MAINLANDS OFFICE COMPLEX

9375 US Hwy 19 N | Pinellas Park, FL 33782

Multi-Tenant Medical & Professional Office Investment Opportunity

Offering Memorandum

MATTHEWS™

EXCLUSIVELY LISTED BY

Jake Allen
Associate Vice President
(904) 201-1772
jake.allen@matthews.com
License No. SL3558421 (FL)

Kyle Matthews
Broker of Record
Broker License No. BK3554632 (FL)
Firm License No. CQ1066435 (FL)

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PROPERTY OVERVIEW

Mainlands Office Complex
9375 US Hwy 19 N, Pinellas Park, FL 33782

EXECUTIVE OVERVIEW

The Opportunity

Matthews™ is pleased to present the opportunity to acquire 9375 US Highway 19 N, a garden-style medical and professional office property strategically located along the highly trafficked US-19 corridor in Pinellas Park, Florida.

The offering provides investors an attractive combination of below-market rents, a compelling acquisition basis and established service-driven tenancy. In-place rents average below $14.00/SF while comparable properties throughout the surrounding market command rents generally in the high teens to low-$20s/SF. This spread creates meaningful mark-to-market upside as leases roll with an additional opportunity to transition modified gross leases toward net structures.

Offered at approximately $170/SF, the property also provides an attractive entry basis relative to surrounding comparable sales averaging approximately $210/SF. The garden-style configuration provides every tenant with first-floor access and functional, easily re-leasable suites suitable for a broad range of medical, wellness and professional users.

The property's diversified tenant mix is supported by an average tenure exceeding five years, recent lease renewals, and contractual annual rent increases. Located directly along US-19 with convenient access to Gandy Boulevard and the Gateway Expressway, the property is positioned within a supply-constrained Pinellas County market benefiting from positive medical office absorption, limited new construction, and continued rental growth.

INVESTMENT HIGHLIGHTS

Property Highlights

- **Functional Garden-Style Layout -** All suites offer first-floor access directly from the parking areas with functional, easily re-leasable layouts that appeal to a broad range of medical and professional users.

- **Significant Mark-to-Market Opportunity -** In-place rents average below $14.00/SF compared with surrounding comparable rents generally in the high teens to low-$20s/SF. Below-market modified gross leases provide additional upside through future rent increases and conversion to net structures.

- **Attractive Basis -** Offered at approximately $170/SF versus comparable surrounding properties averaging approximately $210/SF, providing an attractive entry basis well below replacement cost and comparable sales.

Tenant Highlights

- **Synergistic Tenant Mix -** Complementary medical, wellness and professional-service tenants create a diversified ecosystem of daily-needs businesses serving overlapping patient and customer bases.

- **Established Tenant Commitment -** Average tenant tenure exceeds five years with several tenants recently renewing and the majority maintaining at least two years of remaining lease term.

- **Contracted Rental Growth -** Majority leases include annual rent increases, providing investors with built-in revenue growth and a hedge against inflation throughout the hold period.

- **Service-Driven Tenancy -** Tenants rely on physical space for patient care, client interaction, and professional services, supporting long-term location commitment and reducing exposure to remote work trends.

Location Highlights

- **Strong US-19 Visibility & Accessibility -** Strategically positioned along US Highway 19, one of Pinellas County's primary north-south corridors with approximately 70,000 vehicles per day, and convenient access to Gandy Boulevard and the Gateway Expressway.

- **Favorable Market Fundamentals -** The surrounding Pinellas County medical office market benefits from positive absorption and low vacancy, supporting continued demand for existing second-generation medical space.

- **Strong Rent Growth -** Medical rents throughout the surrounding market have experienced meaningful growth since COVID, supported by constrained supply and the significantly higher cost of new construction versus existing second- and third-generation space.


SE
Downtown St.Petersburg
±9.5 Miles Away
Shoppes at Park Place
TARGET
Cheddar's
AspenDental
petco
REGAL
HCA Florida
Northside Hospital
±288 Bed | ±1,000 Employees
Runaway Bay
±192 Units
Walmart
Supercenter
Top 25% of National Locations
Source: AlphaMap
Mainlands of Tamarac
±1,532 Homes
The Allure at Gateway
±274 Units
PHYSICIAN'S CHOICE
Hearing Solutions
TONS OF TILE
BAYSIDE INN
Mainlands Shopping Center
ALDI
HUDSON'S
FURNITURE + MATTRESS
Lane
TWISTEE TREAT
Calvary Chapel St. Petersburg
Subject Property
Bayside Terrace
±80 Units
19
± 68,000 VPD
19.3 Miles
Downtown Tampa

