

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Brand New Construction | 12-Year Lease | 50,000+ Residential Units Planned in Immediate Trade Area



GRAND
OPENING DATE
MAY 6

9040 W. Irlo Bronson Memorial Highway | Kissimmee, Florida

ORLANDO MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



WILLIAM WAMBLE

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National Net Lease**

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PATRICK NUTT

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

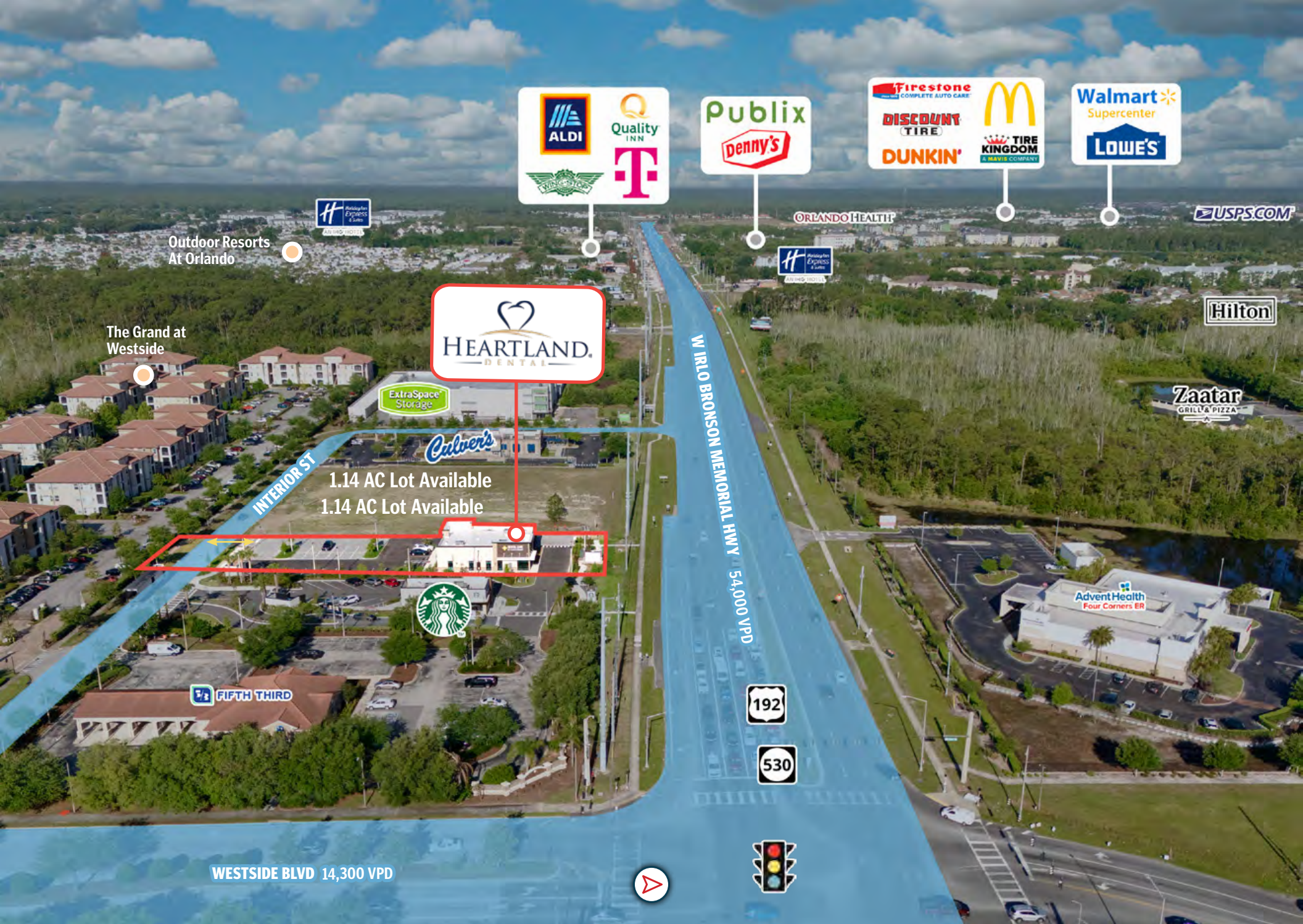
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NATIONAL NET LEASE

