

AspenDental[®]

1730 S JK POWELL BLVD | WHITEVILLE, NC

**OFFERED
FOR SALE**
\$3,063,000
6.00% CAP



EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to exclusively offer for sale a brand-new, single-tenant NN investment located at 1730 S JK Powell Blvd in Whiteville, North Carolina. The offering is 100% leased to Aspen Dental under a corporate-guaranteed 10-year lease generating \$183,750 in annual NOI at a 6.00% cap rate. Landlord responsibilities are limited to roof and structure only, creating a low-management, credit-backed income stream anchored by a newly constructed 2026 building.

The investment is secured by a direct corporate lease with Aspen Dental, the largest branded network of dental offices in the United States, supporting more than 1,000 locations (1,022 per the offering memorandum) across 46 states through its parent organization, The Aspen Group (TAG), which is backed by private equity sponsors Ares Management and Leonard Green & Partners. The lease features 10% rent increases every five years throughout the initial term and at each of three remaining five-year renewal options, growing NOI from \$183,750 in year one to more than \$269,045 by the final option period. Rent commenced June 2, 2026, with the initial term extending through June 30, 2036, and total lease potential of up to 25 years through 2051 should all three options be exercised.

Positioned on a high-visibility corner lot along US Highway 701 (VPD 18,033), the property serves as the primary commercial hub of Whiteville, the county seat of Columbus County in southeastern North Carolina, with regional connectivity to Wilmington, NC (53 miles), Myrtle Beach, SC (54 miles), and Fayetteville, NC (58 miles). Average household incomes reach \$71,206 within 1 mile and remain above \$60,771 within 3 miles and \$63,352 within 5 miles, supported by a 5-mile population of more than 12,300 and dense surrounding retail including Walmart, Belk, Food Lion, Lowe's, and Tractor Supply — underpinning a durable, income-focused opportunity in an underserved secondary market.

RENT SCHEDULE	YEAR	RENT	PSF RENT
Current Term	1-5	\$183,750	\$52.50
Current Term	6-10	\$202,125	\$57.75
First Option	11-15	\$222,355	\$63.53
Second Option	16-20	\$244,580	\$69.88
Third Option	21-25	\$269,045	\$76.87

NOI	\$183,750
CAP RATE	6.00%
LISTING PRICE	\$3,063,000

ASSET SNAPSHOT

Tenant Name	Aspen Dental
Address	1730 S JK Powell Blvd, Whiteville, NC 28472
Building Size (GLA)	3,500 SF
Land Size	1.21 Acres
Year Built	2026
Signatory/Guarantor	Corporate
Rent Type	NN
Landlord Responsibilities	Roof & Structure
Rent Commencement Date	6/2/2026
Lease Expiration Date	6/30/2036
Remaining Term	10 Years
Rent Escalations	10% Every 5 Years and in Option Periods
Current Annual Rent	\$183,750



11,656
PEOPLE
IN 5 MILE RADIUS

\$64,098
AHHI IN
5 MILE RADIUS

18,033
VPD ON
US HWY 701





CORPORATE GUARANTEE FROM STRONG TENANT

Backed by The Aspen Group (TAG), parent to 1,100+ Aspen Dental locations across 46 states.



ATTRACTIVE LEASE FUNDAMENTALS

10-year NN lease with 10% rental bumps every 5 years, including all three (3) five-year option periods.



HIGH VISIBILITY ON CORNER LOT

Located on the corner along US Hwy 701 | Connectivity to Wilmington, NC, Myrtle Beach, SC, and Fayetteville, NC.



WELL ESTABLISHED COMMERCIAL HUB

Well established market anchored by consistent institutional and government presence | Primary commercial hub for Columbus County, drawing from surrounding rural communities for retail and everyday shopping needs.



