

**BUILDING 1 & 2 AVAILABLE
SEPARATELY OR TOGETHER**

BENT'S LANDING RETAIL CENTER LAKE MARY, FL (ORLANDO MSA)



250 Beds
Plans to add 36 More

Rinehart Surgery Center
An affiliate of ORLANDO HEALTH

**Rinehart
Surgery Center**



300 Units



193 Units



**INTERSTATE-4
145,500 VPD**



Orlando Health Multi-Specialty MOB

28,000 SF Medical Office
Construction begins Q3-24

Building 1

Building 2



CHAMPION KARATE

**KNOCK OUT
FITNESS**

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

**NNN INVESTMENT
GROUP**
NETLEASED INVESTMENTS

TWO SEPARATE 100% LEASED RETAIL PROPERTIES | NEW CONSTRUCTION

EXCLUSIVELY LISTED BY

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Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



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INVESTMENT SUMMARY



OFFERING SUMMARY - BUILDING 1

LIST PRICE
\$4,914,000

CAP RATE
5.90%

PRICE/PSF
\$680

NOI
\$289,976



OFFERING SUMMARY - BUILDING 2

LIST PRICE
\$6,086,000

CAP RATE
5.84%

PRICE/PSF
\$620

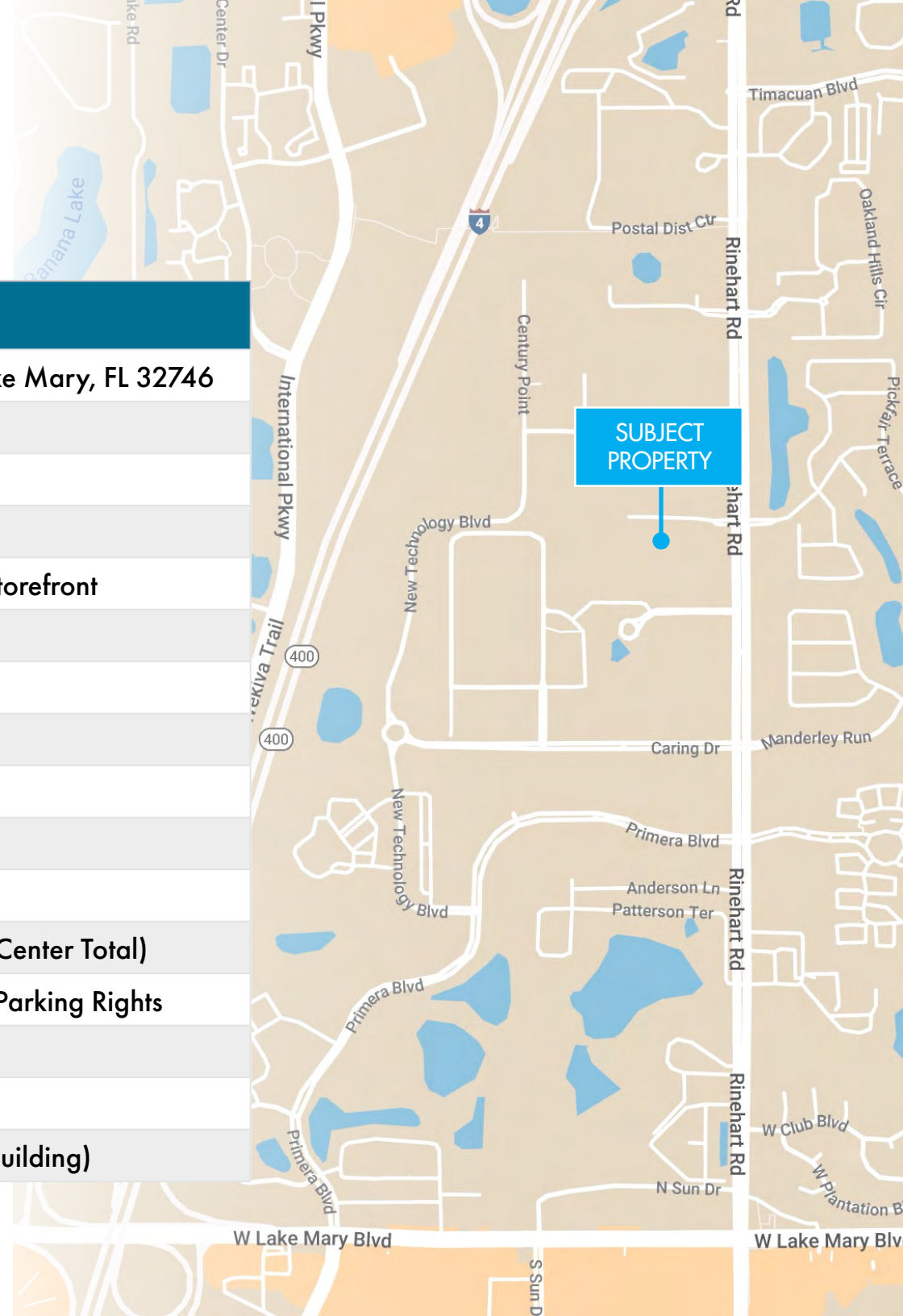
NOI
\$355,600



PROPERTY SUMMARY

PROPERTY SUMMARY - BUILDING 1

Address	446 Rinehart Rd., Lake Mary, FL 32746
Submarket	Lake Mary
MSA	Orlando
County	Seminole
Property Type	Multi- Tenant Retail Storefront
Class	A
GLA	7,224 SF
% Leased	100%
Vacancy	0%
Tenants	3
Year Built	2023
Land Area	1.6 Acres (Shopping Center Total)
Parking	5/ 1000 + Overflow Parking Rights
Stories	1
Zoning	M1A
Ownership Type	Fee-Simple (Land & Building)



