

MONTICCIOLI FAMILY & SEDATION DENTISTRY

8381-8383 SEMINOLE BOULEVARD
SEMINOLE | FLORIDA 33772

New 15-Year Absolute NNN Lease
Tampa MSA



ADVISORY TEAM

JUSTIN ZAHN

Vice President

justin@ciadvisor.com

480.718.5555 - direct

402.730.6021 - cell

BROKER OF RECORD

Brian Brockman

Bang Realty-Naples, Inc.

LIC # BK3327646



COMMERCIAL INVESTMENT ADVISORS

CIA BROKERAGE COMPANY

9383 East Bahia Drive, Suite 130

Scottsdale, Arizona 85260

480.214.5088

www.ciadvisor.com



SEMINOLE BLVD | 39,710 CPD



Highlights



PRICE

\$4,302,000

CAP RATE

6.00%

NOI

\$258,134

:) POINTS OF INTEREST

Retailers | Entertainment: Major retailers within 5 miles include Walmart, Target, Sam's Club, Home Depot, Lowe's, T.J. Maxx, Ross Dress for Less, Kohl's, Burlington, Sportsman's Warehouse, Bealls, Talbots, HomeGoods, Ulta Beauty, Five Below, Kirkland's, Aldi, Publix, Sprouts Farmers Market, The Fresh Market, Petco, Studio Movie Grill, LA Fitness

Higher Education: 1½ miles from **St. Petersburg College Seminole** - a public college offering associate & baccalaureate degree programs, serving 3,421 students (Fall 2024)

Healthcare: 6 miles from **HCA Florida Largo** - a 455-bed acute care hospital with 2 campuses and a free-standing Emergency Department, offering a number of specialty services including advanced cardiac care, invasive heart procedures, complex GI services, and more

:) NEW 15-YEAR ABSOLUTE NNN LEASE

Brand new 15-year Absolute NNN lease, featuring attractive 2% annual rental escalations starting August 1, 2031!

:) TENANT

Monticciolo Family Holdings, LLC - Successfully owns & operates 12 locations in Florida - it's the largest IV Sedation Dental Group in Florida specializing in niche sedation dentistry for a wide range of patients

:) LARGE PARCEL | TRAFFIC COUNTS

Positioned on a large ±1.036-acre lot with outstanding exposure & direct access on FL-595/Seminole Blvd (main north/south thoroughfare) with traffic counts of 39,710 CPD!

:) DENSE RETAIL CORRIDOR

Close proximity to Burlington, Sportsman's Warehouse, Home Depot, Bealls, HomeGoods, Sprouts Farmers Market, Publix, Aldi, The Fresh Market, Petco, etc.

:) VERY AFFLUENT 2025 DEMOGRAPHICS

Population (5-mi) 228,990

Households (5-mi) 107,023

Average Household Income (3-mi) \$117,813

Florida is an income tax-free state.

Financial Analysis

SITE ADDRESS

8381-8383 Seminole Blvd
Seminole, Florida 33772

TENANT

Monticciolo Family Holdings, LLC

GROSS LEASABLE AREA

±7,293 SF

LOT SIZE

±1.036 acres

YEAR BUILT | RENOVATED

1981 | 1985

OWNERSHIP

Fee Simple (Building & Land)

EXPENSE REIMBURSEMENT

This is an **Absolute NNN lease**. Tenant is responsible for all expenses.

LEASE TERM

15 years (New)

RENTAL INCREASES

2% annually starting August 1, 2031

RENT START DATE

July 16, 2025

EXPIRATION DATE

July 31, 2040

OPTIONS

Four 5-Year Renewal Options

FINANCING

All Cash or Buyer to obtain new financing at Close of Escrow.



ACTUAL SITE

Rent Roll

	TERM	ANNUAL RENT	CAP RATE
Years 1-6	07/16/25 to 07/31/31	\$258,134	6.00%
Year 7	08/01/31 to 07/31/32	\$263,297	6.12%
Year 8	08/01/32 to 07/31/33	\$268,563	6.24%
Year 9	08/01/33 to 07/31/34	\$273,934	6.37%
Year 10	08/01/34 to 07/31/35	\$279,413	6.49%
Year 11	08/01/35 to 07/31/36	\$285,001	6.62%
Year 12	08/01/36 to 07/31/37	\$290,701	6.76%
Year 13	08/01/37 to 07/31/38	\$296,515	6.89%
Year 14	08/01/38 to 07/31/39	\$302,445	7.03%
Year 15	08/01/39 to 07/31/40	\$308,494	7.17%

AVG ANNUAL RETURN 6.38%

RENEWAL OPTIONS: FOUR 5-YEAR RENEWALS

Tenant Profile



Monticciolo Family & Sedation Dentistry offers a wide range of services available to help patients achieve a healthy, beautiful smile. These include general dentistry procedures such as bonded fillings, crowns, bridges, root canals, and dental implants, as well as extractions, dentures, partials, and treatment for periodontal disease. Preventative care, teeth whitening, veneers, and thorough oral hygiene services ensure comprehensive care for every patient's dental needs.

