

# SALE

423 ADAIR AVE

423 Adair Ave Zanesville, OH 43701

## PROPERTY DESCRIPTION

Opportunity to acquire a 3,941 SF medical office building leased to Affordable Care, a nationally recognized operator with over 450 locations across 43 states. The property has undergone nearly \$600,000 in upgrades since 2018, including a full office buildout, a new HVAC system, and a brand-new roof in 2024—making it completely turnkey. Situated on 0.82 acres with flexible C-4 zoning, this asset offers stability, modern improvements, and a wide range of potential uses in a strong, growing market.

## PROPERTY HIGHLIGHTS

- 3,941 SF Medical/Office Building For Sale
- Corporate Lease with Affordable Care (450+ locations nationwide)
- Zoned C-4 – wide range of commercial uses
- Nearly \$600,000 in improvements with full office buildout (2018)
- New HVAC system and roof installed in 2024
- Situated on 0.82 acres with excellent visibility and accessibility



## OFFERING SUMMARY

Sale Price:	\$1,168,000
Lot Size:	0.82 Acres
Building Size:	3,941 SF
NOI:	\$75,864.25
Cap Rate:	6.5%

## PROPERTY WEBSITE

<https://bit.ly/423AdairAve>

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### Kim Benincasa

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## LEASE SUMMARY

Lease Commencement Date	August 1, 2018
Rent Commencement	January 1, 2019
Primary Term Expiration	January 29, 2029
Options to Renew	Two Additional 5-Year Terms
Increases	10% Each
Notice to Renew	180 Days Prior to Expiration

### Landlord Responsibilities

Roof, Structure and Parking

### Tenant Responsibilities

Real Estate Taxes, Insurance and HVAC

## TENANT PAID EXPENSES

Taxes	\$ 7,695.24
Insurance	\$ 1,863.00
Maintenance	\$ 2,000.00
Lawn Care	\$ 1,880.00
Snow Removal	\$ 1,900.00
Roof Reserve	\$ 2,168.00
Parking Lot Reserve	\$ 1,182.00

## RENT TERMS

<u>YEARS</u>	<u>RENT/SF</u>	<u>MONTHLY RENT</u>	<u>NET ANNUAL RENTS</u>
1-5 Years	\$ 17.50	\$ 5,747.29	\$ 68,967.50
6-10 Years	\$ 19.25	\$ 6,322.02	\$ 75,864.25
11-15 Years	\$ 21.18	\$ 6,955.87	\$ 83,470.38
16-20 Years	\$ 23.30	\$ 7,652.11	\$ 91,825.30

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## WHY AFFORDABLE DENTURES & IMPLANTS

Having Affordable Dentures & Implants as a tenant in your building provides stability, strong credit quality, and long-term value. Their established brand recognition and loyal patient base generate consistent traffic and reliable rental income. Because their specialized practices require significant investment in dental lab buildouts and infrastructure, they are highly committed to their locations and less likely to relocate. This commitment, combined with their strong financial performance and steady demand driven by demographic trends, makes them a desirable, low-risk tenant that enhances the appeal and long-term value of your property.

## TENANT DESCRIPTION

Affordable Dentures & Implants, supported by Affordable Care, LLC, is the nation's leading network of denture and implant providers, with more than 400 practices across 42 states. For over 50 years, the company has focused exclusively on delivering high-quality, affordable dental solutions, including full and partial dentures, dental implants, extractions, and related services. By operating on-site dental labs in most of their practices, they can offer faster turnaround times — often same-day service — while maintaining quality and keeping costs low for patients.

Their patient-centered approach is built on accessibility, affordability, and transparency. Affordable Dentures & Implants offers free consultations, best price guarantees, and flexible financing options, all designed to make essential dental care attainable for more people. As part of the Affordable Care family, their practices benefit from centralized support for marketing, operations, and administration, allowing providers to focus on clinical care and ensuring a consistent, high-quality patient experience nationwide. This scalable, proven model has established the company as a trusted leader in consumer dental services.