9375 US Hwy 19 N
Pinellas Park, FL 33782

±18,588 SF
GLA

1985/1988
Year Built/Renovated

±2.59 Years
WALT

$169.46
Price Per SF

FINANCIAL OVERVIEW

Mainlands Office Complex
9375 US Hwy 19 N, Pinellas Park, FL 33782

FINANCIAL OVERVIEW

$3,150,000	7.00%	$220,500	±2.25 AC
List Price	Cap Rate	NOI	Lot Size

Property Details

Property Name	Mainlands Office Complex
Address	9375 US Hwy 19 N Pinellas Park, FL 33782
Property Size	±18,588 SF
Lot Size (AC)	±2.25 Acres
Year Built/Renovated	1985/1988
Occupancy	100%
Property Type	Multi-Tenant Medical & Professional Office
Ownership Type	Fee Simple

Financial Overview

Income	**Total**
Rental Income	$256,872
Reimbursement Revenue	$73,002*
Vacancy Factor (4%)	($10,275)
Effective Gross Revenue	**$319,599**
Expenses	
Real Estate Taxes	$49,175~
Insurance	$8,486
Landscaping	$3,600
Management Fee (3%)	$9,328
Repairs & Maintenance	$14,149
Utilities	$14,361
Total Operating Expenses	**$99,099**
Net Operating Income	**$220,500**

*Assumes annual CAM reconciliations and recovery of management fees and post-sale tax increases where permitted by the leases.
~Based on Tax Reassessment Upon Sale

FINANCIAL OVERVIEW

Rent Roll

Suite #	Tenant Name	Lease Start	Lease End	Size (SF)	% of NRA	Contract Rental Rate		Rent PSF	Rental Increases	Options Remaining	Years Remaining	Lease Structure
						Annual	Monthly					
9365-A	Imagine Realty, LLC	07/01/26	06/30/29	504	3%	$8,400	$700	$16.67	None	None	2.82	Gross
9365-A1	Brian Killian (dba Hope Center For Healing)	04/01/24	03/31/27	942	5%	$13,240	$1,103	$14.06	3% Annual	None	0.57	Modified Gross
9365-A2	Heartsmart Health Services, LLC	03/15/23	03/31/28	500	3%	$7,005	$584	$14.01	3% Annual	1 x 5 Year(s)	1.58	NNN
9365-B & D	Blissful Beginnings (Christina McCullough)	02/01/26	01/31/29	3,384	18%	$32,345	$2,695	$9.56	None	1 x 2 Year(s)	2.41	Modified Gross
9365-C	Seventh Generation Acupuncture and Herbal Medicine Center, Inc.	Month-to-Month	Month-to-Month	986	5%	$11,400	$950	$11.56	None	None	—	Modified Gross
9365-E	Center for Neurologic Studies, PLLC	03/01/23	05/01/28	1,867	10%	$28,562	$2,380	$15.30	3% Annual	2 x 3 Year(s)	1.66	NNN
9371-A	Elite Chiropractic Wellness Care Inc.	05/01/23	04/30/29	1,518	8%	$20,325	$1,694	$13.39	3% Annual	1 x 3 Year(s)	2.66	NNN
9371-B	Professional Lymphatic Therapy, LLC	01/01/27	12/31/31	1,106	6%	$18,900	$1,575	$17.09	3% Annual	None	5.33	Modified Gross
9371-C	Good Spa	04/01/26	03/31/29	1,610	9%	$21,693	$1,808	$13.47	3% Annual	None	2.58	NNN
9371-D	Platinum Pools and Spas	06/13/23	06/30/29	957	5%	$12,058	$1,005	$12.60	None	None	2.82	NNN
9375-A	Best Value Healthcare, LLC (dba MaxHealth)	12/01/25	11/30/30	3,053	16%	$50,313	$4,193	$16.48	3% Annual	2 x 5 Year(s)	4.24	NNN
9375-B	Wallen Chiropractic	01/01/26	01/31/28	1,111	6%	$15,120	$1,260	$13.61	None	None	1.41	Modified Gross
9375-C	Small Business Accounting	01/01/27	12/31/27	1,050	6%	$17,511	$1,459	$16.68	3% Annual	None	1.33	Modified Gross
		Occupied Totals		**18,588 SF**	**100%**	**$256,872**	**$21,406**	**$13.82**				
		Vacant Totals		**0 SF**	**0%**	**$0**	**$0**	**$0**				
		Total		**18,588 SF**	**100%**	**$256,872**	**$21,406**	**$13.82**				
		WALT		**2.59 Years**								

