

Sanctuary Dispensary

Jupiter, FL

Affluent Demographics

Abs NNN Lease

Attractive Rental Increases

\$ | PRICE:
\$3,088,575

% | CAP RATE:
8.00%

% | AVG. CAP RATE OVER BASE TERM:
8.42%

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Offered Exclusively by

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THE OFFERING

Northmarq is pleased to offer for sale to qualified investors the opportunity to purchase a fee simple interest in the Sanctuary Dispensary property located in Jupiter, Florida (the "Property"). Sanctuary is operating under a recently extended 10-year, absolute NNN lease with zero landlord responsibilities, offering a truly passive investment. The lease also features 2.33% annual rent escalations throughout the base and option terms, providing investors with a boost to overall cash flows and a significant hedge against inflation. See Lease Abstract for full details.

PROPERTY SYNOPSIS

The Property is located in Jupiter, Florida, the northernmost town in Palm Beach County. It is a principal city of the Miami metropolitan area, which is the ninth-largest MSA in the United States and is home to more than 6.14 million residents. The Property is situated along West Indiantown Road in a strong retail trade area, with many national retailers within a close proximity to the site. Additionally, the Property benefits from desirable demographics with 41,808 residents within a 5-mile radius and average household incomes exceeding \$227,000 within a 3-mile radius. These demographics are ideal for Sanctuary and will allow the store to grow a large, loyal customer base.

INVESTMENT HIGHLIGHTS

- Absolute NNN Lease with Annual Increases
- Miami MSA
- Outparcel to Publix Anchored Center
- Affluent Demographics
- Best-in-Class Tenant



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