

# AVAILABLE FOR SALE

ABSOLUTE-NET LEASED FREESTANDING AYR WELLNESS DISPENSARY  
3177 E Gulf to Lake Hwy | Inverness, FL 34453



GULF TO LAKE HWY ± 35,000 VPD



## LEASE SUMMARY

Tenant Trade Name AYR Wellness

Parent Company AYR Wellness, Inc

Type of Ownership Fee Simple

Lease Guarantee Corporate

Lease Gaurantor AYR Wellness, Inc

Lease Type Absolute NNN

Roof and Structure Tenant Responsible

Original Lease Term 10 Years

Rent Commencement 7/7/2022

Lease Expiration Date 7/31/2032

Term Remaining on Lease +/- 8 years

Increase 3% Annually

Options Two, 5-Year Options



**\$1,253,188**  
LIST PRICE



**8.00%**  
CAP RATE



**±3,150 SF**  
GLA



**\$100,255**  
NOI



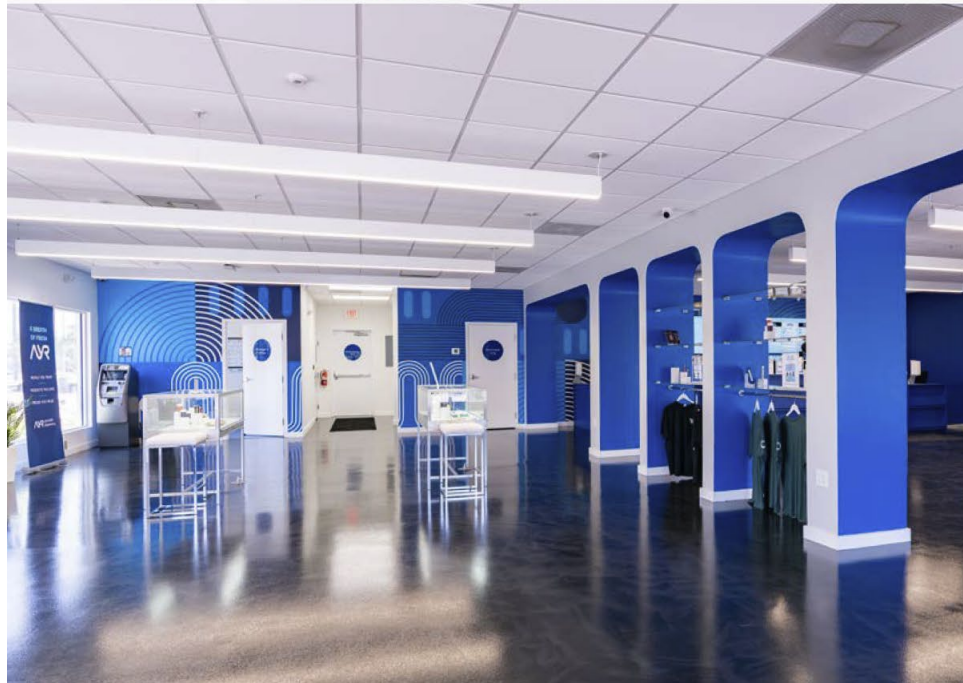
**±0.44 AC**  
LOT SIZE



**1977**  
YEAR BUILT

ANNUALIZED OPERATING DATA		
LEASE YEAR	MONTHLY RENT	ANNUAL RENT
8/1/2024 - 7/31/2025	\$8,354.59	\$100,255.05
8/1/2025 - 7/31/2026	\$8,605.23	\$103,262.70
8/1/2026 - 7/31/2027	\$8,863.38	\$106,360.58
8/1/2027 - 7/31/2028	\$9,129.28	\$109,551.40
8/1/2028 - 7/31/2029	\$9,403.16	\$112,837.94
8/1/2029 - 7/31/2030	\$9,685.26	\$116,223.08
8/1/2030 - 7/31/2031	\$9,975.81	\$119,709.77
8/1/2031 - 7/31/2032	\$10,275.09	\$123,301.07
<b>OPTION 1</b>		
8/1/2032 - 7/31/2033	\$10,583.34	\$127,000.10
8/1/2033 - 7/31/2034	\$10,900.84	\$130,810.10
8/1/2034 - 7/31/2035	\$11,227.87	\$134,734.40
8/1/2035 - 7/31/2036	\$11,564.70	\$138,776.44
8/1/2036 - 7/31/2037	\$11,911.64	\$142,939.73
<b>OPTION 2</b>		
8/1/2037 - 7/31/2038	\$12,268.99	\$147,227.92
8/31/2038 - 7/31/2039	\$12,637.06	\$151,644.76
8/1/2039 - 7/31/2040	\$13,016.18	\$156,194.10
8/1/2040 - 7/31/2041	\$13,406.66	\$160,879.92
8/1/2041 - 7/31/2042	\$13,808.86	\$165,706.32





## TENANT PROFILE



**HEADQUARTERS**

Miami, FL

**YEAR FOUNDED**

2017

**OWNERSHIP**

Public

**INDUSTRY**

Cannabis

**AYR WELLNESS OVERVIEW**

AYR Wellness is a well-established and rapidly growing cannabis company that operates in multiple states across the United States. With a focus on providing high-quality cannabis products and exceptional customer experiences, AYR Wellness has gained a strong reputation within the cannabis industry.

AYR Wellness was founded with the mission to improve lives through the power of cannabis. Since its inception, the company has strived to create a diverse portfolio of cannabis products that cater to a wide range of consumer preferences. AYR Wellness is dedicated to advancing the understanding and acceptance of cannabis as a legitimate and beneficial option for both medical and recreational purposes. AYR Wellness places a strong emphasis on quality control and safety. The company employs rigorous testing procedures to ensure that its products are free from contaminants and consistently meet high standards of quality. This commitment to quality has contributed to AYR Wellness' reputation as a trusted source for cannabis products.

AYR Wellness has experienced rapid growth since its founding. Through strategic acquisitions and partnerships, the company has expanded its operations to multiple states, capitalizing on the evolving legal landscape of cannabis in the United States. AYR Wellness has established itself as a prominent player in the cannabis industry, known for its commitment to quality, diverse product offerings, and dedication to community engagement. As the cannabis market continues to evolve, AYR Wellness remains at the forefront of providing innovative and accessible cannabis experiences to consumers while contributing to the broader conversation around responsible cannabis use. For more information, please visit [ir.ayrwellness.com](http://ir.ayrwellness.com).





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