Building 1

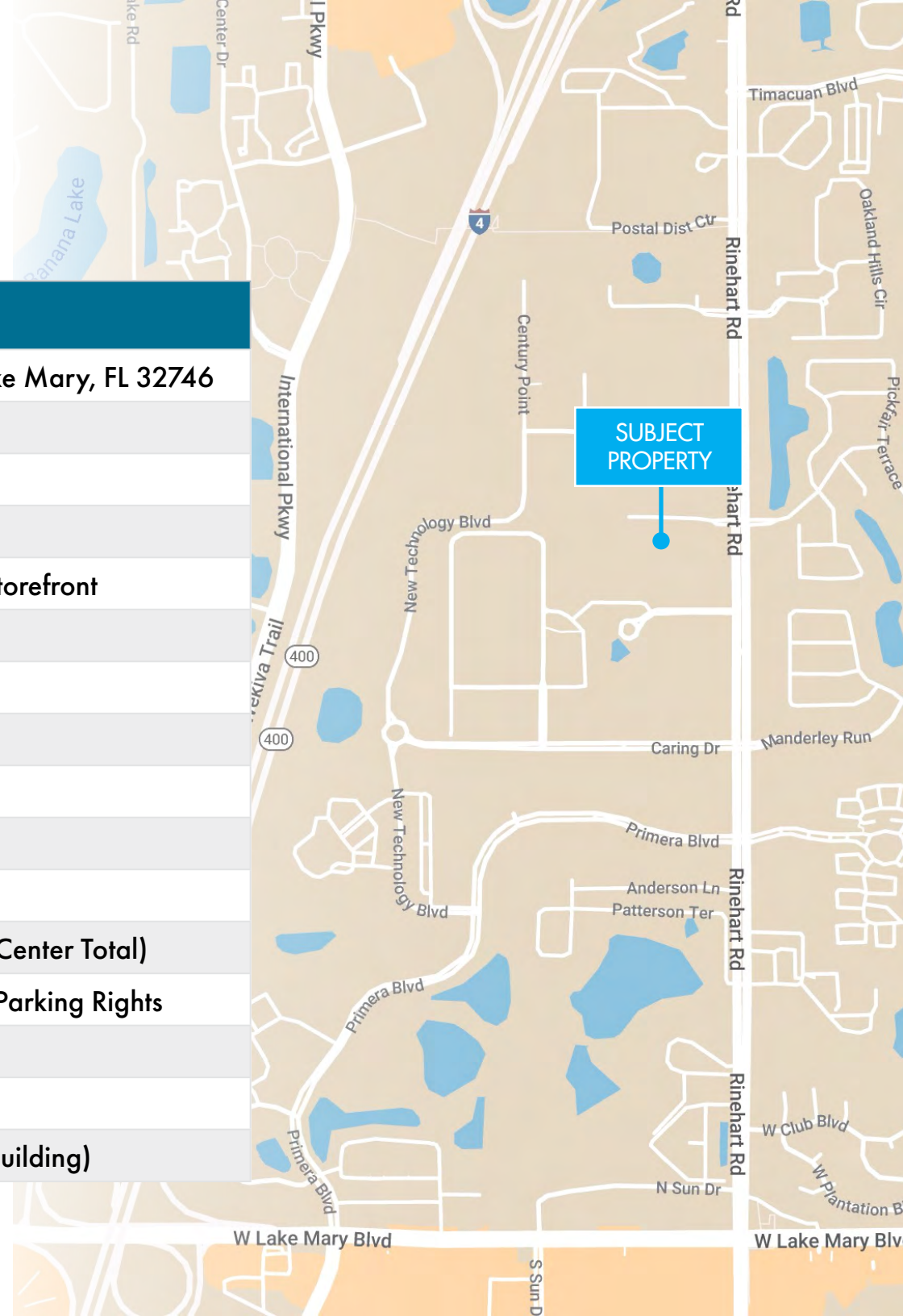


Photo Taken June 2024

PROPERTY SUMMARY

PROPERTY SUMMARY - BUILDING 2

Address	438 Rinehart Rd., Lake Mary, FL 32746
Submarket	Lake Mary
MSA	Orlando
County	Seminole
Property Type	Multi- Tenant Retail Storefront
Class	A
GLA	9,809 SF
% Leased	100%
Vacancy	0%
Tenants	4
Year Built	2023
Land Area	1.6 Acres (Shopping Center Total)
Parking	5/ 1000 + Overflow Parking Rights
Stories	1
Zoning	M1A
Ownership Type	Fee-Simple (Land & Building)



Building 2



Photo Taken June 2024

INVESTMENT HIGHLIGHTS



NEW CONSTRUCTION STOREFRONT RETAIL BUILDINGS – FRONTS ORLANDO HEALTH MEDICAL CAMPUS DEVELOPMENT & RINEHART ROAD

The two separate retail buildings totaling 17,033 SF were recently delivered in 2024 and can be purchased individually or together. Part of a new development that consists of two Class "A" Medical Buildings totaling 56,000 SF, one of which is the new Orlando Health Jewett Orthopedic Institute and Cardiovascular Center.



100% LEASED TO A SYNERGISTIC MIX OF MEDICAL & RETAIL TENANTS – LONG TERM 10 YEAR LEASES WITH STRONG ANNUAL RENT GROWTH

The property is 100% leased to a desirable and "sticky" tenant mix such as Heartland Dental, Jimmy Johns, Urgent Vet, 100% Chiropractic, Rumble Boxing, Clean Eatz and 5th Nail Lounge. All tenants are on new 10-year leases with the majority of the tenants paying 3% annual rent increases.



IMMEDIATELY ADJACENT TO ORLANDO HEALTH'S NEW LAKE MARY CAMPUS (250+ BEDS)

At 320,000 square feet, Orlando Health Lake Mary Hospital will be a comprehensive acute care facility. Once complete, the hospital will be connected to the existing Orlando Health Emergency Room – Lake Mary, which opened in September 2019 featuring 25 treatment rooms, an imaging department and outpatient pharmacy.

INVESTMENT HIGHLIGHTS



LOCATED IN THE NEW \$800M, 150-ACRE LAKE MARY WELLNESS AND TECHNOLOGY PARK

This plan includes the development of 5 sites; including Multi-Family Residential, Single Family Residential, Hospitality, Healthcare and Office Spaces on 153 acres.



STRONG TRAFFIC COUNTS – LOCATED IN A DENSE RETAIL AND HEALTHCARE CORRIDOR

The Property is located on Rinehart Road which has visibility to 28,500 VPD, with close proximity to Interstate-4 with over 145,000 VPD. Bents Landing is situated between the 1.1 million square foot Seminole Towne Center, and 500,000 square foot Shoppes at Lake Mary. Surrounding National Healthcare providers include Advent Health, Orlando Health and HCA Health.



ATTRACTIVE CONCEPT LENDING DEMOGRAPHICS – HIGH POPULATION DENSITY AND DAYTIME POPULATION

The average household income within 1-mile of the property is \$137,329. The average household income within 3 miles is \$115,337. The daytime population within 1-mile of the property is 9,912 people. Within 3-miles of the property there are 64,885 residents and a daytime population of 74,707.

RENT ROLL BUILDING 1

Suite	Tenant	Market	Sq. Ft.	Percent Total	RCD	Lease End	Monthly Rent	Monthly Rate	Annual Rent	Annual Rate	NNN Month	Rent Change	New Rate	Comments/Options
1-C	Urgent Vet (10 Year Term)	\$40.00 NNN	2,600	36%	2/23/2024	2/28/2034	8,667	3.33	104,000	40.00	1,918	03/01/25	41.20	Initial Term: 3% annual increases Options: Two 5-year Option Rent: 3% annual increases
												03/01/26	42.44	
												03/01/27	43.71	
												03/01/28	45.02	
												03/01/29	46.37	
												03/01/30	47.76	
												03/01/31	49.19	
												03/01/32	50.67	
03/01/33	52.19													
1-A	Rumble Boxing (10 Year Term)	\$40.00 NNN	2,600	36%	12/17/2023	12/31/2033	9,317	3.58	111,800	43.00	1,918	01/01/25	44.07	Initial Term: 2.50% annual increases Options: Two 5-year Option Rent: 2.50% annual increases
												01/01/26	45.17	
												01/01/27	46.30	
												01/01/28	47.46	
												01/01/29	48.65	
												01/01/30	49.86	
												01/01/31	51.11	
												01/01/32	52.39	
01/01/33	53.70													
1-B	100% Chiropractic (10 Year Term)	\$40.00 NNN	2,024	28%	1/16/2024	1/31/2034	6,578	3.25	78,936	39.00	1,493	02/01/25	40.17	Initial Term: 3% annual increases Options: One 5-year Option Rent: 3% annual increases
												02/01/26	41.38	
												02/01/27	42.62	
												02/01/28	43.89	
												02/01/29	45.21	
												02/01/30	46.57	
												02/01/31	47.97	
												02/01/32	49.40	
02/01/33	50.89													
Total Occupied			7,224	100%			24,561	3.40	294,736	40.80	5,328			
Total Available			0	0%			0	0.00	0	0.00	0			
Building Total			7,224	100%			24,561	3.40	294,736	40.80	5,328			

