



16314 N DALE MABRY HWY TAMPA, FL

**OFFERED  
FOR SALE**

\$4,984,000 | 5.75% CAP



CONFIDENTIAL OFFERING MEMORANDUM





City of Tampa  
10 Mi. | 30 Min DT

Walmart Publix  
Staples FIVE BELOW

ROSS TARGET  
DRESS FOR LESS! SPROUTS  
FARMERS MARKET

sam's club

WHOLE FOODS  
MARKET

ALDI

THE HOME DEPOT

McDonald's

ULTA

TJ-maxx

bealls

CRUNCH

Advance Auto Parts

Steak Shake

TACO BELL

Gaither High School  
2,040 Students

Public Storage

Seminole Electric Co-Op

VEG  
ER for Pets

DALE MABRY HWY 46,500VPD

HAVERTYS  
FURNITURE

GUIDEWELL  
EMERGENCY  
DOCTORS







## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Veterinary Emergency Group in Tampa, FL. This asset has been leased for 12 years under an ABS NNN coverage and sits along busy Dale Mabry Hwy which sees 46,500 VPD.


RENT SCHEDULE	YEARS	RENT
Initial Term	1-4	\$286,572
Initial Term	5-8	\$315,229
Initial Term	9-12	\$346,752
First Extension Period	13-17	\$388,360
Second Extension Period	18-22	\$434,983

<b>YEAR 1 NOI</b>	<b>\$286,572</b>
<b>CAP RATE</b>	<b>5.75%</b>
<b>LISTING PRICE</b>	<b>\$4,984,000</b>


## ASSET SNAPSHOT

<b>Tenant Name</b>	Veterinary Emergency Group (120+ Locations)
<b>Address</b>	16314 N Dale Mabry Hwy, Tampa, FL 33618
<b>Building Size (GLA)</b>	5,511 SF
<b>Land Size</b>	1.43 Acres
<b>Year Built</b>	2025
<b>Signator/Guarantor</b>	Corporate (Report Financials)
<b>Rent Type</b>	Abs. NNN
<b>Landlord Responsibilities</b>	None
<b>Rent Commencement Date</b>	5/3/2025
<b>Lease Expiration Date</b>	5/31/2037
<b>Lease Term</b>	12 Years
<b>Rental Increases</b>	10% Every 4 Years and ~12% in Option Periods
<b>NOI</b>	\$286,572



  
**203,278**  
 PEOPLE  
 IN 5 MILE RADIUS

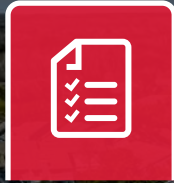
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**\$136,674**  
 AHHI IN  
 3 MILE RADIUS

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**46,500**  
 VPD ON  
 DALE MABRY HWY





## OPTIMAL LEASE STRUCTURE

12 Year Lease with 10% bumps every 4 years and 12% in option periods | Abs. NNN lease providing zero landlord responsibilities | Passive investment



## STRONG CORPORATE GUARANTEE

Veterinary Emergency Group operates 120+ emergency hospitals across 20+ states | Founded in 2014 and headquartered in White Plains, NJ the company has scaled rapidly nationwide with a standardized hospital model focused solely on emergency medicine



## TAMPA MSA

One of the fastest-growing large MSA's in the Southeast | Tampa-St. Petersburg-Clearwater MSA has grown ~15%+ since 2010, outpacing the US average significantly | Consistently ranks among the top net domestic migration markets in the country fueled by the Midwest and Northeast



## PET INDUSTRY GROWTH & EMERGENCY CARE DEMAND TAILWINDS

The U.S. pet industry has grown to \$147B+ annually (2023) nearly doubling over the past decade | Over 66% of U.S. households (86M+) own a pet, and veterinary spending has increased at a ~8-10% CAGR in recent year | Tampa ranks among Florida's largest and fastest-growing pet ownership markets



