

PAD TO  TARGET

**CareNow**  
Urgent Care



 **PNC**  
BANK



New Construction Two-Tenant & ATM Investment | Excellent Credit Tenants | One of the Most Desirable Florida Markets



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

OFFERING MEMORANDUM  
**WINTER PARK, FLORIDA**







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# OFFERING SUMMARY

## LOCATION

CareNow | AT&T | PNC Bank  
7460 University Boulevard  
Winter Park, FL 32792

 [VIEW ON  
GOOGLE MAPS](#)

## OFFERING SUMMARY

Price:	\$5,895,000
Current Net Operating Income:	\$353,495
Current Capitalization Rate:	6.00%
Net Rentable Area:	7,544
Year Built:	2017
Lot Size (Acres):	0.98

## FINANCING SUMMARY

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





# INVESTMENT HIGHLIGHTS

- **New Construction Two-Tenant Pad to a Target Anchored Shopping Center:**

- 10-year CareNow lease (3 years remaining) with attractive 2% annual increases
- CareNow Urgent Care operates over 225 locations across the country
- CareNow represents over 72% of the investment opportunity
- CareNow is a subsidiary of HCA Health (NYSE: HCA; S&P: BBB-), one of the nation's leading providers of healthcare services; 190 hospitals and approximately 2,400 sites of care across 20 states and the United Kingdom; HCA has 425 physician practices and freestanding emergency rooms and over 90 urgent care centers across Florida
- CareNow lease is guaranteed by HCA subsidiary Galen Holdco, LLC
- 3 miles from #1 healthcare provider in the State of Florida, AdventHealth
- Recent 3-year AT&T lease extension
- Corporate PNC Bank drive-up ATM; high barriers to entry to get new drive-up ATM approved in this market

- **Dominant Signalized Intersection:** One of the most trafficked signalized intersections in the region with over 69,000 cars per day at the corner of University Boulevard and Goldenrod Road





# INVESTMENT HIGHLIGHTS

- **Close Proximity to Three Major Universities, Including the Largest in the Country (See page 15):**
  - 3 minutes from Full Sail University; 22,000+ students and 2,600+ employees
  - 10 minutes from Rollins College; oldest university in the state of Florida
  - 10 minutes from University of Central Florida; largest university in the United States with over 69,000 students
- **Dense, Infill Demographics:** There are over 284,000 people with average household incomes of \$111,977 within a 5-mile radius of the subject property
- **Winter Park is a Highly Desirable, Affluent Orlando Suburb:** “Must have” retail market for tenants that want a retail presence in Orlando including Cheesecake Factory, Hillstone Restaurant Group, Nordstrom Rack, Trader Joes, and Whole Foods
- **Orlando MSA:** The subject property is 8 miles from downtown Orlando
  - 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 with more than 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)
  - Over 74,000 professionals work in downtown Orlando
  - 11 million square feet of office space
  - 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)





# RENT ROLL

TENANT	SUITE	SF	LEASE START	LEASE END	CURRENT RENT/SF	CURRENT RENT/MO	RENTAL INCREASES	LEASE TYPE	RENEWAL OPTIONS
CareNow Urgent Care	110	5,575	01/24/18	01/31/30	\$45.95	\$256,157	2% Annually (2/26)	NNN	Three 5-Year @ 2% Annually
AT&T	120	1,819	07/12/18	03/13/28	\$38.50	\$70,032	None	NNN	Two 5-Year @ 10% Increases
PNC Bank	ATM	150	01/08/18	01/31/28	\$193.20	\$28,980	None	-	One 5-Year @ 10% Increase
<b>Total Square Footage:</b>		<b>7,544</b>							
<b>Total Available:</b>		<b>0</b>	<b>0%</b>	<b>Vacancy</b>		<b>\$29,597</b>	<b>Total Monthly Rent</b>		
<b>Total Occupied:</b>		<b>7,544</b>	<b>100%</b>	<b>Occupancy</b>		<b>\$355,168</b>	<b>Total Annual Rent</b>		

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.