RENT ROLL BUILDING 2

Suite	Tenant	Market	Sq. Ft.	Percent Total	RCD	Lease End	Monthly Rent	Monthly Rate	Annual Rent	Annual Rate	NNN Month	Rent Change	New Rate	Comments/Options
2-A	Clean Eatz (10 Year Term)	\$40.00 NNN	2,100	21%	1/1/2024	12/31/2033	5,950	2.83	71,400	34.00	1,549	01/01/29 01/01/30 01/01/31 01/01/32 01/01/33	37.40 38.15 38.91 39.69 40.48	Initial Term: 10% increase Year 6; 2% increases thereafter Options: Two 5-year Option Rent: 2% annual increases
2-B	Noire Lounge (10 Year Term)	\$40.00 NNN	2,035	21%	4/1/2024	3/31/2034	6,444	3.17	77,330	38.00	1,501	04/01/25 04/01/26 04/01/27 04/01/28 04/01/29 04/01/30 04/01/31 04/01/32 04/01/33	39.14 40.32 41.53 42.78 44.07 44.82 46.77 48.18 49.63	Initial Term: 3% annual increases Options: Two 5-year Option Rent: 3% annual increases
2-C	Jimmy Johns (10 Year Term)	\$40.00 NNN	1,687	17%	1/23/2024	1/31/2034	5,202	3.08	62,419	37.00	1,244	02/01/25 02/01/26 02/01/27 02/01/28 02/01/29 02/01/30 02/01/31 02/01/32 02/01/33	38.02 39.06 40.14 41.24 42.38 43.54 44.74 45.97 47.23	Initial term: 2.75% annual increases Options: Two 5-year Option Rent: 2.75% annual increases
2-D	Heartland Dental (10 Year Term)	\$40.00 NNN	3,987	41%	11/17/2023	11/30/2033	12,958	3.25	155,493	39.00	2,940	12/01/28	43.87	Initial Term: 10% increase Year 6 Options: Two 5-year Option Rent: 10% flat increase
Total Occupied			9,809	100%			30,554	3.11	366,642	37.38	7,234			
Total Available			0	0%			0	0.00	0	0.00	0			
Building Total			9,809	100%			30,554	3.11	366,642	37.38	7,234			

CASH FLOW BUILDING 1

For the Years Ending	Year 1 PSF	Year 1 Oct-25	Year 2 Oct-26	Year 3 Oct-27	Year 4 Oct-28	Year 5 Oct-29	Year 6 Oct-30	Year 7 Oct-31	Year 8 Oct-32	Year 9 Oct-33	Year 10 Oct-34
Potential Gross Revenue											
Base Rental Revenue	\$41.66	\$300,921	\$309,385	\$318,080	\$327,018	\$336,211	\$345,665	\$355,384	\$365,389	\$375,676	\$386,258
Base Rental Abatement	\$0.00	0	0	0	0	0	0	0	0	0	0
Absorption & Turnover Vacancy	\$0.00	0	0	0	0	0	0	0	0	0	0
Scheduled Base Rental Revenue	\$41.66	300,921	309,385	318,080	327,018	336,211	345,665	355,384	365,389	375,676	386,258
Expense Reimbursement Retail	\$8.85	63,932	66,490	69,149	71,915	74,792	77,784	80,895	84,131	87,496	90,996
Total Potential Gross Revenue	\$50.51	364,854	375,875	387,229	398,933	411,003	423,449	436,279	449,519	463,171	477,254
General Vacancy	(\$1.52)	(10,946)	(11,276)	(11,617)	(11,968)	(12,330)	(12,703)	(13,088)	(13,486)	(13,895)	(14,318)
Effective Gross Revenue	\$48.99	\$353,908	\$364,599	\$375,612	\$386,965	\$398,673	\$410,746	\$423,190	\$436,034	\$449,276	\$462,936
Operating Expenses											
CAM	\$8.85	\$63,932	\$66,490	\$69,149	\$71,915	\$74,792	\$77,784	\$80,895	\$84,131	\$87,496	\$90,996
Total Operating Expenses	\$8.85	63,932	66,490	69,149	71,915	74,792	77,784	80,895	84,131	87,496	90,996
(Percent Recovered)		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Net Operating Income	\$40.14	\$289,976	\$298,109	\$306,463	\$315,050	\$323,881	\$332,962	\$342,296	\$351,903	\$361,780	\$371,940

CASH FLOW BUILDING 2

For the Years Ending	Year 1 PSF	Year 1 Oct-25	Year 2 Oct-26	Year 3 Oct-27	Year 4 Oct-28	Year 5 Oct-29	Year 6 Oct-30	Year 7 Oct-31	Year 8 Oct-32	Year 9 Oct-33	Year 10 Oct-34
Potential Gross Revenue											
Base Rental Revenue	\$37.65	\$369,283	\$373,402	\$377,639	\$381,999	\$410,239	\$418,288	\$424,843	\$431,865	\$438,561	\$461,470
Base Rental Abatement	\$0.00	0	0	0	0	0	0	0	0	0	0
Absorption & Turnover Vacancy	\$0.00	0	0	0	0	0	0	0	0	0	0
Scheduled Base Rental Revenue	\$37.65	369,283	373,402	377,639	381,999	410,239	418,288	424,843	431,865	438,561	461,470
Expense Reimbursement Retail	\$8.85	86,810	90,282	93,893	97,649	101,555	105,617	109,842	114,236	118,805	123,557
Total Potential Gross Revenue	\$46.50	456,092	463,684	471,532	479,648	511,794	523,905	534,685	546,100	557,366	585,027
General Vacancy	(\$1.39)	(13,683)	(13,911)	(14,146)	(14,389)	(15,354)	(15,717)	(16,041)	(16,383)	(16,721)	(17,551)
Effective Gross Revenue	\$45.10	\$442,410	\$449,774	\$457,386	\$465,258	\$496,440	\$508,188	\$518,645	\$529,717	\$540,645	\$567,476
Operating Expenses											
CAM	\$8.85	\$86,810	\$90,282	\$93,893	\$97,649	\$101,555	\$105,617	\$109,842	\$114,236	\$118,805	\$123,557
Total Operating Expenses	\$8.85	86,810	90,282	93,893	97,649	101,555	105,617	109,842	114,236	118,805	123,557
(Percent Recovered)		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Net Operating Income	\$36.25	\$355,600	\$359,491	\$363,493	\$367,609	\$394,885	\$402,570	\$408,803	\$415,482	\$421,840	\$443,919

PRICING ASSUMPTIONS

Global	
Analysis Period	
Analysis Start	November 1, 2024
Analysis End	October 31, 2034
Term	10 Years
Area Measure	
Building 1 Square Footage	7,224 SF
Building 2 Square Footage	9,809 SF
Growth Rates	
Operating Expenses	4.00%
Real Estate Taxes	4.00%
Market Rent Growth	
Year 2	4.00%
Year 3	4.00%
Year 4	4.00%
Year 5	4.00%
Year 6	4.00%
Year 7	4.00%
Year 8	4.00%
Year 9	4.00%
Year 10	4.00%
Year 11	4.00%
General Vacancy Loss	3.00%
Capital Reserves	\$0.25/SF

Available Space Leasing and Absorption Cont.	
Annual Rental Adjustments	3.00%
Expense Reimbursement Type	NNN
Tenant Improvements	\$30.00/SF
Commissions	6.00%
* Space is leased at the inflation adjusted market rate.	

