

MONTICCILO FAMILY & SEDATION DENTISTRY

8381-8383 SEMINOLE BOULEVARD
SEMINOLE | FLORIDA 33772

*New 15-Year Absolute NNN Lease
Tampa MSA*



ACTUAL SITE

ADVISORY TEAM

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Vice President

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BROKER OF RECORD

Brian Brockman

Bang Realty-Naples, Inc.
LIC # BK3327646



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monticciolo:
family & sedation dentistry

Lake Seminole

Anderson Insurance
Consultants

ALT

19

595

SEMINOLE BLVD | 39,710 CPD



PRICE	CAP RATE	NOI
\$4,302,000	6.00%	\$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.



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.



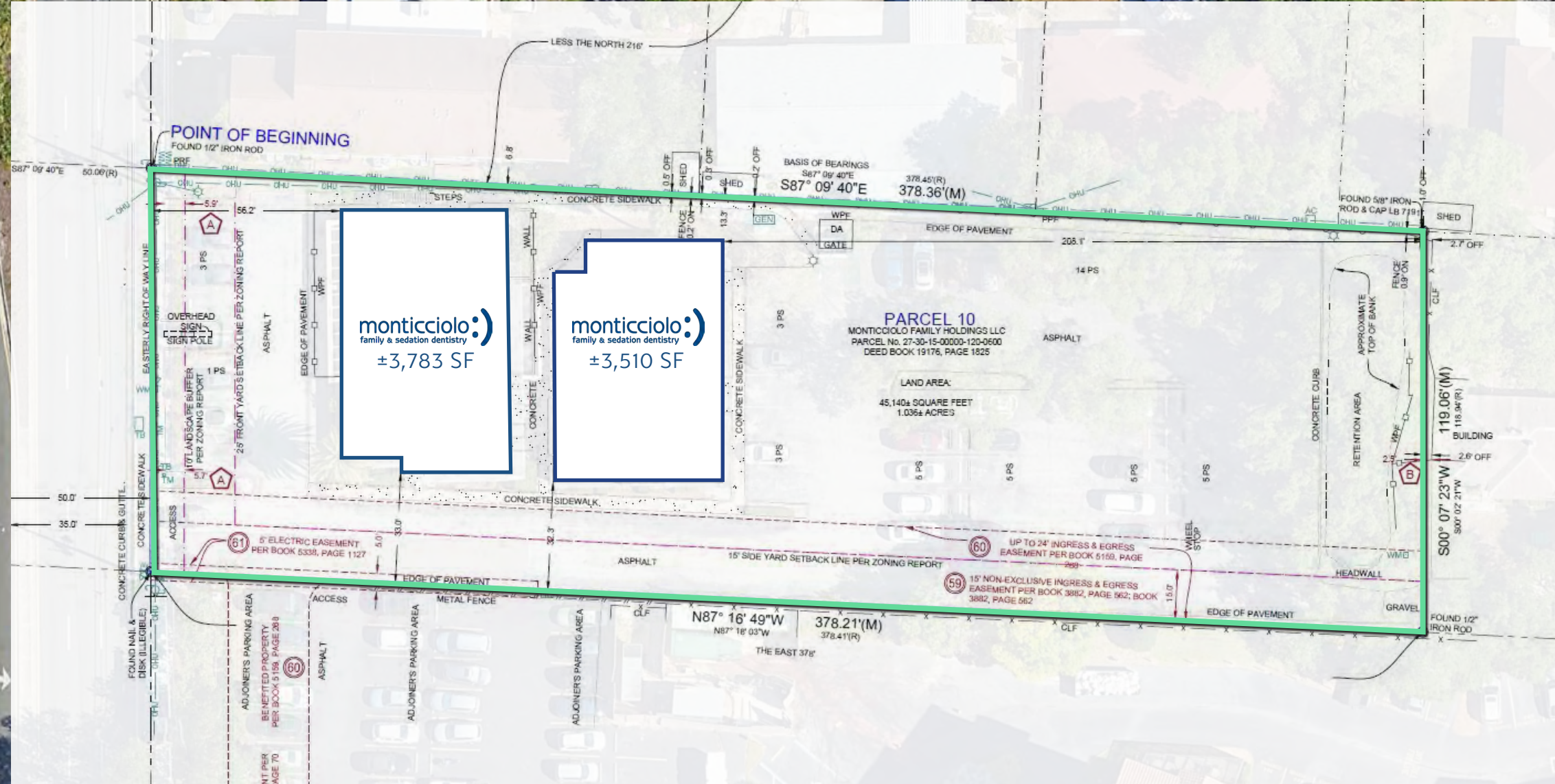
Site Photos

As of October 2025



[illegible]

(Bldg 2) 3,510 SF





Lake Seminole



SEMINOLE BLVD
39,710 CPD

monticciolo:
family & sedation dentistry



Northwest

As of October 2025



SPC St. Petersburg College
SEMINOLE
3421 STUDENTS

DeLoach Hofstra
+ Cavonis, PA

TIRE KINGDOM
A MAVIS COMPANY

DOUDNA'S
Seminole
MOWERS INC.

