



## NET LEASE INVESTMENT OFFERING

**KEDPLASMA**  
UNITED STATES  
a Kedrion Biopharma company

**KEDPLASMA (KEDRION S.p.A. Guaranty)**  
825 9th St W  
Bradenton, FL 34205 (Tampa MSA)

THE  
**Boulder**  
GROUP





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Tenant Overview



## Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased KEDPLASMA property positioned within the Tampa MSA located in Bradenton, Florida. The tenant began occupying the space in 2017 with a 15-year lease that runs through April 2032. The subject lease contains 10% rental escalations throughout the primary term and four 5-year renewal options. Additionally, Florida is an income tax free state, and the lease features a guaranty from KEDRION S.p.A.

The 16,357 square-foot building benefits from its strategic location at the intersection of 9th Street and 9th Avenue, which together handle 32,000 vehicles per day. 9th Street connects to US Highway 41, linking Bradenton to Tampa. Additionally, the building is situated near Tamiami Trail, a major thoroughfare in Florida with over 62,500 vehicles passing through daily. KEDPLASMA is found less than one mile southwest of the Manatee Memorial hospital, a 300-bed medical facility. Other key landmarks drawing people to the area include The Bishop Museum of Science and Nature as well as LECOM Park, the spring training home of the Pittsburgh Pirates. There are over 202,800 people living within a five-mile radius that earn an average household income of \$80,813.

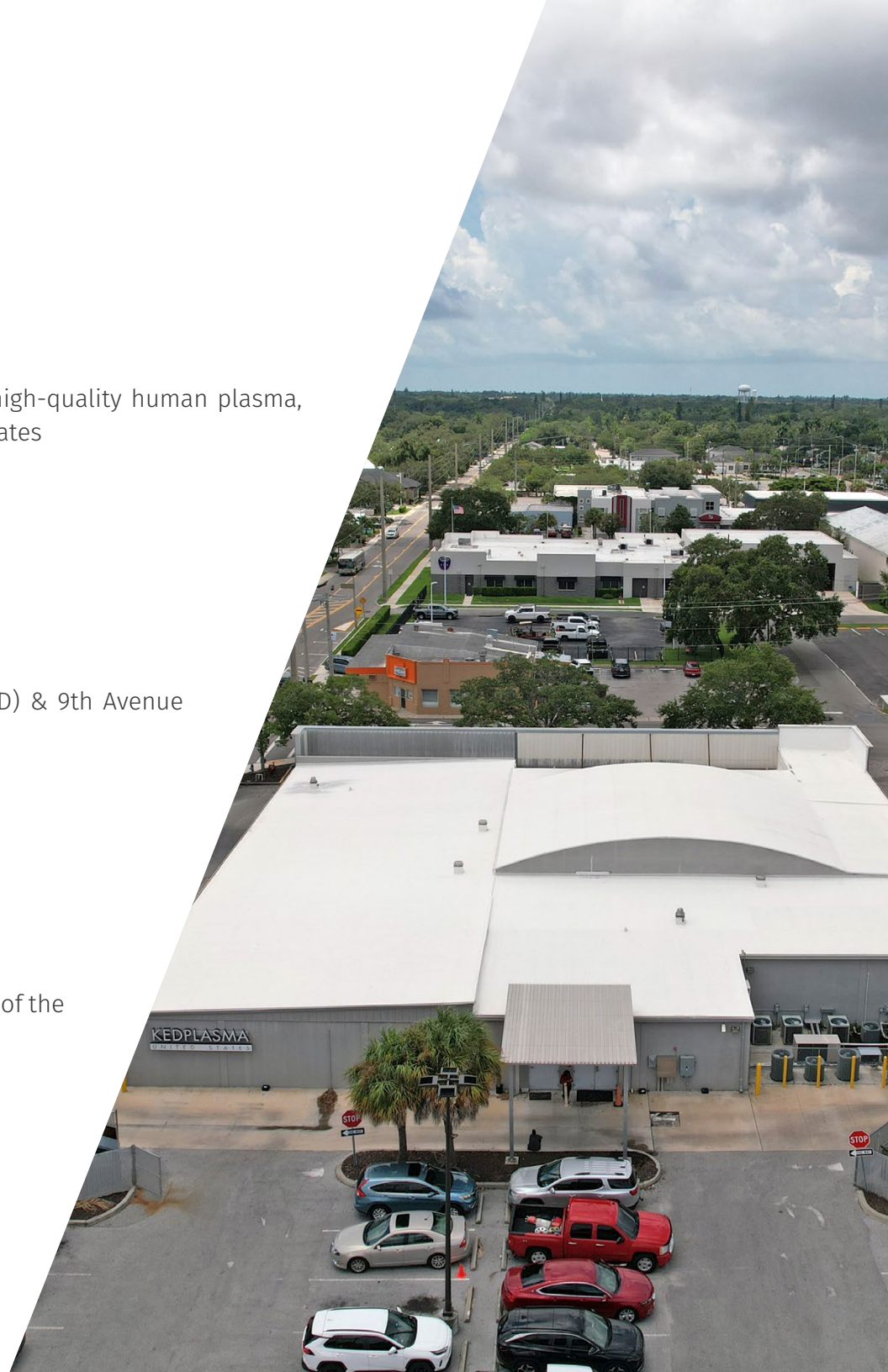
KEDPLASMA is a prominent global leader in the collection of high-quality human plasma, operating over 70 plasma donation centers across the United States, and contributing to the collection of approximately 800,000 liters of plasma annually. As a subsidiary of Kedrion Biopharma, an Italian company with over 2,500 employees and a presence in more than 100 countries, KEDPLASMA plays a crucial role in supporting the treatment of rare and serious diseases, such as hemophilia, immune deficiencies, and other blood disorders.