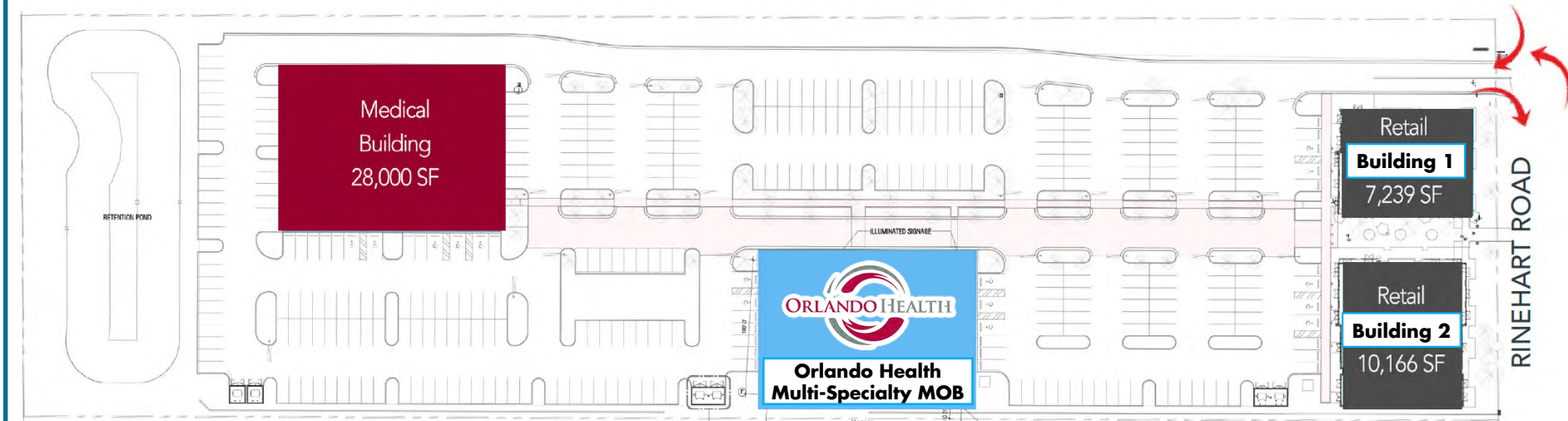
Expenses	
Operating Expense Source*	Estimates
Management Fee (% of EGR)	N/A
*See expense worksheet for more details.	

Second Generation Leasing	
Renewal Probability	75%
CYE 2023 Market Rental Rates	See Rent Roll
Rent Adjustment	3% annually
Lease Term	10
Expense Reimbursement-Retail	Shops Net

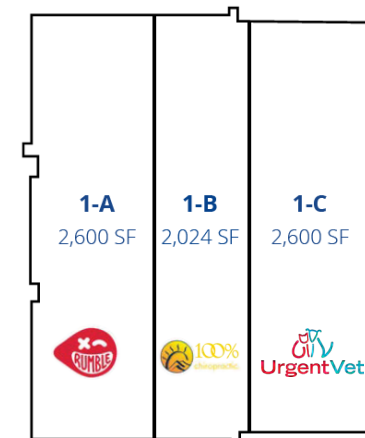
Tenanting Costs	
Rental Abatement	
New	0 Months
Renewal	0 Months
Blended Average	0.0 Months
Tenant Improvement	
New	\$30.00/SF
Renewal	\$15.00/SF
Blended Average	\$18.75/SF

Commissions	
New	6.00%
Renewal	3.00%
Blended Average	3.75%
Downtime	
New	6 Months
Blended Average	1.5 Months

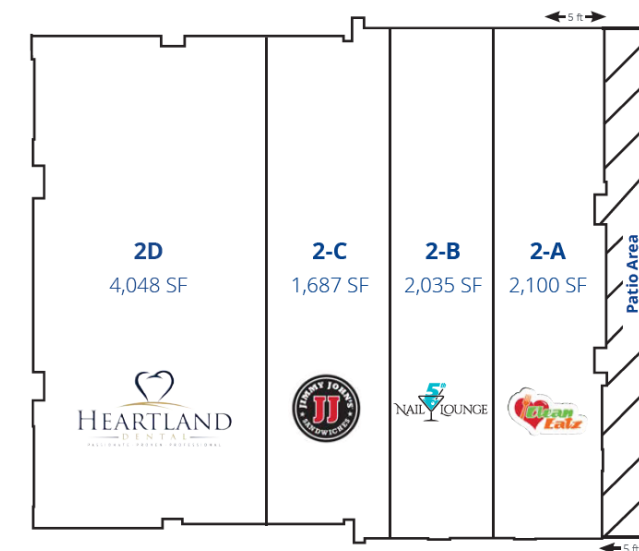
SITE PLAN



Building 1



Building 2



Tenants

1A	Rumble Fitness	2,600	SF
1B	100% Chiropractic	2,024	SF
1C	Urgent Vet	2,600	SF
2A	Clean EatZ	2,100	SF
2B	Nail Lounge	2,035	SF
2C	Jimmy John's	1,687	SF
2D	Heartland Dental	4,048	SF

LEASE SUMMARIES - BUILDING 1

Tenant	100% Chiropractic	Tenant	Urgent Vet
Suite	1-B	Suite	1-C
Space Size (SF)	2,024	Space Size (SF)	2,600 SF
Guarantor	Personal	Guarantor	N/A
% of Total Leasable SF	28%	% of Total Leasable SF	36%
Lease Type	NNN	Lease Type	NNN
Rent Commencement	1/16/2024	Rent Commencement	2/23/2024
Lease Expiration	1/31/2034	Lease Expiration	2/28/2034
Base Lease Term	10 Years	Base Lease Term	10 Years
Base Term Remaining	10 Years	Base Term Remaining	10 Years
Renewal Options	One (1) Five (5) year Option	Renewal Options	Two (2) Five (5) Year options
Rent Increases	3% Annual	Rent Increases	3% Annual

Tenant	Rumble Boxing
Suite	1-A
Space Size (SF)	2,600 SF
Guarantor	Personal
% of Total Leasable SF	36%
Lease Type	NNN
Rent Commencement	12/17/2023
Lease Expiration	12/31/2033
Base Lease Term	10 Years
Base Term Remaining	10 Years
Renewal Options	Two (2) Five (5) Year Options
Rent Increases	2.5% Annual

LEASE SUMMARIES - BUILDING 2

Tenant	Clean Eatz	Tenant	Jimmy Johns
Suite	2-A	Suite	2-C
Space Size (SF)	2,100 SF	Space Size (SF)	1,687
Guarantor	Personal	Guarantor	Personal
% of Total Leasable SF	21%	% of Total Leasable SF	17%
Lease Type	NNN	Lease Type	NNN
Rent Commencement	1/1/2024	Rent Commencement	1/23/2024
Lease Expiration	12/31/2033	Lease Expiration	1/31/2034
Base Lease Term	10 Years	Base Lease Term	10 Years
Base Term Remaining	10 Years	Base Term Remaining	10 Years
Renewal Options	Two (2) Five (5) Year Options	Renewal Options	Two (2) Five (5) Year Options
Rent Increases	10% in year 6 & 2% thereafter	Rent Increases	2.75% Annual

Tenant	Noire Lounge	Tenant	Heartland Dental dba Dental Care at Bents Landing
Suite	2-B	Suite	2-D
Space Size	2,035	Space Size (SF)	3,987 Sf
Guarantor	Personal	Guarantor	Corporate
% of Total Leasable SF	21%	% of Total Leasable SF	41%
Lease Type	NNN	Lease Type	NNN
Rent Commencement	4/1/2024	Rent Commencement	11/17/2023
Lease Expiration	3/31/2034	Lease Expiration	11/30/2033
Base Lease Term	10 Years	Base Lease Term	10 Years
Base Term Remaining	10 Years	Base Term Remaining	10 Years
Renewal Options	Two (2) Five (5) Year Options	Renewal Options	Two (2) Five (5) Year Options
Rent Increases	3% Annual	Rent Increases	10% Every 5 Years



