



**10YR NNN SALE-LEASEBACK**  
VASCULAR HEALTH INSTITUTE  
1121 1ST ST S | WINTER HAVEN, FL 33880

**ACRE**  
PARTNERS

# CONTENTS

- 3** INVESTMENT SUMMARY
- 4** PROPERTY AERIAL
- 5** AREA MAP
- 6** LOCATION HIGHLIGHTS
- 8** TENANT OVERVIEW

## EXCLUSIVELY LISTED BY:

**NICK STOCKTON**

Senior Investment Advisor

(770) 296.5981

DRE#: 359714

[NStockton@AiCREPartners.com](mailto:NStockton@AiCREPartners.com)

## IN ASSOCIATION WITH:

**BANG REALTY-NAPLES, INC**

Brian Brockman

[bor@bangrealty.com](mailto:bor@bangrealty.com)

Lic #BK3327646



## DISCLAIMER:

©2025 AiCRE Partners. The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. AiCRE Partners does not doubt its accuracy; however, AiCRE Partners makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. AiCRE Partners encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

# 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





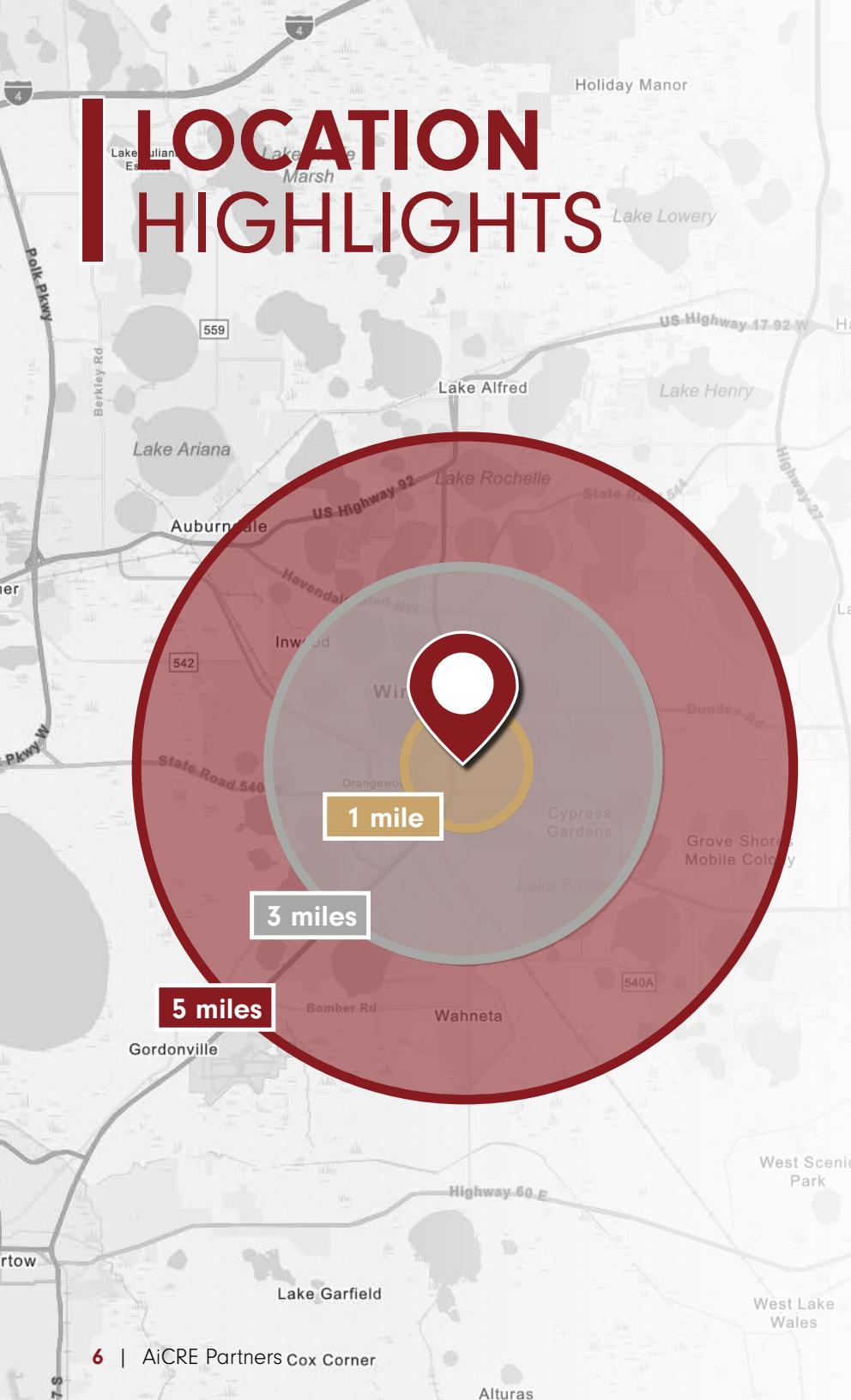
1ST ST | 22,700 VPD



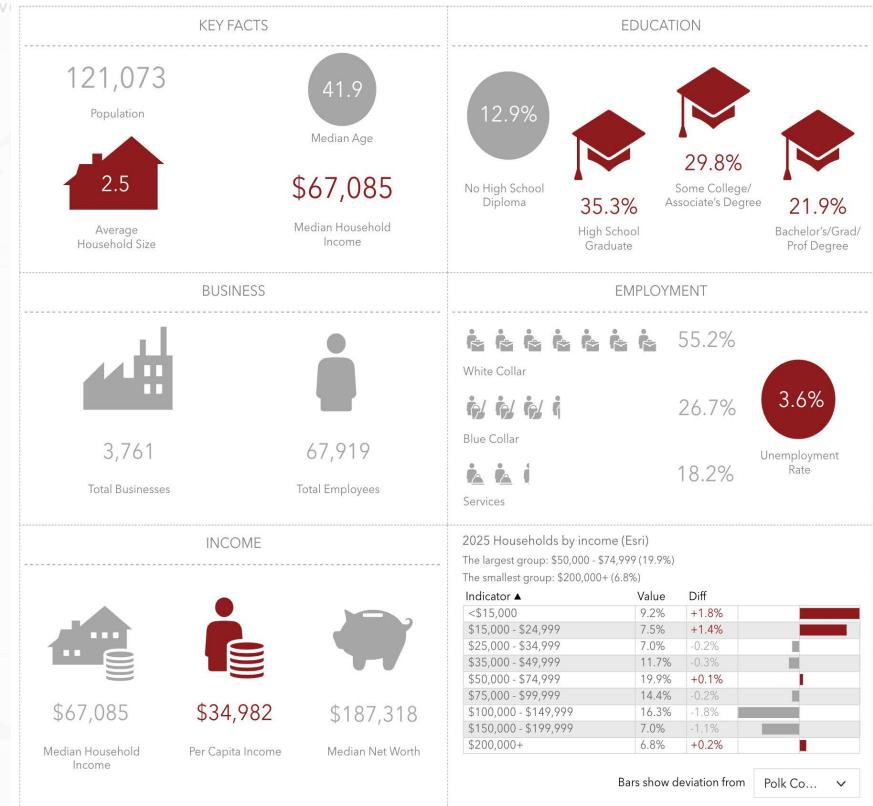
ACRE



# LOCATION HIGHLIGHTS



## 5 MILE SUMMARY



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



# 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

**EXCLUSIVELY LISTED BY:**

**NICK STOCKTON**

Senior Investment Advisor

(770) 296.5981

DRE#: 359714

[NStockton@AiCREPartners.com](mailto:NStockton@AiCREPartners.com)

**IN ASSOCIATION WITH:**

**BANG REALTY-NAPLES, INC**

Brian Brockman

[bor@bangrealty.com](mailto:bor@bangrealty.com)

Lic #BK3327646

**ACRE**  
PARTNERS