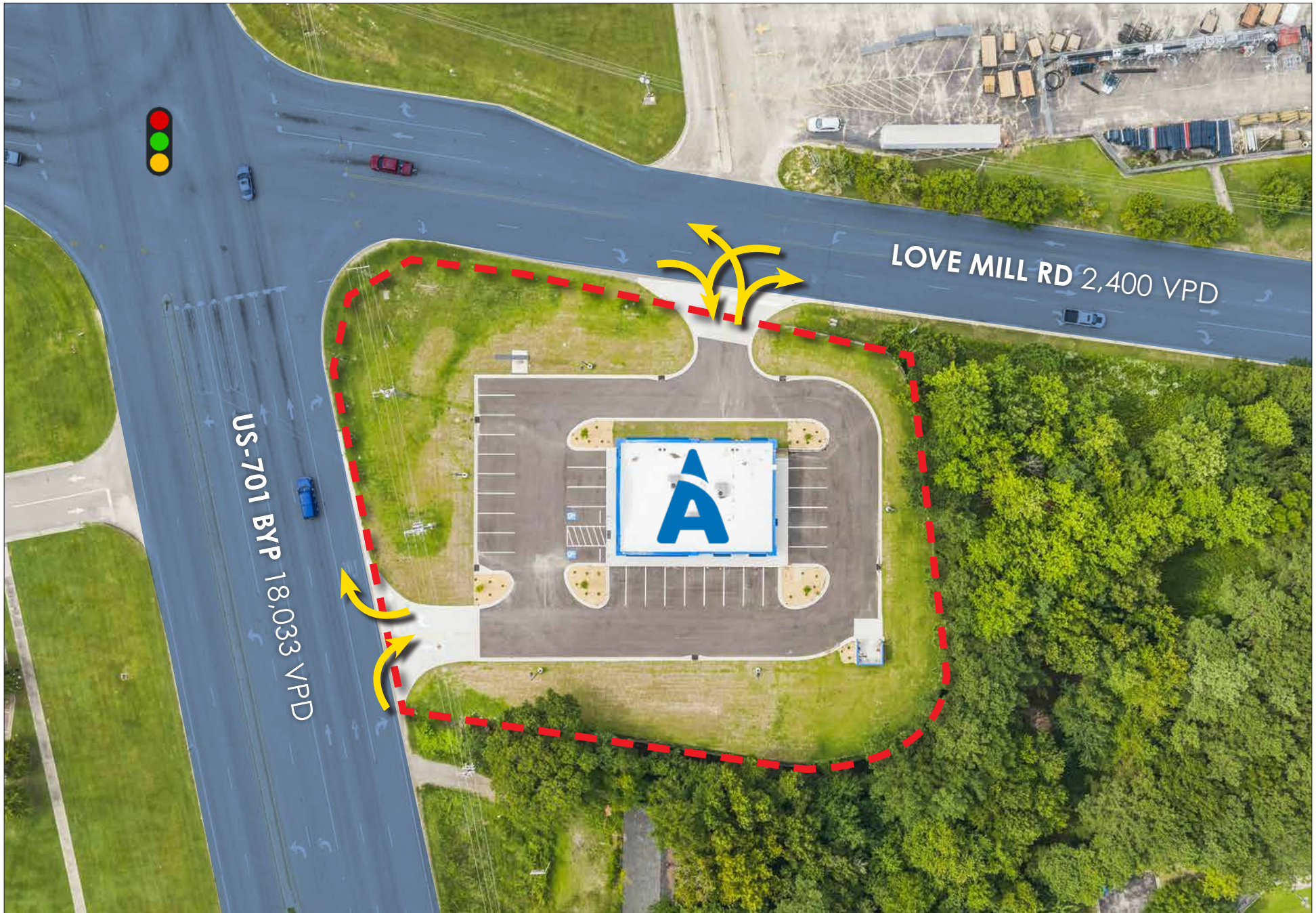
DENSE SURROUNDING RETAIL

Positioned among strong national retailers like Walmart, Belk, Food Lion, Lowe's, and Tractor Supply, with strong QSR density including Pizza Hut, Papa John's, and Burger King.



BRAND NEW CONSTRUCTION

Ground-up, brand-new 2026 building delivering zero near-term capex exposure.





Walmart  five BELOW[®]
bealls  DOLLAR TREE

LOWE'S

BURGER KING

MURPHY USA

Pizza Hut

belk

SB

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

TSC TRACTOR SUPPLY CO

US-701 BYP 18,033 VPD

LOVE MILL RD 2,400 VPD

AspenDental[®]

