

MONTICCILO FAMILY & SEDATION DENTISTRY

8381-8383 SEMINOLE BOULEVARD
SEMINOLE | FLORIDA 33772

*New 20-Year Absolute NNN Lease
Tampa MSA*



ACTUAL SITE

ADVISORY TEAM

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Lake Seminole

monticciolo:
family & sedation dentistry

Anderson Insurance
Consultants

ALT

19

595

SEMINOLE BLVD | 39,710 CPD

Highlights



PRICE	CAP RATE	NOI
\$4,497,000	6.00%	\$269,814

:) POINTS OF INTEREST

Retailers | Entertainment: Major retailers within 5 miles include Walmart, Target, Sam’s Club, Home Depot, Lowe’s, T.J. Maxx, Ross Dress for Less, Kohl’s, Burlington, Sportsman’s Warehouse, Bealls, Talbots, HomeGoods, Ulta Beauty, Five Below, Kirkland’s, Aldi, Publix, Sprouts Farmers Market, The Fresh Market, Petco, Studio Movie Grill, LA Fitness

Higher Education: 1½ miles from **St. Petersburg College Seminole** - a public college offering associate & baccalaureate degree programs, serving 4,108 students

Healthcare: 6 miles from **HCA Florida Largo** - a 455-bed acute care hospital with 2 campuses and a free-standing Emergency Department, offering a number of specialty services including advanced cardiac care, invasive heart procedures, complex GI services, and more

:) NEW 20-YEAR ABSOLUTE NNN LEASE

Brand new 20-year Absolute NNN lease, featuring attractive 2% annual rental escalations starting August 1, 2032!

:) TENANT

Monticciolo Family Holdings, LLC - Successfully owns & operates 3 locations in Florida - it’s the largest IV Sedation Dental Group in Florida specializing in niche sedation dentistry for a wide range of patients

:) LARGE PARCEL | TRAFFIC COUNTS

Positioned on a large ±1.036-acre lot with outstanding exposure & direct access on FL-595/Seminole Blvd (main north/south thoroughfare) with traffic counts of 39,710 CPD!

:) DENSE RETAIL CORRIDOR

Close proximity to Burlington, Sportsman’s Warehouse, Home Depot, Bealls, HomeGoods, Sprouts Farmers Market, Publix, Aldi, The Fresh Market, Petco, etc.

:) VERY AFFLUENT 2026 DEMOGRAPHICS

Population (5-mi)	229,233
Households (5-mi)	107,906

Average Household Income (3-mi) \$120,833

Florida is an income tax-free state.

Financial Analysis

SITE ADDRESS	8381-8383 Seminole Blvd Seminole, Florida 33772
TENANT	Monticciolo Family Holdings, LLC
GROSS LEASABLE AREA	±7,293 SF
LOT SIZE	±1.036 acres
YEAR BUILT RENOVATED	1981 1985
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	20 years (New)
RENTAL INCREASES	2% annually starting August 1, 2032
RENT START DATE	August 1, 2026
EXPIRATION DATE	July 31, 2046
OPTIONS	Four 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.



Rent Roll

	TERM	ANNUAL RENT	CAP RATE
Years 1-6	08/01/26 to 07/31/32	\$269,814	6.00%
Year 7	08/01/32 to 07/31/33	\$275,210	6.12%
Year 8	08/01/33 to 07/31/34	\$280,714	6.24%
Year 9	08/01/34 to 07/31/35	\$286,328	6.37%
Year 10	08/01/35 to 07/31/36	\$292,055	6.49%
Year 11	08/01/36 to 07/31/37	\$297,896	6.62%
Year 12	08/01/37 to 07/31/38	\$303,854	6.76%
Year 13	08/01/38 to 07/31/39	\$309,931	6.89%
Year 14	08/01/39 to 07/31/40	\$316,130	7.03%
Year 15	08/01/40 to 07/31/41	\$322,452	7.17%
Year 16	08/01/41 to 07/31/42	\$328,901	7.31%
Year 17	08/01/42 to 07/31/43	\$335,479	7.46%
Year 18	08/01/43 to 07/31/44	\$342,189	7.61%
Year 19	08/01/44 to 07/31/45	\$349,033	7.76%
Year 20	08/01/45 to 07/31/46	\$356,013	7.92%
AVG ANNUAL RETURN			6.69%

RENEWAL OPTIONS: FOUR 5-YEAR RENEWALS

Tenant Profile



Monticciolo Family & Sedation Dentistry offers a wide range of services available to help patients achieve a healthy, beautiful smile. These include general dentistry procedures such as bonded fillings, crowns, bridges, root canals, and dental implants, as well as extractions, dentures, partials, and treatment for periodontal disease. Preventative care, teeth whitening, veneers, and thorough oral hygiene services ensure comprehensive care for every patient's dental needs.