LEASE ABSTRACTS

Tenant Name	Blissful Beginnings
Lease Guarantor	Blissful Beginnings and Christina McCullough
Lease Type	Modified Gross
SF Leased	3,384 SF
Initial Term	Six Years
Rent Commencement	02/01/26
Lease Expiration	01/31/29
Lease Term Remaining	2.40 Years
Base Rent	$32,345
Rental Increases	None
Renewal Options	1 x 2 Year(s)
CAM Reimbursement	Fixed - $2,343 Annual
Landlord Responsibilities	Roof, structure, exterior, landscaping, parking areas, ordinary trash service, and major electrical/plumbing repairs exceeding $2,500
Tenant Responsibilities	Interior premises, improvements, glass, doors, fixtures, equipment, HVAC, electrical, plumbing, and all related repairs, excluding major electrical/plumbing repairs over $2,500
Insurance	Included in CAM Charge
Taxes	Included in CAM Charge
Property Management	Included in CAM Charge
ROFR/ROFO	None

Tenant Name	Center for Neurologic Studies
Lease Guarantor	Center for Neurologic Studies, PLLC & Randall R. Benson
Lease Type	NNN
SF Leased	1,867 SF
Initial Term	Five Years
Rent Commencement	03/01/23
Lease Expiration	05/01/28
Lease Term Remaining	1.65 Years
Base Rent	$28,562
Rental Increases	3% Annual
Renewal Options	2 x 3 Year(s)
CAM Reimbursement	Based on tenant's pro rata share
CAM Cap	None
Landlord Responsibilities	Structural elements, exterior walls, roof, foundation, utility connections serving the premises, common areas, and building systems not exclusively serving the premises
Tenant Responsibilities	Interior premises, windows, storefront, doors, fixtures, non-structural walls, and plumbing, electrical and HVAC systems exclusively serving the premises
Insurance	Tenant reimburses its pro rata share
Taxes	Tenant reimburses its pro rata share
Property Management	Tenant reimburses its pro rata share
ROFR/ROFO	None
Lease-only ROFO	Right of first offer to lease adjacent space, subject to lease conditions.

LEASE ABSTRACTS

Tenant Name	Elite Chiropractic Wellness Care
Lease Guarantor	Elite Chiropractic Wellness Care Inc. & Nadiuska G. Lopez
Lease Type	NNN
SF Leased	1,518 SF
Initial Term	Three Years
Rent Commencement	5/1/23
Lease Expiration	04/30/29
Lease Term Remaining	2.64 Years
Base Rent	$20,325
Rental Increases	3% Annual
Renewal Options	1 x 3 Year(s)
CAM Reimbursement	Based on tenant's pro rata share
CAM Cap	None
Landlord Responsibilities	Structural elements, exterior walls, roof, foundation, utility connections serving the premises, common areas, and building systems not exclusively serving the premises
Tenant Responsibilities	Interior premises, windows, storefront, doors, fixtures, non-structural walls, and plumbing, electrical and HVAC systems exclusively serving the premises
Insurance	Tenant reimburses its pro rata share
Taxes	Tenant reimburses its pro rata share
Property Management	Tenant reimburses its pro rata share
ROFR/ROFO	None
Lease-only ROFO	Right of first offer to lease adjacent space, included in an unsigned lease and subject to confirmation.

Tenant Name	HeartSmart Health Services
Lease Guarantor	HeartSmart Health Services, LLC & Natasha Garver
Lease Type	NNN
SF Leased	500 SF
Initial Term	Five Years
Rent Commencement	3/15/23
Lease Expiration	3/31/28
Lease Term Remaining	1.56 Years
Base Rent	$7,005
Rental Increases	3% Annual
Renewal Options	1 x 5 Year(s)
CAM Reimbursement	Based on tenant's pro rata share
CAM Cap	None
Landlord Responsibilities	Structural elements, exterior walls, roof, foundation, utility connections serving the premises, common areas, and building systems not exclusively serving the premises
Tenant Responsibilities	Interior premises, windows, storefront, doors, fixtures, non-structural walls, and plumbing, electrical and HVAC systems exclusively serving the premises
Insurance	Tenant reimburses its pro rata share
Taxes	Tenant reimburses its pro rata share
Property Management	Tenant reimburses its pro rata share
ROFR/ROFO	None
Lease-only ROFO	Right of first offer to lease adjacent space, subject to lease conditions.