FOR MORE INFORMATION VISIT: [www.affordabledentures.com](http://www.affordabledentures.com)

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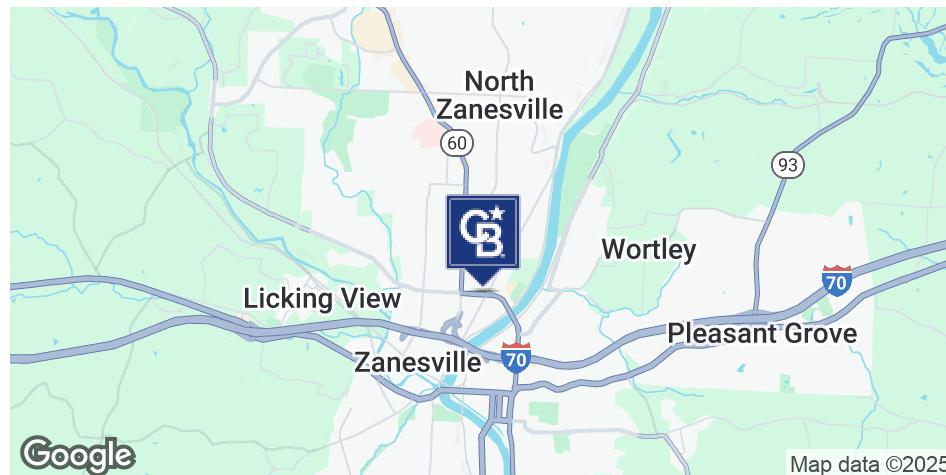
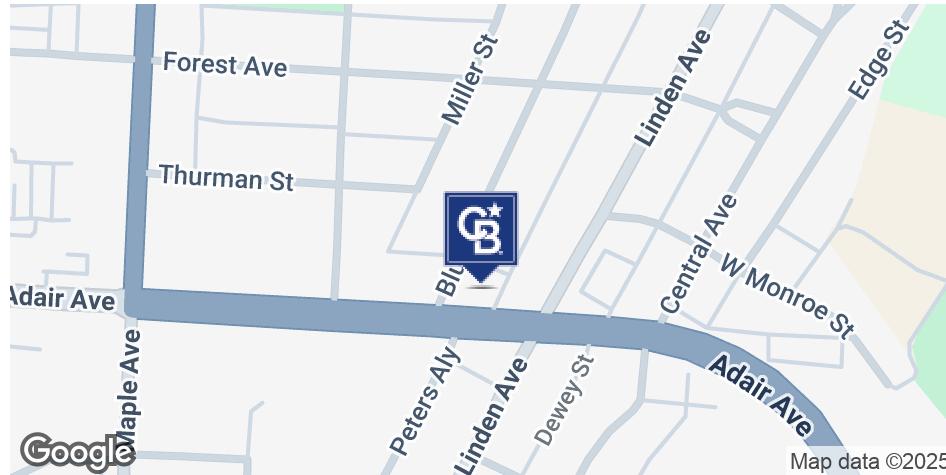
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## LOCATION SUMMARY

Located in the heart of Zanesville, Ohio, this property offers exceptional visibility and accessibility in a well-established corridor that seamlessly blends commercial activity with surrounding residential neighborhoods. Its strategic position places it just minutes from downtown Zanesville, ensuring convenient access to local government offices, financial institutions, healthcare providers, and cultural attractions. A variety of retail shops, dining options, and professional services are located nearby, enhancing convenience for both employees and customers. The property's central location within this vibrant community makes it an ideal setting for businesses seeking a high-traffic environment and a strong local presence.

Connectivity is another key advantage, with easy access to Interstate 70 providing direct routes to major metropolitan markets such as Columbus, Wheeling, and beyond. This prime positioning not only supports regional operations but also offers opportunities for businesses aiming to serve a broader customer base. The area's mix of historic charm and ongoing revitalization projects continues to attract investment and growth, strengthening its commercial appeal. Whether for retail, office, medical, or service-oriented uses, the location provides a dynamic environment and a solid foundation for long-term success.

