

TWO-TENANT NNN

Investment Opportunity

AspenDental



100% Occupied | New Construction | National Brands | Hard Corner Intersection | 62,000 VPD



7815 State Road 64

BRADENTON FLORIDA

ACTUAL SITE

SRS | CAPITAL MARKETS

EXCLUSIVELY MARKETED BY



PATRICK NUTT

**Senior Managing Principal &
Co-Head of National Net Lease**

patrick.nutt@srsre.com
D: 954.302.7365 | M: 703.434.2599
1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
FL License No. BK3120739

WILLIAM WAMBLE

**EVP & Principal
National Net Lease**

william.wamble@srsre.com
D: 813.371.1079 | M: 813.434.8278
1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
FL License No. SL3257920



SRS | CAPITAL MARKETS

NATIONAL NET LEASE

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





AspenDental



64

RIVER HERITAGE BLVD

62,000 VPD



AMERICA'S BEST
CONTACTS & EYEGLASSES.



FIVE GUYS





SITE OVERVIEW



Adjacent Outparcel Also Available for Sale. Contact Brokers for More Information.

OFFERING SUMMARY



OFFERING

Pricing	\$5,843,500
Net Operating Income	\$336,000
Cap Rate	5.75%

PROPERTY SPECIFICATIONS

Property Address	7815 State Road 64 Bradenton, Florida 34212
Total Rentable Area	6,298 SF
Land Area	TBD
Year Built	2025
Tenants	Aspen Dental & Chipotle
Guaranty	Chipotle (Corporate)
Lease Type	NNN
Landlord Responsibilities	Roof, Structure, Foundation
Lease Term	10 Years
Increases	10% Every 5 Years
Options	Aspen - 3 (5-Year) Chipotle - 4 (5-Year)
Rent Commencement	1/1/2026
Lease Expiration	11/30/2035
ROFO/ROFR	No