Many people experience anxiety or discomfort when visiting the dentist, which often leads them to avoid essential dental care. Sedation dentistry offers a solution by helping patients stay relaxed and comfortable during their procedures. This approach is especially helpful for those who are too anxious to schedule appointments, need a dentist they can trust, suffer pain when eating, feel overwhelmed by the idea of multiple visits, or want to regain confidence in their smile. By using sedation, patients can have a more positive dental experience without the usual stress.

Sedation dentistry also allows for multiple treatments to be done in fewer visits, saving time and reducing the feeling of dread. Thanks to its amnesic effect, patients often remember little about the procedure, making the experience seem quick and easy. After the appointment, patients are safely taken home by a companion, feeling relieved that the visit is over.

There are 12 Monticciolo Family & Sedation Dentistry locations in Florida.



Site Photos

As of October 2025



Site Plan

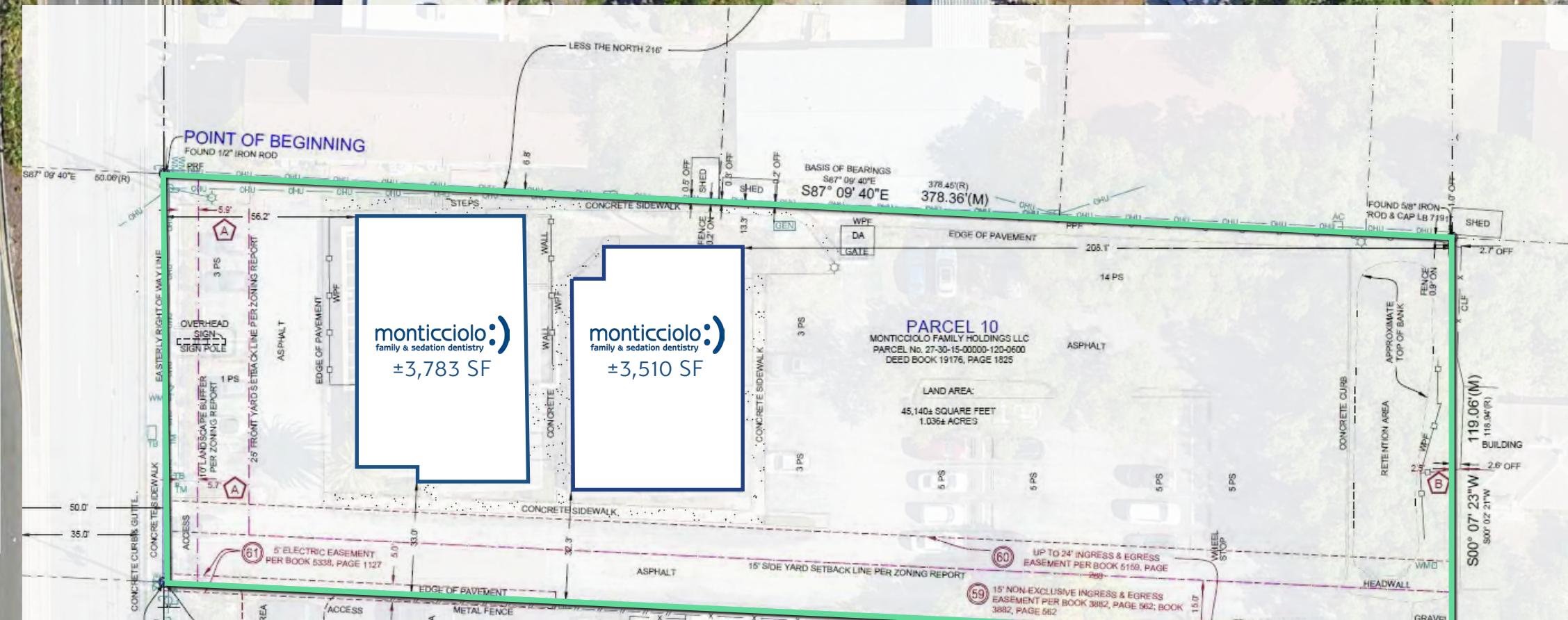
Property Specifications

Lot Size ±1.036 Acres

GLA ±7,293 SF

(Bldg 1) 3,783 SF

(Bldg 2) 3,510 SF



North

As of January 17, 2025



Lowe's **target** **PETSMART**
Bealls Florida **THE HOME DEPOT** **Marshalls**
REGAL **maurices** **Michaels**

Winn-Dixie
CVS pharmacy
Great Clips
SUBWAY
Little Caesars

Benjamin Moore

DOUDNA'S
Seminole
MOWERS INC.

TIRE KINGDOM
A MAVIS COMPANY



TAMPA BAY
MARINE CENTER

Gourmet Hawaiian Shave Ice
"ALL SHAVE ICE IS NOT CREATED EQUAL!"