AREA OVERVIEW

DEMOGRAPHICS



TRAFFIC COUNTS

RINEHART RD
28,933 VPD

INTERSTATE 4
145,500 VPD

W. LAKE MARY BLVD./
I-4 EXIT:
1 MILE AWAY

POPULATION

1 MILE - 5,834

3 MILE - 64,885

5 MILE - 140,022

DAYTIME POPULATION

1 MILE - 9,912

3 MILE - 74,707

5 MILE - 155,394

HOUSEHOLDS

1 MILE - 2,387

3 MILE - 25,821

5 MILE - 53,906

AVG HOUSEHOLD INCOME

1 MILE - \$137,329

3 MILE - \$115,337

5 MILE - \$102,022

DAYTIME EMPLOYMENT - HEALTH SERVICES

1 MILE - 2,325

3 MILE - 7,158

5 MILE - 14,165

DISTANCES TO POPULAR AREAS

Orlando - 19 Miles

Lakeland - 75 Miles

Tampa - 113 Miles

Clearwater - 134 Miles

St. Petersburg - 136 Miles

Gainesville - 130 Miles

Jacksonville - 127 Miles

MARKET AERIAL - HEALTHCARE



MARKET AERIAL - RETAIL



LAKE MARY SNAPSHOT

Lake Mary has never lost its focus on promoting a sense of community where people can live, work and play in a safe and friendly environment, that's part of the reason Lake Mary is still one of the fastest growing areas in Central Florida. Located approximately 18 miles north of Orlando just off Interstate 4, the City continues to be a choice location for high-tech businesses, many of which spend considerable time and money searching for the right place. Among other things, Lake Mary is known for its well-planned residential communities, excellent schools, prominent businesses including outstanding restaurants, and a variety of shopping opportunities.



SURROUNDING DEVELOPMENT

Project	Description	Distance to Bent's Landing
Orlando Health	To add 36 more beds to make 170 (Total) & 66 additional parking spaces	0.1 Miles (Adjacent)
Astera Townhomes	Plan for 50-unit townhomes	0.2 Miles
DWELL at Lake Mary	Two sites consisting of 272 Apartments & 19,000 SF of commercial space	1 Mile
Arbor School	Private middle and High School	0.4 Miles
Fairfield Inn	127 Room Hotel	3.1 Miles
Home2Suites	122 Room Hotel	1 Mile

LAKE MARY MASTER PLAN

Lake Mary Wellness & Technology Master Plan

KPM Franklin has been contracted by Lake Mary Owner LLC to provide civil engineering, surveying, permitting assistance and construction phase services to develop a master plan for the Lake Mary Wellness & Technology Park. This plan includes the development of five sites, including multi-family residential, single family residential (townhomes), hospitality, healthcare and office spaces on 153 acres totaling \$750 million.

The multi-use master site plan developed by KPM Franklin includes building sites, sidewalks, roadways, drive aisles, paving, grading and locations for monument signage, directories, architectural signs and notably a roundabout at the three-way intersection where Caring Drive meets New Technology Boulevard. The master plan also includes utilities coordination, water, sewer and stormwater drainage services.