RENT ROLL



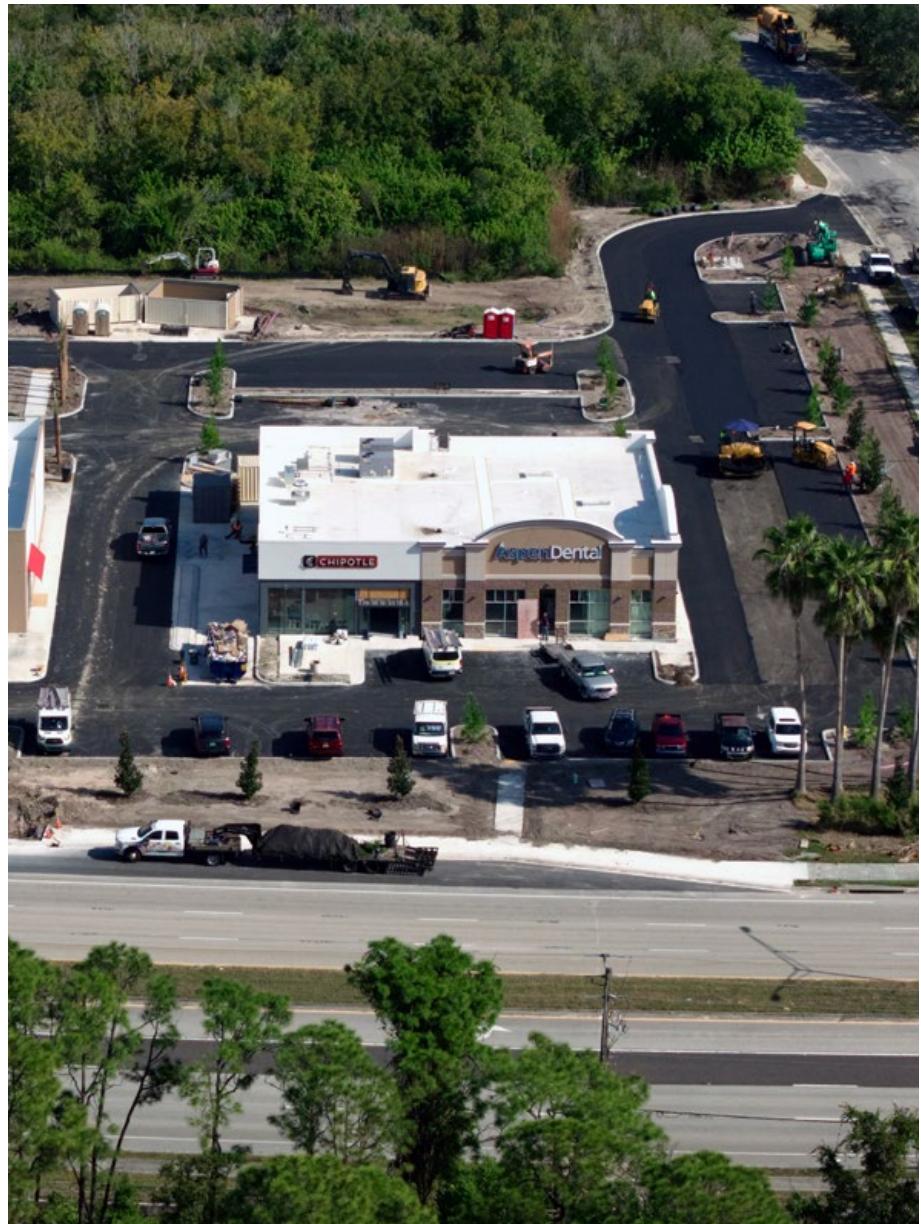
Suite #	Tenant Name	Size SF	Pro			Pro			Rental Increases						Lease Start Date	Lease End Date	Options Remaining	
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Rata (\$)	Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr				
Building 1																		
1-100	Aspen Dental (Corporate)	3,750	60%	\$15,625	\$4.17	\$187,500	\$50.00	56%	Jan-31	10.0%	\$17,188	\$4.58	\$206,250	\$55.00	Jan-26	Nov-35	3 (5-Year)	
																	Opt 1: \$60.50 PSF/Yr	
																	Opt 2: \$66.55 PSF/Yr	
																	Opt 3: \$73.20 PSF/Yr	
1-200	Chipotle (Corporate)	2,548	40%	\$12,375	\$4.86	\$148,500	\$58.28	44%	Jan-31	10.0%	\$13,613	\$5.34	\$163,350	\$64.11	Jan-26	Nov-35	4 (5-Year)	
																	Opt 1: \$70.52 PSF/Yr	
																	Opt 2: \$77.57 PSF/Yr	
																	Opt 3: \$85.33 PSF/Yr	
																	Opt 4: \$93.86 PSF/Yr	
Total Occupied																		
Total Vacant																		
Total / Wtd. Avg:																		
Weighted Term Remaining (Years)																10.1		

REIMBURSEMENT SUMMARY



Suite #	Tenant Name	Size SF	Pro Rata		Ins.	CAM	Mngmt.	Admin	Reimbursement		Notes
			Prop.	Taxes					Fee	PSF	
1-100	Aspen Dental	3,750	60%	Net	Net	Net	-	5%	\$8.71	\$32,662	Tenant shall pay its pro rata share of taxes, insurance and cam plus a 5.0% administrative fee. Beginning in year 3, controllable CAM (excludes, snow or storm debris removal, and utilities) shall not increase by more than 5.0% annually.
1-200	Chipotle	2,548	40%	Net	Net	Net	-	10%	\$8.71	\$22,194	Tenant shall pay its pro rata share of taxes, insurance and CAM plus an administrative fee up to 10.0%. CAM is estimated at \$7.75 PSF. Beginning year 3 controllable CAM (excludes allocations to shopping center CAM, recorded instrument, security, and utilities) shall not increase by more than 5.0% annually.
Total Occupied		6,298	100%		Total Occupied		\$8.71		\$54,856	100%	
Total Vacant		0	0%		Total Vacant		\$0.00		\$0	0%	
Total / Wtd. Avg:		6,298	100%		Total Reimbursement		\$8.71		\$54,856	100%	
					Total Operating Expenses		\$8.71		\$54,856	100%	