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





Outdoor Resorts At Orlando

The Grand at Westside

HEARTLAND.
DENTAL

1.14 AC Lot Available
1.14 AC Lot Available

INTERIOR ST

W. ROLO BRONSON MEMORIAL HWY / 54,000 VPD

WESTSIDE BLVD 14,300 VPD

FIFTH THIRD

Rolling Oaks Commons Plaza

 TARGET
 OFF BROADWAY SHOE WAREHOUSE
 TJ-maxx
 ROSS DRESS FOR LESS
 FIVE BELOW
 ULTA BEAUTY

 Publix
 Marshalls
 Burlington
 popshelf
 HIBBETT SPORTS
 AT&T

 WENDY'S
 MCDONALD'S

DOLLAR TREE

 DUNKIN' DONUTS
 TACO BELL
 TWISTEE TREAT

1.02 AC Lot Available
 1.13 AC Lot Available
 1.13 AC Lot Available

3.5 AC Lot Available

Wawa



WESTSIDE BLVD 14,300 VPD

FIFTH THIRD

INTERIOR ST



W IRLO BRONSON MEMORIAL HWY 54,000 VPD



 HEARTLAND DENTAL

1.14 AC Lot Available

1.14 AC Lot Available



SITE OVERVIEW



1.14 AC Lot Available

1.14 AC Lot Available

OFFERING SUMMARY



39

STATE
LOCATIONS

1,900+

SUPPORTED
OFFICES

3,000+

SUPPORTED
DOCTORS

OFFERING

Pricing \$4,116,000

Net Operating Income \$205,800

Cap Rate 5.00%

PROPERTY SPECIFICATIONS

Property Address 9040 W. Irlo Bronson Memorial Highway,
Kissimmee, Florida 34747

Rentable Area 4,260 SF

Land Area 1.14 AC

Year Built 2026 (Est. Opening May 6, 2026)

Tenant Heartland Dental

Lease Signature Corporate

Lease Type Absolute NNN

Landlord Responsibilities None

Lease Term 12 Years

Increases 10% Every 5 Years Including Option Periods

Options 4 (5-Year)

Rent Commencement May 2026

Lease Expiration May 2038

[CLICK HERE FOR A FINANCING QUOTE](#)

JORDAN YAROSH

Vice President, Debt & Equity

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Tenant Name	Square Feet	LEASE TERM				RENTAL RATES		
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Heartland Dental	4,260	May 2026	May 2038	Current	-	\$17,150	\$205,800	4 (5-Year)
				Year 6	10%	\$18,865	\$226,380	
				Year 11	10%	\$20,751	\$249,018	
10% Increase Beg. of Each Option								

Brand New 12-Year Lease | Scheduled Rental Increases | Corporate Signed Lease | Well-Known & Established Brand

- The tenant signed a brand new 12-year lease with 4 (5-year) option periods to extend, demonstrating their 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 1,900 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

- More than 97,000 residents and 29,000 employees support the trade area
- \$93,000 average household income

Dense Retail Trade Area | Surrounding Shopping Centers | 50,000+ Residential Units | Brand New Construction | Part of a Major Development Project

- Ideally situated along West Irlo Bronson Memorial Highway (US-192) a heavily traveled Central Florida corridor (56,500 VPD)
- 50,000+ residential units planned in immediate trade area, including Horizons West (42,000 units), Orange Lake Resorts (4,500 hotel units), Everest Place (2,778 hotel homes and units), Margaritaville Resorts (186 hotel rooms & 300 timeshare units)
- Subject property is located minutes from Walt Disney World Resort
- Part of a major development project that includes Starbucks, Fifth Third Bank, Culver’s, Taco Bell, Dunkin’, RaceTrac, Dollar Tree and more
- The surrounding tenants include Wawa, AdventHealth, Publix, Aldi, Mcdonald’s and many others

Direct Residential Consumer Base

- Surrounded by 566+ residential units including The Grand at Westside Apartments (336 units), West Lucaya Village Resort (112 units), The Hub at Westside Reserve (118 units), and others

PROPERTY PHOTOS





HEARTLAND DENTAL

heartland.com

Company Type: Private

Locations: 1,900+

Heartland Dental is the nation's largest dental support organization (DSO), providing non-clinical administrative support services to affiliated dental practices across the United States. Founded by Rick Workman, DMD, the company has grown from a single dental practice into a national platform supporting over 3,000 doctors in more than 1,900 locations across 39 states and the District of Columbia. Heartland Dental operates under a model in which it provides business and administrative services such as human resources, recruiting, marketing, payroll, accounting, procurement, and insurance coordination while allowing dentists to maintain full clinical autonomy over patient care. This structure enables practitioners to focus on clinical outcomes while benefiting from centralized operational support and economies of scale.

The company has expanded significantly through a combination of de novo office development and strategic affiliations with existing dental practices, contributing to its position as a leading consolidator in the highly fragmented dental industry. Heartland Dental is majority owned by KKR, a global private equity firm, reflecting strong institutional backing and a long-term growth strategy focused on healthcare services consolidation. Today, the organization is widely recognized for its role in transforming the dental industry through scale, operational efficiency, and standardized support systems, collectively serving millions of patient visits annually across its network.