PROPERTY RENDERINGS



PROPERTY RENDERINGS



PROPERTY RENDERINGS

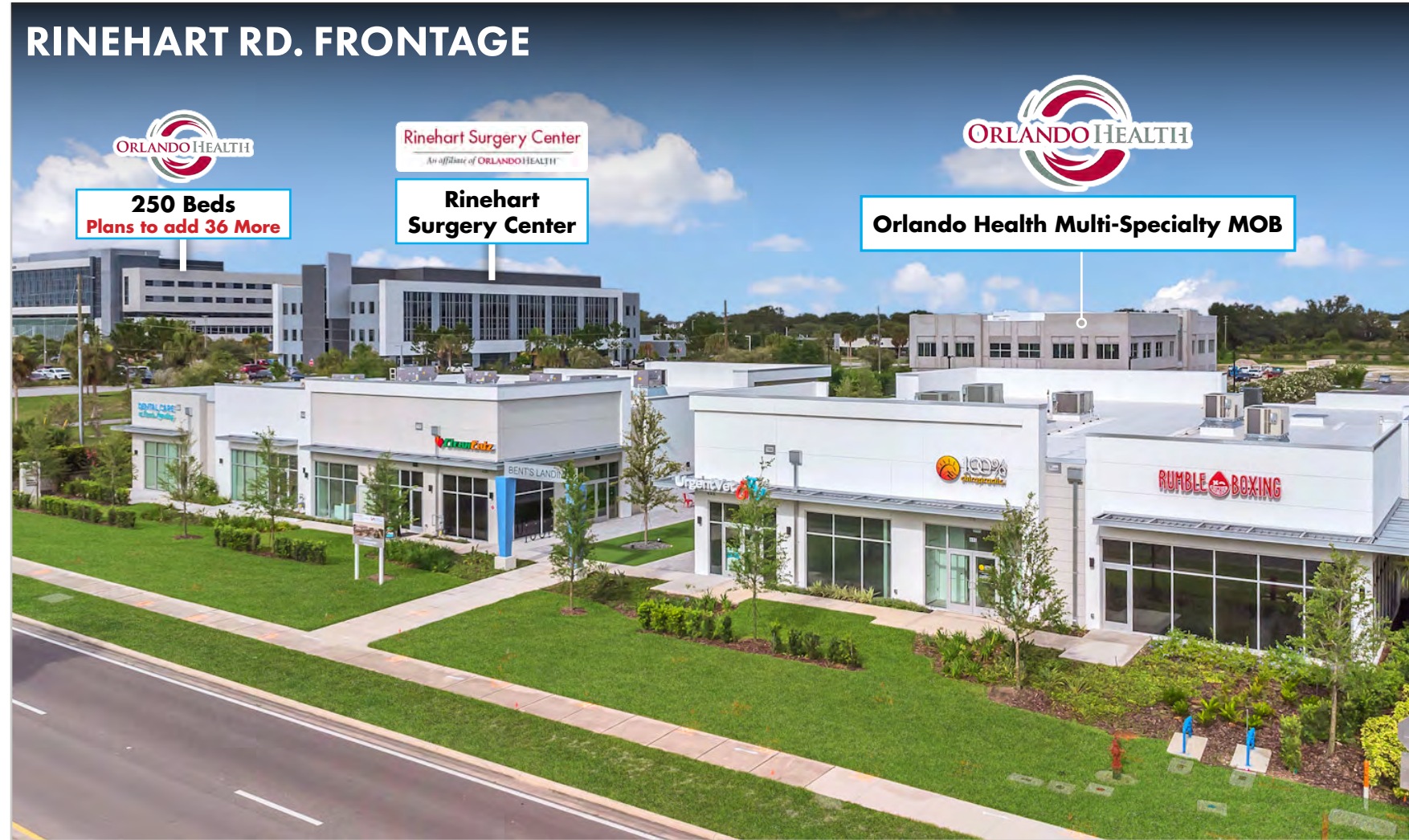
SUBJECT PROPERTY



PROPERTY RENDERINGS



PROPERTY PHOTOS



PROPERTY PHOTOS

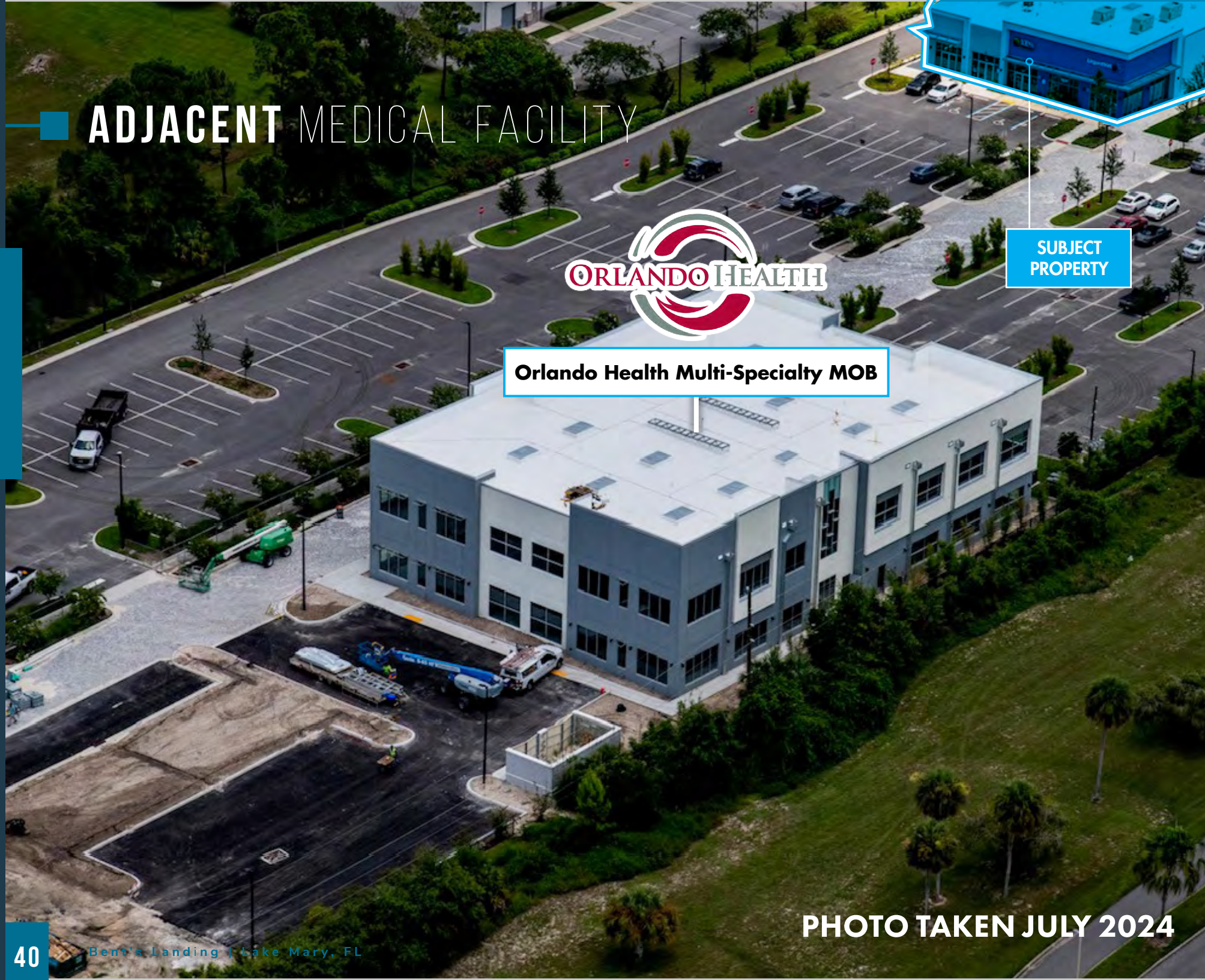


PROPERTY PHOTOS



PROPERTY PHOTOS





ADJACENT MEDICAL FACILITY



Orlando Health Multi-Specialty MOB

SUBJECT PROPERTY

PHOTO TAKEN JULY 2024



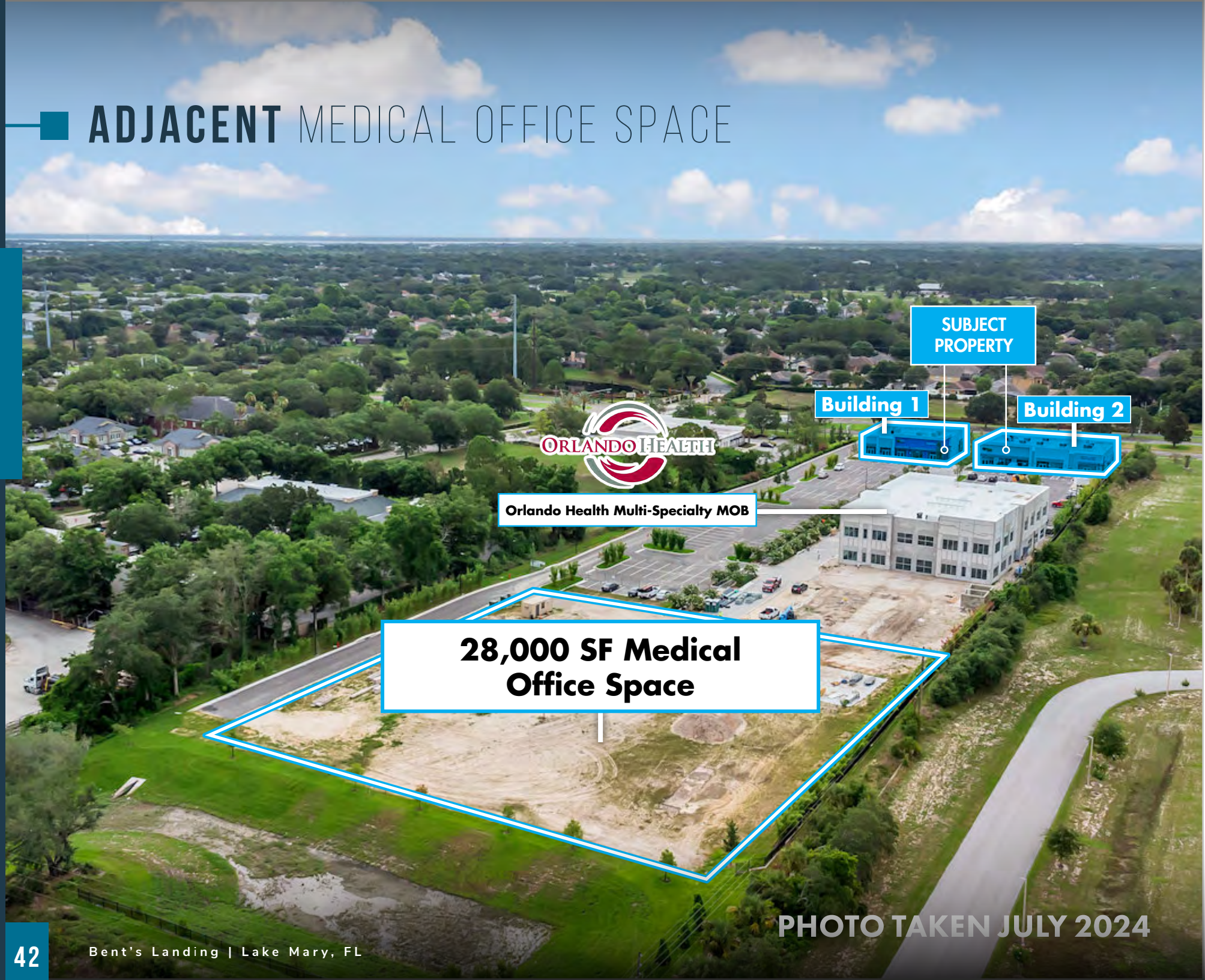
ADJACENT MEDICAL FACILITY



Orlando Health Multi-Specialty MOB

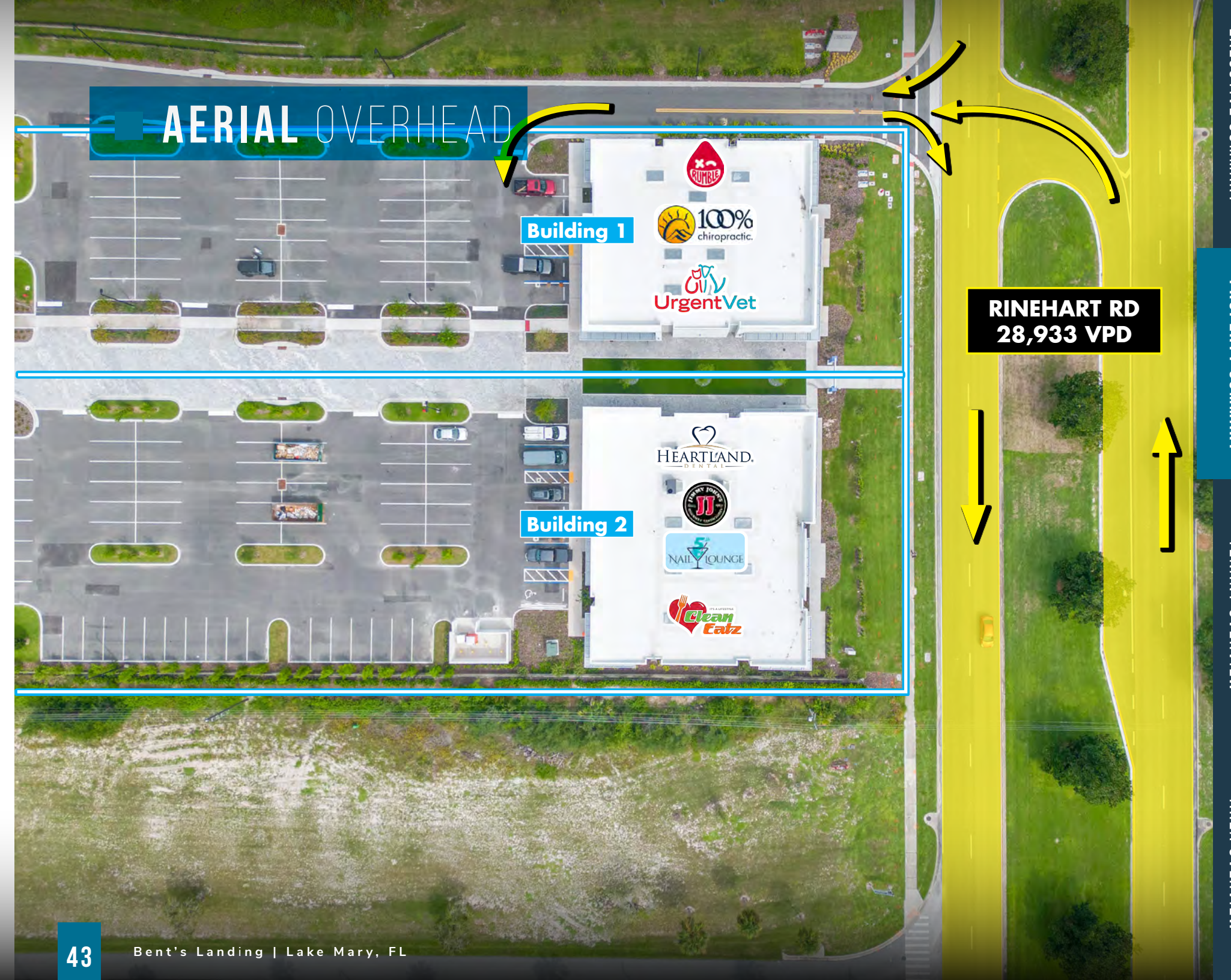
PHOTO TAKEN JULY 2024

ADJACENT MEDICAL OFFICE SPACE



28,000 SF Medical Office Space

PHOTO TAKEN JULY 2024



AERIAL OVERHEAD

Building 1

Building 2

**RINEHART RD
28,933 VPD**

Heath Row Country Club

Deloitte

Residence INN

WESTIN
HOTELS & RESORTS



INTERSTATE-4
145,500 VPD

UPS FastenDepot

HARPER

Gateway CLASSIC CARS

ExtraSpace Storage

Medical and Health
Services Campus
20+ Practices