PRICING SUMMARY



10 ACTUAL SITE

Pricing Summary

Asking Price	\$5,843,500
PSF	\$424
Net Operating Income	\$336,000
In-Place Cap Rate	5.75%

Operating Cash Flow

	In-Place
Potential Rental Revenue	\$336,000
Potential Reimbursement Revenue	\$54,856
Effective Gross Revenue	\$390,855
Less Expenses	(\$54,856)
Net Operating Income	\$336,000

Notes

1. Analysis assumes expenses are fully passed through in reimbursements. Actual expense data is to be confirmed upon receipt and review of operating statements and further due diligence.

INVESTMENT HIGHLIGHTS



Brand New Construction | Options To Extend | Rental Increases

- Newly constructed multi-tenant retail building scheduled for delivery by January 2026
- Over 10 years of combined lease term across five nationally and regionally recognized tenants
- Each lease features a 10% rent increase in Year 5, supporting steady income growth
- All tenants have at least two options to extend at fixed rental rates, offering long-term income stability

NNN Leases | Fee Simple Ownership | CC&Rs In Place

- Tenants pay for CAM, taxes, insurance and reimburse administrative fees to cover management expenses
- Minimal landlord responsibilities and limited expense leakage for ownership
- Recorded CC&Rs provide shared maintenance oversight for the common areas, with CAM reimbursement provisions — an advantage for acquiring this building separately

Hard Corner Location | Excellent Visibility & Access

- The asset is located at the, hard corner intersection of State Highway 64 and River Heritage Blvd with a combined 62,000 vehicles passing by daily
- Immediate access to Interstate 75 (131,000 VPD), providing direct connectivity to Sarasota (15 minutes) and Tampa (45 minutes)
- The asset has excellent visibility and multiple points of ingress/egress

Developing Area | Across from Newly Built Shopping Center

- Strategically positioned adjacent to The Landing at Heritage Harbour, a newly built retail destination totaling over 50,000 SF of retail space featuring ALDI, Circle K, and national quick-service restaurants
- Adjacent to a 90,000 SF self-storage facility under construction, further enhancing daily traffic
- Less than one mile from a 155,225 SF Costco Wholesale, a dominant regional draw that anchors the area's retail trade
- The immediate area continues to attract new residential and commercial development, reinforcing long-term growth and stability
- Strong tenant synergy promotes crossover shopping to the subject property

Strong Demographics In 5-mile Trade Area

- More than 129,900 residents and 28,800 employees support the trade area
- \$136,298 affluent average household income
- Bradenton's population has grown significantly over the past decade and is projected to continue its upward trajectory, fueled by new master-planned communities, employment growth, and in-migration from major metros

PROPERTY PHOTOS



BRAND PROFILE



CHIPOTLE

chipotle.com

Company Type: Public (NYSE: CMG)

Locations: 3,800+

2024 Revenue: \$11.31 Billion

2024 Net Income: \$1.53 Billion

2024 Assets: \$9.20 Billion

2024 Equity: \$3.66 Billion

Chipotle Mexican Grill, Inc. (NYSE: CMG) is cultivating a better world by serving responsibly sourced, classically-cooked, real food with wholesome ingredients without artificial colors, flavors or preservatives. There are over 3,800 restaurants as of June 30, 2025, in the United States, Canada, the United Kingdom, France, Germany, Kuwait, and United Arab Emirates and it is the only restaurant company of its size that owns and operates all its restaurants in North America and Europe.

