



PDS Health



100% Occupied 2-Tenant Pad; New 10-Year Leases | Primary Commercial & Retail Corridor Location
Adjacent to The Villages; #1 Fastest-Growing Metro | Income-Tax-Free State




DRIVE-THRU

In Association with ParaSell, Inc. | A Licensed Florida Broker #CQ1059597

OFFERING MEMORANDUM
WILDWOOD, FLORIDA



HANLEY INVESTMENT GROUP
REAL ESTATE ADVISORS



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OFFERING SUMMARY

LOCATION

PDS Health & Huey Magoo's
5295-5297 Sundance Trail
Wildwood, Florida 34785

 [VIEW ON GOOGLE MAPS](#)

OFFERING SUMMARY

Price: \$5,125,000

Current NOI: \$289,384

Current Capitalization Rate: 5.65%

Net Rentable Area: 6,399

Year Built: 2022

Lot Size (Acres): 1.00

FINANCING SUMMARY

All Cash or Cash to New Financing
(Contact Hanley Investment Group for Further Details)



INVESTMENT HIGHLIGHTS

- **Two-Tenant NNN Retail Investment Shadow-Anchored by a Brand-New Target and Across from a Top-Performing Winn-Dixie (Top 6% in Florida, Placer.ai):**

- **Corporate PDS Health:**

- New 10-year lease
- 10% increase in April 2030
- Two 5-year options with 10% increases in each option
- PDS Health is one of the nation's largest private dental companies with over 1,000 locations in 24 states, and plans to add more

- **Huey Magoo's:**

- New 10-year lease
- 10% increase in February 2029
- Four 5-year options with 10% increases in each option
- Huey Magoo's is a rapidly growing fast casual chicken concept with systemwide average-unit volumes that surpass even long-time legacy brands such as Popeye's, KFC, Wendy's, Taco Bell, and more
- Huey Magoo's currently operates 80+ locations across 12 states (240+ locations in various stages of development)
- #2 "Fastest Growing Restaurant chain" – *Eat This, Not That* (2024)
- "Top 500 Chain Restaurant Report" – *Technomic* (2024)



INVESTMENT HIGHLIGHTS

- Located Within a Dense Retail Corridor; Adjacent to The Villages, the Largest Retirement Community in the United States:**
 - Area tenants include Target, Home Depot, Lowe's, Publix, Winn-Dixie, and more
 - The Villages (26,000 acres) is a 55+ active retirement community with over 100,000 residents
 - The Villages was the fastest-growing U.S. metro area between 2020 to 2023, increasing by 16.8%
- High-Growth Demographics:** 127% population growth from 2010 to 2025 within a 3-mile radius
 - Wildwood, Florida topped the list of fastest-growing places in the U.S. due to its retiree-friendly lifestyle and strong location perks – *Travel + Leisure* (2025)
- Wildwood is Part of the Orlando MSA:**
 - One of the top 25 largest MSA's in the nation, boasting a population of over 2.8 million people
 - Orlando was the most visited city in America in 2023 (74+ million visitors)
 - #2 "Fastest Growing U.S. Metros" – *U.S. Census Bureau* (2022-2023)
 - #2 in the Country for Job Growth – *U.S. Bureau of Labor Statistics* (2023)
 - Major international companies have a presence in Orlando including Walt Disney Company, Lockheed Martin, Mitsubishi, Northrop Grumman, Darden Restaurants, Verizon Communications, and American Automobile Association (AAA)



LEASE SUMMARY



LEASE SUMMARY

Tenant:	Huey Magoo's	PDS Health
Guarantor:	Big Chix, LLC (1)	None
Rent Commencement:	February 1, 2024	April 1, 2025
Lease Expiration:	January 31, 2034	March 31, 2035
Lease Type:	NNN	NNN
Net Rentable Area:	2,183	4,216
Monthly Rent:	\$9,096	\$15,020
Annual Rent:	\$109,150	\$180,234
Rental Increases:	10% Increase [February 2029]	10% Increase [April 2030]
Renewal Options:	Four 5-Year @ 10% Increases	Two 5-Year @ 10% Increases

