

**SAGE
DENTAL**®

OFFERING MEMORANDUM

14030 US Highway 19 | Hudson (Tampa MSA), FL

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Investment Highlights



OFFERING PRICE

\$2,672,000



CAP RATE

5.85%



NOI

\$156,316

Executive Summary

Current Real Estate Advisors is pleased to present the opportunity to acquire Sage Dental in Hudson (Tampa MSA), 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 ±14 years remaining on the initial lease term, 4, 5-year renewal options, and built-in 2% annual rent increases (beginning in August 2031), this asset ensures long-term income stability and a strong hedge against inflation.

Shadow anchored by a newly converted Aldi, 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).

Sage Dental, is one of the Southeast's most prominent and fastest-growing dental service providers, with 150+ locations and an active expansion strategy extending into new markets. Sage Dental has demonstrated consistent, multi-year revenue growth, backed by institutional capital and a proven management team. Their aggressive yet disciplined growth trajectory positions Sage Dental as a highly credible and durable long-term tenant.

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 (newly converted Aldi), and located just 1 block from HCA Florida Bayonet Point Hospital – a 392-bed facility and one of the region's largest employers

True Passive Income



Backed by a corporate guarantee from a highly profitable and growing regional operator (150+ units), this Absolute NNN lease requires no landlord responsibilities and boasts ±14 years of remaining term, offering investors a dependable and secure income stream with passive, hands-off management

Experienced + Growing Operator



Sage Dental is a dominant regional dental service provider (operating 150+ locations throughout the Southeastern US) and is actively growing their presence through organic expansion and strategic acquisitions, which creates the potential for future upside for investors as their brand continues to grow nationally

Offering Summary

Property Summary

Property Address:	14030 US Highway 19 Hudson (Tampa MSA), FL 34667
Price:	\$2,672,000
Cap Rate:	5.85%
Building Size:	±3,525 SF
Lot Size:	34,637 SF (0.80 Acres)
Year Built/Renov.:	2002/2026
Parcel No.:	27-24-16-0000-04200-0010
Ownership Type:	Fee Simple

Lease Abstract

Tenant:	Sage Dental Management, LLC
DBA:	Sage Dental
Rent Commencement:	July 16, 2025
Lease Expiration:	July 31, 2040
Original Lease Term:	15 Years
Term Remaining:	±14 Years
Current Annual Rent:	\$156,316
Rent Increases:	2% Annually (Begins Aug 2031)
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	5.85%
Year 2	\$156,316	\$13,026	5.85%
Year 3	\$156,316	\$13,026	5.85%
Year 4	\$156,316	\$13,026	5.85%
Year 5	\$156,316	\$13,026	5.85%
Year 6	\$156,316	\$13,026	5.85%
Year 7	\$159,442	\$13,287	5.97%
Year 8	\$162,631	\$13,553	6.09%
Year 9	\$165,884	\$13,824	6.21%
Year 10	\$169,201	\$14,100	6.33%
Year 11	\$172,585	\$14,382	6.46%
Year 12	\$176,037	\$14,670	6.59%
Year 13	\$179,558	\$14,963	6.72%
Year 14	\$183,149	\$15,262	6.85%
Year 15	\$186,812	\$15,568	6.99%

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

Tenant Summary

**SAGE
DENTAL®**

Founded in 1997 and headquartered in Boca Raton, Florida, Sage Dental is one of the largest and fastest-growing dental service organizations (DSOs) in the Southeastern United States. The company operates a network of more than 150 affiliated offices across Florida, Georgia, Alabama, Tennessee, South Carolina, and neighboring markets, providing comprehensive dental care through an integrated platform that combines general dentistry and specialty services under one roof. Its offerings include preventive, restorative, cosmetic, pediatric, orthodontic, periodontic, oral surgery, emergency, and diagnostic care, creating a convenient, patient-focused experience that has supported sustained regional growth.

Sage Dental has established itself as a leading healthcare provider through strategic expansion, strong brand recognition, and a commitment to accessible, high-quality care. The company continues to grow its footprint throughout the Southeast while investing in advanced dental technology, modern facilities, and an enhanced patient experience. By accepting most major insurance plans and offering flexible payment options, Sage Dental serves a broad patient base, reinforcing its position as a stable and growing operator within the recession-resistant outpatient healthcare sector.