Many people experience anxiety or discomfort when visiting the dentist, which often leads them to avoid essential dental care. Sedation dentistry offers a solution by helping patients stay relaxed and comfortable during their procedures. This approach is especially helpful for those who are too anxious to schedule appointments, need a dentist they can trust, suffer pain when eating, feel overwhelmed by the idea of multiple visits, or want to regain confidence in their smile. By using sedation, patients can have a more positive dental experience without the usual stress.

Sedation dentistry also allows for multiple treatments to be done in fewer visits, saving time and reducing the feeling of dread. Thanks to its amnesic effect, patients often remember little about the procedure, making the experience seem quick and easy. After the appointment, patients are safely taken home by a companion, feeling relieved that the visit is over.

There are 3 Monticciolo Family & Sedation Dentistry locations in Florida.

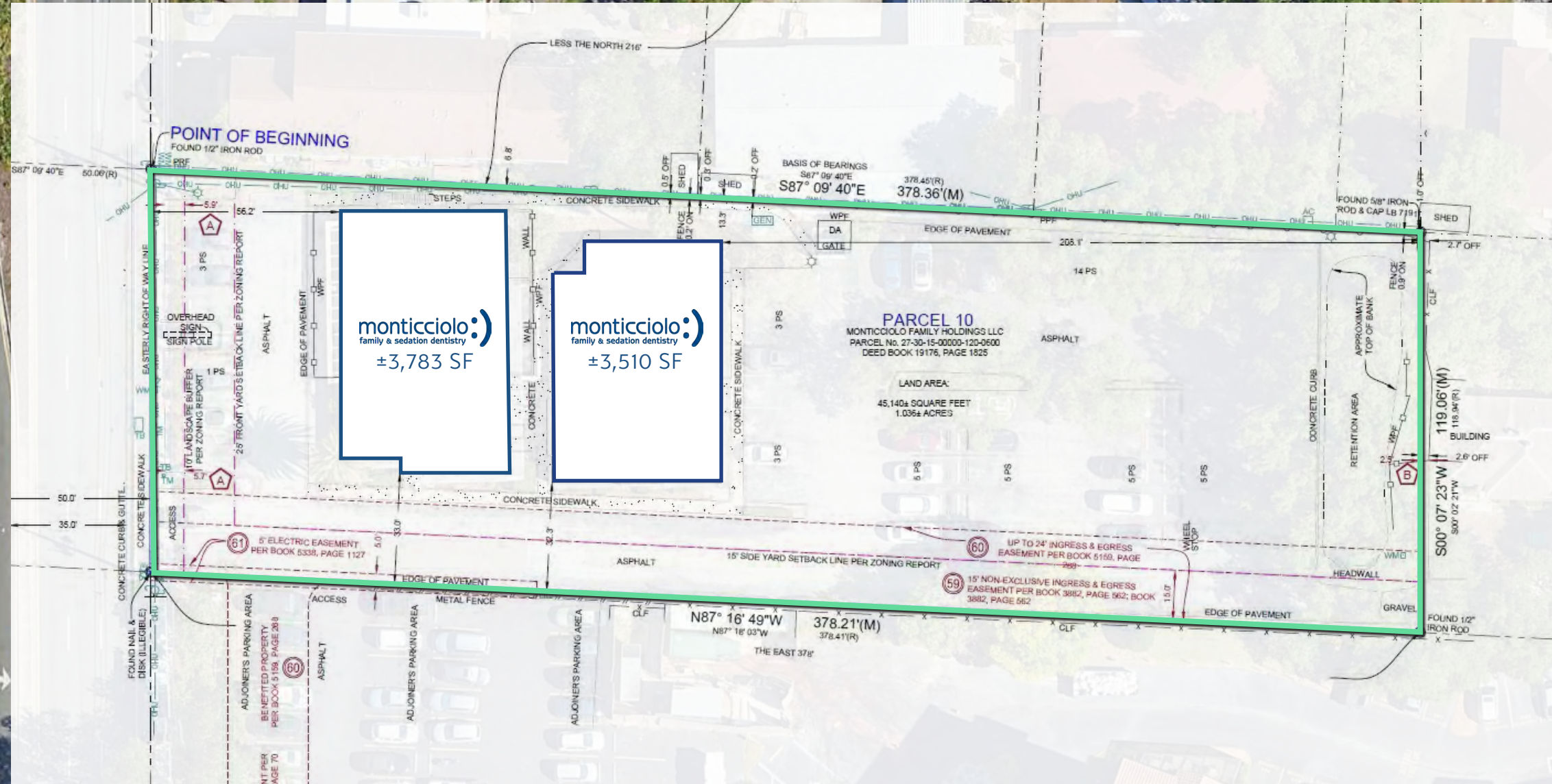


Exterior Photos

As of October 2025



(Bldg 2) 3,510 SF



North

As of October 2025



Winn-Dixie
CVS pharmacy
Great Clips
SUBWAY
Little Caesars

LOWE's target PETSMART
Bealls Florida THE HOME DEPOT Marshalls
REGAL maurices Michaels

Lake Seminole

Benjamin Moore
DOUDNA'S Seminole MOWERS INC.

