

Medical Building

For Sale

- CenterWell (Humana – NYSE) with over \$130 billion in annual revenues
- 7,873 RSF with NOI \$185,787.51
- 7-yr leases – expiring 2030 and 2031
- Leases are NNN - LL Roof/Structure only with New Roof in 2021
- Recession Proof Medical Office
- Across from DeSoto Memorial Hospital (affiliated with Tampa General)

Located in Opportunity Zone



**7%
CAP**

425 Nursing Home Drive, Arcadia, FL 34266

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\$2,650,000





**-Reception-
CenterWell / Humana**



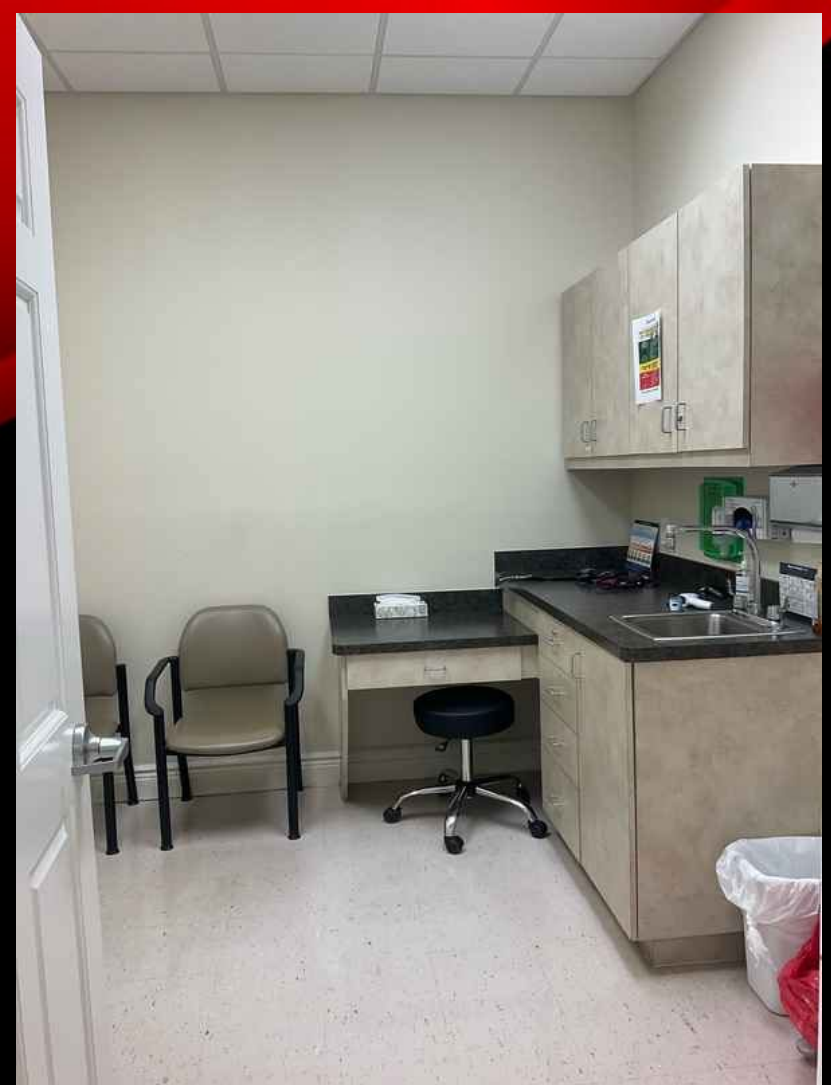
**-Waiting Area-
AMA Health Providers**

Amazing opportunity to own a 100% leased Medical Office building across from DeSoto Memorial Hospital (affiliated with Tampa General). Both tenants signed 7-yr. leased through 2030 and 2031. Both have annual rent bumps with the longest tenant, CenterWell/Humana, occupying 2/3rds of the space. Newer building, built in 2007 with brand new roof in 2021 and located in Opportunity Zone. Hurry as this simple, clean deal won't last.





