



## DAYTONA BEACH, FL

Renovation-To-Suit Complete in 2021 | State-of-the Art Home Training Clinic

1.7% Annual Rent Increases

Located Within Port Orange's Dominant Healthcare & Retail Corridor Near I-95

Corporate-Guaranteed Lease to Global Healthcare Leader (NYSE: FMS) | -\$13.8B Market Cap

Investment Grade Rating BBB- by S&P Global



**NNLG** NATIONAL NET LEASE GROUP

**CUSHMAN & WAKEFIELD**

### » CORPORATE-BACKED LONG-TERM LEASE | \$21 BILLION REVENUE HEALTHCARE LEADER (NYSE: FMS)

The property is corporately guaranteed by Fresenius Medical Care Holdings, Inc., a global leader in dialysis care and outpatient healthcare services. Investors benefit from stable, recurring healthcare-driven demand supported by an internationally recognized healthcare platform.

### » PASSIVE NNN LEASE STRUCTURE

The lease features minimal landlord responsibilities primarily restricted to roof, structure, and parking lot replacement. All parking lot maintenance and repairs, excluding replacement, are reimbursed by the tenant, creating a passive and management-light ownership opportunity.

### » ATTRACTIVE RENT INCREASES

The lease features built-in annual rent escalations of approximately 1.7% throughout the base term, providing consistent income growth and long-term inflation protection.

### » STRATEGIC HOME DIALYSIS TRAINING LOCATION

The facility supports the continued shift toward home-based kidney care treatment models, providing investors with long-term healthcare relevance driven by growing patient preference, provider efficiency initiatives, and continued adoption of home dialysis therapies.

### » ESSENTIAL & RECESSION-RESISTANT MEDICAL USE

Dialysis treatment is a critical, non-discretionary healthcare service requiring recurring patient visits multiple times per week. The essential nature of kidney care supports long-term operational stability and resilient occupancy performance largely insulated from broader economic cycles.

### » PRIME POSITION WITHIN PORT ORANGE'S DOMINANT RETAIL & HEALTHCARE CORRIDOR

Strategically located along South Nova Road near Dunlawton Avenue and Interstate 95, the property is positioned within one of Port Orange's most established and rapidly growing commercial corridors. The asset benefits from immediate proximity to The Pavilion at Port Orange, the area's premier lifestyle and power retail center featuring Target, BJ's Wholesale Club, Lowe's, Marshalls, Ulta Beauty, restaurants, and numerous national retailers that collectively drive significant daily consumer traffic throughout the trade area.



**\$2,009,334**  
PRICE



**2021**  
YEAR BUILT



**5 YEARS**  
REMAINING  
LEASE TERM



**1.7%**  
ANNUAL  
RENT INCREASES



**FEE SIMPLE**  
OWNERSHIP TYPE



**5,380 SF**  
BUILDING SIZE



**1.01 ACRES**  
LOT SIZE



**INFORMATION REQUEST**

### NATIONAL NET LEASE GROUP

**BLAKE TAGMYER**  
Executive Director  
+1 858 558 5670  
blake.tagmyer@cushwake.com  
License No. 01912759

**BRANDON PRICE**  
Senior Director  
+1 858 558 5673  
brandon.price@cushwake.com  
License No. 01822998

**CONOR MCGOUGH**  
Associate  
+1 858 558 5627  
conor.mcough@cushwake.com  
License No. 02236653

**AMY THOMPSON**  
Brokerage Specialist  
+1 858 546 5440  
amy.thompson@cushwake.com  
License No. 02214440

CUSHMAN & WAKEFIELD - SAN DIEGO | 12830 EL CAMINO REAL | SUITE 100 SAN DIEGO, CA 92130 | CUSHMANWAKEFIELD.COM  
LISTING IN CONJUNCTION WITH BANG REALTY | BRIAN BROCKMAN | LICENSE NO. 204982

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