

FOR SALE

# NEW DEVELOPMENT HEARTLAND DENTAL

1379 S Narcoossee Road, Narcoossee, FL

ESTIMATED OPENING DATE  
IS OCTOBER 2025



PROPOSED RENDERING

BRAND NEW CONSTRUCTION | CORPORATE SIGNED LEASE

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

**John Heretakis**  
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# Property Overview

## HIGHLIGHTS

- Brand New Lease: Heartland Dental Corporate signed a brand-new 10 year lease
- Fast Growing Market: Site is surrounded by an influx of apartment communities slated for development and retail is expansive
- Outparcel to 1,500+ single family homes under development
- Scheduled Rental Increases: 10% increases every 5 years
- E-Commerce Resistant Tenant: Necessity based tenant
- Easy future relet should tenant leave due to strong traffic counts (45,710 AADT)

## SITE SPECIFICATIONS

<b>Tenant:</b>	Heartland Dental
<b>Property Address:</b>	1379 S Narcoossee Road, Narcoossee, FL 34771
<b>Lot Size:</b>	0.87 acres
<b>Building Size:</b>	4,200 SF
<b>Lease Term:</b>	10-year initial term
<b>Options:</b>	(3) 5 year options
<b>NOI:</b>	Year 1 - 5: \$210,000
	Year 6-10: \$231,000
	Option 1: \$254,100
	Option 2: \$279,510
<b>Increases:</b>	Option 3: \$307,482
	10% increases every 5 years
<b>Landlord Responsibilities:</b>	NN: Roof & Structure
<b>Lease Guarantee:</b>	Heartland Dental Corporate
<b>Price:</b>	\$3,888,889 (5.4% cap)



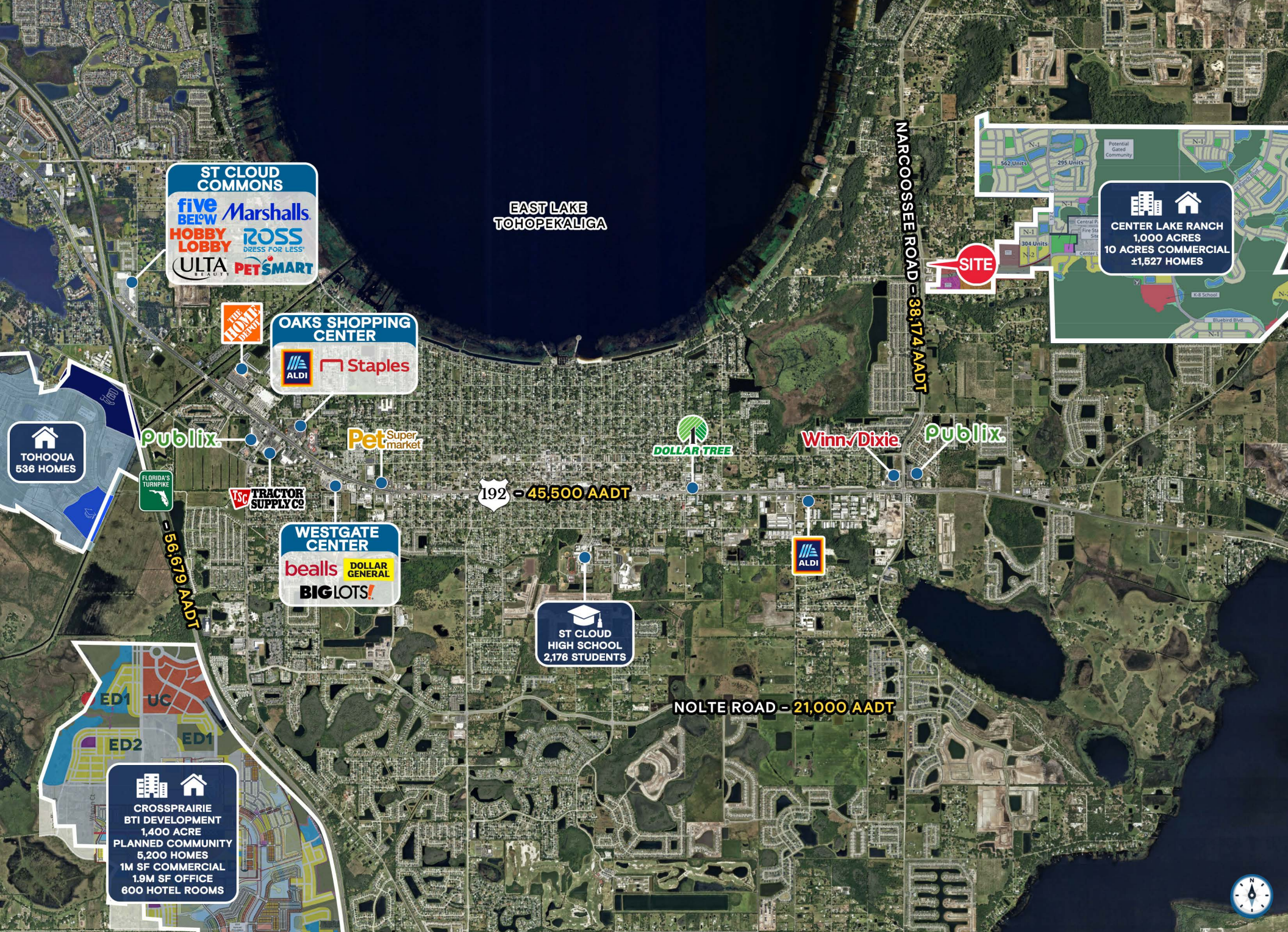














**FUTURE RETAIL  
/RESTAURANT**

**SITE**

**FUTURE**



**Mobil**

**NARCOOSSEE ROAD - 38,174 AADT**



## Contact Broker

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