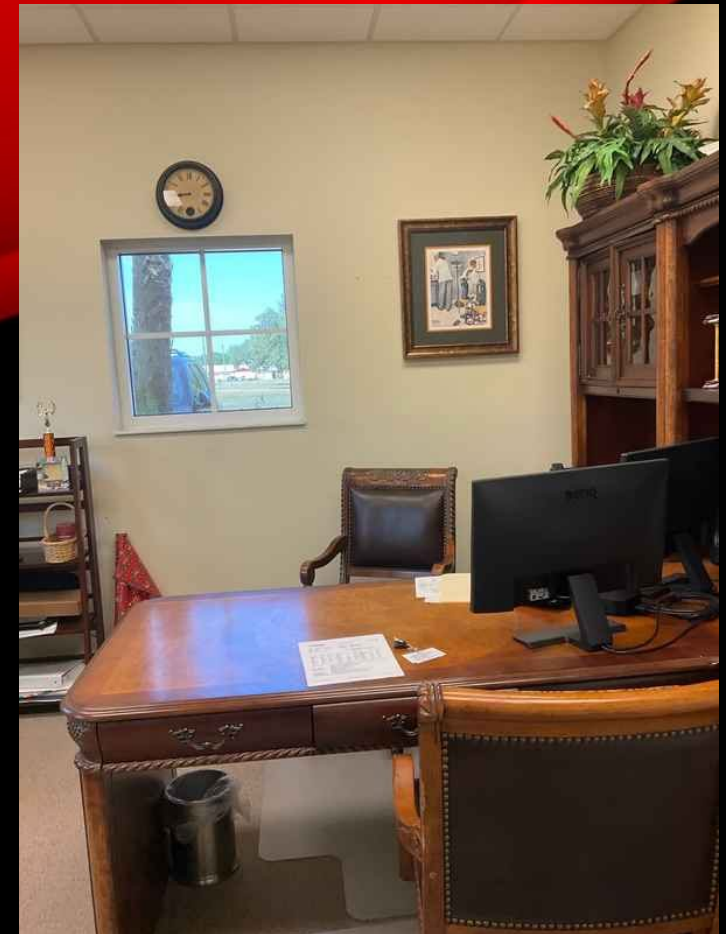
Exam Rooms





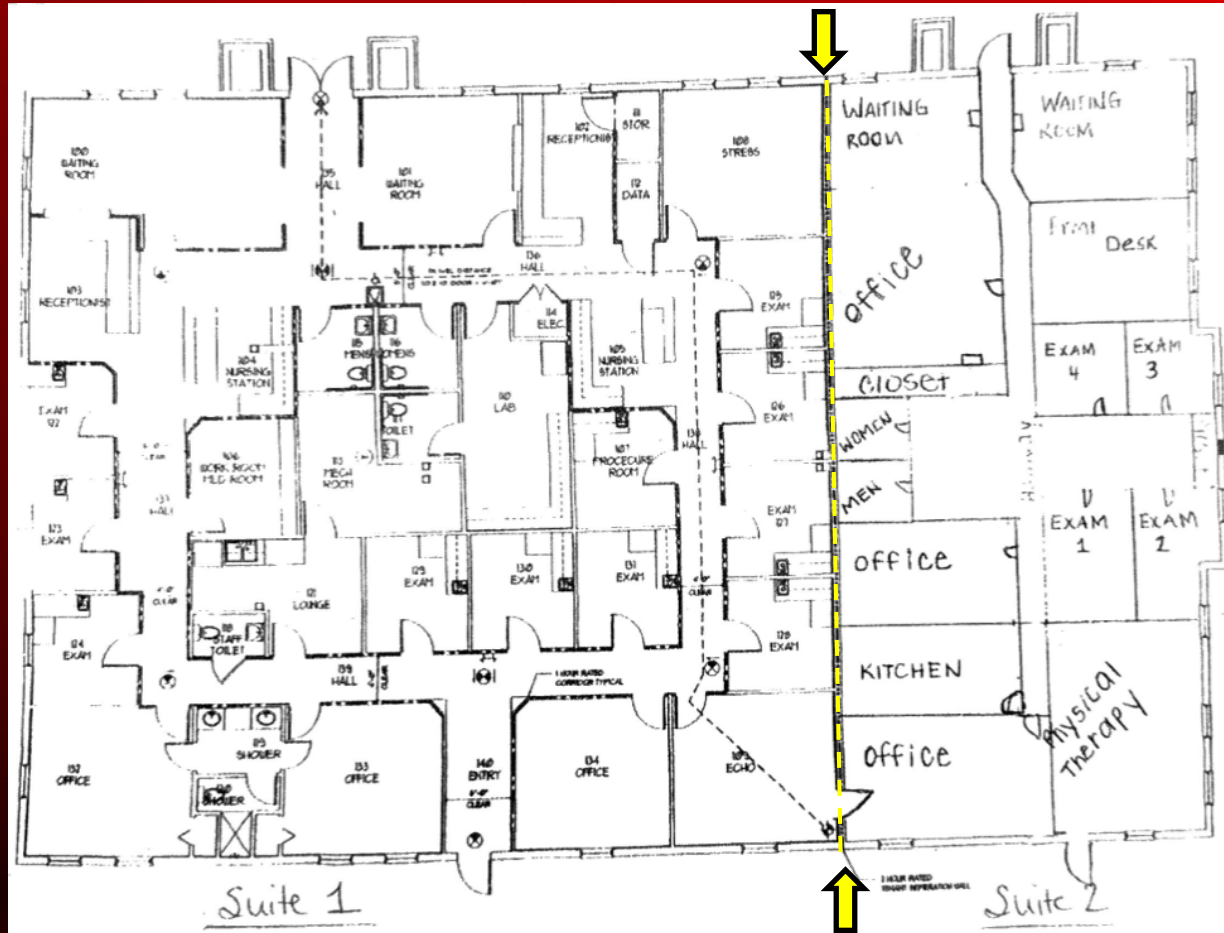
For Videos of the Interior:

[Click Here](#)

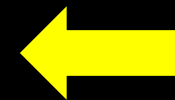


Floor Plan

CenterWell /
Humana



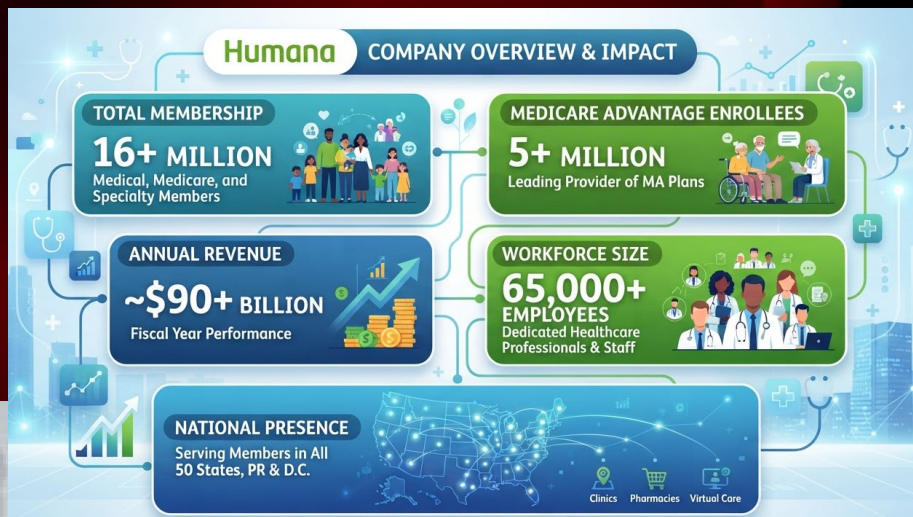
AMA Health
Providers



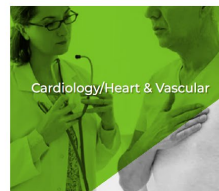
Tenant Summary

Tenant: CenterWell / Humana

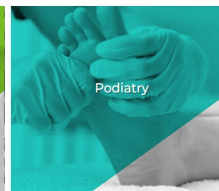
Humana, considered a major force in the U.S. healthcare industry, is the fourth-largest health insurance provider in the country. Focused heavily on specialized healthcare and insurance plans for seniors, with an innovative expansion into direct care delivery through CenterWell, combining senior primary care clinics, pharmacy services, and home health operations.



Our Medical Services Care For Your Whole Family



Cardiology/Heart & Vascular



Podiatry



Pulmonary & Sleep Medicine

AMA Health Providers offers a wide array of medical services and procedures and we're adding new services all the time.

Tenant: AMA Health Providers

Our group of doctors practice with the philosophy of treating all patients the way they would treat their family utilizing the latest, most effective, and safest technologies to treat heart and vascular health, painful foot and ankle disorders and pulmonary/sleep conditions. We're dedicated to preventing, diagnosing, and treating conditions that include lungs & respiratory tract, from asthma and emphysema to lung and mycobacterial infections and interstitial lung disease.



DeSoto Memorial Hospital

Tampa General Hospital (TGH) manages DeSoto Memorial Hospital in Arcadia, Florida, under a 49-year lease agreement approved in late 2025. As part of the transition, TGH committed to investing at least \$45 million into the rural hospital to expand services, retain existing employees, and build a helicopter station for rapid patient transfers. The DeSoto Memorial Hospital Board unanimously selected TGH's proposal after evaluating competing offers from AdventHealth and NorthStar Hospitals.

Key details of the operational takeover include:

The Deal: TGH leases the 49-bed facility for \$10 a month with an automatic 49-year renewal option.

Investment: The minimum \$45 million capital commitment is structured so that 50% of the funding will be applied within the first five years of the lease.

Community Focus: TGH aims to bring in medical specialists, improve infrastructure, and allow DeSoto County residents to receive the majority of their care locally without traveling long distances.

Leadership and Staff: TGH has committed to retaining all senior management and employees in good standing.



Financials

NET NOI											
		9/1/26-8/31/27		2/1/27-1/31/28		9/1/27-8/31/28		2/1/28-1/31/29			
CenterWell		\$130,386.09	CenterWell	\$131,990.68	CenterWell	\$134,297.78	CenterWell	\$135,950.53			
AMA		\$55,401.42	AMA	\$55,863.13	AMA	\$56,509.45	AMA	\$56,980.34			
TOTAL NOI		\$185,787.51		\$187,853.81		\$190,807.23		\$192,930.87			
Property Taxes and Insurance are Reimbursable Expenses paid pro rata on a monthly basis.											

CenterWell/Humana lease through 2031; AMA lease through 2030.



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