REIMBURSEMENTS

Property Taxes:	Tenant Reimburses	Tenant Reimburses
Insurance:	Tenant Reimburses	Tenant Reimburses
Common Area Maintenance:	Tenant Reimburses	Tenant Reimburses
Roof & Structure:	Landlord Responsibility	Landlord Responsibility
Management Fee:	Silent (2)	3% Base Rent + 12% Admin Fee [CAM]

NOTES

(1) Guaranty burns off at the end of Year 3 (1/31/2027) and will be of no further force or effect.

(2) Analysis assumes Tenant pays a 3.0% Base Rent Management Fee.

The information provided hereto is intended to be used and must be used for informational purposes only. You are responsible for conducting your own analysis before making any investment-based decision. Although best efforts are made to ensure that all information is accurate and up to date, information has been provided by sources outside of the company and errors and misprints may occur.

INCOME & EXPENSE

ANNUALIZED OPERATING DATA

	Current
Scheduled Base Rent:	\$289,384
Expense Recoveries:	\$97,083
Total Potential Gross Revenue:	\$386,467
Effective Gross Revenue (EGR):	\$386,467
Total Operating Expenses:	[\$97,083]
Net Operating Income (NOI):	\$289,384

OPERATING EXPENSES

	Amount	\$/SF	
Taxes (1):	\$53,112	\$8.30	
Insurance (1):	\$6,111	\$0.95	
Common Area Maintenance (1):	\$27,677	\$4.33	
Management (2):	\$10,183	\$1.59	
Total Expenses:	\$97,083	\$15.17	Annually Per SF
		\$1.26	Monthly Per SF

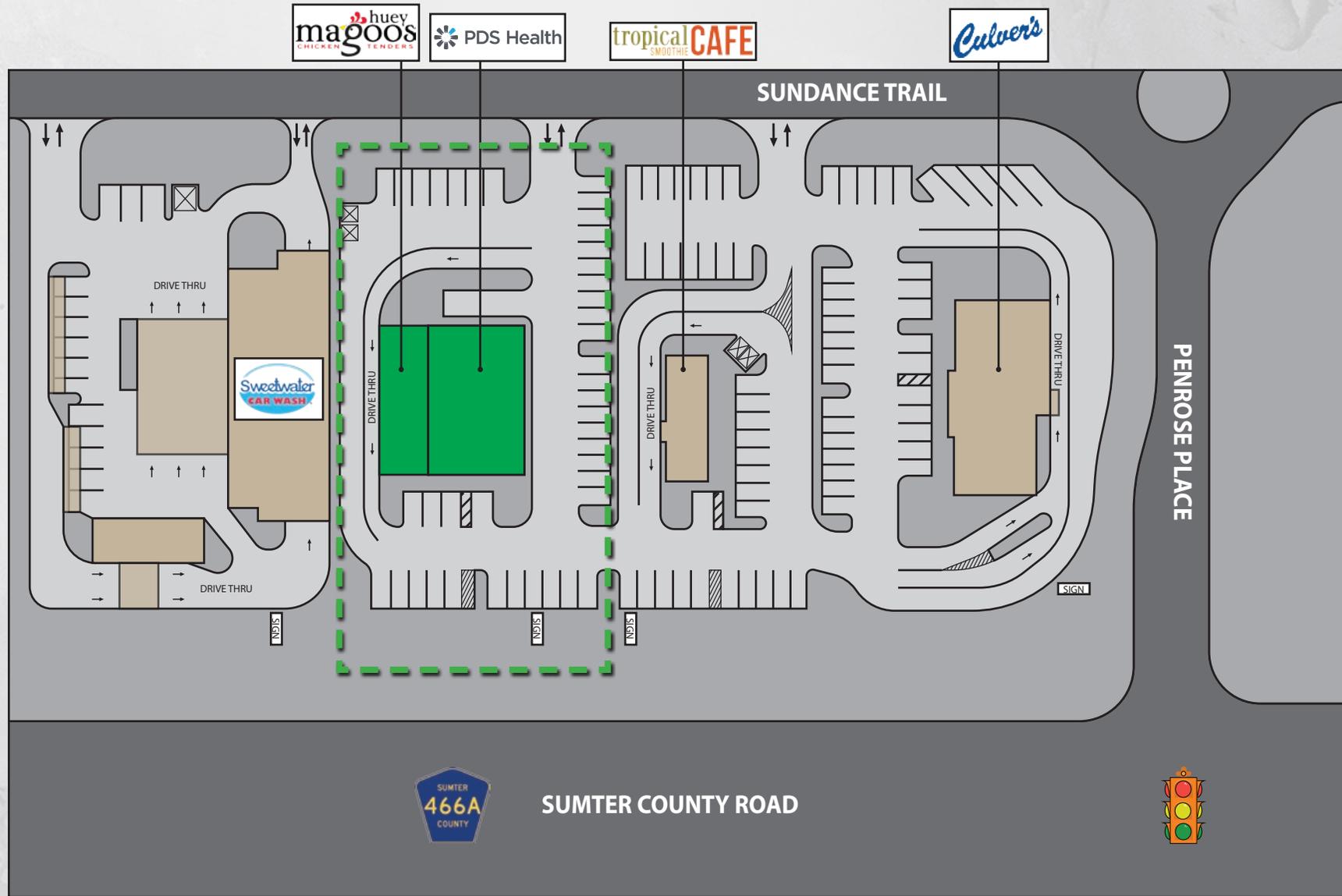
(1) Based on the 2026 Budget.