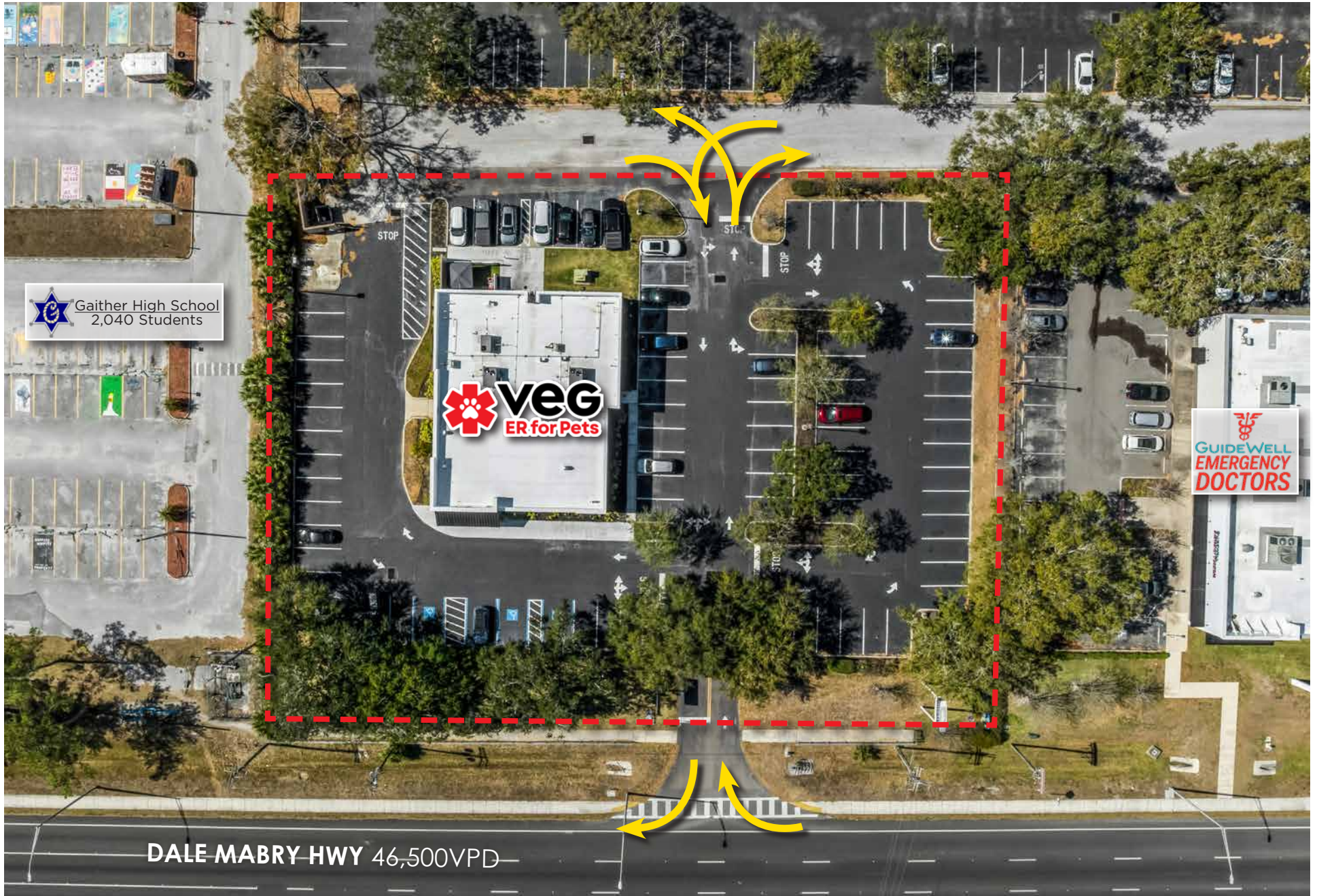
## INFILL LOCATION

12 miles from downtown Tampa | Within a 1-mile radius there is over 1M SF of retail | Site benefits from a limited retail supply pipeline and the dense residential neighborhoods of Carrollwood Village and Carrollwood Meadows



## DENSE SURROUNDING RETAIL

In the top 25% of Pet Stores & Services nationwide (Placer.ai) | Excellent exposure along a major retail and commuter corridor | Unmatched visibility along Dale Mabry Highway which sees over 46,500 VPD





TALLAHASSEE

193 MILES  
4:00 DRIVE

JACKSONVILLE

160 MILES  
3:10 DRIVE

Tampa, FL

Tampa, FL is a major city on the west coast of Florida, located along Tampa Bay. Known for its warm climate, diverse culture, and thriving economy, Tampa is part of the larger Tampa Bay metropolitan area, which includes St. Petersburg and Clearwater.

The city has a rich history influenced by Cuban, Spanish, and Italian heritage, which is especially visible in historic neighborhoods like Ybor City. Tampa is also a hub for business and finance in Florida, with growing sectors in healthcare, technology, and tourism.

Popular attractions include Busch Gardens Tampa Bay, the Florida Aquarium, ZooTampa at Lowry Park, and a revitalized Riverwalk that runs along the Hillsborough River. Sports fans can catch games from the Tampa Bay Buccaneers (NFL), Tampa Bay Lightning (NHL), and Tampa Bay Rays (MLB, based in nearby St. Petersburg).

With its blend of urban life, cultural experiences, and access to Gulf Coast beaches, Tampa continues to attract residents, tourists, and businesses alike.