LEASE ABSTRACTS

Tenant Name	Hope Center For Healing
Lease Guarantor	Hope Center For Healing & Brian Killian
Lease Type	Modified Gross
SF Leased	942 SF
Initial Term	Three Years
Rent Commencement	4/1/24
Lease Expiration	3/31/27
Lease Term Remaining	0.56 Years
Base Rent	$13,240
Rental Increases	3% Annual
Renewal Options	None
CAM Reimbursement	None
Landlord Responsibilities	Structure, roof, exterior building, landscaping, parking areas, and major HVAC, electrical and plumbing failures
Tenant Responsibilities	All utilities, including a scheduled electric charge and the tenant's pro rata share of water and trash service
Insurance	Landlord
Taxes	Landlord
Property Management	Not Reimbursed
ROFR/ROFO	None
Financial Reporting	None

Tenant Name	Imagine Realty
Lease Guarantor	Imagine Realty, LLC
Lease Type	Modified Gross
SF Leased	504 SF
Initial Term	Three Years
Rent Commencement	7/1/26
Lease Expiration	6/30/29
Lease Term Remaining	2.81 Years
Base Rent	$8,400
Rental Increases	None
Renewal Options	None
CAM Reimbursement	None
Landlord Responsibilities	Structure, roof, exterior building, landscaping, parking areas, and major HVAC, electrical and plumbing failures
Tenant Responsibilities	All utilities, including a scheduled electric charge and the tenant's pro rata share of water and trash service
Insurance	Landlord
Taxes	Landlord
Property Management	Not Reimbursed
ROFR/ROFO	None
Financial Reporting	None

LEASE ABSTRACTS

Tenant Name	MaxHealth
Tenant Entity	Best Value Healthcare, LLC
Lease Type	NNN
SF Leased	3,053 SF
Initial Term	Five Years
Rent Commencement	12/01/25
Lease Expiration	11/30/30
Lease Term Remaining	4.23 Years
Base Rent	$50,313
Rental Increases	3% Annual
Renewal Options	2 x 5 Year(s)
CAM Reimbursement	Based on tenant’s pro rata share
CAM Cap	Controllable CAM increases are capped at 5% annually; taxes, insurance and utilities are excluded from the cap
Landlord Responsibilities	Common areas, structural elements, exterior walls, roof, foundation, roof membrane, utility connections, and building systems not exclusively serving the premises. Landlord also pays HVAC repair and replacement costs exceeding $2,000 per unit annually
Tenant Responsibilities	Interior premises and plumbing, electrical and HVAC systems exclusively serving the suite. Tenant must maintain an HVAC service agreement and is responsible for up to $2,000 per HVAC unit annually, plus janitorial and regulated waste disposal
Insurance	Tenant reimburses its pro rata share
Taxes	Tenant reimburses its pro rata share
Property Management	Tenant reimburses its pro rata share, Property Management capped at 3% of rent
ROFR/ROFO	None
Lease-only ROFO	Right of first offer to lease adjacent space, subject to lease conditions.

Tenant Name	Platinum Pools and Spas
Lease Guarantor	Platinum Pools and Spas & David Greiner
Lease Type	NNN
SF Leased	957 SF
Initial Term	Three Years
Rent Commencement	06/13/23
Lease Expiration	06/30/29
Lease Term Remaining	2.81 Years
Base Rent	$12,058
Rental Increases	None
Renewal Options	None
CAM Reimbursement	Based on tenant’s pro rata share
CAM Cap	None
Landlord Responsibilities	Common areas, structural elements, exterior walls, roof, foundation, utility connections, and building systems not exclusively serving the premises
Tenant Responsibilities	Interior premises and plumbing, electrical and HVAC systems exclusively serving the suite, plus janitorial services and regulated waste disposal
Insurance	Tenant reimburses its pro rata share
Taxes	Tenant reimburses its pro rata share
Property Management	Tenant reimburses its pro rata share
ROFR/ROFO	None
Lease-only ROFO	Right of first offer to lease adjacent space, subject to lease conditions.