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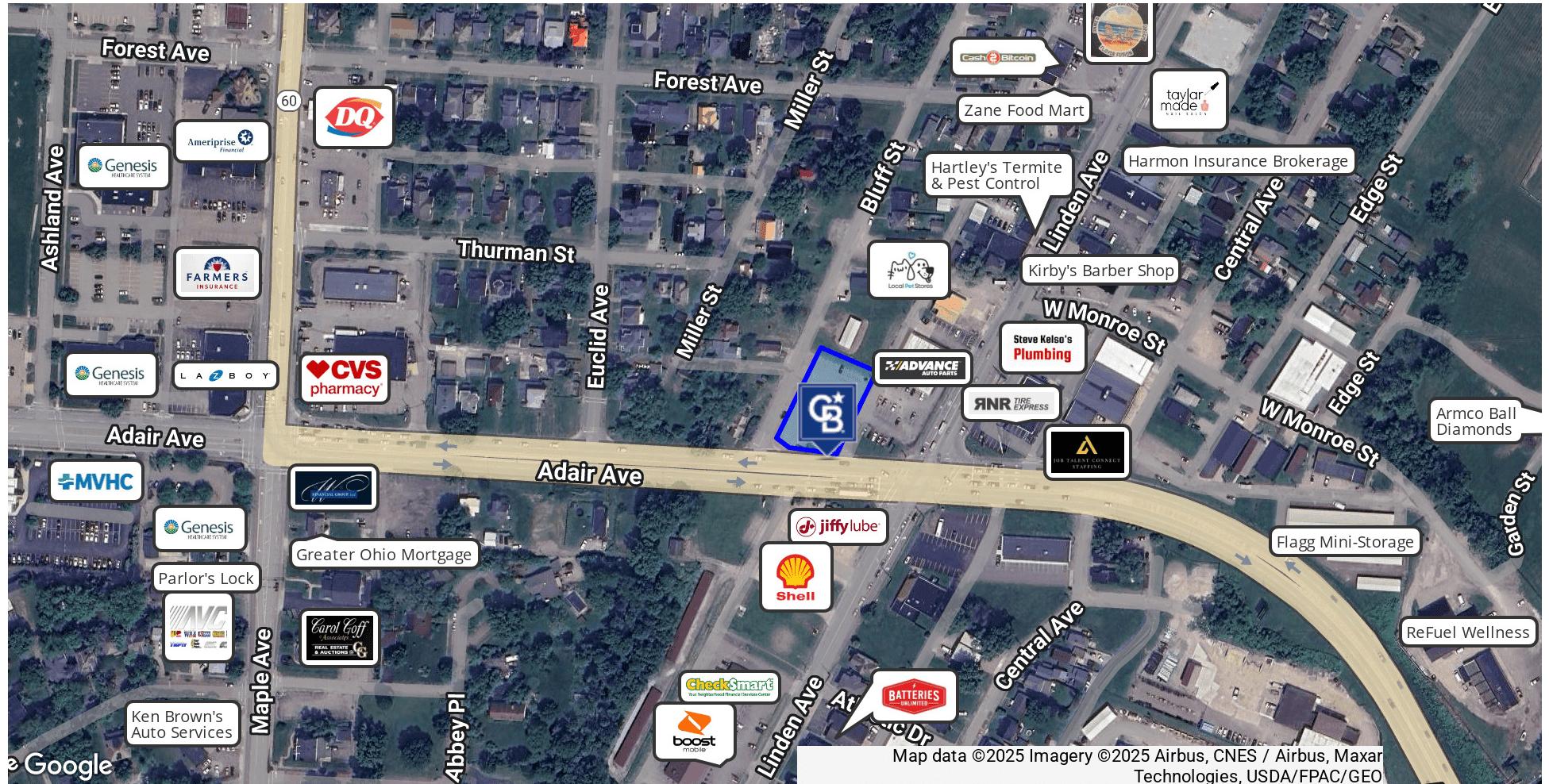