**AT&T BENEFITS FROM SIGNAGE ON THE NORTH, WEST, AND SOUTH SIDES OF THE BUILDING**





# INCOME & EXPENSE

## ANNUALIZED OPERATING DATA

	<u>Current</u>
Scheduled Gross Income (SGI):	\$355,168
Expense Reimbursement:	\$106,593
Total Operating Income:	\$461,762
Total Operating Expenses:	(\$108,266)
<b>Net Operating Income (NOI):</b>	<b>\$353,495</b>

## OPERATING EXPENSES

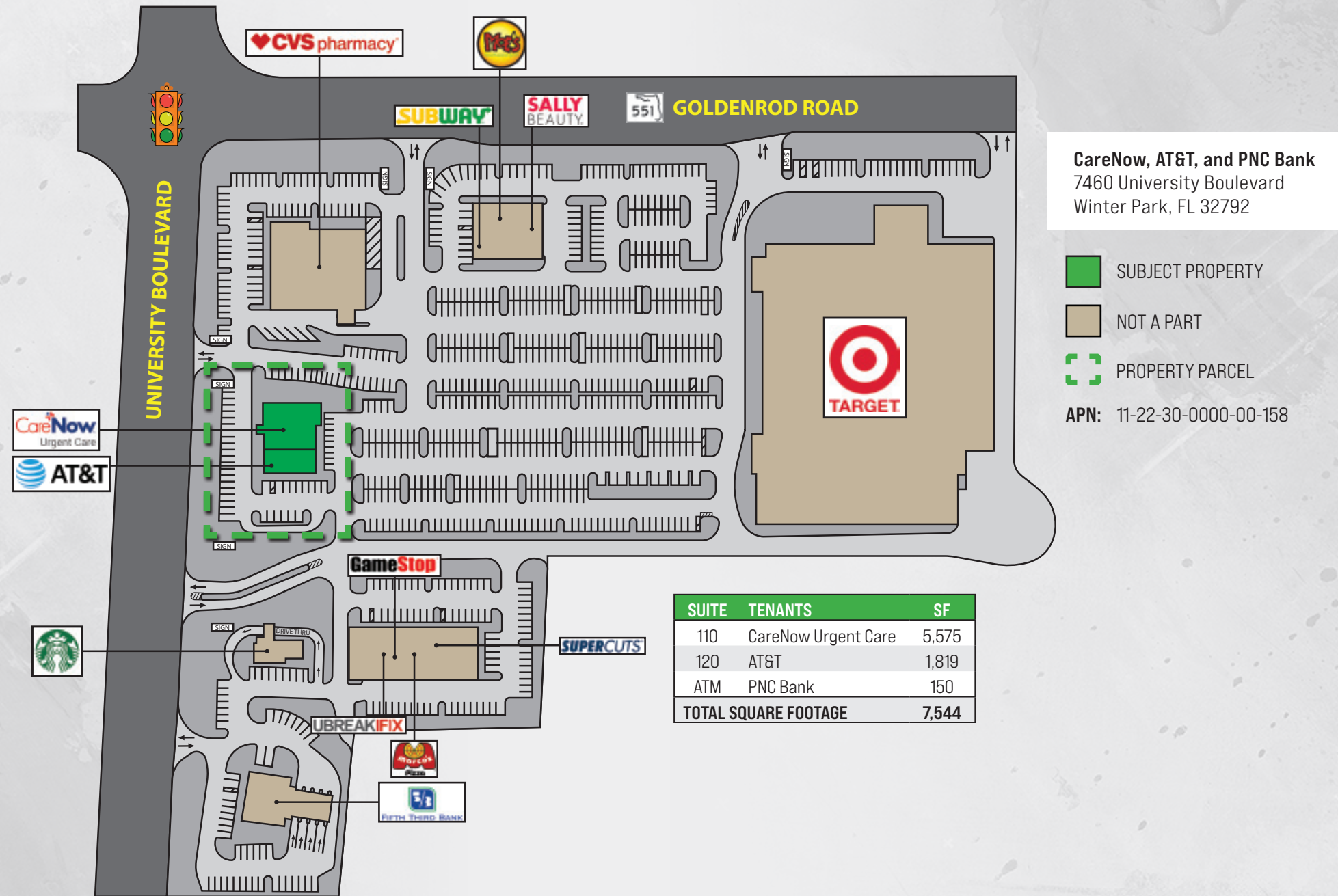
	<u>Amount</u>	<u>\$/SF</u>	
Taxes:	\$60,221	\$7.98	
Insurance:	\$5,609	\$0.74	
CAM:	\$31,781	\$4.21	
Management (3.0% of SGI):	\$10,655	\$1.41	
<b>Total Expenses:</b>	<b>\$108,266</b>	<b>\$14.35</b>	<b>Annually Per SF</b>
		<b>\$1.20</b>	<b>Monthly Per SF</b>