# Investment Highlights

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- » E-commerce resistant & essential business
- » KEDPLASMA is a prominent global leader in the collection of high-quality human plasma, operating over 70 plasma donation centers across the United States
- » KEDRION S.p.A. guaranty
- » Florida is an income tax free state
- » 6+ years remain on the primary lease term
- » 10% rental escalations every five years
- » Located at the signalized intersection of 9th Street (25,000 VPD) & 9th Avenue (7,000 VPD)
- » Proximity to Tamiami Trail (62,500 VPD)
- » One mile southwest of Manatee Memorial Hospital (300-Bed)
- » Over 202,800 people live within a five-mile radius
- » Average household income within five miles is \$80,813
- » Four blocks north of LECOM Park, the Official spring training park of the Pittsburgh Pirates



## Property Overview



PRICE  
\$4,500,664



CAP RATE  
7.25%



NOI  
\$326,298

LEASE COMMENCEMENT DATE:	5/1/2017
LEASE EXPIRATION DATE:	4/30/2032
RENEWAL OPTIONS:	Four 5-year
RENTAL ESCALATION:	10% every 5 years
LEASE TYPE:	NN – Roof, structure, & foundation
TENANT:	KEDPLASMA
GUARANTOR:	KEDRION S.p.A.
YEAR BUILT:	1942
BUILDING SIZE:	16,357 SF
LAND SIZE:	1.20 AC

# Plasma

## Overview

### WHY DONATING BLOOD PLASMA IS IMPORTANT:

Plasma, the largest component of human blood, is a yellowish liquid that constitutes about 55% of blood's total volume. It is primarily composed of water, proteins, and essential substances such as electrolytes, hormones, and waste products. Plasma plays a critical role in maintaining blood pressure, volume, and pH balance, as well as in transporting nutrients, hormones, and proteins throughout the body.

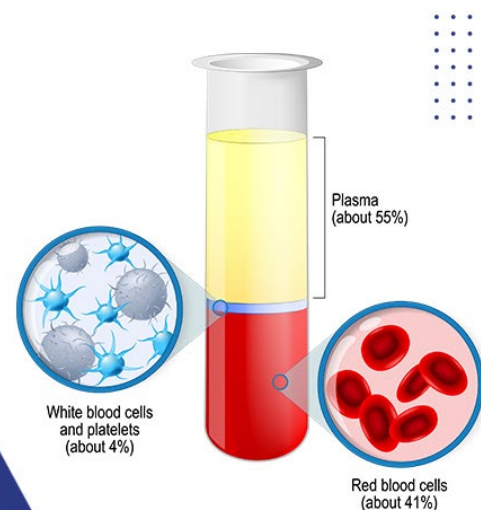
### WHY DONATING BLOOD PLASMA IS IMPORTANT:

Donating plasma is crucial because it is used to create life-saving therapies for patients with severe burns, trauma, shock, and chronic illnesses like hemophilia and immune deficiencies. Plasma donations are also essential for manufacturing clotting factors for those with bleeding disorders and for creating immunoglobulins to help fight infections. Regular plasma donations ensure a steady supply of these vital therapies, benefiting patients worldwide.