Source: blog.heartland.com

PROPERTY OVERVIEW

LOCATION



Kissimmee, Florida
Osceola County
Orlando-Kissimmee-Sanford MSA

ACCESS



W. Irlo Bronson Memorial Highway: 2 Access Points

TRAFFIC COUNTS



W. Irlo Bronson Memorial Highway: 56,500 VPD
Avalon Road/County Road 545: 15,500 VPD
U.S. Highway 27: 60,000 VPD

IMPROVEMENTS



There is approximately 4,260 SF of existing building area

PARKING



There are approximately 27 parking spaces on the owned parcel.
The parking ratio is approximately 6.3 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 06-25-27-5439-0001-0030
Acres: 1.14
Square Feet: 49,658

CONSTRUCTION



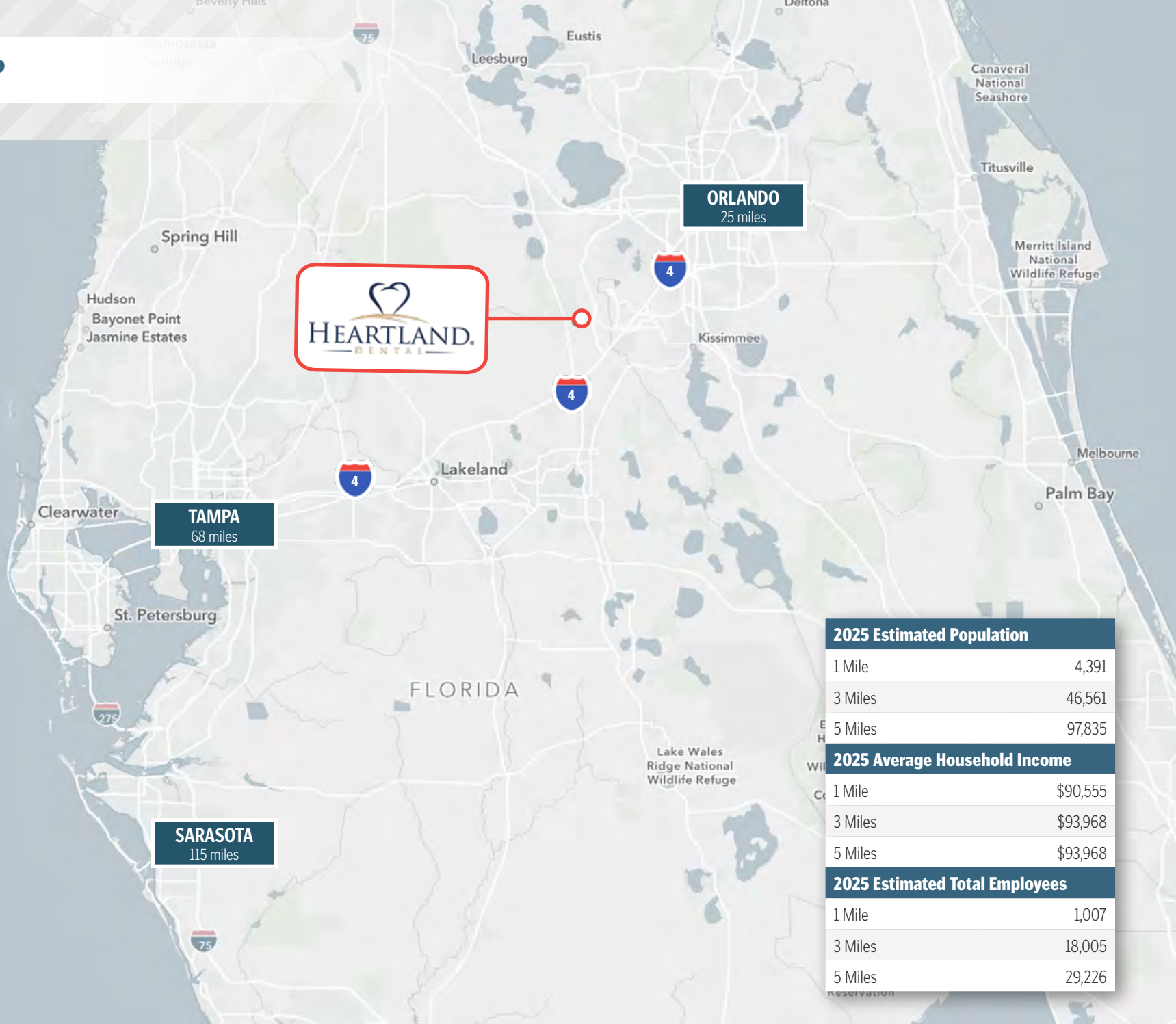
Year Built: 2026

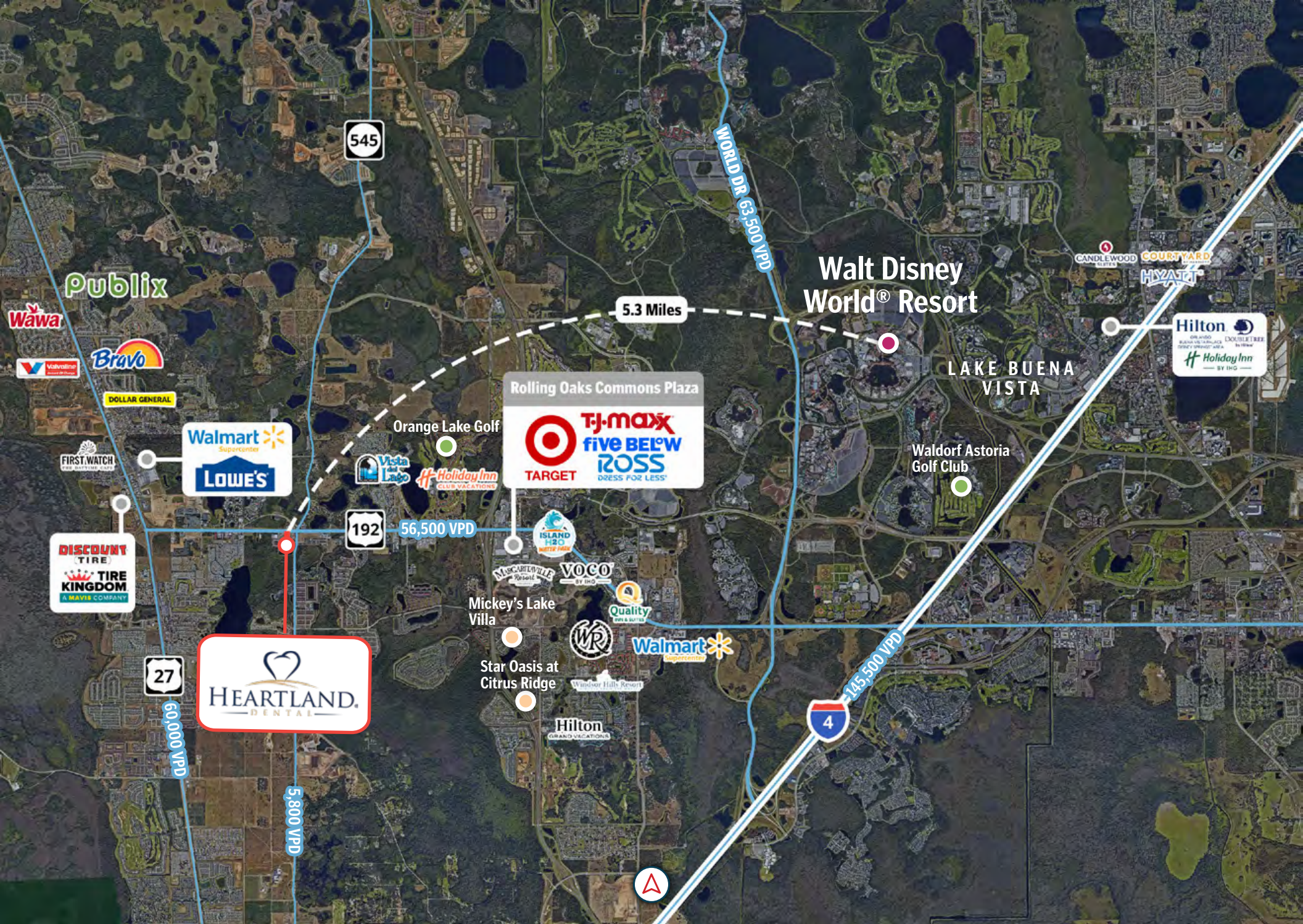