Source: newsroom.chipotle.com, finance.yahoo.com



ASPEN DENTAL

aspendental.com

Company Type: Subsidiary

Locations: 1,100+

Parent: The Aspen Group

AspenDental

Aspen Dental was founded in 1998 with a simple goal in mind: to break down the barriers that doctors and patients face when it comes to dental care. Today, more than 25 years later, with a network of 1,100+ Aspen Dental locations nationwide, the mission of the company remains the same – to bring better care to more people. Aspen Dental is the largest group of branded dental offices in the world.

Source: aspendental.mediaroom.com

PROPERTY OVERVIEW



LOCATION



Bradenton, Florida
Manatee County
North Port-Sarasota-Bradenton MSA

ACCESS



State Highway 64: 1 Access Point
River Heritage Boulevard: 1 Access Point

TRAFFIC COUNTS



State Highway 64: 62,000 VPD
Interstate 75: 131,000 VPD

IMPROVEMENTS



There is approximately 6,298 SF of combined existing building area

PARKING



There are approximately 80 parking spaces on the owned parcel.
The parking ratio is approximately 12.70 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: TBD
Acres: TBD
Square Feet: TBD

CONSTRUCTION



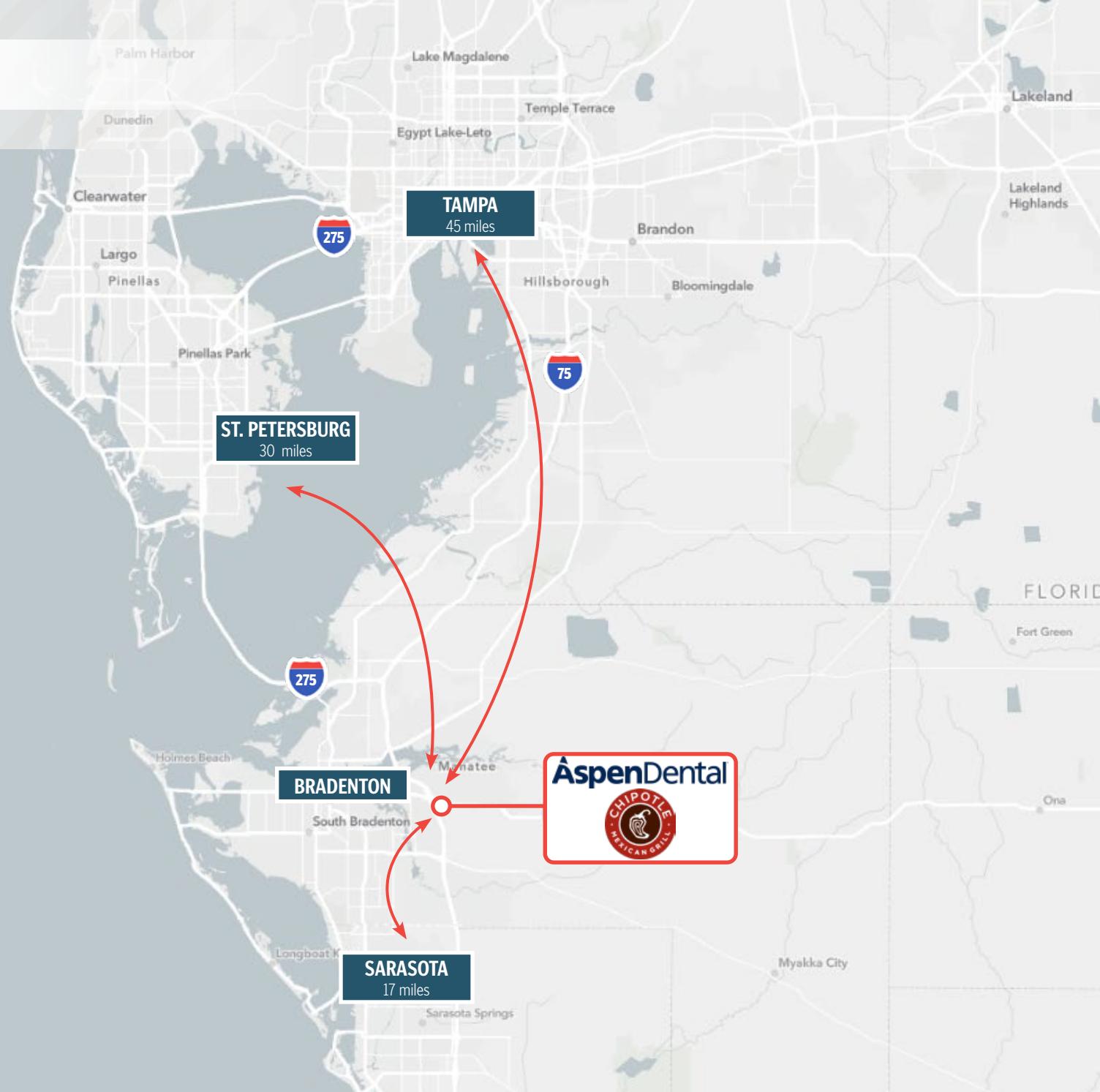
Year Built: 2025

