

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



11+ Years Remaining | Part of Larger Retail Development | Cape Coral, FL - 4.13% Annual Population Growth



1509 SW Pine Island Road

CAPE CORAL FLORIDA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



WILLIAM WAMBLE

**EVP & Principal
National Net Lease**

william.wamble@srsre.com
D: 813.371.1079 | M: 813.434.8278
1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
FL License No. SL3257920

PATRICK NUTT

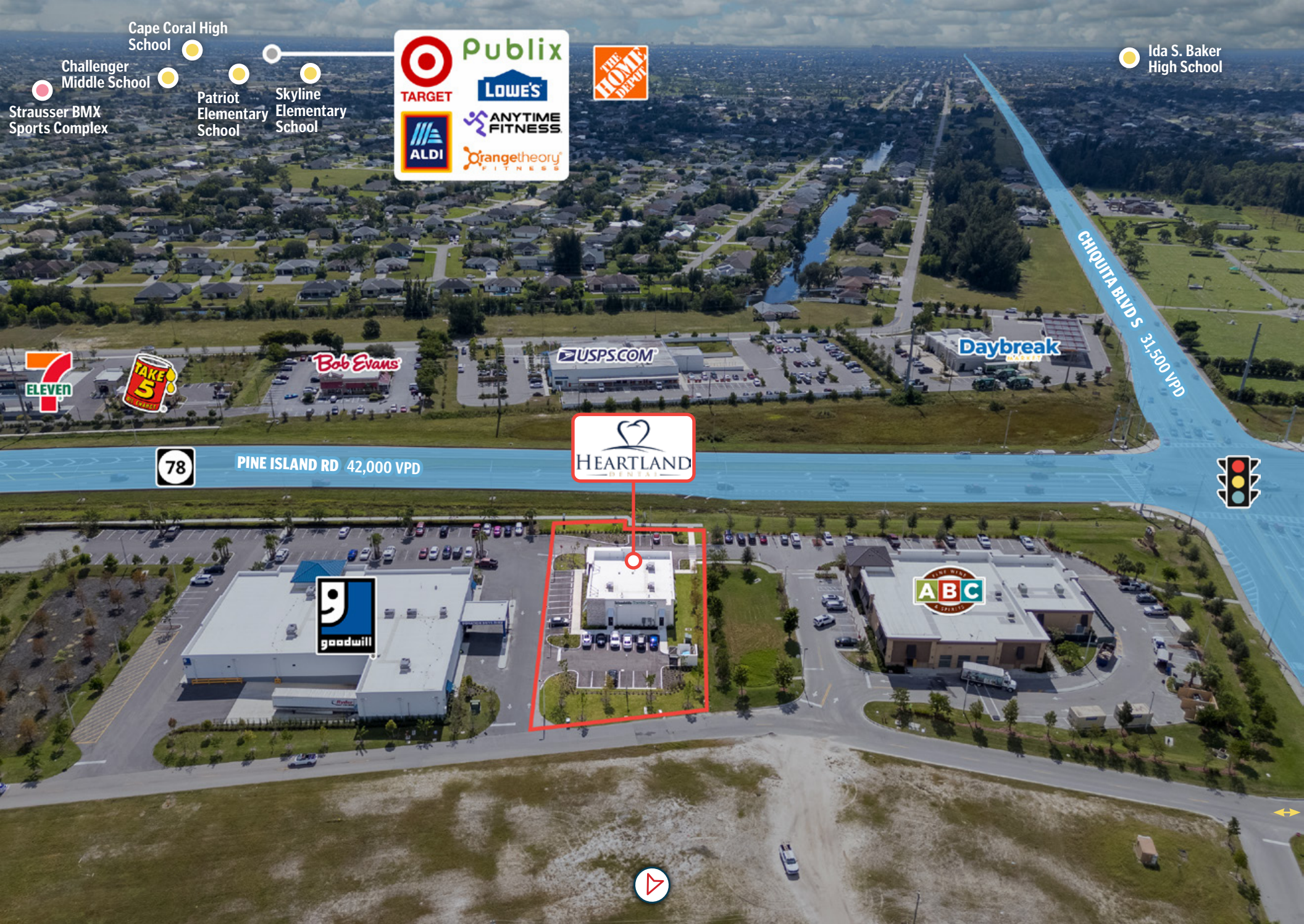
**Senior Managing Principal &
Co-Head of National Net Lease**

patrick.nutt@srsre.com
D: 954.302.7365 | M: 703.434.2599
1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
FL License No. BK3120739



NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739





Pine Island Marketplace

Walmart Neighborhood Market KOHL'S
Office DEPOT OfficeMax DOLLAR TREE
SPORTSMANS FAMOUS FOOTWEAR
SALLY.

CRUNCH
DUNKIN'
CARRABBA'S ITALIAN GRILL
HURRICANE GRILL & WINGS

LESLIE'S REMAX
Allstate BONEFISH GRILL
State Farm Pizzeria Bianco
BatteriesPlus+ THE CARPENTERS
HARDWARE

PINCH-A-PENNY POOL-PATIO-SPA
MARINES UPS
Morph MARKET
DIAMOND PIZZA
OLD CUBAN MID CAPE FITNESS

TAKE 5
7 ELEVEN
Bob Evans

USPS.COM

Daybreak

HEARTLAND DENTAL

ABC

goodwill

ALDI

PINE ISLAND RD 42,000 VPD

CHIQUITA BLVD S 31,500 VPD







OFFERING

Pricing	\$4,000,000
Net Operating Income	\$210,000
Cap Rate	5.25%

PROPERTY SPECIFICATIONS

Property Address	1509 SW. Pine Island Road Cape Coral, Florida 33991
Rentable Area	4,200 SF
Land Area	0.83 AC
Year Built	2025
Tenant	Heartland Dental
Guaranty	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	11+ Years
Increases	10% Every 5 Years
Options	4 (5-Year)
Rent Commencement	September 4, 2025
Lease Expiration	September 30, 2037

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM				RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Cap Rate	Options
Heartland Dental	4,200	Sept. 2025	Sept. 2037	Year 1	-	\$17,500	\$210,000	5.00%	4 (5-Year)
(Corporate Guaranty)				Year 6	10%	\$19,250	\$231,000	5.50%	
				Year 11	10%	\$21,175	\$254,100	6.05%	
10% Rental Increases Beg. of Each Option									

11+ Years Remaining | Scheduled Rental Increases | Corporate Signed Lease | Well-Known & Established Brand

- Heartland Dental has 11+ years remaining on its lease, with four five-year extension options, demonstrating its long-term commitment to the site
- The lease features 10% rental increases every 5 years throughout the initial term and options, growing NOI and hedging against inflation
- The lease is signed by the corporate entity
- Founded in 1997, Heartland Dental is the nation's largest dental support organization with over 1,800 offices and 3,000 doctors

Absolute NNN | Fee Simple Ownership | No State Income Tax | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- Zero landlord responsibilities
- Ideal, management free investment in a state with no state income tax

Demographics & 5-Mile Trade Area | Annual Population Growth | Six-Figure Incomes

- More than 156,000 residents and 35,000 employees support the trade area
- \$100,099 average household income
- **Cape Coral is currently growing at a rate of 4.13% annually and its population has increased by 24.76% since the most recent census**

Signalized, Hard Corner Intersection | Part of Larger Retail Development | Dense Residential Trade Area | Nearby Development | Strong Placer.ai Data

- Located off the signalized, hard corner intersection of Pine Island Road and Chiquita Blvd
- Part of a larger retail development that features, ABC Fine Wine & Spirits, ALDI, and Goodwill
- Pine Island Road is a main retail and commuter thoroughfare serving much of Cape Coral and other areas of SW Florida
- The neighboring ALDI ranks in the 73rd percentile (631 out of 2,372) of all nationwide locations via Placer.ai
- The Walmart Neighborhood Market located in Pine Island Marketplace, just East of the subject site, ranks in the 87th percentile (87 out of 672) of all nationwide locations via Placer.ai
- Just South of The Hadley, a newly built 444-unit apartment complex on ~28-acres
 - https://www.corporatehousing.com/fl/cape-coral/the-hadley-apartments/?utm_source=chatgpt.com