ZONING

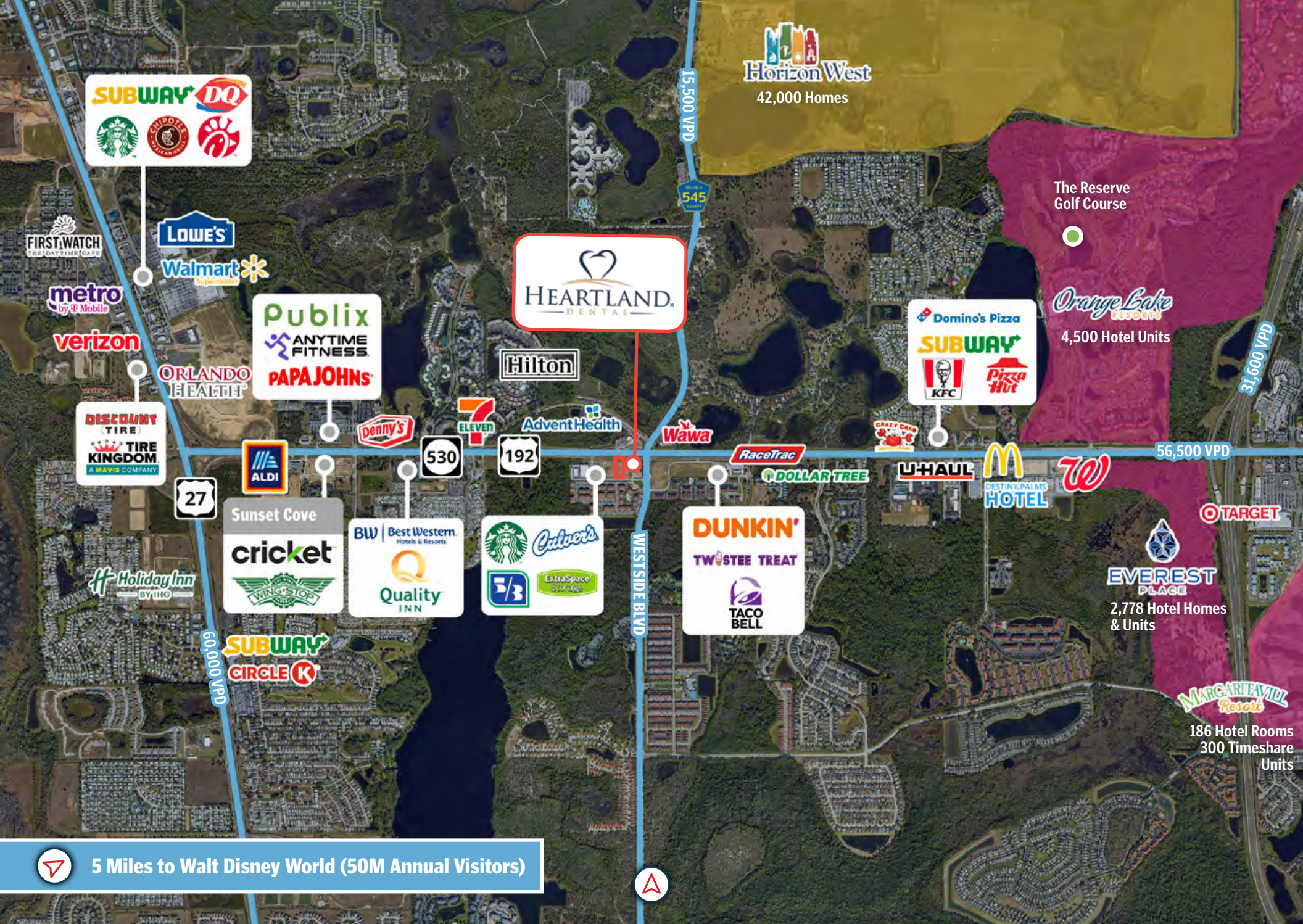


Commercial

LOCATION MAP







 5 Miles to Walt Disney World (50M Annual Visitors)

About Horizon West

What is Horizon West?

Horizon West is a thoughtfully designed community emerging on 32 square miles in Southwest Orange County, Florida, just outside the hustle and bustle of Orlando. It's more than just a collection of homes, it's designed to be an interconnected community where residents can live comfortably, work locally, enjoy leisure, and thrive together.

Horizon West is part of a bigger vision born from the principles of New Suburbanism. In other words, a carefully crafted blueprint aimed at building a community that feels welcoming, modern, and pedestrian-friendly. It's a place where you don't just have a house, but a lifestyle — with parks, schools, shopping centers, and local hotspots designed to keep everything close and convenient.

A Community, Not a City

Horizon West is not a city. And contrary to popular opinion, Horizon West isn't Winter Garden, Windermere or Orlando. Are you confused yet? Located in Unincorporated Orange County, Horizon West uses 3 different zip codes, but remains it's own distinct community. Horizon West is made up of zip codes from Winter Garden, Windermere, and Orlando. Horizon West doesn't receive city services, instead it is managed and governed by Orange County.

A detailed map of Horizon West Florida that includes boundaries, villages and landmarks.