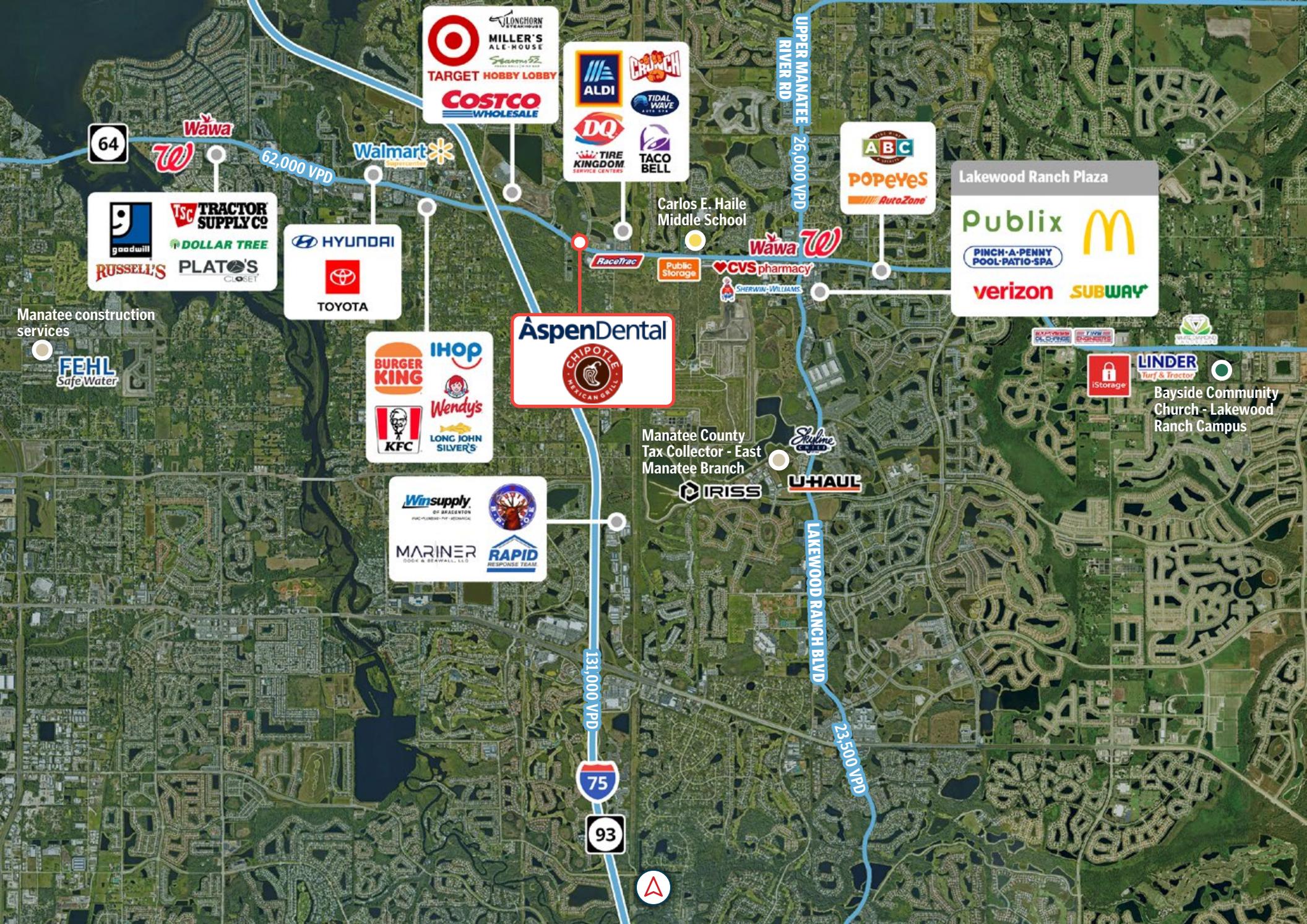
ZONING



DRI

LOCATION MAP







	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	2,034	37,055	129,942
2030 Projected Population	2,126	40,541	141,634
2025 Median Age	45.7	50.0	50.8
Households & Growth			
2025 Estimated Households	855	15,811	55,256
2030 Projected Households	905	17,552	60,874
Income			
2025 Estimated Average Household Income	\$109,115	\$146,291	\$136,298
2025 Estimated Median Household Income	\$95,296	\$107,799	\$100,768
Businesses & Employees			
2025 Estimated Total Businesses	75	1,212	3,462
2025 Estimated Total Employees	607	10,984	28,829



BRADENTON, FLORIDA

Bradenton, Florida, in Manatee County, is 11 miles N of Sarasota and 31 miles S of Tampa. It's located on the beautiful Gulf Coast. The city includes Palmetto, along with the barrier islands of Longboat Key and Anna Maria Island. The region is surrounded by waterways and offers year-round sunshine. The City of Bradenton had a population of 57,755 as of July 1, 2025.

The city's economy is diversified; tourism, food processing, manufacturing (including boats, boating equipment, contact lenses, and electrical equipment), agriculture (vegetables, flowers, livestock, and some citrus), seafood production, and shipping are important. Tropicana, a major orange juice producer, has juice production facilities located in Bradenton. The city is home to the headquarters of the prominent sports clothing chain, Champs Sports and the corporate offices of Beall's Department Stores. The Bradenton Area is already home to countless businesses serving global markets. From advanced manufacturing and agriculture technologies to clean energy and life sciences, companies with worldwide markets are profiting by locating here.

Bradenton attractions are South Florida Museum, Parker Manatee Aquarium, Bishop Planetarium, Art Center Manatee, Village of the Arts, Cortez Fishing Village, Fort De Soto National Park, Gamble Mansion, Pittsburgh Pirates, The Palma Sola Botanical Park, Great Florida Birding Trail, Plantation Historic State Park, Florida Heritage Festival, Historic Old Main Street, Rossi Waterfront Park, Manatee Village Historical Park. The region offers numerous quality golf courses including the River Run Golf Links. Myakka River State Park features an abundance of wildlife and rare birds. It includes hiking trails and offers boat tours. At the nearby Anna Maria Island, visitors have opportunities to see egrets, manatees, dolphins and other types of wildlife.