Coral Grove | 131 Acre New Towne Center | Premier Cape Coral Destination

- Less than a mile from the site of Cape Coral's Brand New Towne Center, Coral Grove, 131-acres, 1,234-apartments, 125-room hotel, 350,000 SF of commercial space
 - https://www.capecoral.gov/edo/coral_grove.php
 - <https://capecoralgrove.com/>
- Q1 2026: Commence infrastructure construction
- Q3 2026: Commence Phase 1 Building Construction (Anchor tenant, Initial segment of the Town Center, Building #1 Multifamily)

BONUS DEPRECIATION



100% Bonus Depreciation

The One Big Beautiful Bill Act permanently restored 100% bonus depreciation for qualifying property acquired and placed in service after January 19, 2025. Most investors are unaware that single tenant retail properties offer substantial tax benefits.

Maximize Your Returns

100% bonus depreciation allows for the immediate deduction of all non-structural assets in year one of ownership that have been identified by a cost segregation study (compared with the traditional 39-year schedule for commercial buildings).

Substantial Tax Benefits

By accelerating eligible depreciation deductions into the earlier years of ownership, an investor may reduce taxable income, improve after-tax cash flow and enhance the overall economics of the investment.

For more information, please contact:

Tom Brodie

713-906-3710

Tom.Brodie@CSSIServices.com



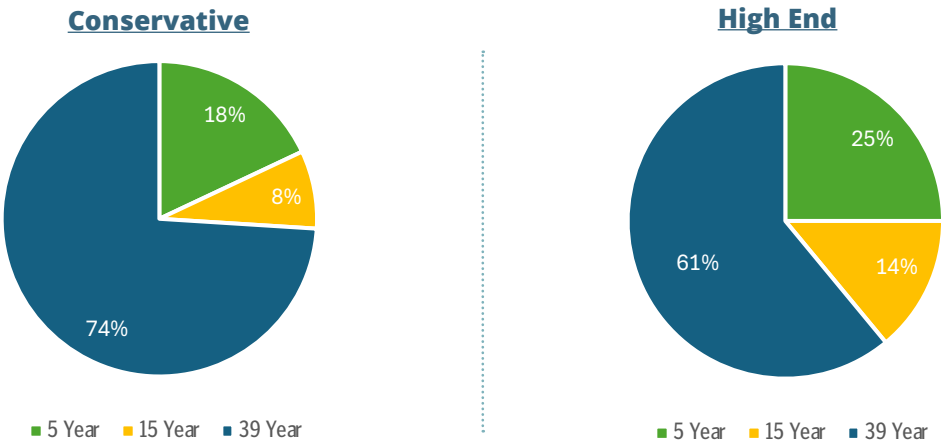
SRS recommends that the prospective Purchaser(s) consult with their tax professional for advice related to your specific situation and how you can take advantage of bonus depreciation.

Subject Property Example

Estimated Building Cost - \$3,590,643

2026 Range of Benefits - Year of Application		
	Conservative	High End
2026 Dep. - Accelerated Method	\$942,096	\$1,407,382
2026 Dep. - Straight Line Method	\$11,526	\$11,526
2026 Increased Deduction	\$930,570	\$1,395,856
2026 Tax Savings (37%)	\$344,311	\$516,467
ROI: 2026	57 : 1	85 : 1

Estimated Allocation of Property



This property offers potential for ~\$1.4M in bonus depreciation benefits!

SITE OVERVIEW



PROPERTY PHOTOS



WATCH DRONE VIDEO



PROPERTY PHOTOS



CORAL GROVE
131-Acre Towne Center,
1,234-apartments, 125-
bed luxury hotel, 350,000
SF Commercial

German
American Social
Club of Cape
Coral

L&W
SUPPLY

StarQuest Express
Express Service Building

DAVIS & DORSEY
FLEMING CO.