28,000 SF Medical Office Space
Construction begins Q3-24



Orlando Health Multi-Specialty MOB

CHAMPION KARATE
KNOCK OUT FITNESS

Building 1
RUMBLE 100% chiropractic. UrgentVet

Building 2
HEARTLAND. JJ NAIL LOUNGE Clean Eatz

Rinehart Surgery Center
An affiliate of ORLANDO HEALTH

Rinehart
Surgery Center

AERIAL WEST

RINEHART RD
28,933 VPD



Griffin Farm
15+ Retail

DUNKIN' DONUTS, 24, Winn/Dixie, crumbl cookies

Lake Mary Village
15+ Retail

TJ-maxx, SUBWAY, Pantheon

Shoppes of Lake Mary
15+ Retail

Target, Publix, Smash Shave

Lake Mary Centre
30+ Retail

Starbucks, Peppers, HOBBY LOBBY, Bank of America

Planned Home2Suites Hotel
122 Rooms

HOME2 SUITES BY HYATT

Fountain Parke Community
115 Unit Townhomes

Shoppes at Fountain Parke
Proposed 20,558 SF Retail Center

CRYSTAL LAKE ELEMENTARY

250 Beds
Plans to add 36 More

ORLANDO HEALTH

Plan for Arbor Private
Middle & High School

Astera Townhomes
(Planned 50 Unit Project)