### BLOOD PLASMA MARKET OVERVIEW:

The global blood plasma market, which encompasses both blood plasma and plasma-derived products, is estimated to be worth \$34.02 billion in 2023 and is projected to reach \$59.97 billion by 2032, reflecting a compound annual growth rate (CAGR) of nearly 6.5% from 2024 to 2032. The United States is the largest market for plasma-derived products, driven by the increasing prevalence of chronic diseases such as hemophilia, immune disorders, and certain cancers. Advancements in plasma collection and processing technologies, including automated systems and improved screening methods, are enhancing efficiency and safety. Despite these advancements, there is no synthetic substitute for plasma, so drug manufacturers continue to rely on human donors. Additionally, emerging markets in Europe and Asia-Pacific are experiencing growth, with more plasma collection centers opening and rising demand for therapies.

**PLASMA**  
The largest part  
of the blood





# Photographs



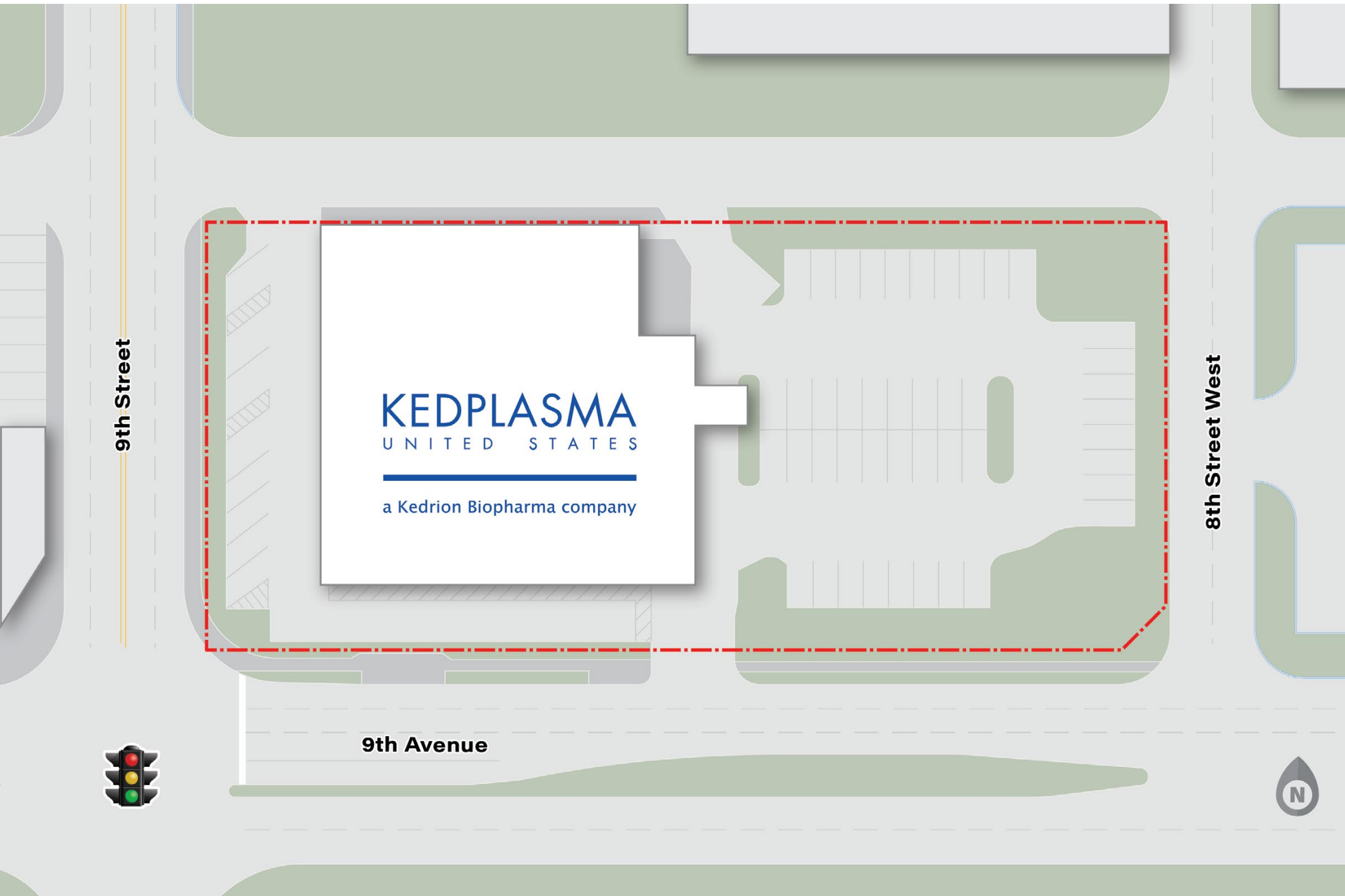


# Aerial



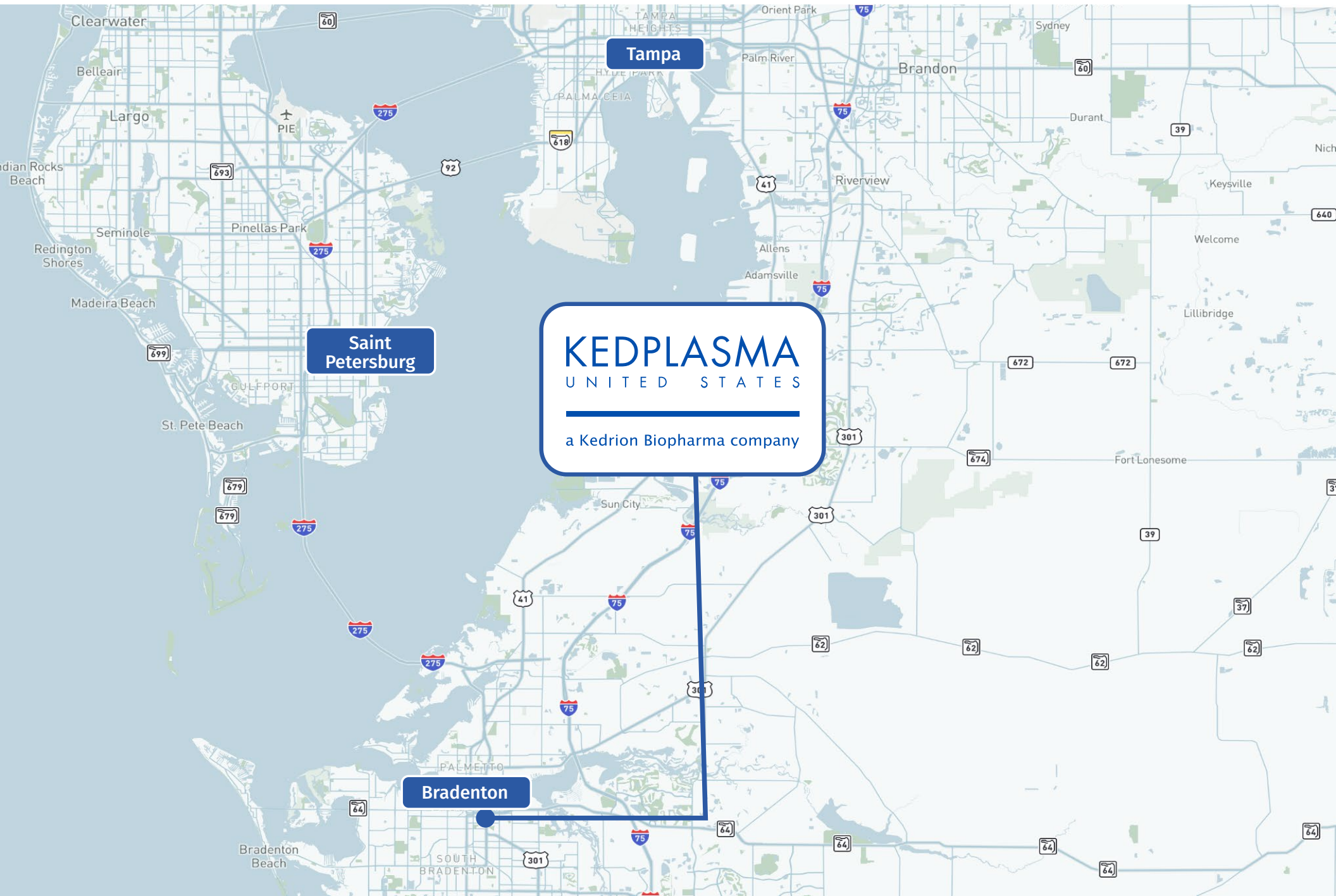


# Site Plan





# Map





# Location Overview

## BRADENTON, FLORIDA




Bradenton, located in Manatee County, Florida, is a dynamic city situated on the southwestern coast of the state. It is part of the Tampa Bay metropolitan area and is approximately 45 miles south of Tampa and 20 miles north of Sarasota. The city enjoys a subtropical climate with average annual temperatures ranging from 60°F to 80°F.

As of the most recent data, Bradenton has a population of approximately 59,000 residents. The city covers an area of 14.0 square miles and has experienced steady growth in both population and real estate development. The median household income in Bradenton is around \$54,000, and the median home value is approximately \$280,000.