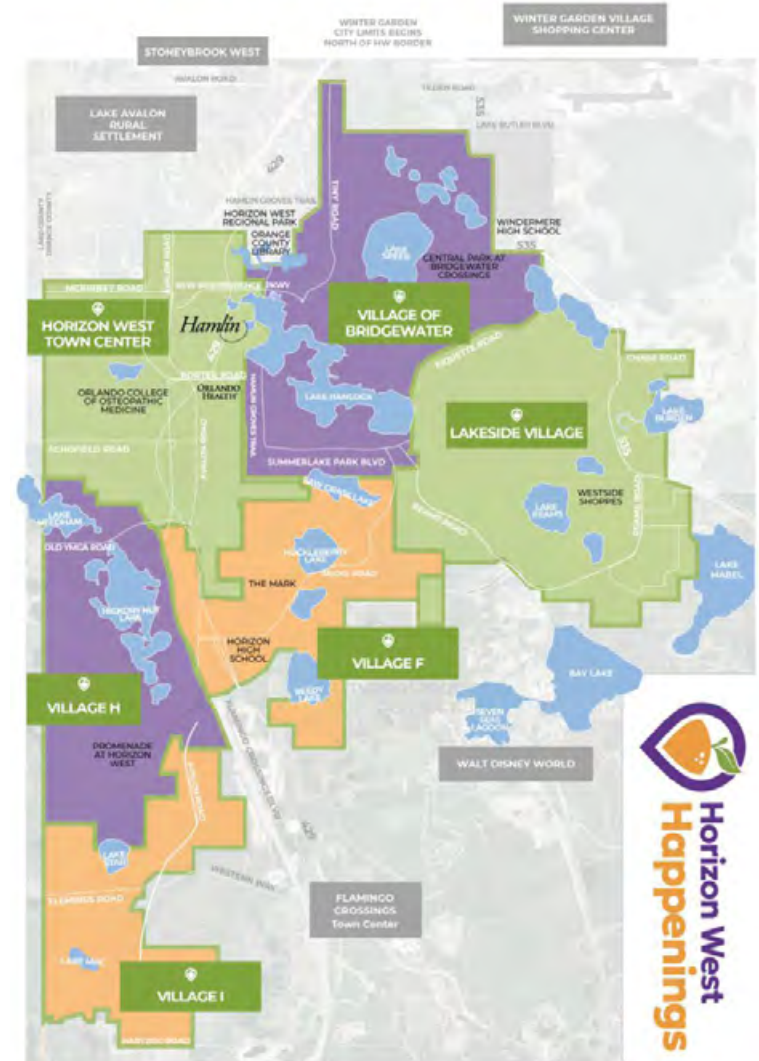
The History of Horizon West

As people from around the world continue to settle in Horizon West, many may not realize the deep history that shaped this community. For generations, the land was covered in thriving citrus groves owned by local families whose livelihoods depended on the orange industry. But a series of devastating freezes in the 1980s and early 1990s changed everything. As citrus farming became less viable, landowners were forced to reconsider the future of their property. At the same time, the rapid growth of nearby attractions like Walt Disney World®, SeaWorld, and Universal Studios was transforming Central Florida and increasing demand for housing and infrastructure.

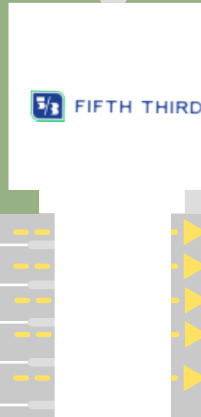
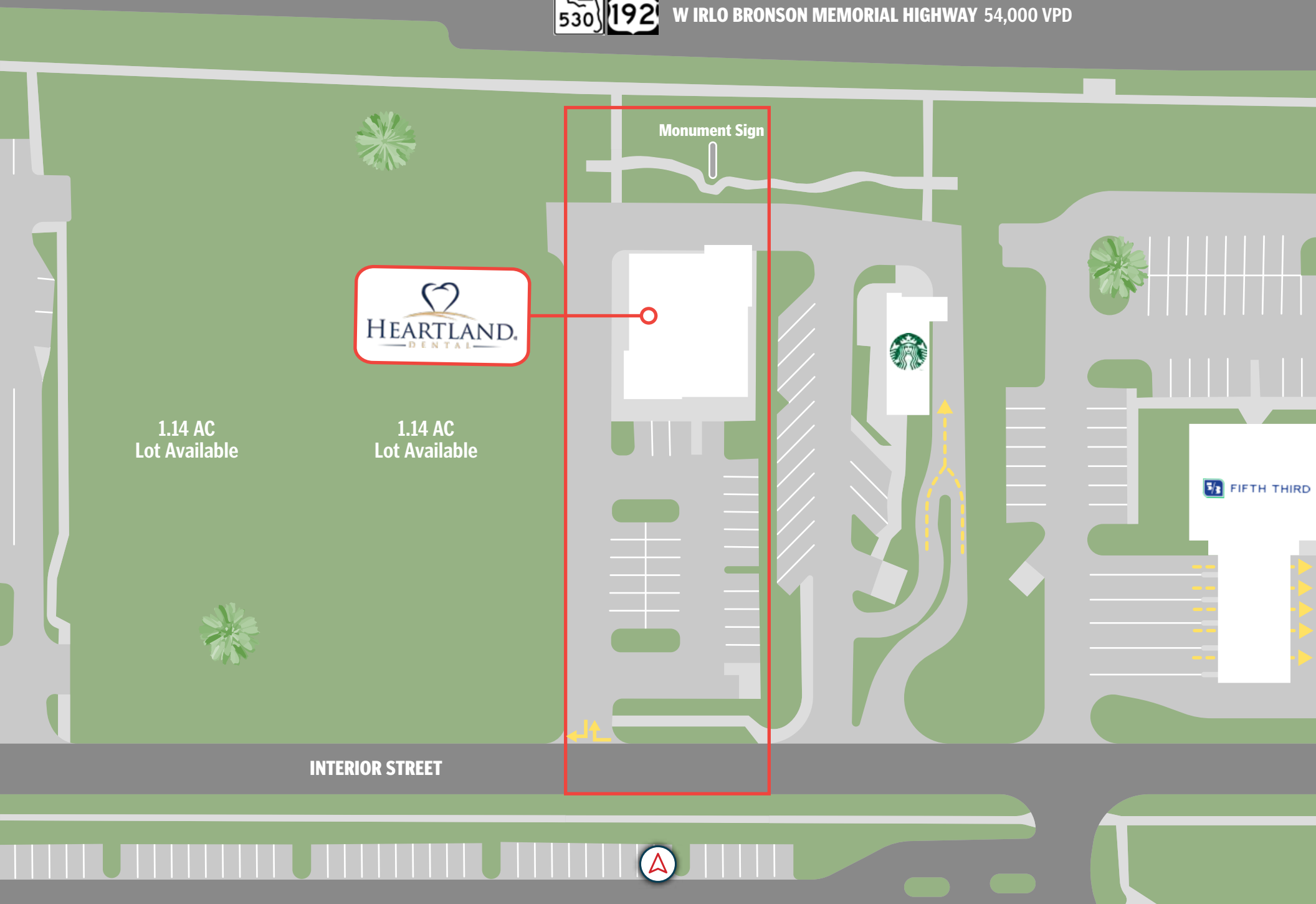
In response, local growers, planners, and community leaders began working together to envision a new future for the land. In the early 1990s, they formed Horizon West Inc., a nonprofit dedicated to guiding a thoughtful development plan for the area. Inspired by the principles of New Urbanism, the vision centered on interconnected villages with neighborhoods, schools, parks, and walkable town centers. The first village, Lakeside, was approved in 1997, marking the beginning of what would become one of Central Florida's most ambitious master-planned communities. Today, Horizon West continues to grow, built on a legacy of resilience, collaboration, and a vision for community that honors its agricultural past while embracing the future.

