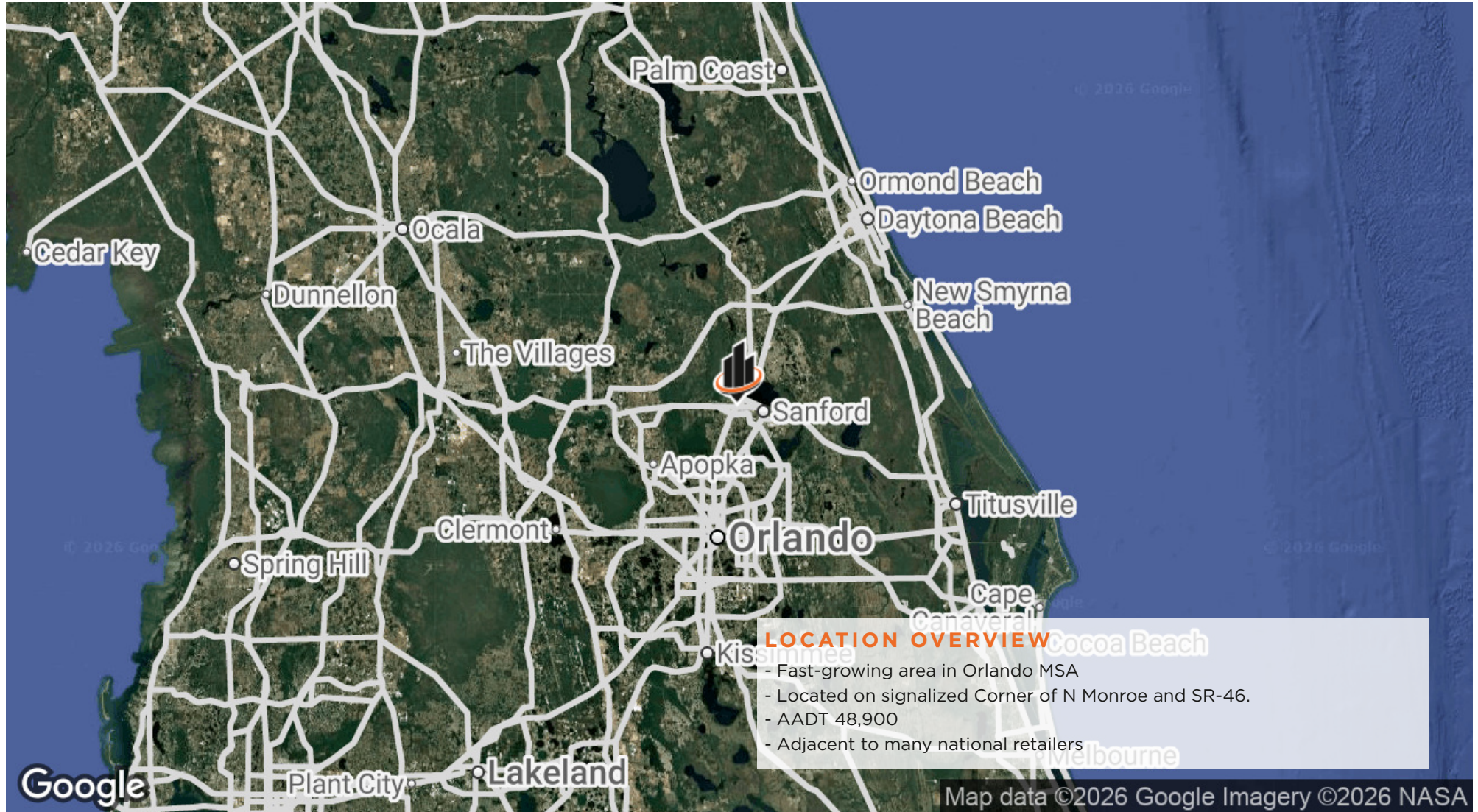
DATE MAY 16, 2025

SHEET #

**A2.05**



## LOCATION MAP



**MARK ASCIK**

O: 407.334.4200

mark.ascik@svn.com

FL #SL3555494

## ADVISOR BIO 1



### MARK ASCIK

Advisor

mark.ascik@svn.com

Direct: **407.334.4200** | Cell: **407.334.4200**

FL #SL3555494

### PROFESSIONAL BACKGROUND

Mark Ascik is an award-winning real estate broker specializing in industrial and retail sales and leasing. With decades of experience spanning wholesale distribution, retail management, and commercial real estate, he brings a deeply strategic and multifaceted approach to deal-making and property optimization. He was recently awarded CoStar's 2025 PowerBroker status for his efforts in Industrial warehousing.

#### Distribution & Retail Foundation:

He began his career climbing through B2B wholesale and retail channels, working with Fortune 500 companies in New York. There, he developed core expertise in full product lifecycles—from production and distribution to marketing, planning, and analysis.

#### Cannabis & Executive Leadership:

In 2017, Mark leveraged this experience to help co-found VidaCann LLC, a vertically integrated cannabis company in Florida. He initially navigated the pre-licensing phase and later served as Executive Vice President, guiding operations from cultivation through retail and is a 2024 Marijuana Venture "40 Under 40" honoree. During his tenure, Mark led the retail expansion of the company in Florida, and served as the real estate and development lead for the company's 27 stores statewide. In 2024, VidaCann completed its sale to publicly-traded Planet 13 Holdings, Inc.

#### SVN | Alliance Commercial Real Estate Advisors

1275 West Granada Blvd. Suite 5B  
Ormond Beach, FL 32174  
386.310.7900

### MARK ASCIK

O: 407.334.4200

mark.ascik@svn.com

FL #SL3555494