



OFFERING MEMORANDUM

monticciolo:
family & sedation dentistry

14030 US Highway 19 | Hudson, FL 34667

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family & sedation dentistry

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Investment Highlights



OFFERING PRICE

\$2,605,263



CAP RATE

6.00%



NOI

\$156,316

Executive Summary

Current Real Estate Advisors is pleased to present the opportunity to acquire Monticciolo Dental in Hudson, FL (the "Property"). This ±3,525 SF freestanding, single-tenant medical asset is situated on an ample 34,637 SF (0.80 Acre) parcel and offers the security of an Absolute NNN lease, providing investors with zero landlord responsibilities. With 15 years remaining on the initial lease term, four 5-year renewal options, and built-in 2% annual rent increases (beginning in Yr 7), this asset ensures long-term income stability and a strong hedge against inflation.

Shadow anchored by a Winn-Dixie center, the Property benefits from prime accessibility and visibility from US Highway 19 (52,000+ VPD), the major North-South artery in the area. Further, the Property sits just a block away from the HCA Florida Bayonet Point Hospital Campus (392 beds & 2,000+ medical professionals).

Monticciolo Dental is Florida's largest IV sedation dental group with 30+ years of experience. This particular location is among the brand's top-performing clinics, boasting high revenue and strong profitability. **Tenant financials are available upon request.**

This offering represents a rare opportunity to acquire a truly passive, management-free asset backed by a dominant regional operator, exceptional real estate fundamentals, and durable cash flow—making it an ideal long-term hold for both private and institutional investors.

Opportunity Highlights

Desirable Location Dynamics



Exceptional visibility and access along US Highway 19 (52,000+ VPD), shadow-anchored by one of the submarket's few grocers (Winn-Dixie), and located just 1 block from HCA Florida Bayonet Point Hospital – one of the region's largest employers

True Passive Income



Backed by a corporate guarantee from a highly profitable and growing operator (*Financials Available Upon Request*), this Absolute NNN lease requires no landlord responsibilities and boasts 15 years of remaining term, offering investors a dependable and secure income stream with passive, hands-off management

Experienced Operator + High-Demand Medical Niche



Monticciolo Dental is a dominant regional provider, operating 12 locations throughout the Tampa Bay Area and recognized as Florida's largest IV sedation dental practice – led by one of only 10 doctors in the entire state of FL licensed to perform this specialized procedure

Offering Summary

Property Summary

Property Address:	14030 US Highway 19 Hudson, FL 34667
Price:	\$2,605,263
Cap Rate:	6.00%
Building Size:	±3,525
Lot Size:	34,637 SF (0.80 Acres)
Year Built:	2002
Parcel No.:	27-24-16-0000-04200-0010
Ownership Type:	Fee Simple

Lease Abstract

Tenant:	Monticciolo Family & Sedation Dentistry Management, LLC
DBA:	Monticciolo Dental
Rent Commencement:	July 16, 2025
Lease Expiration:	July 31, 2040
Original Lease Term:	15 Years
Term Remaining:	15 Years
Current Annual Rent:	\$156,316
Rent Increases:	2% Annually starting in Year 7
Renewal Options:	4, 5-Year Options
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Right of First Refusal:	No

Rent Schedule

Years	Annual Rent	Monthly Rent	Cap Rate
Year 1	\$156,316	\$13,026	6.00%
Year 2	\$156,316	\$13,026	6.00%
Year 3	\$156,316	\$13,026	6.00%
Year 4	\$156,316	\$13,026	6.00%
Year 5	\$156,316	\$13,026	6.00%
Year 6	\$156,316	\$13,026	6.00%
Year 7	\$159,442	\$13,287	6.12%
Year 8	\$162,631	\$13,553	6.24%
Year 9	\$165,884	\$13,824	6.37%
Year 10	\$169,201	\$14,100	6.49%
Year 11	\$172,585	\$14,382	6.62%
Year 12	\$176,037	\$14,670	6.76%
Year 13	\$179,558	\$14,963	6.89%
Year 14	\$183,149	\$15,262	7.03%
Year 15	\$186,812	\$15,568	7.17%

4, 5-Year Options (2% Annual Bumps)

Tenant Summary

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family & sedation dentistry

Monticciolo Family & Sedation Dentistry, established in 2011 by Dr. Vincent J. Monticciolo, is a leading dental provider in the Tampa Bay region, operating 12 locations across Tampa, St. Petersburg, Seminole, Valrico, Land O' Lakes, Plant City, Tarpon Springs, Spring Hill, and Dunedin. With over three decades of experience and credentials including a DDS, MBA, and JD, Dr. Monticciolo also founded Dentistry from the Heart, a nonprofit organization offering free dental care nationwide.