150+
Locations



5
Total States



mysagedental.com
Website



1997
Founded



Boca Raton, FL
HQ



Private
Company Type

Bird's Eye View

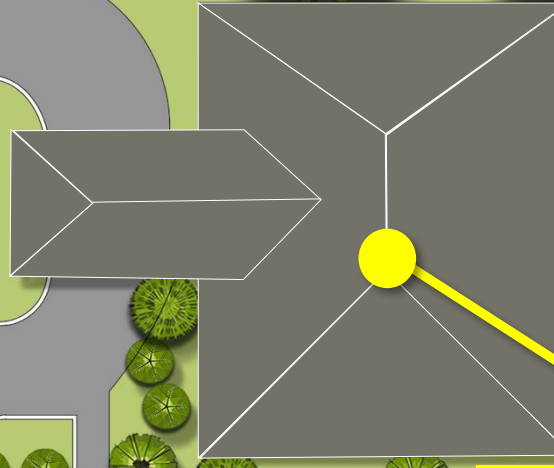


**SAGE
DENTAL**



Site Plan

US Highway 19 52,000+ VPD



**SAGE
DENTAL**



PLASTIC SURGERY
& MED SPA

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



U-HAUL®

ABC
Supply Co. Inc.

ABC
A SPIRITS

REGIONS

TRUIST



US Highway 19
52,000+ VPD

SAGE DENTAL

IBI
PLASTIC SURGERY
& MED SPA

CITGO
SUBWAY



Walgreens



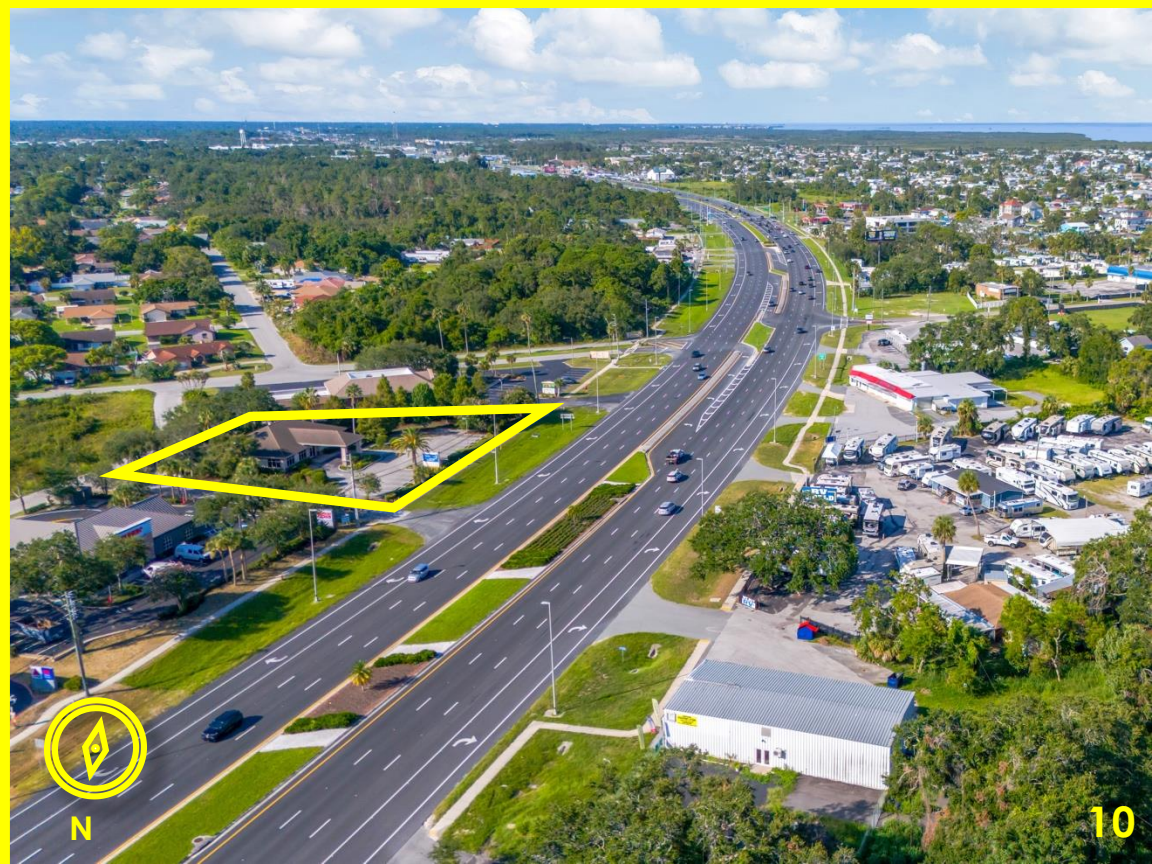
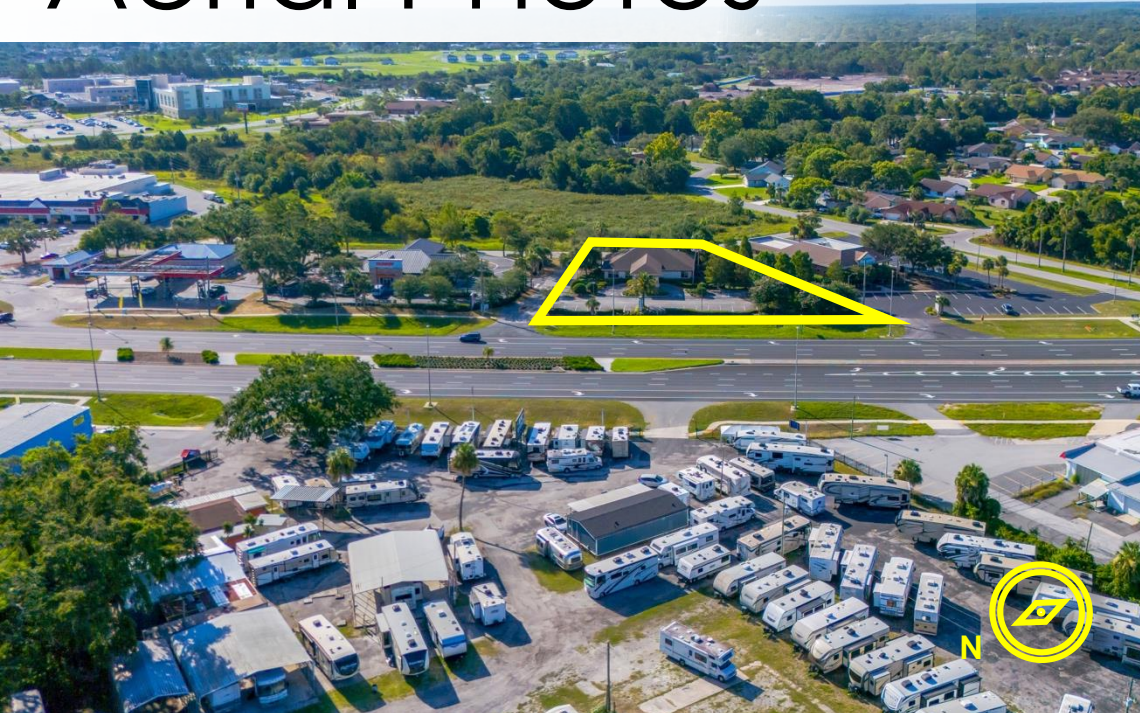
R.V. World of Hudson Inc.
Serving West Florida Since 1974