LEASE ABSTRACTS

Tenant Name	Good Spa
Lease Guarantor	Good Spa & Shushan Chen
Lease Type	NNN
SF Leased	1,610 SF
Initial Term	Three Years
Rent Commencement	04/1/26
Lease Expiration	03/31/29
Lease Term Remaining	2.56 Years
Base Rent	$21,693
Rental Increases	3% Annual
Renewal Options	None
CAM Reimbursement	Based on tenant's pro rata share
CAM Cap	None
Landlord Responsibilities	Common areas, structural elements, exterior walls, roof, foundation, utility connections, and building systems not exclusively serving the premises
Tenant Responsibilities	Interior premises and plumbing, electrical and HVAC systems exclusively serving the suite, plus janitorial services and trash removal
Insurance	Tenant reimburses its pro rata share
Taxes	Tenant reimburses its pro rata share
Property Management	Tenant reimburses its pro rata share
ROFR/ROFO	None
Lease-only ROFO	Right of first offer to lease adjacent space, subject to lease conditions.

Tenant Name	Professional Lymphatic Therapy
Lease Guarantor	Professional Lymphatic Therapy, LLC.
Lease Type	Modified Gross
SF Leased	1,106 SF
Initial Term	Five Years
Rent Commencement	1/1/2022
Lease Expiration	12/01/31
Lease Term Remaining	4.32 Years
Base Rent	$21,693
Rental Increases	3% Annual
Renewal Options	None
CAM Reimbursement	Pro rata share of water and trash service
Landlord Responsibilities	Structure, roof, building exterior, landscaping, parking areas and major HVAC, electrical and plumbing failures
Tenant Responsibilities	All utilities, including a scheduled electric charge and the tenant's pro rata share of water and trash service
Insurance	Landlord
Taxes	Landlord
Property Management	Not Reimbursed
ROFR/ROFO	None

LEASE ABSTRACTS

Tenant Name	Seventh Generation Acupuncture
Lease Guarantor	Seventh Generation Acupuncture and Herbal Medicine Center, Inc
Lease Type	Modified Gross
SF Leased	986 SF
Initial Term	Ten Years
Rent Commencement	5/1/09
Lease Expiration	4/30/24
Lease Term Remaining	Month-To-Month
Base Rent	$11,400
Rental Increases	None
Renewal Options	None
CAM Reimbursement	Fixed - $312 Annual
Landlord Responsibilities	Structure, roof, exterior building, landscaping, parking areas, and major HVAC, electrical and plumbing failures
Tenant Responsibilities	Interior premises, glass, doors, fixtures, lighting, electrical and plumbing systems, and routine HVAC maintenance and repairs
Insurance	Included in CAM Charge
Taxes	Included in CAM Charge
Property Management	Included in CAM Charge
ROFR/ROFO	None
Financial Reporting	None