Bradenton is renowned for its cultural and recreational amenities. Key attractions include the Manatee Village Historical Park and the Bradenton Riverwalk, which stretches for 1.5 miles along the Manatee River and features walking trails, playgrounds, and art installations.

The local economy is diverse, with significant contributions from tourism, retail, and services. The city benefits from a robust economic environment and has a favorable business climate. With its appealing lifestyle, strategic location, and strong economic fundamentals, Bradenton presents valuable opportunities for investment and development.

# Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	12,606	5,340	\$53,645	\$68,793
3-MILE	95,627	39,061	\$55,056	\$73,927
5-MILE	202,815	85,342	\$58,843	\$80,813





# MSA

## Overview

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### **TAMPA, FLORIDA MSA**

The Tampa Metropolitan Statistical Area (MSA), encompassing Hillsborough, Pinellas, Pasco, and Hernando counties, is a major economic and cultural hub on Florida's Gulf Coast. Covering approximately 2,971 square miles, the MSA includes major cities such as Tampa, St. Petersburg, and Clearwater. As of the latest data, it boasts a population of over 3.2 million residents. The region benefits from a warm, subtropical climate with average annual temperatures ranging from 60°F to 80°F, enhancing its appeal as a year-round destination.

Economically, the Tampa MSA is diverse and vibrant, with significant sectors including finance, healthcare, tourism, and technology. Major employers include Tampa General Hospital, JPMorgan Chase, and the University of South Florida, while the Port of Tampa contributes notably to the local economy. The area is rich in cultural and recreational amenities, featuring attractions like Busch Gardens Tampa Bay and the Tampa Museum of Art. Additionally, the MSA supports a dynamic sports scene with professional teams such as the Tampa Bay Buccaneers and the Tampa Bay Lightning. Its strong economic performance and quality of life make it a prominent player in Florida's landscape.