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# SITE PLAN / PARCEL MAP



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





## SURROUNDING TENANTS





# AERIAL OVERVIEW



## DEMOGRAPHICS

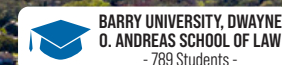
### Population:

1-Mile Radius	14,835
3-Mile Radius	107,091
5-Mile Radius	284,771

### Household Income:

1-Mile Radius	\$81,029
3-Mile Radius	\$104,545
5-Mile Radius	\$111,977

### SUBJECT PROPERTY





# AERIAL OVERVIEW





# AERIAL OVERVIEW





# AREA OVERVIEW



- Known as “Park Ave;” the Main Street and focal point of downtown
- Serves as a major retail and dining mecca for all of Central Florida
- Home to over a 100 shops, boutiques, and restaurants
- Attractions include golf course, museums, and performing arts
- Recently named one of America’s Top 10 Christmas shopping destinations by *Present.com* (2024)





# AREA OVERVIEW



**UNIVERSITY OF CENTRAL FLORIDA**  
2ND LARGEST UNIVERSITY IN THE U.S.  
69,818 STUDENTS



**3 MAJOR UNIVERSITIES WITHIN  
MINUTES OF THE PROPERTY**



**FULL SAIL UNIVERSITY**  
3 MINUTES FROM SUBJECT PROPERTY  
22,000+ STUDENTS

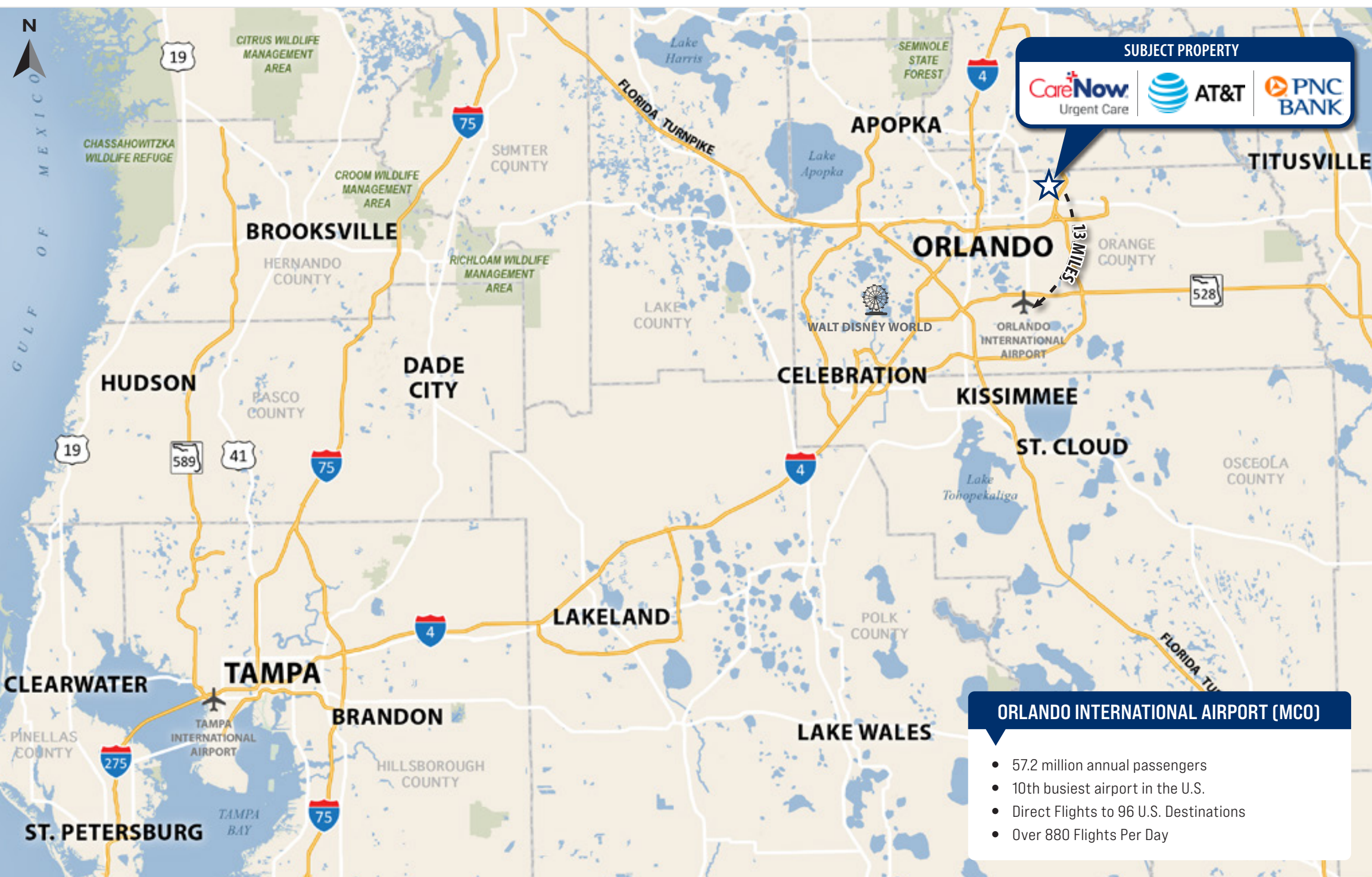


**Rollins**  
EST. 1885

**ROLLINS COLLEGE**  
OLDEST UNIVERSITY IN THE STATE  
3,272 STUDENTS



# REGIONAL MAP





# TENANT PROFILE



CareNow Urgent Care is a leading provider of walk-in medical services, offering convenient and high-quality healthcare for non-life-threatening illnesses and injuries. Founded in 1993, CareNow operates a network of clinics across the United States, providing accessible care with extended hours, short wait times, and no appointments necessary.