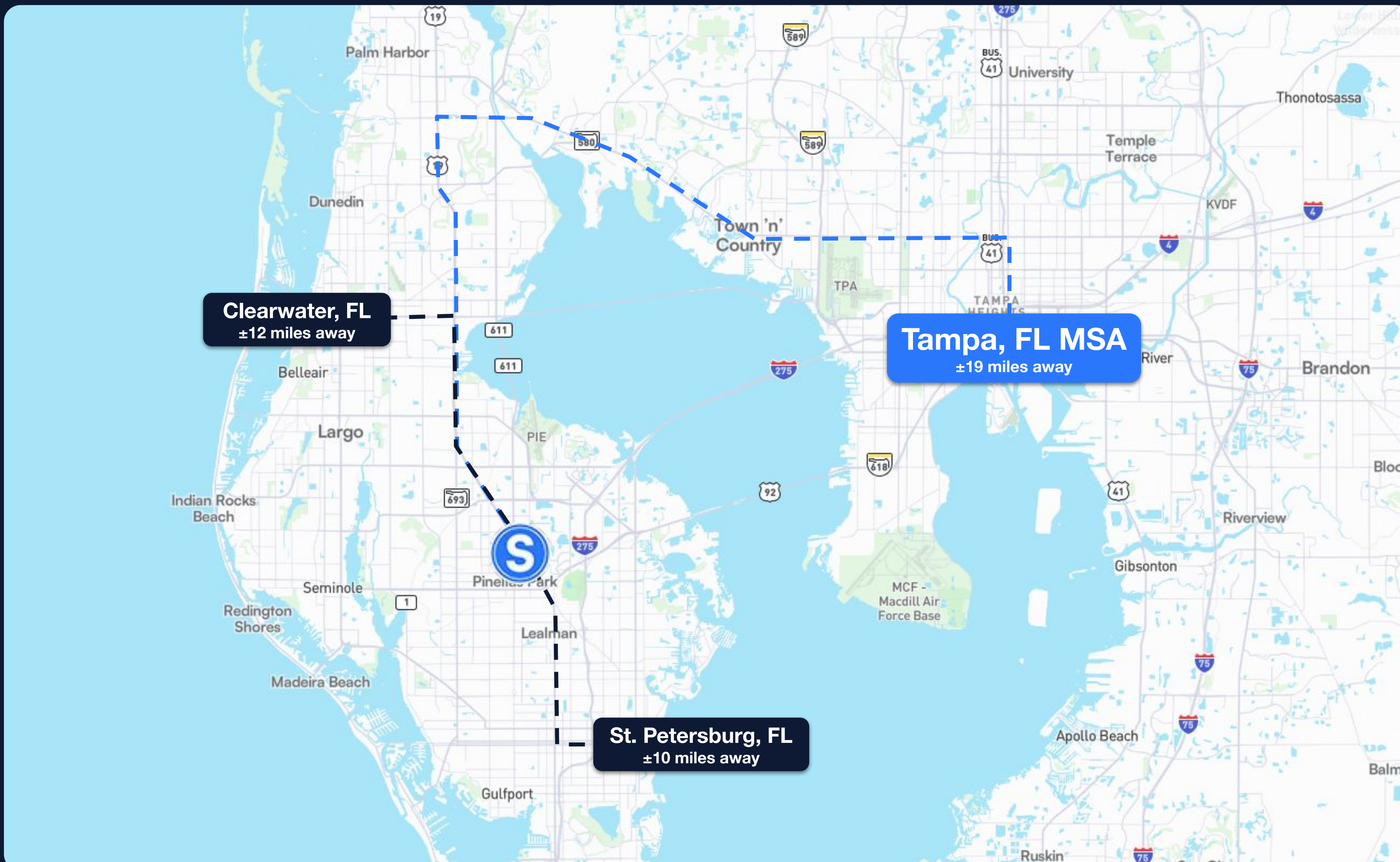
Tenant Name	Wallen Chiropractic
Lease Guarantor	Wallen Chiropractic and Ida Wallen
Lease Type	Modified Gross
SF Leased	1,111 SF
Initial Term	Four Years
Rent Commencement	02/01/26
Lease Expiration	01/31/28
Lease Term Remaining	1.40 Years
Base Rent	$15,120
Rental Increases	None
Renewal Options	None
CAM Reimbursement	None
Landlord Responsibilities	Structure, roof, exterior building, landscaping, parking areas, and major HVAC, electrical and plumbing failures
Tenant Responsibilities	All utilities, including a scheduled electric charge and the tenant's pro rata share of water and trash service
Insurance	Landlord
Taxes	Landlord
Property Management	Not Reimbursed
ROFR/ROFO	None
Financial Reporting	None

LEASE ABSTRACTS

Tenant Name	Small Business Accounting of Pinellas
Lease Guarantor	Small Business Accounting of Pinellas & Richard Rousseau
Lease Type	Modified Gross
SF Leased	1,050 SF
Initial Term	Three Years
Rent Commencement	1/1/25
Lease Expiration	12/31/27
Lease Term Remaining	1.31 Years
Base Rent	$17,511
Rental Increases	3% Annual
Renewal Options	None
CAM Reimbursement	None
Landlord Responsibilities	Structure, roof, exterior building, landscaping, parking areas, and major HVAC, electrical and plumbing failures
Tenant Responsibilities	All utilities, including a scheduled electric charge and the tenant's pro rata share of water and trash service
Insurance	Landlord
Taxes	Landlord
Property Management	Not Reimbursed
ROFR/ROFO	None
Financial Reporting	None

MARKET OVERVIEW

Mainlands Office Complex
9375 US Hwy 19 N, Pinellas Park, FL 33782



PINELLAS PARK, FL

Local Market Overview

Pinellas Park is centrally located in Pinellas County, offering convenient access to the broader Tampa Bay region and many of the area's major employment, commercial, and recreational destinations. The city benefits from its position between St. Petersburg and Clearwater, with connectivity provided by major transportation corridors including U.S. Highway 19, Park Boulevard, and nearby Interstate 275. Its central location places businesses and residents within easy reach of downtown St. Petersburg, Tampa, Clearwater, Gulf Coast beaches, and Tampa International Airport. Pinellas Park features a diverse mix of residential neighborhoods, retail centers, employment areas, and industrial properties, supporting an established environment for both commerce and daily life.