Source: Horizon West Happenings
 Read Full Article [HERE](#)

HORIZON WEST



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	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	4,391	46,561	97,835
2030 Projected Population	4,776	54,917	115,792
2025 Median Age	41.7	36.0	36.6
Households & Growth			
2025 Estimated Households	1,846	18,311	35,804
2030 Projected Households	1,999	21,939	42,744
Income			
2025 Estimated Average Household Income	\$90,555	\$93,968	\$114,594
2025 Estimated Median Household Income	\$73,865	\$72,642	\$88,394
Businesses & Employees			
2025 Estimated Total Businesses	139	1,273	2,029
2025 Estimated Total Employees	1,007	18,005	29,226



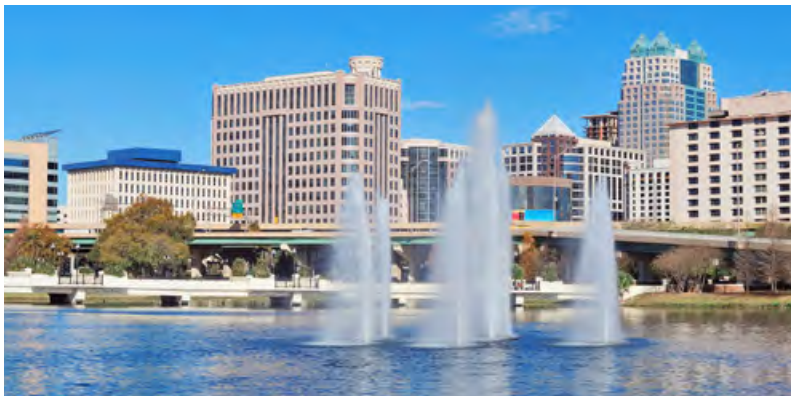
KISSIMMEE, FLORIDA

Kissimmee, Florida is 17 miles S of Orlando, Florida and 68 miles E of Tampa, Florida. It is located in Osceola County in Central Florida along the shore of Lake Tohopekaliga, which is locally referred to as Lake Toho. The City of Kissimmee had a population of 81,518 as of 2025.

The City is primarily residential in character but also serves as a regional retail and commercial center. It derives a substantial portion of its economic activity from its proximity to Walt Disney World as well as from the surrounding cattle industry. The Walt Disney World complex has been largely responsible for growth in the City and its adjacent areas since it opened on October 1, 1971. The complex is the site of the “Magic Kingdom”, an amusement theme park, and a variety of other facilities designed to attract visitors for an extended stay by offering a wide range of recreational activities for the entire family.