The practice offers a comprehensive range of dental services, including general and sedation dentistry, crowns, bridges, dentures, teeth whitening, Invisalign, endodontics, periodontics, sleep apnea treatment, and emergency care. As Florida's largest IV sedation dental group, Monticciolo Dentistry prioritizes a stress-free, patient-centered experience. Each location has experienced consistent revenue growth, even with continued expansion into new markets. Notably, the practice demonstrated strong financial performance during 2021–2023, despite pandemic-related challenges, with revenues increasing from \$20.8 million in 2021 to \$22.7 million in 2022 and \$23.9 million in 2023. Guided by the mission "How can we make you smile today?", Monticciolo Dentistry continues to deliver exceptional care while remaining deeply engaged in the community.

Mission Statement

"How can we make you smile today" that's not just something we say, it's how we approach our team, our patients, our families and our community. At Monticciolo Family & Sedation Dentistry we strive to do our very best to make each encounter one that ends with a smile.

Vision

To be the provider of choice for personalized dental care focusing on communication, teamwork, respect, trust, and accountability. We achieve this with one guiding principal, we make greatness happen with a smile.



12
Locations



127
Operatories



happydentistry.com
Website



2011
Founded



Tampa Bay MSA
Region Covered



Private
Company Type

Tenant Summary

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Founder Overview

Dr. Monticciolo earned his dental degree, with highest honors, from the University of Detroit School of Dentistry in 1990. He was selected to the Honors Clinical Program and was class president. After graduation, he also served as a part-time faculty member at the dental school. Dr. Monticciolo has always been a constant student, earning his M.B.A. in 2000 from the University of South Florida and his Law degree (J.D.) in 2013, all while continuing to practice full-time. Also, he has recently co-authored two books: *Uncommon* with Brian Tracy, and *The Soul of Success* with Jack Canfield. In 2001, Dr. Monticciolo founded Dentistry from the Heart, a non-profit dental charity which provides free dental care to those in need. Under his guidance, the charity has grown to all 50 states and 5 countries and is now sponsoring over 300 events a year. Dr. Monticciolo is a member of the American Dental Society, Florida Dental Society, American Society of Dental Anesthesiology, Society for Special Care Dentistry, Academy of Dentistry for Persons with Disabilities, and the American Society for Geriatric Dentistry. He lives locally with his wife, Dr. Natalie Monticciolo, a Dermatologist, and his daughters Isabella and Sophia. His interests include his family, sedation dentistry, and his dental charity work. He is committed to making a positive difference in the lives of his patients.

[Click Here for Additional Information on Dr. Monticciolo](#)



Dr. Vincent Monticciolo, DDS, MBA, JD Founder & Chief Executive Officer

- 1 of only 10 Doctors in Florida to graduate from ADSA "Mastership in Sedation in Dentistry"
- Founder of "Dentistry from the Heart," a non-profit dental charity which provides free dental care to those in need. The charity has grown to all 50 states and 5 countries, sponsoring over 300 events a year
- Authored & Published 3 Books – *Uncommon*, *The Soul of Success*, and *The Dental Fear Solution: A Patient's Guide to I.V. Dental Sedation*

Bird's Eye View



US Highway 19 52,000+ VPD

Aerial Context



30 MILES | 45 MINUTES

 **HCA Florida Healthcare™**

HCA FL Bayonet Point Hospital
392 Beds | 24 Hour ER Hospital
Level II Trauma Hospital

HUDSON SQUARE



TRUIST 

 **REGIONS**

U-HAUL®

ABC
Supply Co. Inc.