#4 TAMPA-ST. PETERSBURG

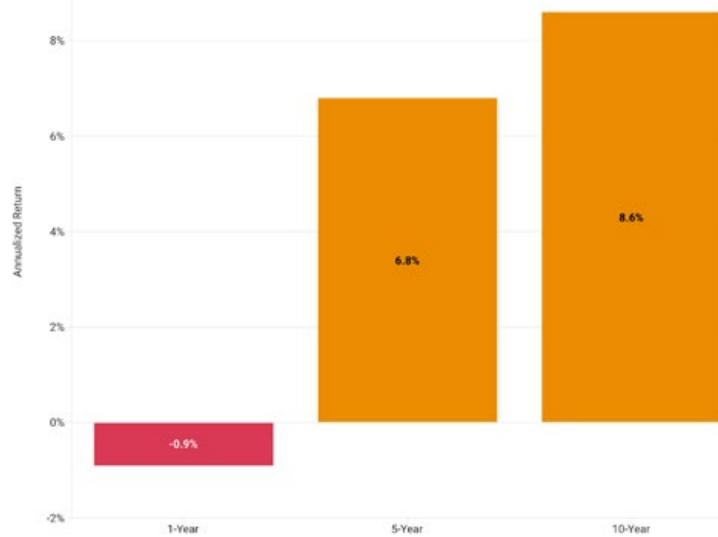
Though Tampa-St. Petersburg might fly under the radar compared to its neighbors—the colorful Miami and heavily touristed Orlando—the metro area is no slouch amid Florida's formidable peers. Tampa's sunny climate, year-round sports, no state income tax, and booming economy have created a longtime draw for workers and retirees alike, leading Money magazine to name Tampa the ninth best place to live in the United States in 2022. The metro area has proven a good place for real estate investment capital to live as well, with 10-year annualized total returns of 8.6 percent in NCREIF's NPI. Tampa moved up 14 spots in Emerging Trends' U.S. Markets to Watch over the past year, the most improved ranking among Florida's major metro areas (and tied for highest upward movement in the state with Deltona/Daytona Beach and Gainesville); Tampa is also the first U.S. Market to Watch for homebuilding prospects.



Tampa moved up 14 spots in Emerging Trends' U.S. Markets to Watch over the past year.

TAMPA-ST. PETERSBURG TRAILING TOTAL RETURNS ANNUALIZED AS OF 2025 Q2

Source: NCREIF NPI Database, accessed 2025 Q3



Tampa models an enviable economy with strong growth, high-paying job drivers, and economic diversity. The MSA's population grew 1.5 percent per year from 2013 to 2023, approximately 2.5 times the national pace. Similarly, Tampa's job growth has nearly doubled the national pace over the 10 years ending August 2025. The metro area is driven by white-collar jobs, particularly in the financial services sector. The share of private office-using jobs is 39 percent higher in Tampa than in the United States overall, while financial services jobs' share is 59 percent higher here. There are four noteworthy finance and insurance companies with over 5,000 jobs in the metro area. But despite this notably outsized industry cluster, Moody's Analytics gives the area an industrial diversity score of 0.83 (U.S. = 1.0), which ranks fourth most diverse among the 390 ranked MSAs.

Housing affordability is perhaps Tampa's greatest headwind, as Moody's data on the cost of living puts Tampa's relative costs at 111 percent of the national average. Homeowner's insurance expense now ranks among the 10 highest

nationally. Rising costs might slow in-migration from the 50,000 to 70,000 the metro area saw each year from 2021 to 2023, which calculated to a top 10 rate per capita for metro areas with more than 1 million residents. Some relief will come from lower interest rates, while Tampa home prices have moderated a bit since their January 2025 peak. But with house prices up 66 percent in the four years ending July 2025, much of Tampa's previous housing affordability has eroded, with little hope of returning in the near term. On the bright side, costs of doing business remain below national averages (95 percent of the national rate, per Moody's), with costs considerably lower than U.S. averages for energy, state, and local taxes, and office rent.

Despite these outlined risks, local economic growth is expected to be conducive to outsized real estate returns. Continued in-migration, an attractive business climate, and job growth forecast at 2.3 times the nation's five-year forecast set the stage for continued demand for Tampa real estate.

[Read Full Article Here](#)



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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