CareNow specializes in treating common illnesses such as colds, flu, infections, and minor injuries, as well as offering services like physical exams, vaccinations, and occupational health screenings. Many locations also provide on-site X-rays and lab testing for faster diagnosis and treatment. All clinics are open seven days a week and staffed with a physician on-site. CareNow Urgent Care centers are accredited through the Urgent Care Association (UCA), which is the highest level of distinction for urgent care.

HCA Healthcare (HCA), one of the nation’s leading providers of healthcare, acquired CareNow in 2015. HCA is comprised of 190 hospitals and approximately 2,400 sites of care including surgery centers, freestanding ERs, urgent care centers, and physician clinics in 20 states and the United Kingdom. Since its founding in 1968, HCA Healthcare has created a new model for hospital care in the United States.

The company reported net income of \$5.76 billion on revenue of \$70.6 billion in 2024, up from \$5.2 billion in net income on revenue of \$64.7 billion in 2023. CareNow Urgent Care is based in Coppell, Texas, and HCA Healthcare is headquartered in Nashville, TN.

<b>Company Type:</b>	Public (NYSE: HCA)
<b>Locations:</b>	225
<b>Website:</b>	<a href="https://www.carenow.com">carenow.com</a>

**#4**  
**Largest Urgent  
Care Companies**  
*Solv (2023)*

**#1**  
**World’s Most Admired  
Companies - HCA**  
*Fortune (2024)*

**#1**  
**Fastest Growing  
Segment within HCA**  
*HCA Healthcare (2024)*



# TENANT PROFILES



AT&T Inc. is a global leader in telecommunications, providing cutting-edge mobile, broadband, entertainment, and business solutions. They are the third largest telecommunications company by revenue as well as the third largest wireless carrier in the U.S. The company serves millions worldwide, with over 16,000 retail locations, including company-owned stores, kiosks, and authorized dealers.