Walgreens



R.V. World of Hudson Inc.
Serving West Florida Since 1974

 **CITGO**
SUBWAY®



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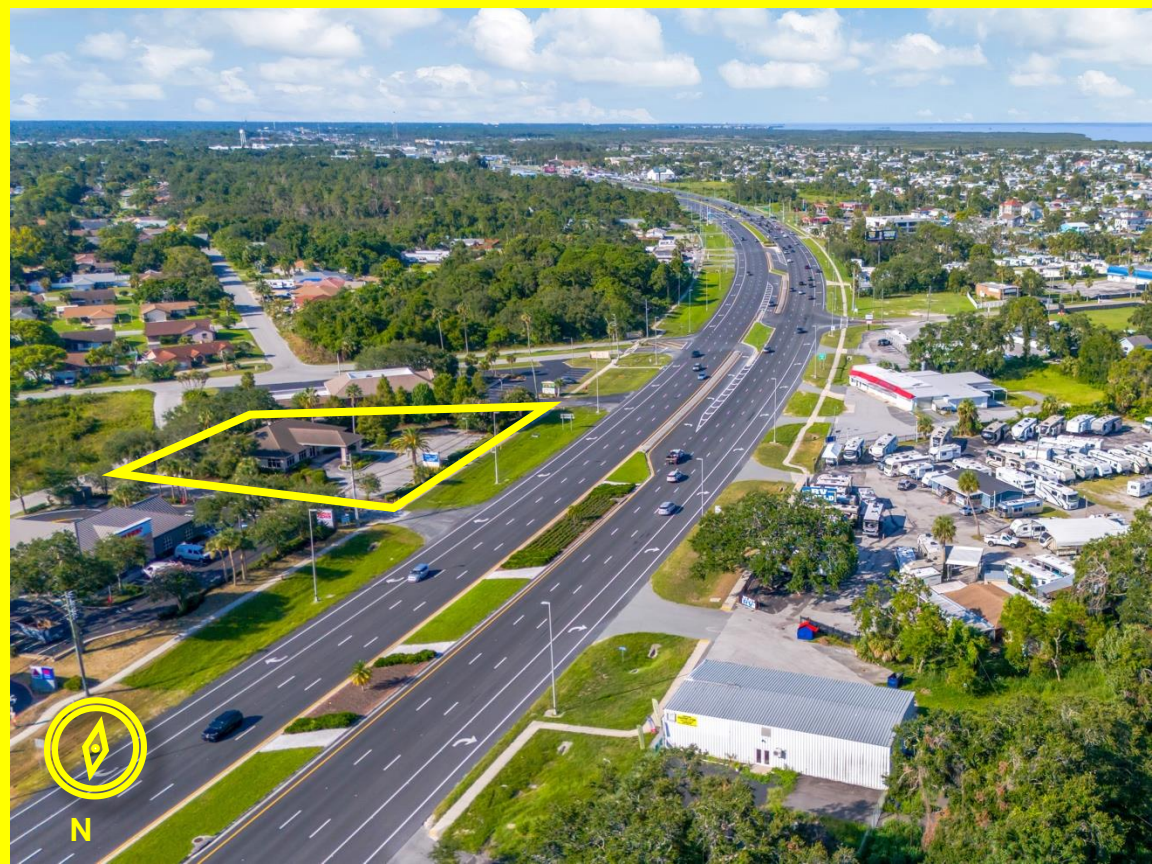
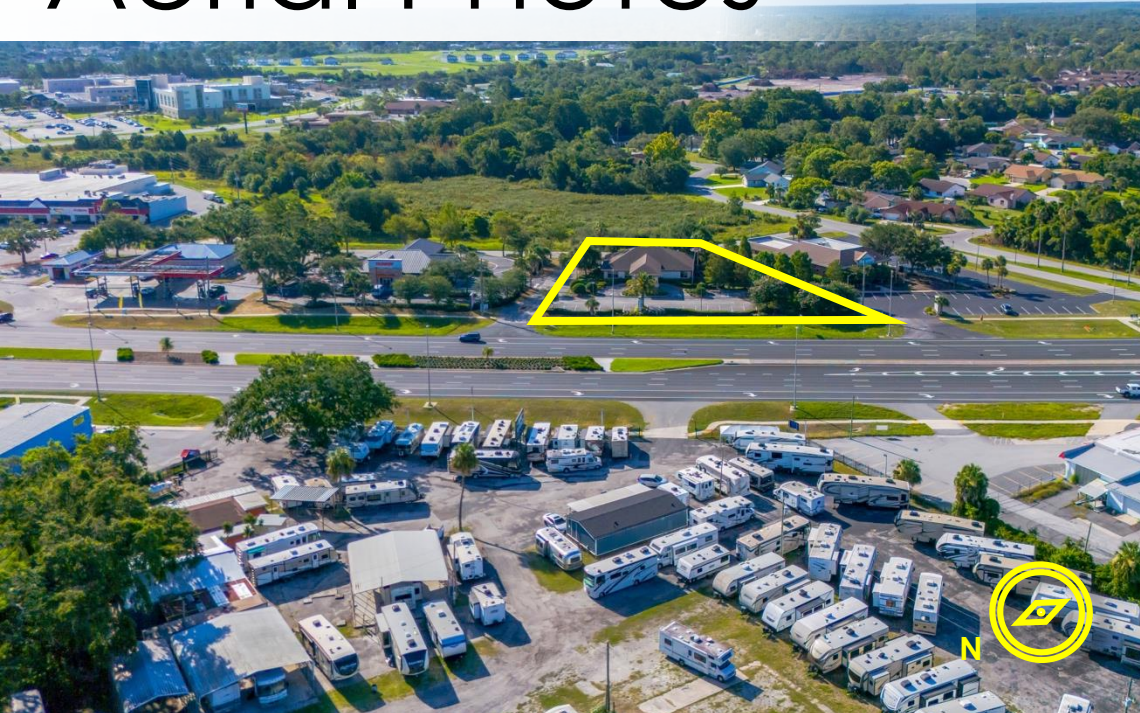