BUBBA'S
BACONED & SALAD

TSC
TRACTOR
SUPPLY CO

Alligator
Aluminum

EV BLINDS INC

CHIQUITA BLVD S 31,500 VPD

78

PINE ISLAND RD

42,000 VPD

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Daybreak

PINCH-A-PENNY
POOL-PATIO-SPA
MARINES
Morph
DIAMOND
OLD CUBAN
ups
PIZZA
MID CAPE FITNESS





BRAND PROFILE



HEARTLAND

heartland.com

Company Type: Private

Locations: 1,880+

Heartland Dental is the nation's largest dental support organization, providing non-clinical administrative support services. What started from the entrepreneurial spirit of Rick Workman, DMD, with his single dental practice, has evolved into affiliating with over 3,100 doctors in over 1,880 locations across 39 states and the District of Columbia. The company is majority owned by KKR, a leading global investment firm.

Source: blog.heartland.com

PROPERTY OVERVIEW

LOCATION



Cape Coral, Florida
Lee County
Cape Coral-Fort Myers MSA

ACCESS



Chiquita Boulevard S: 1 Access Point

TRAFFIC COUNTS



SW. Pine Island Road/State Highway 78: 42,000 VPD
Chiquita Boulevard S: 31,500 VPD

IMPROVEMENTS



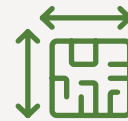
There is approximately 4,200 SF of existing building area

PARKING



There are approximately 13 parking spaces on the owned parcel.
The parking ratio is approximately 0.32 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 15-44-23-C4-10000.0030
Acres: 0.9
Square Feet: 39,248

