



10YR NNN SALE-LEASEBACK

VASCULAR HEALTH INSTITUTE

1121 1ST ST S | WINTER HAVEN, FL 33880



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DISCLAIMER:

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INVESTMENT SUMMARY

This Vascular Health Institute Sale-Leaseback Offering presents investors with the rare opportunity to acquire a premier medical facility backed by a long-term commitment from a leading healthcare provider with 5 locations. This 10-year, absolute NNN lease structure offers stable and predictable cash flow with zero landlord responsibilities, making it an ideal passive investment for both institutional and private capital.

- New 10-Year Absolute NNN Lease (5 Unit Operator)
- Tenant responsible for all expenses, offering 100% passive ownership.
- 2.5% Annual Rent Escalations
- Steady income growth and hedge against inflation.
- Sale-Leaseback Structure – Demonstrates Vascular Health Institute’s commitment to the location and long-term operations.
- Healthcare Sector Stability – Recession-resistant asset class with increasing demand for specialized medical services.

**PRICE**

\$3,812,846.15

**ADDRESS**

1121 1ST ST S | WINTER HAVEN

**NOI**

\$247,835

**CAP**

6.50%

**COUNTY**

CONTRA COSTA COUNTY

**BUILDING AREA**

7,081 SF

**LOT AREA**

0.86 AC

**ZONING**

BR





belk

LOWE'S

Staples GNC

REGIONS

Walgreens

LONGHORN STEAKHOUSE

AVENUE K

SouthState

Vein
HEALTH CLINICS
PRECISION VEIN CARE

FAMOUS TATE
APPLIANCE & BEDDING CENTERS

1ST ST | 22,700 VPD

Winter Haven
Hospital
BayCare Health System

ACRE



Winter Haven Hospital
BayCare Health System

6TH ST | 29,500 VPD

CENTRAL AVE | 13,500 VPD

1ST ST | 31,000 VPD

Vein
HEALTH CLINICS
PRECISION VEIN CARE

ALDI belk ZAXBY'S
Walgreens
LOWE'S REGIONS
LONGHORN Staples

THEATRE
WINTER HAVEN
TACO BELL Arby's Applebee's

Walmart Chick-fil-A
Panera KFC Starbucks SONIC
Panda Express Olive Garden Red Lobster

CYPRESS GARDENS BLVD | 42,000 VPD

Publix McDonald's CHIPOTLE
TJ-maxx CVS pharmacy
Culver's Bealls Florida

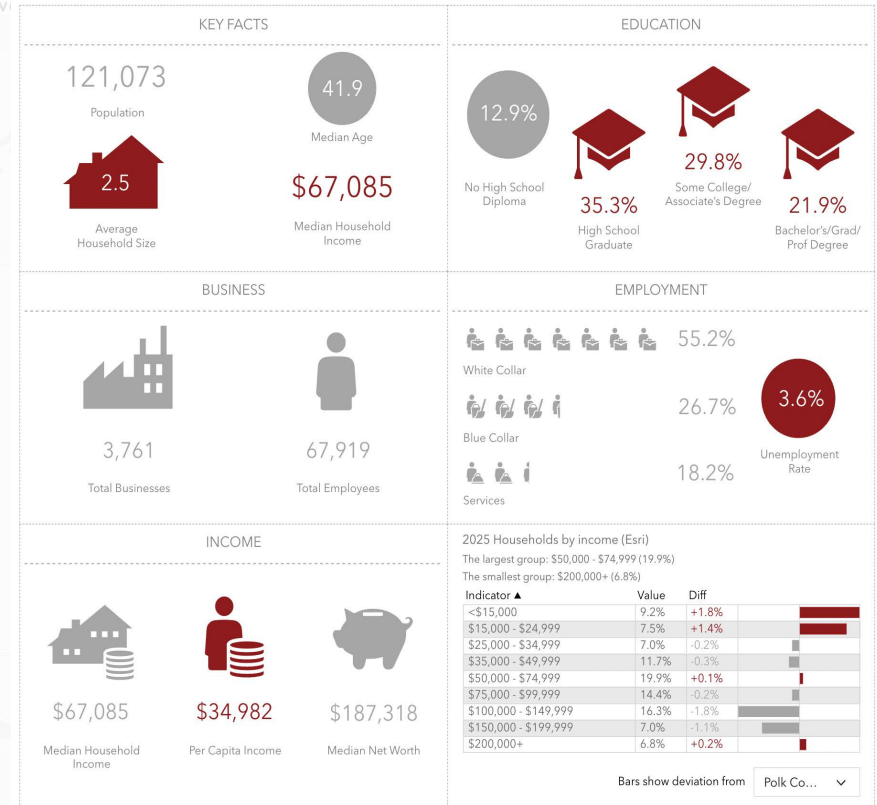
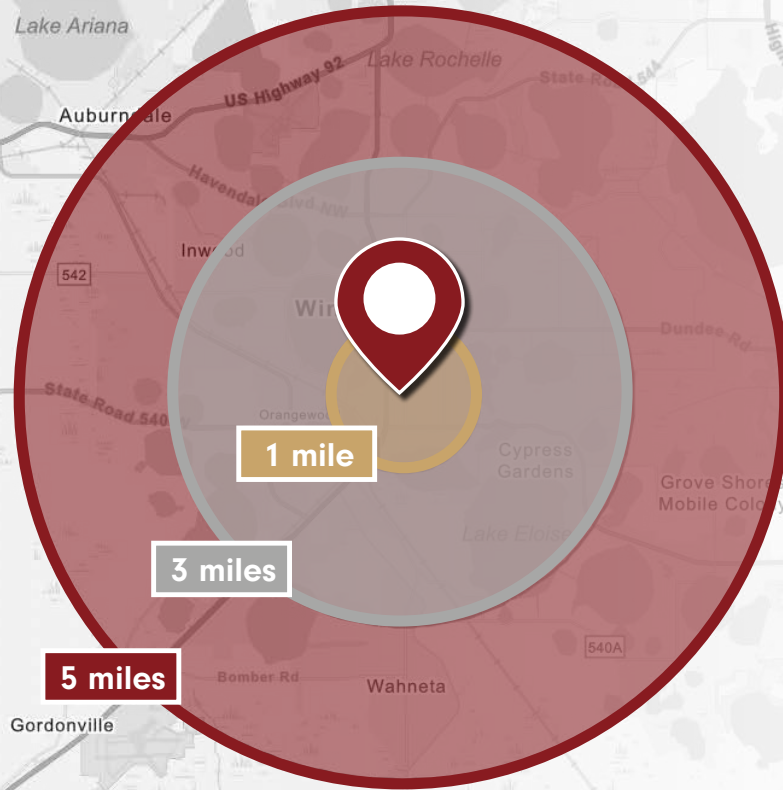
US HWY 17 | 38,000 VPD