Kissimmee attractions includes Oldtown, Osceola Center for the Arts, Osceola County Historical Society & Museum, The Houston Astros participate in Spring Training in Kissimmee at the Osceola County Stadium, etc. Visitors have opportunities to take a tour of the region’s working cattle ranches. Tours of the Boggy Creek wetlands are available. The close by Lake Buena Vista is popular for outdoor activities. The Kissimmee Chain of Lakes is well known for its largemouth bass fishing. Residents and visitors can easily take day trips to Melbourne Beach and other shoreline destinations. The city features a large water park and numerous golf courses including Kissimmee Golf Club, Ginn Reunion Resort Golf Course and Kissimmee Oaks Golf Club. Excellent fishing opportunities are available at Lake Toho.

The nearest major airport is Orlando International Airport. This airport has international and domestic flights and is 16 miles from the center of Kissimmee, FL.



ORLANDO, FLORIDA

Orlando is a city in the U.S. state of Florida and the county seat of Orange County. Located in Central Florida. The City of Orlando is the 4th largest city in Florida with a population of 337,253 as of July 1, 2025.

The City of Orlando is nicknamed “The City Beautiful” and its symbol is the fountain at Lake Eola. Orlando is also known as “The Theme Park Capital of the World” and in 2024 its tourist attractions and events drew more than 75 million visitors. The Orlando International Airport (MCO) is the thirteenth busiest airport in the United States and the 29th busiest in the world.

Orlando is a major industrial and hi-tech center. Orlando has the 7th largest research park in the country, Central Florida Research Park, with over 1,025 acres. It is home to over 120 companies, employs more than 8,500 people, and is the hub of the nation’s military simulation and training programs. The region’s infrastructure offers reliability, affordability and efficiency - giving businesses seamless access to the people and places they need to reach. Companies can depend on a diverse variety of transportation modes that are critical to the city’s thriving economy. One of the main driving forces in Orlando’s economy is its tourism industry and the city is one of the leading tourism destinations in the world. Nicknamed the ‘Theme Park Capital of the World’, the Orlando area is home to Walt Disney World Resort, Universal Orlando Resort, and SeaWorld Orlando. The convention industry is also critical to the region’s economy. The Orange County Convention Center is now the second-largest convention complex in terms of space in the United States, trailing only McCormick Place in Chicago. The city vies with Chicago and Las Vegas for hosting the most convention attendees in the United States.



LARGEST EMPLOYERS

Company	Employees
Walt Disney World	80,000
Advent Health	37,600
Orange County Public Schools	28,125
Universal Orlando Resort	25,000
Orlando Health	24,978
Publix Supermarkets Inc.	19,783
Orlando International Airport (MCO)	18,000
Seminole County Public Schools	10,000
University of Central Florida	10,000
Lockheed Martin	9,000



**Ranked #1 in the Country for
JOB GROWTH**

U.S. DEPT. OF LABOR, BUREAU OF LABOR STATISTICS, 2015-2018



Home to 337,253

Orlando Population as of 2025

AVERAGE
HOUSEHOLD
INCOME
\$100,135



MEDIAN
CITY OF ORLANDO
AGE
35.1



MEDIAN
HOME
COST
\$407,440



MEDIAN
RENTAL
COST
\$1,815



OVER **132,000 HOTEL ROOMS, 20,000 VACATION-HOME RENTALS
& 22,000 VACATION-OWNERSHIP PROPERTIES**



\$217 Billion

GDP of Orlando MSA (as of 2023)

4TH MOST POPULOUS CITY
in Florida





ORLANDO

“THE THEME PARK CAPITAL OF THE WORLD”

Orlando is best known around the world for its many popular attractions.



Walt Disney World, the most visited vacation resort in the world with more than 50+ million visitors every year. The property covers 66 square miles with four theme parks, 24 themed resort hotels, two water parks, and four golf courses.



Universal Orlando Resort the largest property operated by Universal Parks & Resorts and the largest resort in Orlando with two theme parks: Universal Studios Florida and Islands of Adventure. Universal Orlando Resort, and Wet ‘n Wild Water Park, the first water park in America.



SeaWorld features marine animals like sea lions, orcas and dolphins with displays and shows. SeaWorld had the first birth of a killer whale in captivity and the first hatching of captive green sea turtles.



WALT DISNEY MAGIC KINGDOM PARK
17.9 MILLION VISITORS PER YEAR (2026)



UNIVERSAL STUDIOS ORLANDO
9.5 MILLION VISITORS PER YEAR (2026)



DISNEY'S HOLLYWOOD STUDIOS
11.5 MILLION VISITORS PER YEAR (2026)



UNIVERSAL ORLANDO RESORT
TWO THEME PARKS, ONE WATER PARK



THE WALT DISNEY WORLD RESORT
27,258 ACRES OF THEME PARKS, HOTELS, & GOLF COURSES



SEA WORLD ORLANDO
4.2 MILLION VISITORS PER YEAR (2026)



THE WALT DISNEY EPCOT CENTER
12.1 MILLION VISITORS PER YEAR (2026)



DISNEY'S ANIMAL KINGDOM
9 MILLION VISITORS PER YEAR (2026)

THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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