(2) Based on the Admin Fees and Management Fees collected for Huey Magoo's & PDS Health. Analysis assumes Huey Magoo's pays a 3.0% Base Rent Management Fee.

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SITE PLAN / PARCEL MAP



PDS Health & Huey Magoo's
 5295-5297 Sundance Trail
 Wildwood, Florida 34785

SUBJECT PROPERTY

PROPERTY PARCEL

NOT A PART

APN: G04N254

The site plan provided is for illustrative purposes only and may not be accurate or to scale. Actual layout and dimensions may vary. Please consult official documentation for precise details.



SURROUNDING TENANTS

TOP 22% IN FLORIDA



Placer.ai



TOP 6% IN FLORIDA



Placer.ai



NEW 2025 CONSTRUCTION



TOP 13% (FAST FOOD & QSR CATEGORY)



Placer.ai



AERIAL OVERVIEW

127% POPULATION GROWTH WITHIN 3 MILES (2010-2025)

PALMETTO EXECUTIVE GOLF COURSE

The Villages
Community Development Districts
- #1 FASTEST-GROWING U.S. METRO;
+16.8% INCREASE (2020-2023) -
- 100,000 RESIDENTS AND GROWING -

PINELLAS PLAZA
- 2.3 MILLION ANNUAL VISITS (PLACER.AI) -
Winn-Dixie
SUBWAY
H&R BLOCK **T**

CITIZENS FIRST BANK

Publix
MATTRESS FIRM
CHIPOTLE MEXICAN GRILL

ADVANCED DERMATOLOGY and Cosmetic Surgery

ups

W

CHASE

CIRCLE K

FUTURE RETAIL

FIFTH THIRD

MIDFLORIDA
Florida's community credit union

BANK OF AMERICA

20,000 CPD

466
SUNTER COUNTY

FUTURE RETAIL

Culver's

tropical CAFE
SMOOTHIE

SUBJECT PROPERTY

Sweetwater CAR WASH

FUTURE RETAIL

SUNDANCE TRAIL

SUBJECT PROPERTY
PDS Health
huey magoo's
CHICKEN TENDERS

132 TOWNHOMES

AERIAL OVERVIEW



Publix

MATTRESS FIRM



ADVANCED DERMATOLOGY

The Villages®

Community Development Districts
 - #1 FASTEST-GROWING U.S. METRO;
 +16.8% INCREASE (2020-2023) -
 - 100,000 RESIDENTS AND GROWING -