# Tenant Overview

**KEDPLASMA**  
UNITED STATES

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## **KEDPLASMA**

KEDPLASMA is a prominent global leader in the collection of high-quality human plasma, operating over 70 plasma donation centers across the United States, and contributing to the collection of approximately 800,000 liters of plasma annually. As a subsidiary of Kedrion Biopharma, an Italian company with over 2,500 employees and a presence in more than 100 countries, KEDPLASMA plays a crucial role in supporting the treatment of rare and serious diseases, such as hemophilia, immune deficiencies, and other blood disorders. The plasma collected by KEDPLASMA is a critical raw material for the manufacture of life-saving therapies, which are distributed worldwide to benefit more than 100,000 patients each year.

Following the June 2022 merger between Kedrion Biopharma and Bio Products Laboratory (BPL), KEDPLASMA became part of a larger global entity with combined revenues exceeding \$1.5 billion, focused on expanding its plasma collection capabilities and product offerings. This merger positions KEDPLASMA as a key player in the plasma industry, with a strengthened network and enhanced resources to meet the increasing demand for plasma-derived therapies. KEDPLASMA is committed to donor safety and satisfaction, maintaining high standards in all aspects of its operations while contributing to the health and well-being of communities across the globe.

Website:	<a href="http://www.kedplasma.us">www.kedplasma.us</a>
Headquarters:	Fort Lee, NJ
Number of Locations:	70+
Company Type:	Subsidiary
Number of Employees:	2,500+





## CONFIDENTIALITY & DISCLAIMER

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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