



5861 DOGWOOD DR
MILTON, FL

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CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this new 15-YR MainStreet Family Care in Milton, FL. MainStreet opened for business in April 2025.



LEASE YEARS	RENT	RETURN
Years 1 - 5	\$120,000	6.00%
Years 6 - 10	\$132,000	6.60%
Years 11 - 15	\$145,200	7.26%
Years 16 - 20 (Option 1)	\$159,720	7.99%
Years 21 - 25 (Option 2)	\$175,692	8.78%
Years 26 - 30 (Option 3)	\$193,261	9.66%
Years 31 - 35 (Option 4)	\$212,587	10.63%



YEAR 1 NOI	\$120,000
CAP RATE	6.00%
AVG. CAP OVER INITIAL TERM	6.62%
LISTING PRICE	\$2,000,000

ASSET SNAPSHOT

Tenant Name	MainStreet Family Care
Signator/Guarantor	Rural Urgent Care, LLC (Corporate)
Address	5861 Dogwood Dr. Milton, FL 32570
Building Size (GLA)	2,655 SF
Land Size	0.88 Acres
Year Built	2025
Lease Type	NN+ (Tenant Self-Maintains Parcel)
Landlord Responsibilities	Roof & Structure (Roof Warranty)
Rent Commencement Date	April 1, 2025
Lease Expiration Date	March 31, 2040
Remaining Term	14.2 Years
NOI	\$120,000
Rental Increases	10% Every 5 Years
Renewal Terms	4 X 5 Years



27,361 PEOPLE
IN 3 MILE RADIUS

\$94,110 AHHI
IN 3 MILE RADIUS

19,300 VPD
ON DOGWOOD DR



PUBLIX SHADOW ANCHOR

Located directly across from new Publix anchored shopping center



CORPORATE GUARANTEE

Rent is guaranteed by MainStreet's parent company which currently operates over 50 locations and is expanding rapidly



SELF-MAINTAIN NN+ LEASE

Tenant is responsible for maintaining the entire parcel creating passive ownership and stable cash flow



RESILIENT BUSINESS MODEL

E-commerce and recession resistant business model



2025 CONSTRUCTION WITH ROOF WARRANTY

Brand new construction with 20-year transferable roof warranty



DEPRECIATION

Fee simple ownership of the building allows for depreciation boosting after tax returns



INFLATION HEDGE

Fixed 10% increases every 5 years provide a hedge against inflation and consistent rent growth



SUNSHINE STATE

Florida leads the nation in population and capital migration and Florida owners benefit from no state income tax and a business friendly political climate