save a Lot



CVS pharmacy



WELLS FARGO



PINELLAS PLAZA
 - 2.3 MILLION ANNUAL VISITS (PLACER.AI) -
 Winn-Dixie
 SUBWAY
 H&R BLOCK
 T

BANK OF AMERICA

MIDFLORIDA
 Florida's community credit union



FUTURE RETAIL

FIFTH THIRD

FUTURE RETAIL

CIRCLE K

20,000 CPD

FUTURE RETAIL



CHASE

SUNDANCE TRAIL

tropical CAFE

Culver's

SUBJECT PROPERTY
 PDS Health
 huey magoo's
 CHICKEN TENDERS

132 TOWNHOMES

AERIAL OVERVIEW



BONITA PASS EXECUTIVE GOLF COURSE

SOUTHERN STAR EXECUTIVE GOLF COURSE

TRAILWINDS VILLAGE
Publix
Starbucks
Marco's Pizza

TURTLE MOUND EXECUTIVE GOLF COURSE #1

Wendy's
HCA Healthcare

TARGET

LOWE'S

Florida Credit Union

ALDI

Spectrum
FIRST WATCH TACO BELL

SKYLOFT AT THE VILLAGES
-150 MULTI-FAMILY UNITS -
(PROPOSED)

HOME 2
SUITES BY HILTON

ABC
RESTAURANT

Jersey Mike's
BURGER KING
verizon

SUBJECT PROPERTY
PDS Health
magoos
huey
CHICKEN TENDERS

ASHLEY
(PROPOSED)

crumbl
OUTBACK
STEAKHOUSE

Culver's

132 TOWNHOMES

tropical CAFE
SMOOTHIE

SUNDANCE TRAIL

Sweetwater
CAR WASH

CHASE

20,000 CPD

CIRCLE K

DEMOGRAPHICS

Population:

1-Mile Radius	8,339
3-Mile Radius	45,930
5-Mile Radius	90,232

Household Income:

1-Mile Radius	\$107,962
3-Mile Radius	\$102,587
5-Mile Radius	\$106,128

FUTURE RETAIL

FUTURE RETAIL

FIFTH THIRD

N

AERIAL OVERVIEW



TRAILWINDS VILLAGE

Publix

Starbucks
Marco's Pizza

TURTLE MOUND EXECUTIVE GOLF COURSE #1

Jersey Mike's
Burger King
verizon

HCA Healthcare
Wendy's
Mister Car Wash

Target
Lowe's

crumbl
OUTBACK STEAKHOUSE

ABC

ALDI

Spectrum
FIRST WATCH THE DAYTIME CAFE
TACO BELL

SUBJECT PROPERTY

PDS Health
huey magoo's CHICKEN TENDERS

HOME2 SUITES BY HILTON

ASHLEY (PROPOSED)