RAPTORS
West Pasco Education
Academy High School

Aerial Context



Aerial Photos

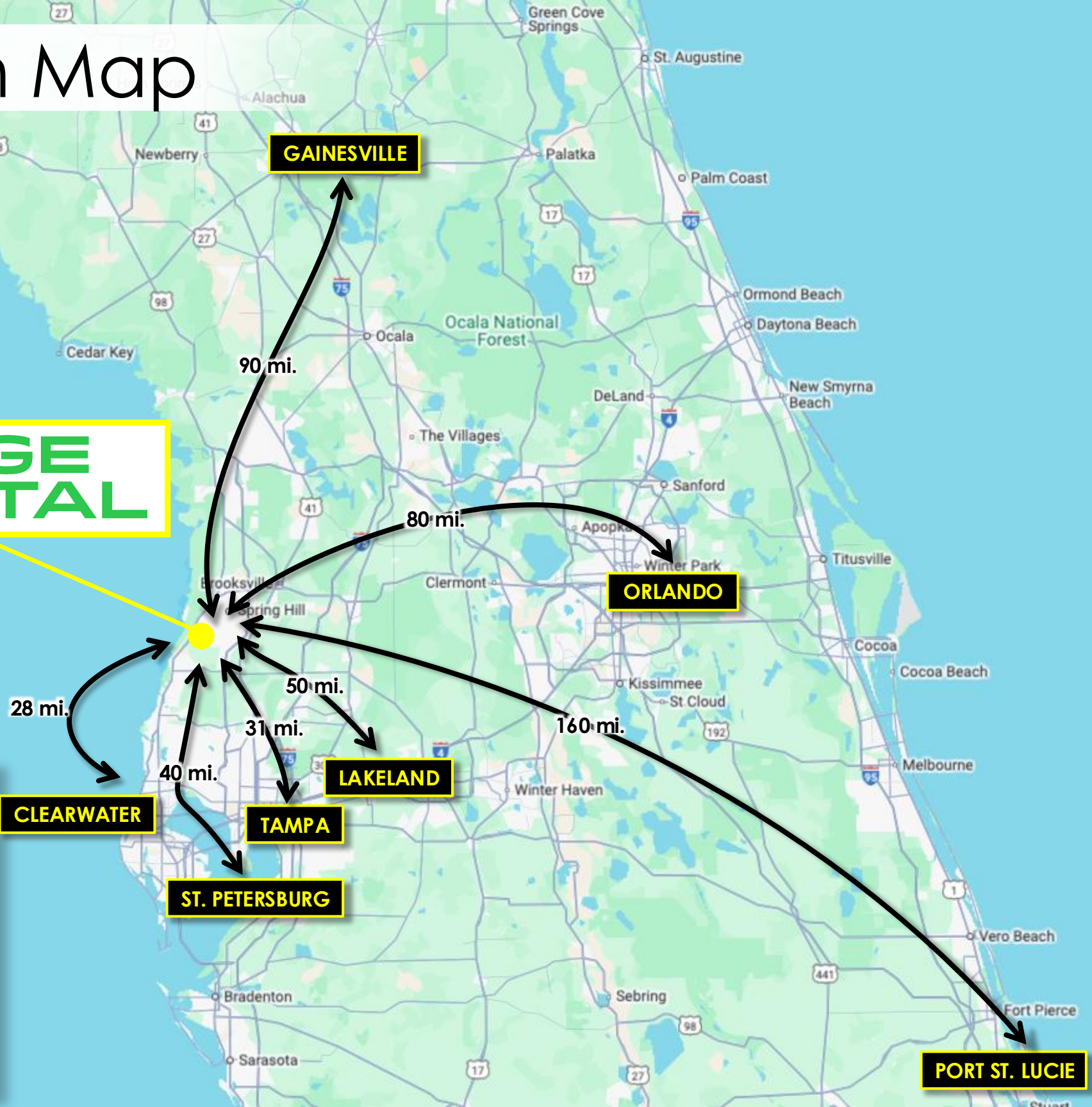


Property Photos



Location Map

**SAGE
DENTAL**



Drive Time Summary

Clearwater	50 min
Tampa	55 min
St. Petersburg	1 hr
Lakeland	1hr 30 min
Orlando	2 hrs
Gainesville	2hr 10 min
Port St. Lucie	3hr 30 min

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



POPULATION

	3 Miles	5 Miles	10 Miles
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



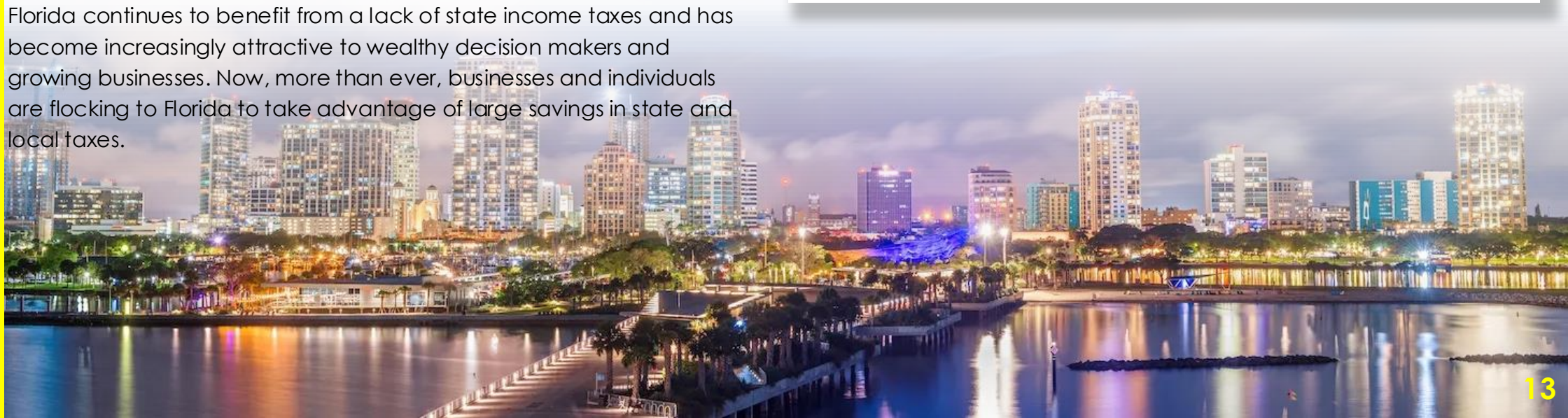
HOUSEHOLDS

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



SAGE DENTAL®

CURRENT®

Real Estate Advisors

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[#staycurrent](https://www.instagram.com/staycurrent)

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