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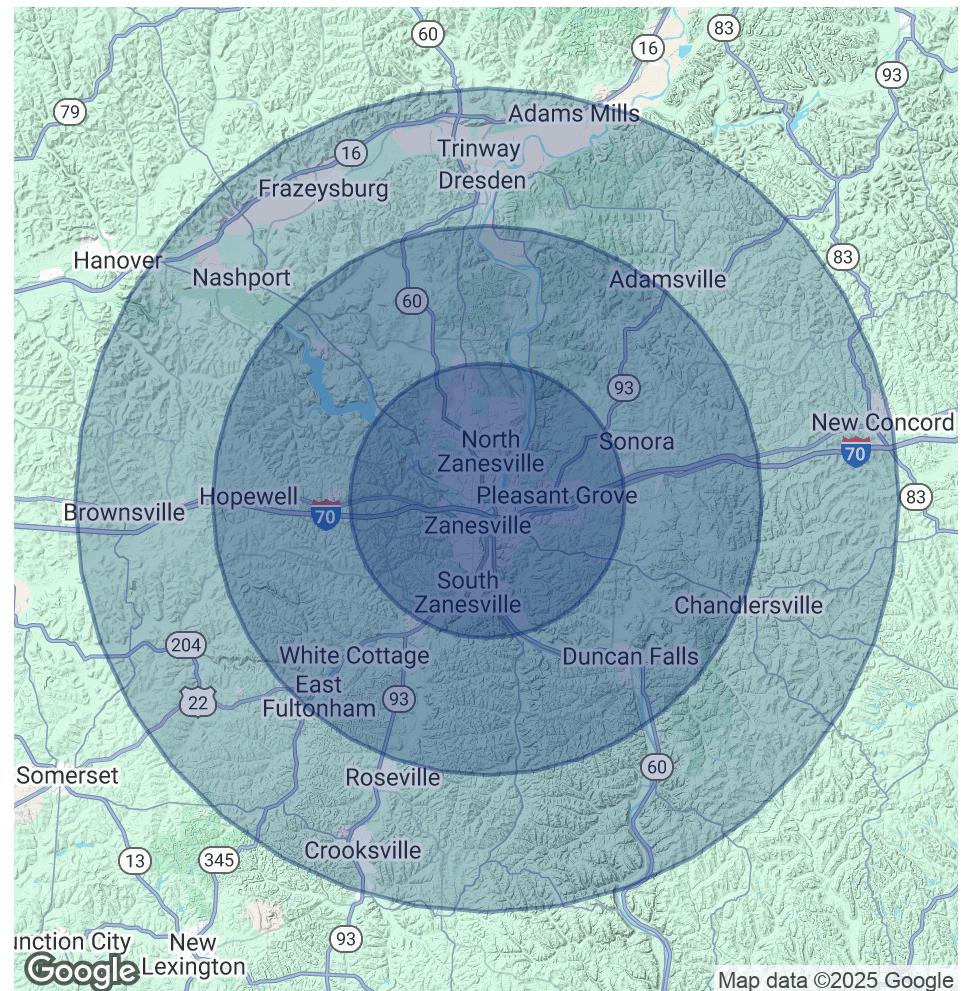
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	46,274	69,168	93,166
Average Age	42	42	41
Average Age (Male)	40	41	40
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	19,851	28,776	38,034
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$66,197	\$73,206	\$74,633
Average House Value	\$174,506	\$188,150	\$192,102

Demographics data derived from AlphaMap

TRAFFIC COUNTS	DIRECTION	YEAR	AADT
Adair Ave SE of Linden Ave	2-Way	2024	29,998
Adair Ave E of SR 60 Maple Ave	2-Way	2025	24,389



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