PINELLAS PLAZA
- 2.3 MILLION ANNUAL VISITS (PLACER.AI) -

Winn-Dixie
SUBWAY
H&R BLOCK
T

132 TOWNHOMES

SUNDANCE TRAIL
- 336 MULTI-FAMILY UNITS -

SUNDANCE TRAIL
FUTURE RETAIL

MAVIS DISCOUNT TIRE

20,000 CPD

CHASE
CIRCLE K

FIFTH THIRD

7 ELEVEN

PANDA EXPRESS CHINESE KITCHEN
FUTURE RETAIL

WELLS FARGO

W

462 COUNTY

Wawa

CVS pharmacy

POWELL ROAD

DOWNTOWN ORLANDO
- 1-HOUR DRIVE TIME -

AERIAL OVERVIEW



Marshalls
HomeGoods
bealls **PET SMART**
DOLLAR TREE

SADDLEBROOK EXECUTIVE GOLF COURSE

UF HEALTH SPANISH PLAINES HOSPITAL
 - 307 Beds -

TIERRA DEL SOL COUNTRY CLUB

ALDI
OrangeTheory FITNESS
BARNES & NOBLE

sam's club
KOHL'S
SPORTSMANS
THE HOME DEPOT
PGA TOUR SUPERSTORE

MALLORY HILL CHAMPIONSHIP COURSE

SOUTHERN TRACE PLAZA
Publix
HAVERTYS **ACE**
 FURNITURE The helpful place.