Pizza Hut

ALT
19
595

SEMINOLE BLVD
39,710 CPD

DUNKIN'

monticciolo:)
family & sedation dentistry

Lake Seminole



Northwest

As of October 2025



SPC St. Petersburg
College
SEMINOLE
3421 STUDENTS

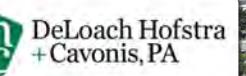


ALT



TAMPA BAY
MARINE CENTER

SEMINOLE BLVD | 39,710 CPD



monticciolo :)
family & sedation dentistry



South

As of October 2025

THE HOME DEPOT **Burlington**
SPROUTS FARMERS MARKET **T.J.maxx**
SALLY.bealls



LAKE SEMINOLE ESTATES
146 HOMES

Lake Seminole Square

This Life Plan Community, located near St. Petersburg and Clearwater, offers seniors resort-style living with premier services, amenities, activities, and dining. The six-story residence includes more than 299 one- and two-bedroom independent living condominiums along with 38 assisted living apartments. Residents also benefit from a full continuum of care, including assisted living, memory care, skilled nursing, and rehabilitation services.

monticciolo
family & sedation dentistry



DE LORENZO TIRE
& Auto Service



SEMINOLE BLVD
39/710 CPD

Hummel Tire & Auto

Pizza Hut

UULANI'S Hawaiian Shave Ice
Gourmet
"ALL SHAVE ICE IS NOT CREATED EQUAL!"

TAMPA BAY
MARINE CENTER

Freedom Square
of Seminole

Over 309 independent living residences and additional assisted living, skilled nursing, & memory care options, residents enjoy peace of mind through Life Care contracts and personalized services designed to support aging in place

Southwest

As of October 2025



2025 AVERAGE HOUSEHOLD
INCOME (3-MI)
\$117,813

Freedom Square of Seminole

Over 309 independent living residences and additional assisted living, skilled nursing, & memory care options, residents enjoy peace of mind through Life Care contracts and personalized services designed to support aging in place

LAKE SEMINOLE ESTATES 146 HOMES



MAJESTIC PARK HOMES 162 HOMES



Lake Seminole Square

This Life Plan Community, located near St. Petersburg and Clearwater, offers seniors resort-style living with premier services, amenities, activities, and dining. The six-story residence includes more than 299 one- and two-bedroom independent living condominiums along with 38 assisted living apartments. Residents also benefit from a full continuum of care, including assisted living, memory care, skilled nursing, and rehabilitation services.



SEMINOLE BLVD | 39,710 CPD

monticciolo:
family & sedation dentistry

Seminole



monticciolo :)

family & sedation dentistry

 Lake Seminole Square

This 6-story residence includes more than 299 one- and two-bedroom independent living condominiums along with 38 assisted living apartments

 Freedom Square
of Seminole

Over 309 independent living residences and additional assisted living, skilled nursing, & memory care options

Lake Seminole Park

PARK BLVD | 52,472 CPP



STARKEY ELEMENTARY 610 STUDENTS

THE VILLAS OF CASA CELESTE

52 assisted living units

CONRAD MOBILE PARK 55 HOMES

City View



Seminole Synopsis



Seminole is a city in Pinellas County, Florida, part of the greater Tampa Bay area.

One notable green space is Lake Seminole Park, a 250-acre municipal park along Lake Seminole with walking trails, picnic shelters, playgrounds, and a boat ramp for fishing and boating. While Seminole is quite residential, its county, Pinellas, as a robust industrial and technological base. Major companies headquartered or with significant operations in Pinellas include **Jabil**, **Raymond James Financial**, **Tech Data**, **Valpak**, **HSN**, and others. The region is known for strengths in electronics, aerospace, defense, medical technologies, and business services.

Tampa is a major city in, and the county seat of Hillsborough County. It is on the west coast of Florida, on Tampa Bay near the Gulf of Mexico. A major business center, it's also known for its museums and other cultural offerings.

Busch Gardens is an African-themed amusement park with thrill rides and animal-viewing areas. Finance, retail, healthcare, insurance, shipping by air and sea, national defense, professional sports, tourism and real estate all play vital roles in the local economy. Several large corporations, such as banks and telecommunications companies, maintain regional offices in Tampa. The largest credit union in Florida, **Suncoast Credit Union**, is headquartered in Tampa.

2025 Demographics

	1-MI	3-MI	5-MI
Population	10,464	86,807	228,990
Households	5,581	40,222	107,023
Daytime Demographics Age 16+	10,448	72,698	191,838
Median Age	57.5	51.6	50.3
Average Household Income	\$98,026	\$117,813	\$109,113



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FOR MORE INFORMATION:

JUSTIN ZAHN
Vice President
justin@ciadvisor.com
480.718.5555 - direct
402.730.6021 - cell

BRIAN BROCKMAN
Broker of Record
Bang Realty-Naples, Inc.
LIC # BK3327646

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