CONSTRUCTION



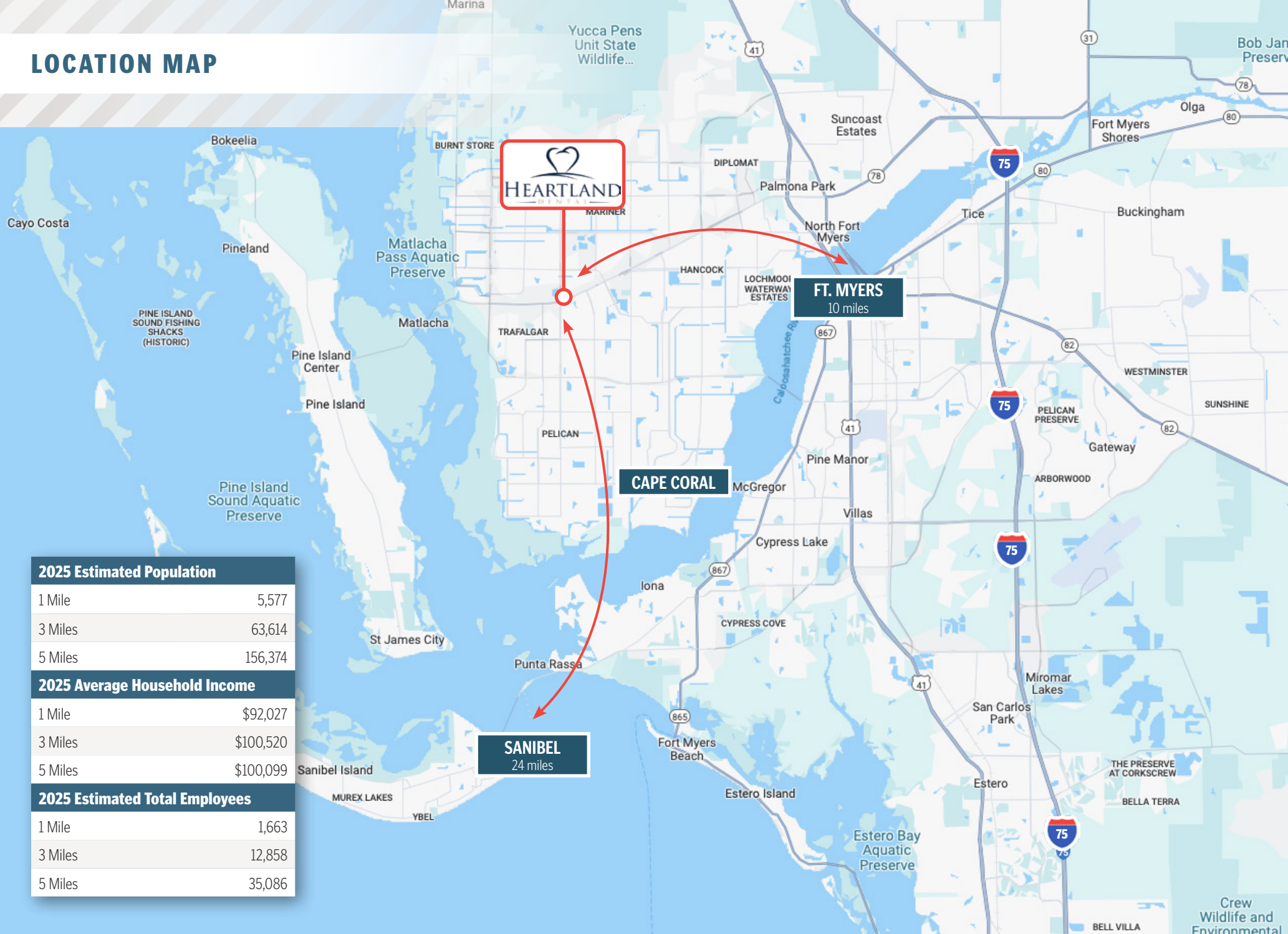
Year Built: 2025

ZONING



Commercial

LOCATION MAP





AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	5,577	63,614	156,374
2030 Projected Population	6,731	71,516	170,042
2025 Median Age	43.3	43.1	44.7
Households & Growth			
2025 Estimated Households	2,002	23,550	59,955
2030 Projected Households	2,459	26,804	65,947
Income			
2025 Estimated Average Household Income	\$92,027	\$100,520	\$100,099
2025 Estimated Median Household Income	\$79,494	\$82,213	\$78,860
Businesses & Employees			
2025 Estimated Total Businesses	259	1,594	4,480
2025 Estimated Total Employees	1,663	12,858	35,086



CAPE CORAL, FLORIDA

The City of Cape Coral, incorporated in 1970, is located on the southwest coast of Florida in Lee County, approximately 125 miles south of Tampa, at the mouth of the Caloosahatchee River. The City is the third largest city in Florida land-area wise, encompassing 120 square miles. The City of Cape Coral is the 8th largest city in Florida with a population of 220,124 as of July 1, 2025.

The largest industries in Cape Coral, FL are Retail Trade, Health Care & Social Assistance, and Construction, and the highest paying industries are Mining, Quarrying, & Oil & Gas Extraction, Management of Companies & Enterprises, and Utilities. The most common jobs held by residents of Cape Coral, FL, by number of employees, are Office & Administrative Support Occupations, Sales & Related Occupations, and Management Occupations. Compared to other places, Cape Coral, FL has an unusually high number of residents working as Law Enforcement Workers including Supervisors, Construction & Extraction Occupations, and Sales & Related Occupations. The highest paid jobs held by residents of Cape Coral, FL, by median earnings, are Architecture & Engineering Occupations, Life, Physical, & Social Science Occupations, and Computer, Engineering, & Science Occupations. Lee County School District, Lee Memorial Health System, City of Cape Coral, Publix Super Market, Sam's/Wal-Mart, Home Depot, Regional VA Clinic, Gulf Coast Village, Target, Cape Coral Charter School are the principal employers.

The City is one of the nation's first master-planned pre-platted communities. In addition to broad boulevards and paved streets, the City is interlaced with over 400 miles of waterways. These canals provide home sites with access to the Intra-Coastal Waterway and Gulf of Mexico. Cape Coral provides ample access to boating, fishing and other water sports activities. Entertainment attractions in and around Cape Coral include: The annual Aquatic Festival, The annual Synchronized Swim Show, The Broadway Palm Dinner Theatre. Over 30 parks and facilities managed by the Parks and Recreation Department including the 27,000 square foot Eagle Skate Park, Rotary Park, Yacht Club Community Park and more.



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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