1 MILES

15,213  
PEOPLE  
\$111,926  
AHHI  
4,919  
TOTAL  
EMPLOYEES

3 MILES

66,879  
PEOPLE  
\$136,674  
AHHI  
24,689  
TOTAL  
EMPLOYEES

5 MILES

203,278  
PEOPLE  
\$116,573  
AHHI  
62,959  
TOTAL  
EMPLOYEES

ORLANDO

74 MILES  
1:45 DRIVE



TAMPA

FORT MYERS

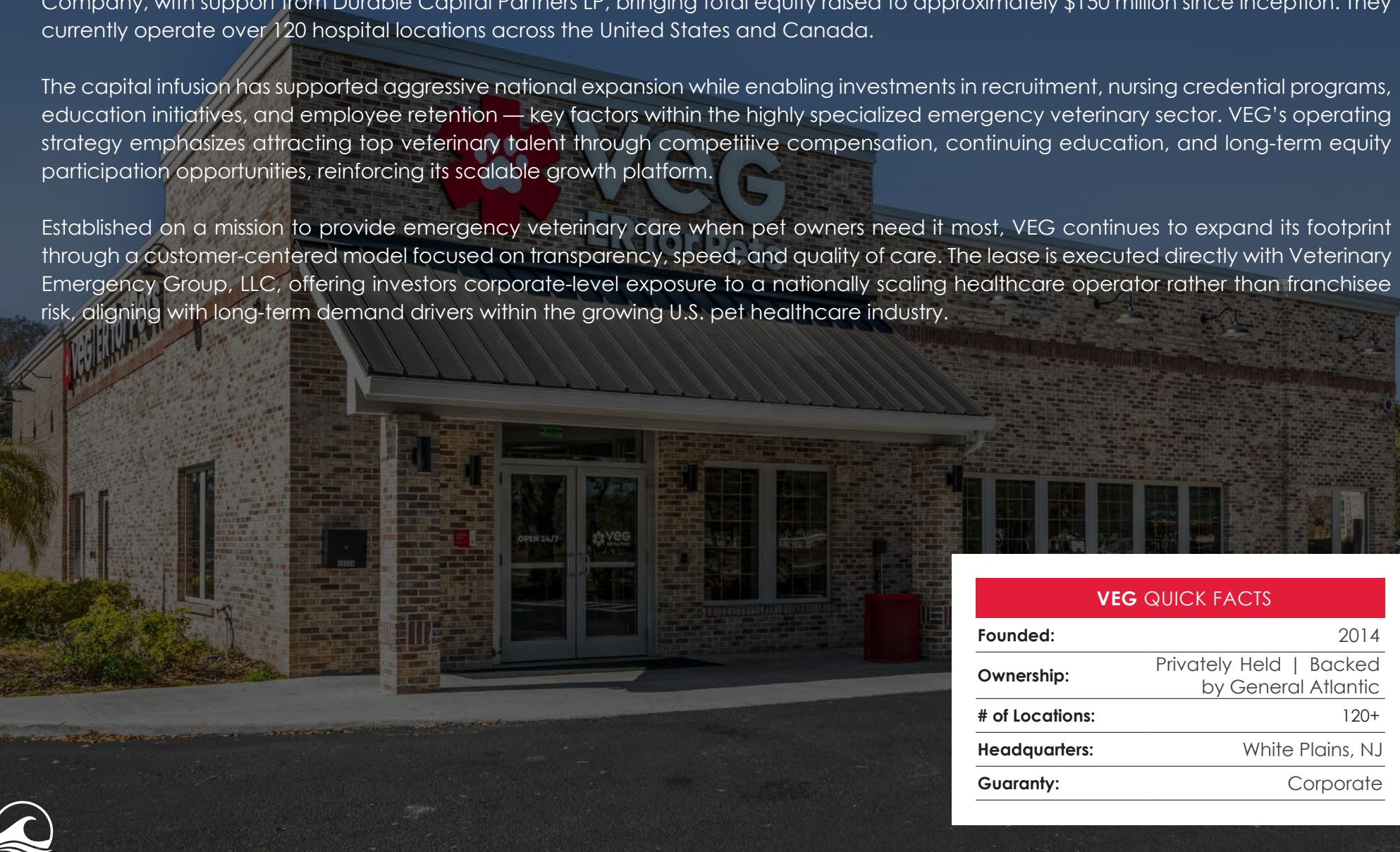
109 MILES  
2:40 DRIVE



Veterinary Emergency Group (VEG) is a rapidly expanding operator of 24/7 emergency veterinary hospitals founded in 2014 and headquartered in Valhalla, New York. The company focuses exclusively on emergency animal care, operating a differentiated model designed around rapid response treatment, open-concept hospitals, and highly trained emergency-focused staff. VEG has demonstrated strong institutional backing, including a \$100 million financing round co-led by D1 Capital Partners and Fidelity Management & Research Company, with support from Durable Capital Partners LP, bringing total equity raised to approximately \$150 million since inception. They currently operate over 120 hospital locations across the United States and Canada.

The capital infusion has supported aggressive national expansion while enabling investments in recruitment, nursing credential programs, education initiatives, and employee retention — key factors within the highly specialized emergency veterinary sector. VEG’s operating strategy emphasizes attracting top veterinary talent through competitive compensation, continuing education, and long-term equity participation opportunities, reinforcing its scalable growth platform.

Established on a mission to provide emergency veterinary care when pet owners need it most, VEG continues to expand its footprint through a customer-centered model focused on transparency, speed, and quality of care. The lease is executed directly with Veterinary Emergency Group, LLC, offering investors corporate-level exposure to a nationally scaling healthcare operator rather than franchisee risk, aligning with long-term demand drivers within the growing U.S. pet healthcare industry.



### VEG QUICK FACTS

<b>Founded:</b>	2014
<b>Ownership:</b>	Privately Held   Backed by General Atlantic
<b># of Locations:</b>	120+
<b>Headquarters:</b>	White Plains, NJ
<b>Guaranty:</b>	Corporate





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### Primary Deal Contacts

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