FINASTRA

Seminole State College
22,000 Students

Woodbridge Lakes Community
92-Units

Rinehart Surgery Center
An affiliate of ORLANDO HEALTH

alorica

Building 2

HEARTLAND, JJ, NAIL LOUNGE, Clean Falz

Building 1

100% chiropractic, UrgentVet

Orlando Health Multi-Specialty MOB

28,000 SF Medical Office Space
Construction begins Q3-24

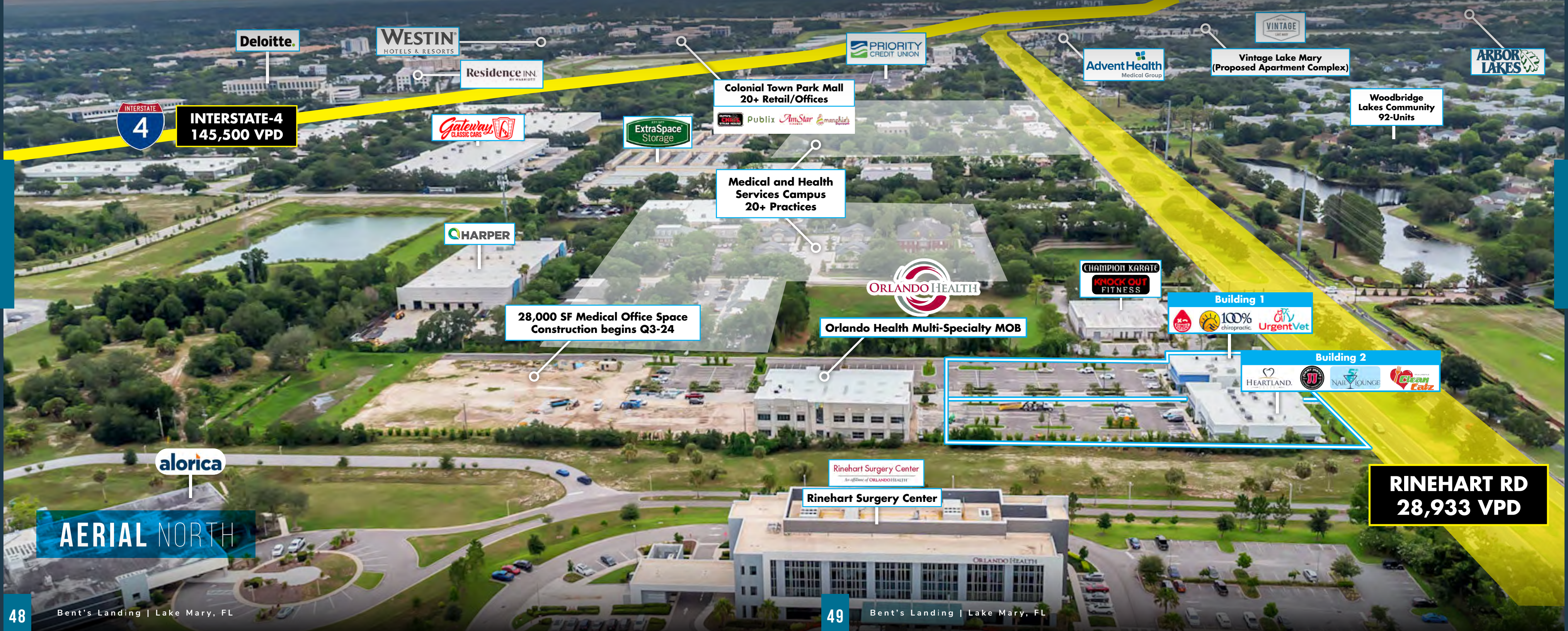
TIMACUAN GOLF CLUB

CHAMPION KARATE
KNOCK OUT FITNESS

Medical and Health Services Campus
20+ Practices

RINEHART RD
28,933 VPD

AERIAL SOUTH



Deloitte.

WESTIN
HOTELS & RESORTS

Residence INN
BY HARRIOTT

PRIORITY
CREDIT UNION

Advent Health
Medical Group

VINTAGE
LAKE MARY

Vintage Lake Mary
(Proposed Apartment Complex)

ARBOR
LAKES

Woodbridge
Lakes Community
92-Units



INTERSTATE-4
145,500 VPD

Gateway
CLASSIC CARS

ExtraSpace
Storage

Colonial Town Park Mall
20+ Retail/Offices

Publix AmStar manghi's

Medical and Health
Services Campus
20+ Practices

HARPER

28,000 SF Medical Office Space
Construction begins Q3-24



Orlando Health Multi-Specialty MOB

CHAMPION KARATE
KNOCK OUT
FITNESS

Building 1
100% chiropractic
UrgentVet

Building 2
HEARTLAND
NAIL LOUNGE
Clean Eatz

alorica

Rinehart Surgery Center
An affiliate of ORLANDO HEALTH

Rinehart Surgery Center

RINEHART RD
28,933 VPD

AERIAL NORTH



TENANT OVERVIEW

BUILDING 1 & 2 STOREFRONTS



TENANT WRITE-UPS



Heartland Dental - Heartland Dental is not your typical Dental Support Organization. Its legacy of being built by a dentist, for dentists along with its doctor-led culture and business model enables supported doctors to be the leaders of their practice, working with their teams to focus on providing great dentistry while Heartland Dental focuses on providing support for the day-to-day non-clinical administrative workflow.



100 Unit Operator

Noire Lounge - At 5th Nail Lounge, we take customer satisfaction as our foremost pride. We try our level best to make the customer experience simply the most exquisite. We make sure that every single product we use is of great quality and brand. Our salon's hygiene is also taken seriously for the comfort of our customers. All of our staff is highly trained and quite experienced to deliver the perfect nail services. A clean, warm and friendly place is welcoming you to enjoy a few hours of relaxation. Come join us!



Jimmy Johns - At Jimmy John's, we don't make sandwiches. We make The Sandwich of Sandwiches. We use fresh vegetables because we don't hate salads, we just feel bad for them. We hand-slice our provolone cheese and meats in-house every day, because packaged pre-sliced meats doesn't have the same ring to it. And we bake bread all day, every day because stale bread isn't bread, it's... croutons. The flavors of fresh-veggies, combined with hand-sliced meats and fresh-baked bread is what makes a Jimmy John's sandwich The Sandwich of Sandwiches.



63+ Locations

Urgent Vet - UrgentVet provides immediate relief for mild illnesses and minor injuries that occur in dogs and cats. We are the bridge between your regular veterinarian and the overnight ER. We're open every day of the year, and we are proud to offer pet parents savings of up to 40% less than regular pet emergency hospitals.

TENANT WRITE-UPS



90 Locations

100% Chiropractic - It is the mission of 100% to save as many lives as possible through the correction of the vertebral subluxation. Our intention at 100% is to help our patients achieve optimal health and wellness through chiropractic adjustments. By correcting nervous system interference we enable people to maximize their full innate intelligence therefore maximizing their full human potential. We intend to educate our patients allowing them the empowerment to take charge of their health.



250+ Locations

Rumble Boxing - Rumble Boxing combines the sweet science of boxing with the transformative power of strength training. It's a high-octane 10 round fight that offers authentic HIIT (High Intensity Interval Training), metabolic conditioning (MetCon), and the benefits of cardio in one seamless class.



88 Locations

Clean Eatz - Clean Eatz is more than a restaurant that offers healthy food. We are heart-driven to change lives through clean, balanced food, thought-provoking education and motivational support that inspires results. We know personal wellness is not one-size-fits-all, so we craft nutritional products and fitness opportunities that meet the needs of every type of lifestyle.



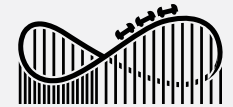

ORLANDO OVERVIEW

■ ABOUT ORLANDO

ORLANDO gets more than 51 million tourists every year, including almost 4 million from outside the U.S. It's the most visited city in the country with attractions including Walt Disney World Resort, the Universal Orlando Resort, SeaWorld, Gatorland, and Wet 'n Wild Water Park.

Orlando, Florida may be best known for Disney World and Universal, but it's also known for a lot more. This central Florida region attracts around 60 million visitors every year, who come for the warm climate, the world-famous theme parks, the shopping malls, the golf courses and the nightlife. They come for the beaches too, as some of America's finest are within easy reach.



 <p>Disney World 52+ Million Visitors / Year</p>	 <p>Attractions Home to Disney World, Hollywood Studios, Magic Kingdom, and Epcot</p>	 <p>Growth Orlando has grown 59% since 2000</p>	 <p>\$102,527 Estimated Average Household Income</p>
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BENT'S LANDING RETAIL CENTER

LAKE MARY, FL (ORLANDO MSA)

**RYAN BENNETT, LEAD AGENT
PRINCIPAL**

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Local Market Expert

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Lee & Associates of Central Florida

FL Broker's License: BK3258565



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



**NNN INVESTMENT
GROUP**

NETLEASED INVESTMENTS

TWO SEPARATE 100% LEASED RETAIL PROPERTIES | NEW CONSTRUCTION