SPROUTS FARMERS MARKET

Walmart Supercenter
Lowe's
Bealls Florida **ALDI**

PELICAN & HERON GOLF COURSES

BONITA PASS EXECUTIVE GOLF COURSE

SOUTHERN STAR EXECUTIVE GOLF COURSE

TRAILWINDS VILLAGE
Publix
Starbucks **Marcos Pizzeria**

TURTLE MOUND EXECUTIVE GOLF COURSE #1

SUBJECT PROPERTY
PDS Health
huey magoo's
 CHICKEN TENDERS

TARGET

Lowe's

ALDI

Florida Credit Union

Spectrum
FIRST WATCH **TACO BELL**

HCA Healthcare

HOME 2
 SITES BY WILCO

ABC
 STORES

Wendy's

Calver's

crumbl
OUTBACK STEAKHOUSE

Jersey Mike's **BURGER KING**
verizon

US 462
 SUMMIT COUNTY

US 466
 SUMMIT COUNTY

DOLLAR TREE

Arbys

Wawa

CVS pharmacy

Wendy's

7-ELEVEN

MAV'S DISCOUNT TIRE

Sweetwater CAR WASH

FIFTH THIRD

BANK OF AMERICA

MIDFLORIDA
 Bank's community credit union

WELLS FARGO

W

W

W

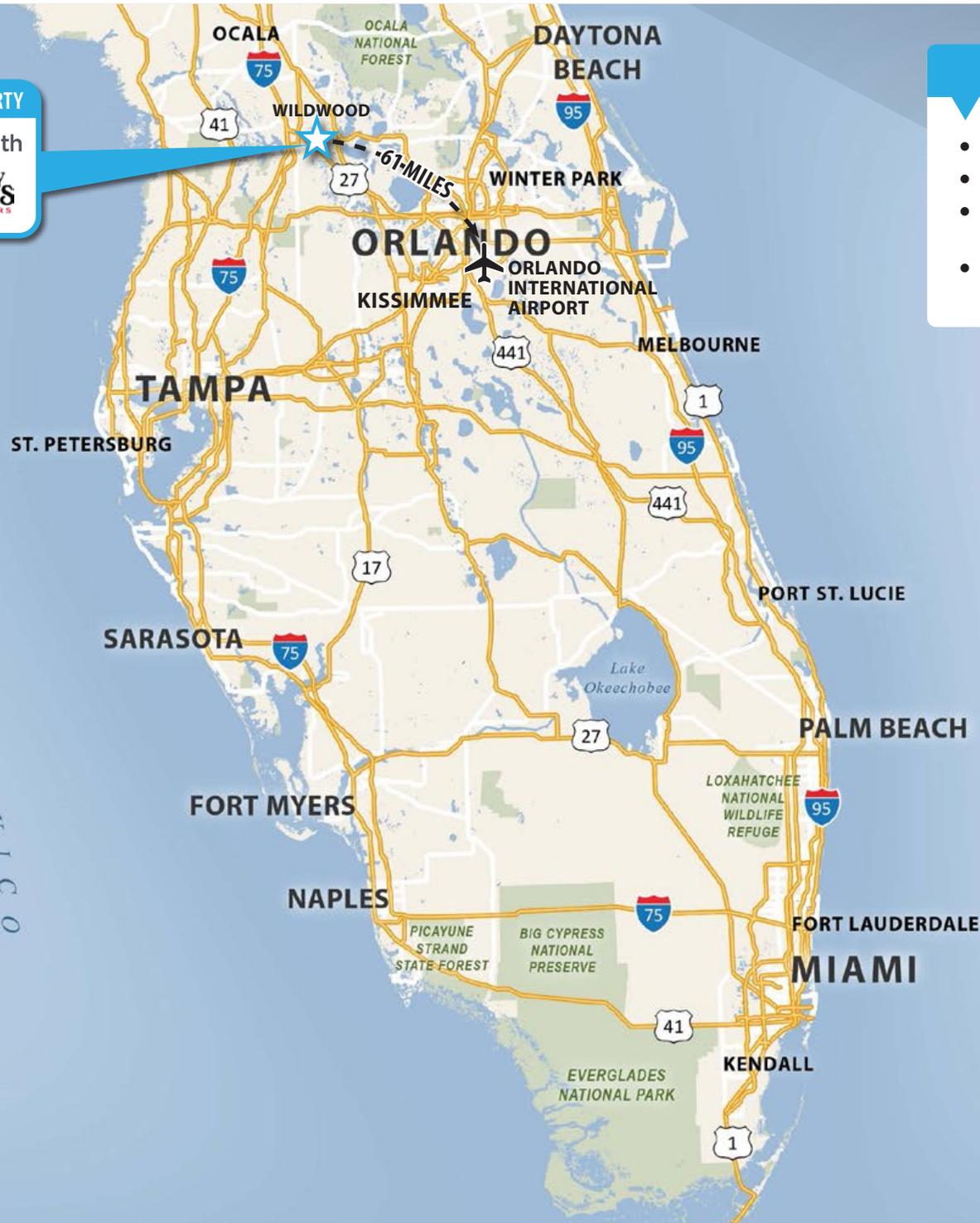
PINELLAS PLAZA
 - 2.3 MILLION ANNUAL VISITS (PLACER.AI) -
Winn-Dixie
SUBWAY
H&R BLOCK **T**

REGIONAL MAP

SUBJECT PROPERTY

 PDS Health

 huey magoo's
CHICKEN TENDERS



ORLANDO INTERNATIONAL AIRPORT

- More than 57 million annual passengers (2024)
- 172 nonstop destinations with 38 airlines
- “9th Busiest Airport in the United States”
– Airports Council International (2024)
- “18th Busiest Airport Globally”
– Airports Council International (2024)

TENANT PROFILES



Founded in 1994, PDS Health is the country's 3rd-largest dental support organization, providing supported autonomy that enables dentists to concentrate on delivering clinical excellence and high-quality patient care. PDS Health has grown to support over 1,000 practices across 24 states. This partnership allows affiliated dentists to benefit from business support services such as billing, marketing, human resources, and technology integration. In early 2024, PDS Health unveiled its new name, PDS Health, which reflects the company's vision to redefine health care through the integration of dental and medical services. This approach—centered on the connection between oral health and overall health—aims to create healthier, happier patients and set new benchmarks in the healthcare industry. A pioneer in leveraging technology in dental care, PDS Health emphasizes a “We Serve Patients” philosophy by promoting integrated dental-medical care and encouraging early diagnoses for improved patient outcomes. One of their hallmark innovations is the use of CAD/CAM (computer-aided design and manufacturing) technology, enabling same-day dental restorations. Additionally, PDS Health practices utilize electronic health records and advanced tools to streamline workflows, enhance accuracy, and provide a seamless patient experience. PDS Health experienced significant growth in 2025, adding over 100 offices and specialty groups, launching its PDS Health Technologies for external access, and growing its Medicare patient base with strong star ratings. The company recently moved its headquarters to Henderson, Nevada.