Benjamin Moore

TAMPA BAY
MARINE CENTER



KULANI'S
Hawaiian
Shave Ice

Pizza-Hut

Hummel Tire & Auto



SEMINOLE BLVD | 39,710 CPD

DUNKIN'

monticciolo:
family & sedation dentistry

THE HOME DEPOT
SPROUTS FARMERS MARKET
SALLY. bealls
Burlington
TJ-maxx



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

Lake Seminole Square

This LifePlan 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.

ALT



DE LORENZO TIRE
& Auto Service

MAJESTIC PARK HOMES
162 HOMES

SEMINOLE BLVD
39,710 CPD

Hummel Tire & Auto



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TAMPA BAY
MARINE CENTER



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

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SEMINOLE BLVD | 39,710 CPD



Seminole



ALT
19
595

113TH ST | 17,120 CPD

SEMINOLE BLVD | 39,710 CPD

PARK BLVD | 52,472 CPD

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

STARKEY ELEMENTARY
610 STUDENTS

THE VILLAS OF CASA CELESTE
52 assisted living units

MAJESTIC PARK HOMES
162 HOMES

LAKE SEMINOLE ESTATES
146 HOMES

CONRAD MOBILE PARK
55 HOMES

Lake Seminole Park

Applebee's
OUTBACK STEAKHOUSE
MILLER'S ALE HOUSE
CHASE
WELLS FARGO



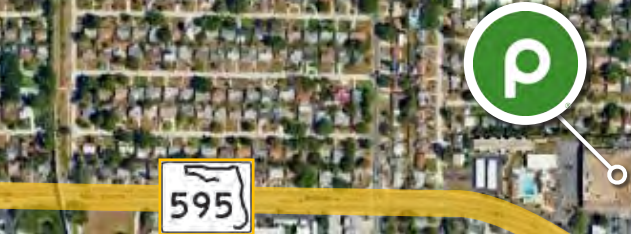
TALBOTS
Kirkland's Home
five BELOW
STUDIO MOVIE GRILL
THE FRESH MARKET
T
HomeGoods
ULTA BEAUTY
LAIFITNESS
verizon
IRISH 31
COLD STONE
PANDA EXPRESS
CHIPOTLE MEXICAN GRILL

SEMINOLE ELEMENTARY
402 STUDENTS

AutoZone
DQ Grill & Chill Restaurant
AT&T
ELM & CO FURNITURE
Starbucks
tropical CAFE



Burlington
SPROUTS FARMERS MARKET
T.J. maxx
bealls OUTLET
SALLY.
BURGER KING
CLUB PILATES
ADVANCE AUTO PARTS
FIVE GUYS



595

City View



SEMINOLE MIDDLE SCHOOL
766 STUDENTS

SEMINOLE HIGH SCHOOL
1,388 STUDENTS

BAUDER ELEMENTARY
554 STUDENTS

JACOBSON TECH HIGH SCHOOL
553 STUDENTS

SPC St. Petersburg College
SEMINOLE
3,421 STUDENTS

Winn/Dixie

ACE Hardware

OSCEOLA FUNDAMENTAL HIGH SCHOOL
1,715 STUDENTS

OSCEOLA MIDDLE SCHOOL
986 STUDENTS

BAOU
C L U B

DOLLAR GENERAL



PINELLAS PARK ELEMENTARY
459 STUDENTS

NINA HARRIS SCHOOL
144 STUDENTS

LOWE'S

sam's club

ALDI

PINELLAS PARK MIDDLE SCHOOL
1,018 STUDENTS

RAWLINGS ELEMENTARY
439 STUDENTS

HCA Florida Healthcare
NORTHSIDE
288 BEDS

Winn/Dixie

HARBOR FREIGHT

Gabe's

SPROUTS FARMERS MARKET
at home

DOLLAR TREE
bealls Publix

HCA Florida Healthcare
ST. PETERSBURG
215 BEDS

target

KOHL'S ROSS
Total Wine & MORE

Seminole Lake Country Club

ORANGE GROVE ELEMENTARY
424 STUDENTS

Walmart

VA U.S. Department of Veterans Affairs
CW BILL YOUNG
397 BEDS

MADEIRA BEACH FUNDAMENTAL K-8
1,334 STUDENTS



W

CVS

Redington Shores Beach

North Redington Beach

Redington Beach

Achibald Beach

Seminole Synopsis

Seminole is 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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