TACO  BELL





FOOD LION



Goshen Medical
& Pharmacy



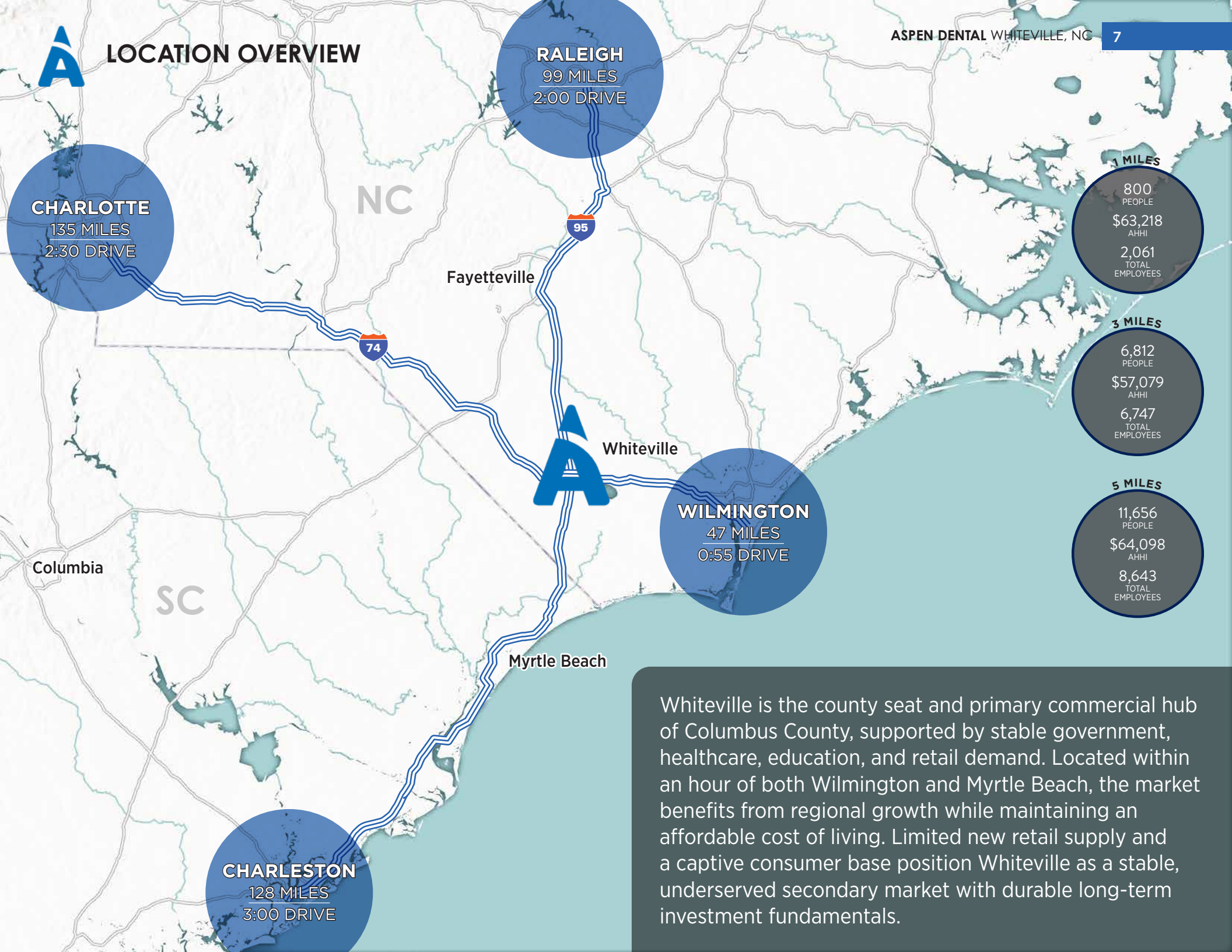
LOVE MILL RD 2,400 VPD

US-701 BYP 18,033 VPD





LOCATION OVERVIEW



CHARLOTTE
135 MILES
2:30 DRIVE

RALEIGH
99 MILES
2:00 DRIVE

1 MILES

800
PEOPLE
\$63,218
AHHI
2,061
TOTAL
EMPLOYEES

3 MILES

6,812
PEOPLE
\$57,079
AHHI
6,747
TOTAL
EMPLOYEES

5 MILES

11,656
PEOPLE
\$64,098
AHHI
8,643
TOTAL
EMPLOYEES

WILMINGTON
47 MILES
0:55 DRIVE

Columbia

SC

Myrtle Beach

CHARLESTON
128 MILES
3:00 DRIVE

Whiteville is the county seat and primary commercial hub of Columbus County, supported by stable government, healthcare, education, and retail demand. Located within an hour of both Wilmington and Myrtle Beach, the market benefits from regional growth while maintaining an affordable cost of living. Limited new retail supply and a captive consumer base position Whiteville as a stable, underserved secondary market with durable long-term investment fundamentals.



TENANT SUMMARY

Aspen Dental is one of the nation's largest providers of branded dental care, operating more than 1,100 locations across the United States through its affiliated network of independently owned and operated practices. Founded in 1998, the company has grown into a national platform providing comprehensive dental services, including preventive, restorative, cosmetic, and emergency care.

The company operates under The Aspen Group, one of the largest healthcare support organizations in the country, which also includes brands such as WellNow Urgent Care, ClearChoice Dental Implant Centers, Chapter Aesthetic Studio, and AZPetVet. Collectively, The Aspen Group supports thousands of healthcare providers across dental, urgent care, medical aesthetics, and veterinary services, reinforcing the organization's scale and long-term commitment to healthcare delivery.

Aspen Dental's growth has been driven by a standardized operating model, strategic site selection, and a focus on high-visibility retail locations that serve both local residents and regional trade areas. Today, the brand remains one of the most recognized names in outpatient dental care and continues to expand its national footprint through new development and acquisitions.

ASPEN DENTAL QUICK FACTS

Founded:	1998
Ownership:	Private (The Aspen Group)
Credit Rating:	S&P: A-
# of Locations:	1,100+
Headquarters:	Chicago, IL
Guaranty:	Aspen Dental Management, Inc.



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Exclusively Offered By



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