ST HWY 540

LEGO LEGOLAND FLORIDA RESORT
Peppa Pig Theme Park
Publix Ruby Tuesday Starbucks
Walgreens
move athletic club tropical CAFE

LOCATION HIGHLIGHTS

5 MILE SUMMARY



| 2025 SUMMARY | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|----------|----------|----------|
| Population | 7,592 | 50,931 | 121,073 |
| Households | 3,205 | 20,212 | 47,400 |
| Families | 1,791 | 12,696 | 31,326 |
| Average Household Size | 2.31 | 2.48 | 2.53 |
| Owner Occupied Housing Units | 1,353 | 12,430 | 32,611 |
| Renter Occupied Housing Units | 1,852 | 7,782 | 14,789 |
| Median Age | 40.2 | 40.9 | 41.9 |
| Median Household Income | \$61,428 | \$64,734 | \$67,085 |
| Average Household Income | \$85,286 | \$86,304 | \$89,149 |

WINTER HAVEN FLORIDA

Centrally positioned in the heart of Polk County, Winter Haven stands as one of Central Florida's most dynamic and rapidly expanding markets. The city benefits from exceptional regional connectivity, with direct access to U.S. Highway 17, State Road 540, and the Polk Parkway, linking residents and businesses to major metropolitan areas such as Tampa and Orlando within an hour's drive. The nearby Interstate 4 corridor serves as a vital east-west artery for commerce, tourism, and logistics, further enhancing Winter Haven's strategic location within Florida's high-growth corridor.

Winter Haven's economy is anchored by a well-balanced mix of healthcare, education, manufacturing, and logistics employers, supported by proximity to major distribution hubs like the CSX Integrated Logistics Center. The area also boasts a strong tourism and entertainment base, highlighted by LEGOLAND® Florida Resort and the Chain of Lakes—a network of 50+ interconnected lakes that attract visitors and residents year-round. Complemented by a vibrant downtown district filled with restaurants, shops, and cultural venues, Winter Haven offers a high quality of life and growing consumer demand.

For investors, Winter Haven represents a stable and expanding Central Florida market driven by population growth, infrastructure investment, and sustained housing and commercial development. With rising household incomes, continued in-migration from nearby metros, and a diversified economic foundation, properties in Winter Haven are well-positioned to benefit from the city's evolution as a regional hub for business, lifestyle, and recreation.



ACRE

TENANT GUARANTEE & OVERVIEW

At Vein Health Clinics, we believe in a holistic approach to cosmetic beauty by offering you a wide range of non-surgical cosmetic procedures.

We strive to enhance your natural beauty and to always do our utmost to make you happy. We are popular for offering affordable, effective anti-wrinkle injections & fillers, facial rejuvenation, skin resurfacing, body contouring, fat reduction procedures and vein treatments across all of our clinics.

If you are a client who appreciates world-class service, and would prefer a medically proven approach to enhancing your health and beauty – then look no further.



MEDICAL
INDUSTRY

VASCULAR HEALTH
SPECIALTY

OVIEDO, FL
HEADQUARTERS

5
LOCATIONS

PRIVATE
COMPANY TYPE

WWW.VEINHEALTHCLINICS.COM
WEBSITE

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