US Highway 19
52,000+ VPD

Aerial Context



Aerial Photos

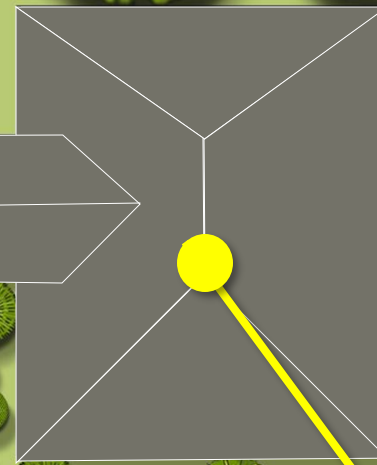
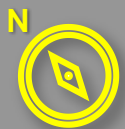


Property Photos



Site Plan

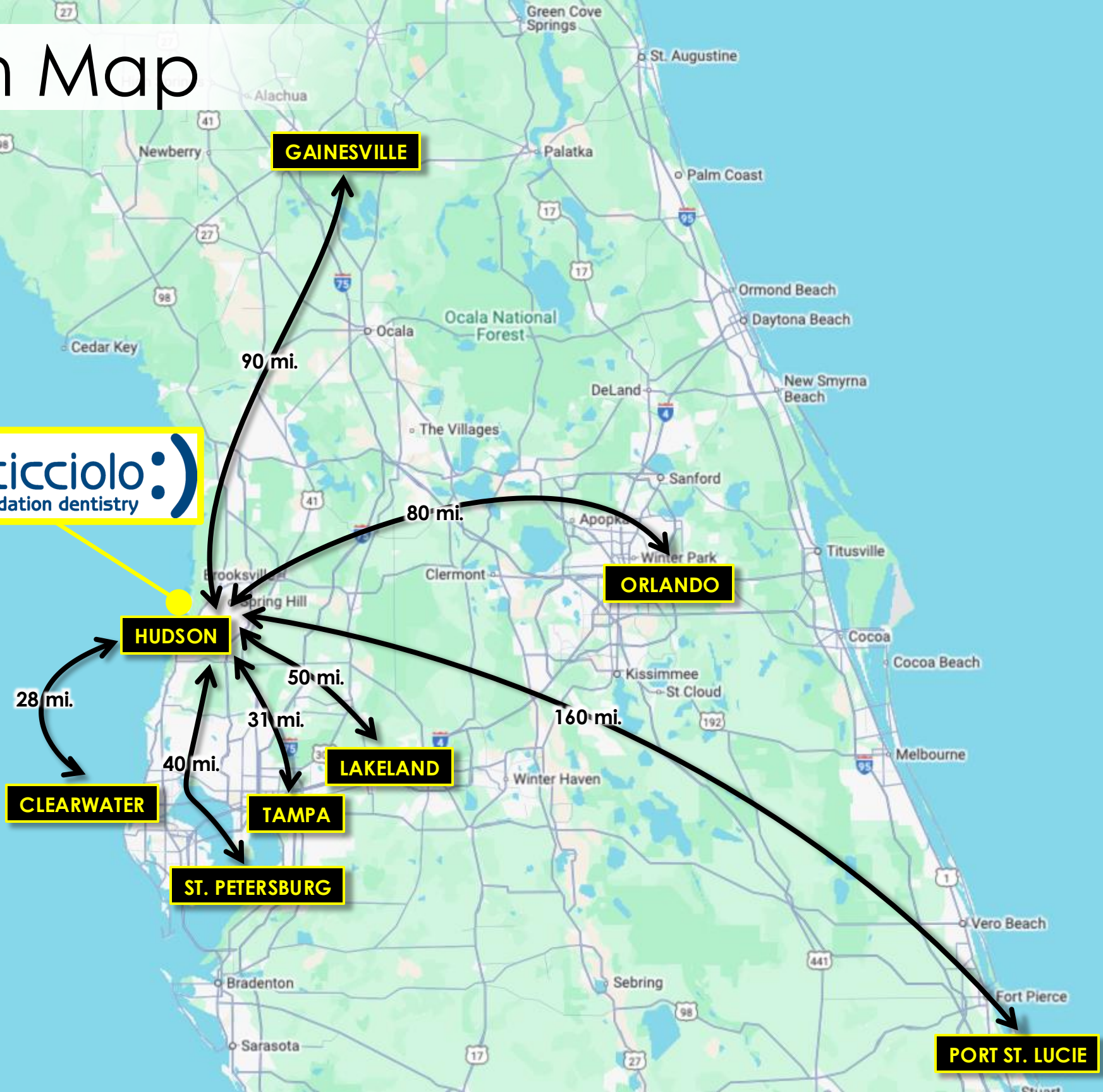
US Highway 19 52,000+ VPD



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Location Map



Distance Summary

Clearwater	28 mi.
Tampa	31 mi.
St. Petersburg	40 mi.
Lakeland	50 mi.
Orlando	80 mi.
Gainesville	90 mi.
Port St. Lucie	160 mi.

Market Overview

Tampa-St. Petersburg-Clearwater MSA

The Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area (MSA) is located on the west coast of Florida, known as the Gulf Coast, and encompasses Hillsborough, Pinellas, and Pasco Counties. It is one of Florida's three most commonly referred to "directional" regions – known as Central Florida, with the others being South Florida and North Florida. The area has a subtropical climate, boasting nearly 700 miles of Atlantic Ocean coastline (the Gulf of Mexico), beautiful beaches, and many major tourist attractions – promoting a comfortable lifestyle that attracts residents, businesses, and visitors from all over the world.