UNDER CONSTRUCTION



STARBUCKSTM
2,500 SF



HEARTLAND[®]
DENTAL
4,200 SF

DOGWOOD DR. 19,300 VPD



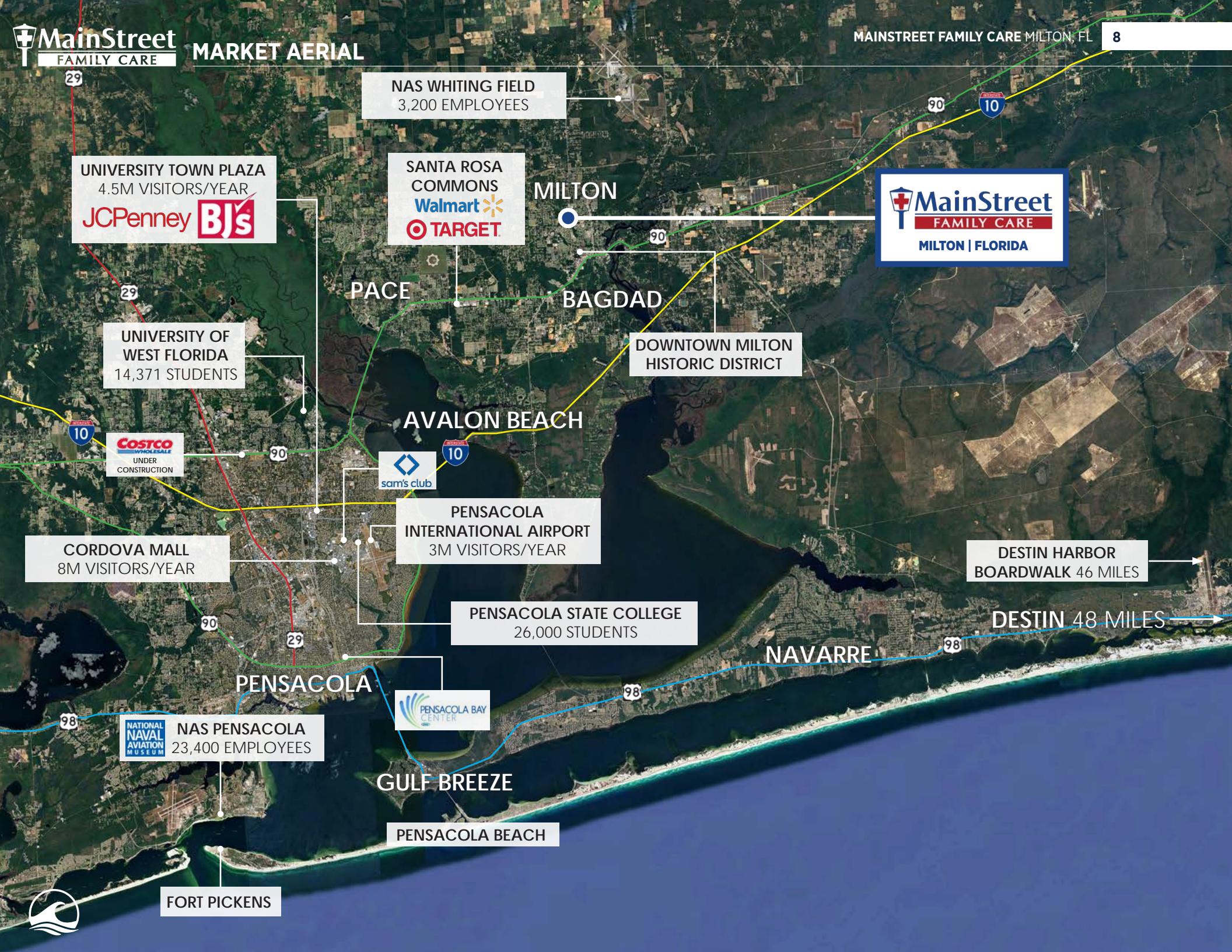


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DOGWOOD DR. 19,300 VPD









Housing demand in Milton and surrounding East Milton has surged alongside population growth. Median home values have risen steadily, reaching about \$320,000 within city limits and \$350,000 in East Milton as of mid-2025, with Santa Rosa County's overall median near \$370,000. New construction is widespread, with more than 2,000 single-family homes recently approved across the county. Multiple subdivisions are underway in East Milton, where residential growth is strongest.

Milton's economy is anchored by a mix of public-sector, healthcare, defense, and light-industrial employers. Major institutions include the Santa Rosa Medical Center, the Santa Rosa County School District, and NAS Whiting Field—a major U.S. Navy flight training base north of town. Other key employers across the county include Publix, Gulf Cable, Goldring Gulf Distributing, Mediacom, UPS, Amazon, and various local government agencies. Job growth projections are strong, with total employment expected to expand more than 40% over the next decade.

Commercial and industrial investment is accelerating, particularly along the I-10 and Highway 87 corridors. **The Milton Interchange Park**, a new 192-acre logistics and business park at I-10 and Highway 87, is the largest project in the region. Its first tenant, Cheney Brothers, Inc., is developing a 350,000-square-foot distribution facility representing more than \$75 million in capital investment and over 400 new jobs. Additional projects at Santa Rosa Industrial Park East—such as Project Induction, O'Brother, Hard Metal, Yummy, and Lionheart—collectively add hundreds of high-wage jobs and millions in investment. The nearby Whiting Aviation Park, tied to military aviation operations, is also expanding infrastructure to attract aerospace and manufacturing tenants.

To manage rapid expansion, Santa Rosa County has launched the **East Milton Master Plan**, a long-range effort to guide residential, commercial, and industrial growth through infrastructure planning, transportation upgrades, and environmental protections. A new \$50-million wastewater treatment plant is in development to support the city's expansion and relieve capacity constraints, while additional infrastructure initiatives address water supply and road improvements.

Overall, Milton's strengths lie in its strategic location along I-10, pro-business development climate, and balance of industrial and residential growth. With a strong military and healthcare presence, a wave of new housing and industrial construction, and deliberate master planning, Milton is emerging as one of the Florida Panhandle's most dynamic small-city markets.

1 MILE

5,874

PEOPLE

\$82,702

AHHI

3 MILES

27,361

PEOPLE

\$94,110

AHHI

5 MILES

52,469

PEOPLE

\$97,913

AHHI

MainStreet Family Care is a rapidly growing urgent-care and primary-care provider offering affordable, convenient medical services with 50+ locations across the Southeast. Open 7 days a week with extended hours, their clinics provide walk-in and online-registered visits, on-site labs and X-rays, treatment for non-emergency illnesses and injuries, primary-care services, vaccinations, and a full suite of occupational health offerings. By bridging the gap between traditional doctor's offices and costly emergency rooms, MainStreet delivers fast, accessible, and comprehensive care for families, workers, and employers—positioning the brand as a dependable, scalable healthcare partner for the communities it serves.



MAINSTREET FAMILY CARE QUICK FACTS

FOUNDED	2015
OWNERSHIP	Private
# OF LOCATIONS	50+
HEADQUARTERS	Birmingham, AL
GUARANTY	Corporate

OFFERED FOR SALE

\$2,000,000 | 6.00% CAP



MainStreet

FAMILY CARE

5861 DOGWOOD DR
MILTON, FL

Exclusively Offered By



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