AT&T's robust 5G network reaches more than 210 million people and offers some of the fastest nationwide speeds. AT&T Fiber provides the most reliable high-speed internet, passing nearly 29 million locations with plans to expand to 50 million by 2029. The company's FirstNet network supports over 5.5 million public safety connections across 27,500 agencies.

The telecommunication giant ranked #25 on *Brand Finance's* "World's Most Valuable Brands in 2024" and #32 on the *Entrepreneur's* Fortune 500 list in 2025, recording \$122.4 billion in company-wide revenue. The company has 150,470 employees and is headquartered in Dallas, Texas.

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<b>Company Type:</b>	Public (NYSE: T)
<b>Locations:</b>	5,964
<b>Website:</b>	att.com



PNC Bank is one of the largest financial institutions in the United States, offering a wide range of banking, investment, and lending services to individuals, businesses, and corporations. Headquartered in Pittsburgh, Pennsylvania, PNC operates over 2,300 branches and nearly 60,000 ATMs across the country. The bank provides checking and savings accounts, mortgages, credit cards, personal and business loans, as well as wealth management and investment services.

With \$560 billion in assets, PNC Bank is ranked 7th on the list of largest banks in the U.S. It is the 4th largest bank by number of branches, 6th largest by deposits, and 5th largest by number of ATMs. PNC has been recognized nationally and regionally for its accomplishments and success as a diversified financial services firm that reflects the needs, values and aspirations of its customers, employees, communities, and shareholders. Recent awards include *Bankrate's* "Most Trusted Bank," *Euromoney's* "Best Super-Regional Bank," and being listed as one of *Barron's* "100 Most Sustainable Companies."

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<b>Company Type:</b>	Public (NYSE: PNC)
<b>Locations:</b>	2,323
<b>Website:</b>	pnc.com





### Orlando Economy Surpasses \$200 Billion, Outpaces U.S. Economic Growth

By Neil Hamilton | December 20, 2024

New estimates released by the federal government in early December indicate approximately \$20 billion was added to the Orlando MSA's GDP in 2023 as the region became a \$200 billion economy. Orlando joined just 26 other regions in the U.S. in reaching that milestone, registering a current-dollar GDP of more than \$217 billion – bigger than 17 U.S. states.

#### Florida's Fastest-Growing Economy

In growth terms, the Orlando MSA's real GDP (adjusted for inflation) expanded by 4.5 percent in 2023 – considerably higher than the 2.9 percent growth experienced by the wider U.S. economy. It was the region's third consecutive year of robust growth following a pandemic-related decline in 2020, leaving the economy some 19 percent larger than in 2019. Many of the nation's 384 metropolitan areas saw GDP growth slow in 2023 as the impact of a post-pandemic bounce waned.

[CLICK FOR ARTICLE](#)



### Winter Park Corridor is Primed for Explosive Growth; Take a Look

By Steven Ryzewski | February 5, 2024

It's often said to "follow the money"—and, in the case of real estate in Winter Park, a series of property transactions may reveal the affluent suburb's next corridor to boom with commercial development.

An Orlando Business Journal review of Orange County records reveals north of \$35 million in deals along West Fairbanks Avenue—from Interstate 4 to the west through Orlando Avenue/U.S.17-92 and to Pennsylvania Avenue to the east—during the past 24 months.

The transactions include high-profile trades, such as when an entity related to pest control powerhouse Massey Services Inc. paid \$1.2 million on August 7, 2023 to buy the Linda's Winter Park Diner property at 1700 W. Fairbanks Ave., while others have flown under the radar.

[CLICK FOR ARTICLE](#)





32789

### McCraney Property Co. Breaks Ground on Winter Park Headquarters

By Jim Carchidi | January 16, 2025

The first new building approved for Winter Park's Orange Avenue Overlay district began its construction phase with a groundbreaking ceremony on the morning of Thursday, Jan. 16. McCraney Property Company representatives joined city and local business leaders for a ceremonial dirt toss at the future site of McCraney's three-story mixed-use project featuring nearly 30,000-square-feet of space.