The surrounding Tampa Bay region provides Pinellas Park with access to a broad economic base spanning healthcare, financial and professional services, manufacturing, technology, tourism, and logistics. Local commercial corridors accommodate a wide range of retailers, restaurants, service businesses, and employers, while nearby cultural attractions, entertainment venues, parks, and beaches contribute to the area's quality of life.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	13,919	79,971	252,094
Current Year Estimate	13,893	79,805	251,675
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	6,524	35,154	113,730
Current Year Estimate	6,504	35,063	113,678
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$70,017	$79,427	$86,714

CLEARWATER, FL

Clearwater, Florida is a Gulf Coast city known for its vibrant tourism industry, strong service economy, and high quality of life. Anchored by its world-famous beaches and year-round visitor appeal, the area benefits from a steady influx of tourists that supports local businesses and employment. The city has experienced consistent population growth, driven in part by retirees and remote workers attracted to its coastal lifestyle and relatively affordable living compared to larger Florida markets. Household incomes reflect a diverse mix of employment across tourism, healthcare, retail, and professional services, creating a stable and well-rounded economic base.

Beyond its core economic drivers, Clearwater offers a diverse mix of cultural, recreational, and commercial amenities that enhance its long-term appeal. The vibrant downtown, award-winning white-sand beaches, and a strong retail presence—ranging from beachfront shops to regional shopping centers—continue to attract both residents and visitors. Expanding healthcare services and nearby employment hubs further support the area's livability. Ongoing infrastructure improvements and strong regional connectivity, including access to major corridors like U.S. Highway 19 and proximity to Tampa International Airport, facilitate economic activity and mobility.

CLEARWATER BEACH

5 Million Visitors Per Year

DOWNTOWN CLEARWATER

2 Million Visitors Per Year

BEACH WALK PROMENADE

4 Million Visitors Per Year

ST. PETERSBURG, FL

St. Petersburg is a mature, high-barrier coastal market supported by a dense and established population base, ongoing urban reinvestment, and strong regional fundamentals within the Tampa Bay area. The city continues to benefit from infill residential development, downtown revitalization, and sustained in-migration, all of which enhance neighborhood vitality and expand the consumer base. Limited land availability and development constraints restrict new supply, preserving long-term market stability. Together, these factors position St. Petersburg as one of Tampa Bay's most resilient and supply-constrained submarkets with durable demographic and economic momentum.

The city benefits from strong tourism activity driven by its waterfront location, nationally recognized beaches, cultural institutions, professional sports, and year-round event programming. Attractions such as the St. Pete Pier, Central Avenue Arts District, museums, and nearby beach destinations generate consistent visitation from both domestic and international travelers, supplementing a strong local customer base. Limited land availability, zoning constraints, and coastal development restrictions create high barriers to entry, curbing new commercial supply and reinforcing long-term market stability.

FORT DE SOTO PARK

2.7 Million Visitors Per Year

TROPICANA FIELD

1.1 Million Visitors Per Year

ST. PETE PIER

2.3 Million Visitors Per Year

TAMPA, FL MSA

Tampa is a major metropolitan center in Florida and one of the state's most dynamic economic and cultural hubs. Known for its strategic transportation infrastructure—anchored by Tampa International Airport and a robust port system—Tampa offers strong connectivity for both domestic and international business. The region's diverse economy is driven by sectors such as financial services, healthcare, technology, defense, logistics, and tourism. With a steadily growing population, business-friendly climate, and an expanding corporate presence, Tampa blends relative affordability, a skilled workforce, and a high quality of life, making it an increasingly attractive market for investment and growth.

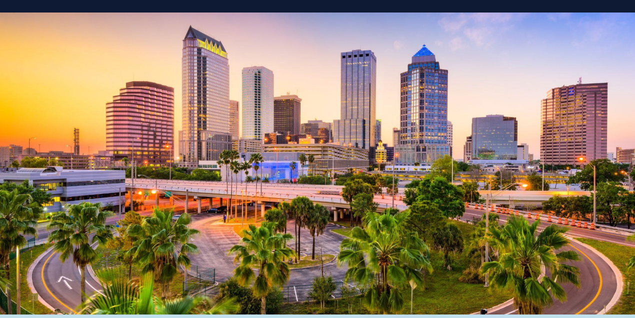
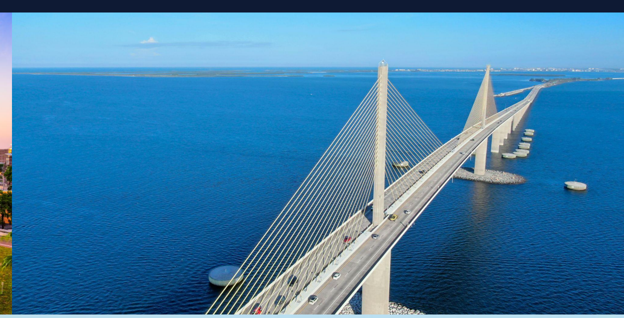
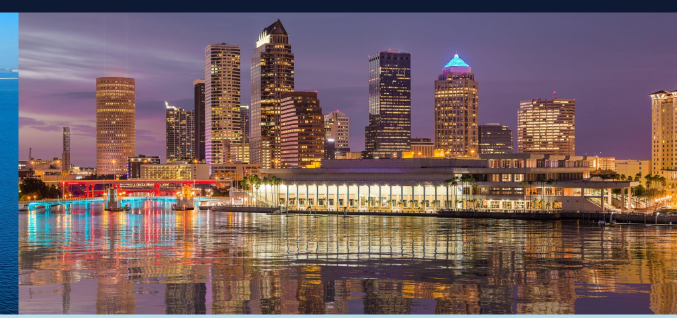
Healthcare providers and businesses operating in Tampa benefit from a rapidly expanding and diverse consumer base, strong population growth, and sustained demand across both urban and suburban submarkets. Positioned as a key gateway to Florida, Tampa is supported by an integrated transportation network that includes major interstate access, Tampa International Airport, and one of the state's most active seaports—supporting long-term commercial expansion and economic stability.