TIRE KINGDOM
A MAVIS COMPANY

ALT
19 595

DeLoach Hofstra + Cavonis, PA

BUFORD'S GARAGE & REPAIRS

BARKS & RECREATION

DUNKIN'

monticciolo:
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TAMPA BAY MARINE CENTER

HAWAIIAN Shave Ice

Pizza-Hut

SEMINOLE BLVD
39,710 CPD



Northwest

As of October 2025



SPC St. Petersburg College
SEMINOLE
4,108 STUDENTS

DOUDNA'S
Seminole
MOWERS INC.

Benjamin Moore

DeLoach Hofstra
+ Cavonis, PA

TIRE KINGDOM
A MAVIS COMPANY

TAMPA BAY
MARINE CENTER



HAWAIIAN
Shave Ice
"ALL SHAVE ICE IS NOT CREATED EQUAL"

Pizza-Hut

Hummel Tire & Auto



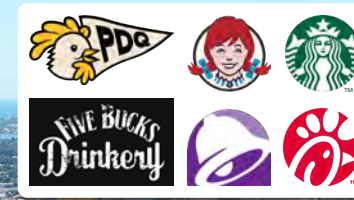
SEMINOLE BLVD | 39,710 CPD

DUNKIN'

monticciolo:
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THE HOME DEPOT
SPROUTS FARMERS MARKET
SALLY. bealls
Burlington
TJ-maxx



Freedom Square of Seminole

Over 309 independent living residences and additional assisted living, skilled nursing, & memory care options, residents enjoy peace of mind through Life Care contracts and personalized services designed to support aging in place



LAKE SEMINOLE ESTATES
146 HOMES

Lake Seminole Square

This LifePlan Community, located near St. Petersburg and Clearwater, offers seniors resort-style living with premier services, amenities, activities, and dining. The six-story residence includes more than 299 one- and two-bedroom independent living condominiums along with 38 assisted living apartments. Residents also benefit from a full continuum of care, including assisted living, memory care, skilled nursing, and rehabilitation services.



DE LORENZO TIRE & Auto Service

MAJESTIC PARK HOMES
162 HOMES

SEMINOLE BLVD
39,710 CPD



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2026 AVERAGE HOUSEHOLD
INCOME (3-MI)

\$120,833



Freedom Square of Seminole

Over 309 independent living residences and additional assisted living, skilled nursing, & memory care options, residents enjoy peace of mind through Life Care contracts and personalized services designed to support aging in place

LAKE SEMINOLE ESTATES 146 HOMES



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MAJESTIC PARK HOMES 162 HOMES

SEMINOLE BLVD | 39,710 CPD



Seminole



City View



Seminole Synopsis

Seminole is city in Pinellas County, Florida, part of the greater Tampa Bay area. One notable green space is Lake Seminole Park, a 250-acre municipal park along Lake Seminole with walking trails, picnic shelters, playgrounds, and a boat ramp for fishing and boating. While Seminole is quite residential, its county, Pinellas, as a robust industrial and technological base. Major companies headquartered or with significant operations in Pinellas include **Jabil, Raymond James Financial, Tech Data, Valpak, HSN**, and others. The region is known for strengths in electronics, aerospace, defense, medical technologies, and business services.

Tampa is a major city in, and the county seat of Hillsborough County. It is on the west coast of Florida, on Tampa Bay near the Gulf of Mexico. A major business center, it's also known for its museums and other cultural offerings. **Busch Gardens** is an African-themed amusement park with thrill rides and animal-viewing areas. Finance, retail, healthcare, insurance, shipping by air and sea, national defense, professional sports, tourism and real estate all play vital roles in the local economy. Several large corporations, such as banks and telecommunications companies, maintain regional offices in Tampa. The largest credit union in Florida, **Suncoast Credit Union**, is headquartered in Tampa.

2026 Demographics

	1-MI	3-MI	5-MI
Population	10,416	87,133	229,233
Households	5,609	40,715	107,906
Daytime Demographics Age 16+	11,772	74,563	197,598
Median Age	57.6	51.6	50.3
Average Household Income	\$100,541	\$120,833	\$112,457



Tampa Metro

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FOR MORE INFORMATION:

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