The building, located at 1100 N. Orange Ave., will house the firm's headquarters and offer Class A office space on its second and third floors. A selection of first-floor retail bays will have visibility along S. Denning Drive, and the property will include 102 surface parking spaces.

Building height and architectural revisions received the final green light from city commission nearly a year before the groundbreaking.

[CLICK FOR ARTICLE](#)



FLORIDACOMMERCE

### Florida Commerce Announces the Orlando Area December 2024 Employment Data

January 24, 2025

Today, FloridaCommerce announced the Orlando metro area led all the metro areas in job gains over the year in construction, adding 6,100 jobs; and leisure and hospitality, adding 5,500 jobs in December 2024. The Orlando metro area also gained the third-highest number of private sector jobs over the year in December 2024, adding 13,200 jobs (+1.0%).

The Orlando area unemployment rate was 3.0% in December 2024, up 0.1 percentage point from the December 2023 rate of 2.9%. The labor force was down 1.1% (-15,925) over the year since December 2023.

FloridaCommerce announced that Florida's total private employment increased by 17,900 jobs (+0.2%) from the previous month. Florida has made a full comeback, showcasing resilience after Hurricanes Debby, Helene, and Milton.

[CLICK FOR ARTICLE](#)



# AREA OVERVIEW

## Winter Park, FL

- A premier urban village known for its Old-World charm, elegant homes, tree-canopied streets, quaint downtown, and beautiful chain of lakes
  - 7 miles northeast of Orlando; 14 miles to Orlando International Airport; 25 miles to Disney World
- Home to an older and affluent population with nearly 30,000 city residents
  - 44.2 median age vs. the U.S. median age of 38.5 years
- #2 “Best Suburbs to Live in the Orlando Area” — *Niche* (2024)

## ECONOMY

- The largest industries by employment include professional/scientific/technical services (18%), health care and social assistance (15%), education (9%), real estate (7%), finance/insurance (7%), and retail (7%)
- Headquarters to AdventHealth and Bonnier Corp., an outdoor adventure company
- **Rollins College** - #1 “Regional University in the South” by *U.S. News & World Report* (2024); 3,272 students
- **Winter Park Village** - An upscale, open-air shopping center; one of the largest retail centers in Central Florida
  - Just completed a \$50 million renovation that has attracted luxury brands like Arhaus and Free People
- A projected 10-year future job growth of 47.7% significantly outpaces the U.S. projection of only 33.5%
- The largest employers include AdventHealth Winter Park (1,600), Orange County Schools (688), Rollins College (622), City of Winter Park (550), Publix (300), Alford Inn (200), and Bonnier (160)

## DEVELOPMENTS

- **Minnesota Row** - Redevelopment of Winter Park Business Center into a walkable, 18-hour mixed-use destination to include 85,000 SF of commercial space, 25,000 SF of retail, and 1,000 parking spaces
- **McCraney Property Co. Headquarters** - Construction of a 3-story, 30,000 SF building that will house the firm's headquarters and offer Class A office space as well as first-floor retail bays
- **Winter Park Playhouse** - \$8 million purchase of the property and expansion that will include additional seating, updated facilities, and expanded rehearsal spaces; accounts for \$2 million annual economic impact



**\$180,854 Average Household Income**



PARK AVENUE IN DOWNTOWN WINTER PARK



WINTER PARK VILLAGE RENOVATION



MCCRANEY HEADQUARTERS RENDERING



# AREA OVERVIEW

## Orlando-Kissimmee-Sanford MSA

- 21st largest metropolitan area (MSA) in the country; 6th largest in the Southeastern U.S.
- 2.82 million residents and growing; recorded the 4th-largest population gain in the U.S. in 2023
- Located in East Central Florida; 80 miles east of Tampa and 150 miles south of Jacksonville

