



Affordable Dentures

128 Riverview Drive | Flowood, MS 39232 (Jackson MSA)

NET LEASED INVESTMENT OPPORTUNITY

Confidential Offering Memorandum

**AVISON
YOUNG**

Investment highlights



OVERVIEW

Avison Young is pleased to offer for purchase a medical office building located in Flowood, MS, five miles northeast of Jackson. The property is 2,972 square feet (sf) and is leased to Affordable Dentures and Implants who has approximately 425 locations in 43 states. The tenant has operated successfully in this location for nearly 20 years and recently executed a 5-year lease extension with a 10% rent increase, expressing commitment to this site.

PROPERTY HIGHLIGHTS

- Newly executed lease extension through 11/30/2030
- 10% rent increase beginning in 2025 - \$68,653.20 NOI
- 93,566 5-mile population
- Average Household Income of \$126,897 within one mile
- Located within a strong medical/retail corridor with 59,000 VPD

Financial summary



Asking Price
\$975,000



Cap Rate
7.04%



NOI
\$68,653



Lease Type
NN



Term Remaining
5.2 Years

NOI	\$68,653
Rent	\$5,721
Rentable SF	2,972
Land Area	0.76 acres
Parking Spaces	32
Tenant	Affordable Dentures
Ownership Type	Fee simple
Guarantor	Corporate
Lease Type	NN
Landlord Responsibilities	Roof and structure
Lease Commencement	July 28, 2003
Lease Expiration	November 30, 2030
Lease Term Remaining	5.2 years
Increases	10% increase 12/01/2025
Options	None



*Jonathan Hipp of Avison Young has a shared ownership interest in this property.

Affordable Dentures & Implants

Delivering a smile
for every budget.

FOUNDED

1975

TODAY

425+ locations



Background

In the coastal plain region of eastern North Carolina, two dentists: Dr. George Edwards, Jr., and Dr. Donald Henson, saw a growing need to provide dentures and tooth extractions at a price their patients could afford.

Turning away patients because dental care was too costly didn't sit well with the two doctors. So, in 1975 they opened the first Affordable Dentures practice inside of a two-story home in Kinston, North Carolina.

Today, the same commitment to affordable and high-quality tooth replacement solutions found in that two-story home is now delivered across the United States inside nearly 425 clinics, now known as Affordable Dentures & Implants, which represents the expanded service offerings and advanced high-quality care offered to our patients.



AFFORDABLE
QUALITY



COMMUNITY
DRIVEN



TRUSTED
ADVISORS



NON-JUDGMENTAL
CARE



Situated amidst a wealth of health & wellness practices



A look from above



A look from above



A look from above



Additional site photos



About Flowood, MS

Flowood is located in Rankin County and is a suburb located northeast of Jackson, the capitol of Mississippi. Because of its strategic location Flowood is easily accessible by Interstates 55 and 20 as well as the Jackson International Airport which is located in the heart of Flowood. Highway 25 ("Lakeland Drive") is the main east-west corridor of the City and is one of the fastest-growing commercial areas in the State. Diversified with industrial, medical, retail, office and residential areas, Flowood is ideal for both businesses and families. Underscoring Flowood's growth, there is currently a proposal for a \$10 billion tech hub consisting of two hyperscale data center complexes. Click [here](#) to learn more.

Notable Employers

Flowood is not only a great place to live and play but also has a wonderful business environment. Flowood is home to a multitude of different types and sizes of businesses.

Flowood has become a medical super-hub with a tremendous number of specialties being practiced. Healthcare in Flowood included River Oaks Hospital, the second largest employer in the area as well as Blue Cross & Blue Shield of Mississippi, the third largest employer in the region.



Demographics

	1 Mile	3 Miles	5 Miles
Population			
2024 total population	974	24,087	93,566
Median age	38.6	35.8	37.4
Households & Income			
Total households	430	10,955	40,927
# of persons per HH	2.05	2.07	2.18
Average HH income	\$126,897	\$86,486	\$62,314



Let's connect.

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