The region has seen a growing job market with opportunities in a range of industries, including healthcare, finance, and tourism, amongst others. The Port of Tampa is a major economic driver for the area, providing jobs and serving as a hub for imports and export. In addition to the major business attractions, the Tampa-St. Petersburg-Clearwater MSA provides major attractions, such as Busch Gardens Tampa Bay, The Florida Aquarium, the Salvador Dali Museum, and Clearwater Beach.

Florida continues to benefit from a lack of state income taxes and has become increasingly attractive to wealthy decision makers and growing businesses. Now, more than ever, businesses and individuals are flocking to Florida to take advantage of large savings in state and local taxes.

Demographics

	3 Miles	5 Miles	10 Miles
POPULATION			
2024 Estimate	41,907	82,309	235,123
2029 Projections	50,394	98,922	281,224
2020 Census	38,370	75,686	217,157
BUSINESS			
2024 Est. Total Businesses	1,918	3,013	9,169
2024 Est. Total Employees	12,296	20,520	65,082
HOUSEHOLDS			
2024 Estimate	19,498	36,294	103,080
2029 Projection	23,456	43,634	123,273
2020 Census	17,754	33,192	95,010
INCOME			
Average Household Income	\$55,830	\$55,375	\$64,634
Median Household Income	\$43,143	\$44,127	\$49,466



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