Company Type: Private
Locations: 1,000+
Website: www.pdshealth.com

14X
**Fastest Growing
Companies in America**
Inc. Magazine

#4
**Top 10 Heroes of the
American Economy**
Inc. Magazine

#1
**Employer
of the Year**
CAPPS

TENANT PROFILES



Huey Magoo's is a fast-casual restaurant company best known for its premium hand-crafted chicken tenders, often marketed as "The Filet Mignon of Chicken." Founded in 2004 in Orlando, Florida, by Matt Armstrong and Thad Hudgens, the chain has grown steadily from its Southeast roots into a national franchise. Over the course of more than two decades, the brand has expanded through franchising and strategic development. The company experienced a "record-breaking 2025," closing the year with over 75 restaurants and 250+ in development.

In 2025, Huey Magoo's achieved strong systemwide performance, with system-wide sales reported at over \$137 million (24.3% sales growth) and average unit volume (AUV) at \$2.1 million (with top quartile reaching \$3.08 million).

The brand's growth and quality have been recognized recently through several notable rankings and honors. The brand was named among "America's Hottest Startup Fast Casuals" by QSR Magazine in 2024 and received accolades for Best Chicken Tenders, Best Fried Chicken, and Best Chicken Fingers in Florida. In 2025, Huey Magoo's also ranked #300 on the Technomic Top 500 Chain Restaurant Report, reflecting its expanding footprint and sales. Additionally, employer rating sites rank Huey Magoo's competitively among fast-food workplaces.

Company Type: Private
Locations: 75
Website: www.hueymagoos.com

#1

**Fast-Food Restaurant
for Chicken Tenders**

Orlando Sentinel (2025)

#10

**Fast Food
Top 50**

VSiN (2025)

#280

**Top 400
Franchises**

Franchise Times (2025)



TRAVEL+ LEISURE

This is the Fastest Growing City in the U.S.

By Stacey Leasca | July 15, 2025

Americans are on the move. According to data from the Current Population Survey, 8.3 percent of American households (approximately 11 million) reported moving over the past year. And while they are moving just about everywhere—including abroad—there are some destinations within the U.S. that are far more popular than others. U.S. News and World Report is highlighting those popular destinations with its new list of the fastest growing places in America.

“People are on the move, leaving and filling towns across the country. This great reshuffle has led some small communities to become boomtowns,” it wrote in its list.

According to the news outlet, while baby boomers continue to flock to spots like Florida and Arizona, younger remote workers are spreading the wealth to western and southern states that “offer the ideal balance of affordability and quality of life.”

[CLICK FOR ARTICLE](#)



Villages-News.com

Wildwood’s Population Continues to Soar Along with Growth

By Marv Balousek | September 9, 2025

More than four of every 10 Wildwood residents moved into the city during the past five years.

The city’s latest population estimate is 36,783 as of April 1, according to the University of Florida Bureau of Economic and Business Research.

Permanent residents have increased by 21,053 since April 1, 2020. About 30,000 residents have been added since 2010 and the city limits now stretch from Middleton to Oxford.

Commissioners received the estimates and gave tentative approval to Wildwood’s \$280-million budget and the property tax rate for 2025-26 at a meeting Monday night. Final approval will come in about two weeks before the next fiscal year begins Oct. 1.

[CLICK FOR ARTICLE](#)

AREA OVERVIEW

Wildwood, FL

- Located in Sumter County, in the central part of the state, just 50 miles northwest of Orlando and 75 miles north of Tampa
- #1 “Fastest Growing City in the U.S.” - *Travel + Leisure* (2025)
 - 37,875 city residents, the city has experienced a 315% growth since 2015
- Known as “The Crossroads of Florida,” with its centralized location and easy access to both coasts
- Offering affordable housing, revitalized downtown shops and eateries, parks, and suburban amenities while retaining small-town charm