### ECONOMY

- Gross Domestic Product (GDP) exceeds \$217 billion; 26th largest economic region in the U.S.
- #10 “Best Cities for Jobs” — *WalletHub* (2025)
  - Added 139,000 jobs over the past 5 years, driven by health care, hospitality, real estate, and business
- Key sectors include headquarters and regional offices, optics and photonics, semiconductors, advanced manufacturing, autonomous vehicles, aerospace and defense, media, life sciences, fintech, and logistics
- “Theme Park Capital of the World;” home to 18+ parks including Disney World, Universal, and SeaWorld
  - 74 million visited in 2023; the annual economic impact of the tourism industry is \$92.5 billion
- **Orlando International Airport** - 9th busiest airport in the U.S. with 57+ million annual passengers; home to 44 airlines flying to 170 non-stop destinations as well as the largest rental car market in the world
- The largest employers include Walt Disney World (75,000), AdventHealth (37,672), Universal Orlando Resort (26,800), Orlando Health (24,978), Seminole State College (14,813), and Lockheed Martin (14,000)

### DEVELOPMENTS

- **Wyld Oaks** - \$1.2 billion master development on 215 acres in Apopka; will include up to 4,000 homes
- **Packing District** - 202-acre mixed-use project to include 3,500 residential units, 1 million SF of retail and office space, a 40-acre urban farm, and 105 acres of parks
- **Universal Epic Universe** - Construction of a new \$1+ billion theme park expected to open in May 2025
- **The Grow** - An approved \$1 billion agrihood to include 2,000 houses in east Orlando
- **Westcourt** - 8.5-acre sports and entertainment district; expected to create 3,400 jobs



DISNEY'S MAGIC KINGDOM



LOCKHEED MARTIN



WESTCOURT RENDERING




**#9 “Fastest-Growing Places in the U.S.” — *U.S. News & World Report***





# DEMOGRAPHICS


POPULATION	1-Mile	3-Mile	5-Mile
2029 Projection	15,141	108,979	287,847
2024 Census	14,835	107,091	284,771
2020 Census	14,314	102,802	276,092
2010 Census	12,080	92,635	243,984
Growth 2010-2020	18.49%	10.98%	13.16%
Growth 2020-2024	3.64%	4.17%	3.14%
Growth 2024-2029	2.06%	1.76%	1.08%
HOUSEHOLDS			
2029 Projection	6,632	44,364	113,032
2024 Census	6,534	43,428	111,030
2020 Census	6,360	41,616	107,386
2010 Census	5,658	38,715	97,260
Growth 2010-2020	12.41%	7.49%	10.41%
Growth 2020-2024	2.74%	4.35%	3.39%
Growth 2024-2029	1.50%	2.16%	1.80%
2024 POPULATION BY SINGLE-CLASSIFICATION RACE			
White Alone	6,780	56,222	156,339
Black or African American Alone	1,958	10,495	25,345
American Indian and Alaska Native Alone	89	535	1,424
Asian Alone	1,157	6,640	15,947
Native Hawaiian and Other Pacific Islander Alone	30	107	285
Some Other Race Alone	1,943	12,744	31,894
Two or More Races	2,878	20,454	53,252
2024 POPULATION BY ETHNICITY (HISPANIC OR LATINO)			
Hispanic or Latino	5,652	37,910	98,530
Not Hispanic or Latino	9,183	69,179	186,240
2024 AVERAGE HOUSEHOLD INCOME			
	\$81,029	\$104,545	\$111,977


AREA SNAPSHOT

284,771  
POPULATION (5-Mile)

270,753  
DAYTIME POPULATION (5-Mile)

18.49%  
POPULATION GROWTH (1-Mile, 2010-2020)

\$111,977  
AVERAGE HOUSEHOLD INCOME (5-Mile)

\$514,548  
AVERAGE HOME VALUE (5-Mile)

Source: ESRI (2025)



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A Licensed Florida Broker #CQ1059597

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**\$11.5 BILLION**  
retail sales nationwide



**SHARED DATABASE**  
collaborative proprietary database



**GLOBEST. INFLUENCERS**  
in retail & net lease sales



**NATIONWIDE REACH**  
retail & investors across the U.S.



**\$3 BILLION IN RETAIL SOLD**  
530+ transactions in last 36 mos.