Total Population
3.4 Million

Annual Visitors
15.8 Million

Tourism Economic Impact
$20 Billion

GDP
$243.3 Billion

MATTHEWS™

EXCLUSIVELY LISTED BY

Jake Allen
Associate Vice President
(904) 201-1772
jake.allen@matthews.com
License No. SL3558421 (FL)

Kyle Matthews | Broker of Record | Broker Lic. No. BK3554632 (FL) | Firm License No. CQ1066435 (FL)

APOLLO OM TEMPLATE SECTION

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Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

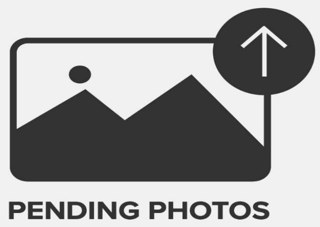
Healthcare OM Template

FLEMING ISLAND, FL

Local Market Overview

Located within a stable suburban submarket of Cuyahoga County, Seven Hills maintains a moderately sized population—hovering at approximately 11,628 people in 2023—with a slight annual decline of 0.45% from the prior year. The area exhibits strong household income growth, with median household income rising to $95,313 in 2023, up from $91,975 a year earlier. As a primarily owner-occupied community—with a homeownership rate of 95.2%—purchasing remains the dominant tenure trend.

Accessibility underscores the market's appeal: Seven Hills lies roughly a 20-minute drive from downtown Cleveland, with major corridors like I-77, I-480, and Broadview Road ensuring smooth connectivity. Traffic volumes along these routes support both residential and commuter activity. The demographic profile—characterized by a high median age of approximately 50.3 years and a well-earned median income—points to a mature, financially stable population likely drawn to reliable multifamily housing options.



Population	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	6,588	34,678	89,604
Current Year Estimate	6,578	33,894	86,543
2020 Census	6,690	33,544	83,280
Growth Current Year-Five-Year	0.15%	2.31%	3.54%
Growth 2020-Current Year	-1.67%	1.04%	3.92%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	2,594	13,953	35,342
Current Year Estimate	2,558	13,401	33,864
2020 Census	2,465	12,384	31,108
Growth Current Year-Five-Year	1.41%	4.12%	4.36%
Growth 2020-Current Year	3.75%	8.21%	8.86%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$169,752	$165,421	$141,544

Financial Summary

$000,000
List Price

00.00%
Cap Rate

00.00%
Price Per SF

±0.00 AC
Lot Size

Property Details

Tenant Trade Name	Tenant
Type of Ownership	Xxxxxx
Lease Guarantor	Xxxxxx
Lease Type	Xxxx
Landlords Responsibilities	None
Original Lease Term	00 Years
Rent Commencement Date	00/00/0000
Lease Expiration Date	00/00/0000
Term Remaining on Lease	±00 Years
Increases	Xxxxxxxxxx
Options	Xxxxxxxxxx

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent Psf	Cap Rate
Current	$32,500.00	$390,000.00	$26.80	6.00%
Option 1	$32,500.00	$390,000.00	$26.80	6.00%
Option 2	$32,500.00	$390,000.00	$26.80	6.00%
Option 3	$32,500.00	$390,000.00	$26.80	6.00%
Option 4	$32,500.00	$390,000.00	$26.80	6.00%