ECONOMY

- Top industries are health care, retail, construction, accommodation, and food services
- Home to Agromillora Florida, Charlotte Pipe and Foundry, Crevalle Boats, Gresco Utility Supply, Kottke Trucking, MAPEI, Primus Pipe & Tube, and Salty Boats, R.J.L., Inc.
- **The Villages** - A massive, master-planned retirement community known for its extensive amenities, active lifestyle, golf courses, and themed town squares with free nightly entertainment, attracting a large population of retirees seeking a resort-like environment with low-maintenance living
- Home to several popular lakes for recreation, with Lake Panasoffkee, Lake Okahumpka, and Lake Deaton being prominent, offering boating, fishing, picnicking, and nature walks, often with dedicated parks like Lake Okahumpka Park and Lake Deaton Park for convenient access and amenities

DEVELOPMENTS

- **Downtown** - A revitalization plan focusing on creating a walkable, vibrant hub connecting neighborhoods with historic downtown through mixed-use development, parks, bike/golf cart paths, and updated infrastructure
 - **Railroad Dining Plaza** - Featuring 8,000 sq ft for retail/restaurants with indoor/outdoor dining, a parking garage, and green spaces
- **New hospitals include:** HCA Healthcare (60-bed acute care hospital at Trailwinds Village), Encompass Health (50-bed rehab hospital opening by early 2026), and UF Health (new Emergency/Urgent Care Center (ground broken late 2025))



#1 Fastest Growing City in the U.S.



CITY OF WILDWOOD



CITY HALL



THE VILLAGES

DEMOGRAPHICS

POPULATION	1-Mile	3-Mile	5-Mile
2030 Projections	10,499	55,432	107,775
2025 Estimates	8,339	45,930	90,232
2020 Census	6,991	41,300	79,851
2010 Census	1,560	20,191	45,882
Growth 2010-2020	348.14%	104.55%	74.04%
Growth 2020-2025	19.28%	11.21%	13.00%
Growth 2025-2030	25.90%	20.69%	19.44%
HOUSEHOLDS			
2030 Projections	5,875	29,606	58,609
2025 Estimates	4,637	24,523	48,973
2020 Census	3,805	22,039	43,271
2010 Census	702	10,039	23,482
Growth 2010-2020	442.02%	119.53%	84.27%
Growth 2020-2025	21.87%	11.27%	13.18%
Growth 2025-2030	26.70%	20.73%	19.68%
2025 POPULATION BY SINGLE-CLASSIFICATION RACE			
White Alone	7,572	40,509	80,398
Black or African American Alone	300	2,342	3,790
American Indian and Alaska Native Alone	8	46	180
Asian Alone	83	551	1,353
Some Other Race Alone	75	459	902
Two or More Races	292	1,975	3,609
2025 POPULATION BY ETHNICITY (HISPANIC OR LATINO)			
Hispanic or Latino	309	1,975	3,700
Not Hispanic or Latino	8,030	43,954	86,533
2025 AVERAGE HOUSEHOLD INCOME	\$107,962	\$102,587	\$106,128

AREA SNAPSHOT

 **90,232**
POPULATION (5-Mile)

 **98,869**
DAYTIME POPULATION (5-Mile)

 **348.14%**
POPULATION GROWTH (1-Mile, 2010-2020)

 **\$107,962**
AVERAGE HOUSEHOLD INCOME (1-Mile)

 **\$513,644**
AVERAGE HOME VALUE (1-Mile)

Source: ESRI [2025]



HANLEY INVESTMENT GROUP
REAL ESTATE ADVISORS

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any entity reviewing this Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.

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A Licensed Florida Broker #CQ1059597



\$12.6 BILLION
retail sales nationwide



SHARED DATABASE
collaborative proprietary database



GLOBEST. INFLUENCERS
in retail & net lease sales



NATIONWIDE REACH
retail & investors across the U.S.



\$2.6 BILLION IN RETAIL SOLD
500+ transactions in last 36 mos.