



# CMP DENTAL ARTS (MB2)

7197 Highbridge Rd  
Fayetteville, NY 13066



**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

OFFERING MEMORANDUM

# EXCLUSIVELY LISTED BY



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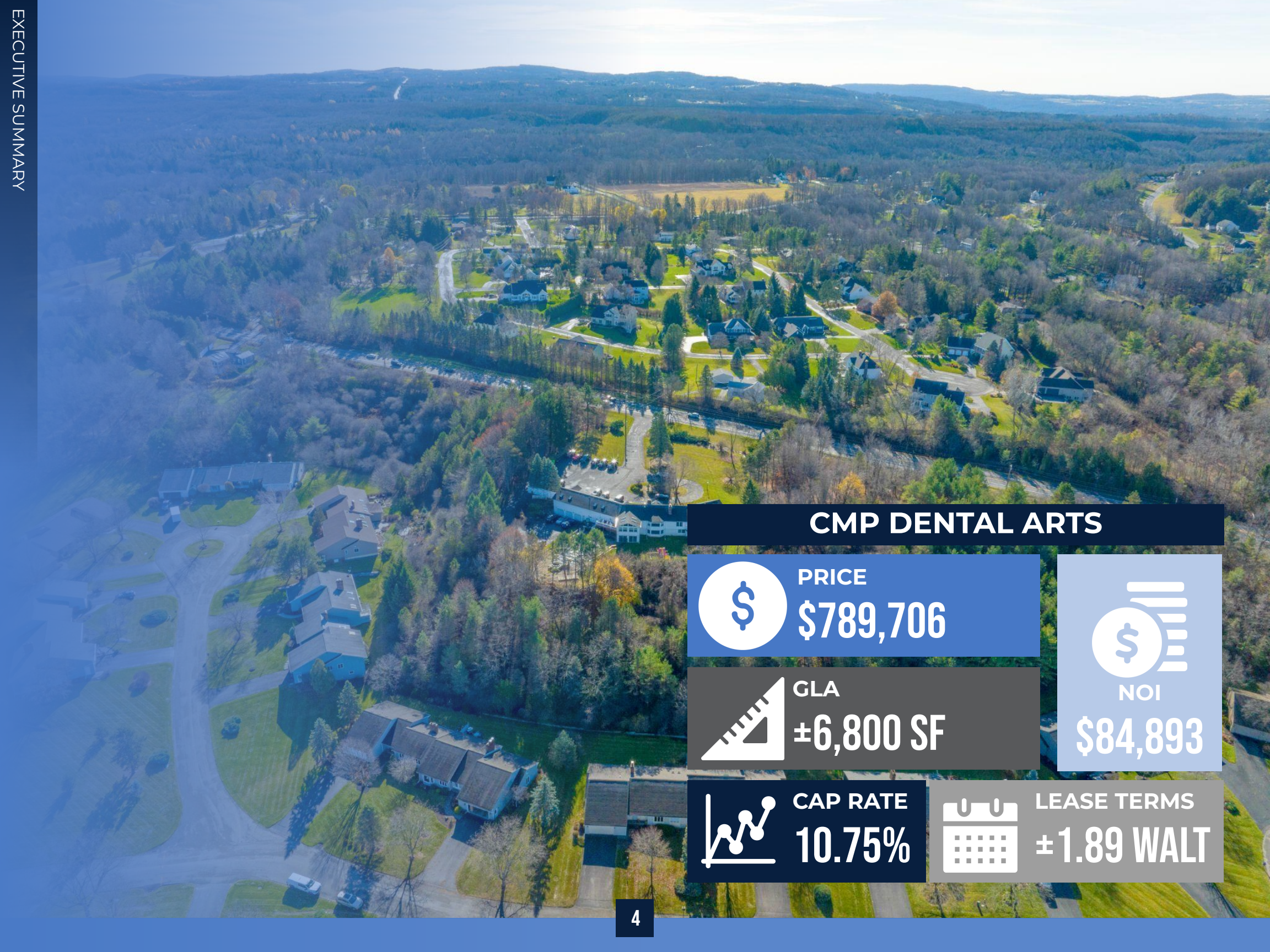
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### CMP DENTAL ARTS

 **PRICE**  
**\$789,706**

  
**NOI**  
**\$84,893**

 **GLA**  
**±6,800 SF**

 **CAP RATE**  
**10.75%**

 **LEASE TERMS**  
**±1.89 WALT**

## PROPERTY OVERVIEW

<b>Property Name</b>	CMP Dental Arts (MB2)
<b>Address</b>	7197 Highbridge Rd, Fayetteville, NY 13066
<b>Property Size</b>	±6,800 SF
<b>Lot Size</b>	±2.78 AC
<b>Year Built</b>	1980
<b>Occupancy</b>	100%
<b>Property Type</b>	Mixed Use
<b>Ownership Type</b>	Fee Simple





## INVESTMENT HIGHLIGHTS

### **Tenant Investment in Location**

Dental support organizations rarely relocate due to high build-out costs and difficulty in retaining the same patients after moving.

### **Ideal Investment**

This deal has a low barrier to entry for investors because of its attractive price point and high return.

### **Best-in-Class Tenant**

MB2 is one of the most sought after tenants in the healthcare space with over 750+ locations across 43 states.

### **Value Add Opportunity**

The apartment lease is set to expire in less than a year, offering the potential to adjust the rental rate to a higher level. This adjustment could significantly enhance cash flow and improve the overall return on investment.


### **Streamlined Expansion**

MB2 expands by acquiring existing practices that are already established within the community. This allows them to quickly grow their footprint across the country.

### **Scheduled Rental Increases**

2% annual rental increases from the office tenant provide a future owner a boost in cash flow and return on their investment, along with protection against inflation.

# INVESTMENT SUMMARY



<b>LIST PRICE</b>	\$789,706
<b>NOI</b>	\$84,893
<b>CAP RATE</b>	10.75%
<b>PROPERTY SIZE</b>	±6,800 SF
<b>LOT SIZE</b>	±2.78 AC
<b>YEAR BUILT</b>	1980
<b>OWNERSHIP TYPE</b>	Fee Simple
<b>WALT</b>	±1.89 Years
<b>PRICE PSF</b>	\$116
<b>RENT PSF</b>	\$12.48



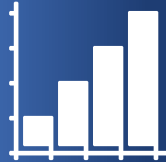
**BUILDING SIZE**  
±6,800 SF



**WALT**  
±1.89 YEARS



**CAP RATE**  
10.75%



**IN-PLACE NOI**  
\$84,893

## RENT ROLL

TENANT	SF	% OF GLA	LEASE EXP	TERM	MONTHLY RENT	ANNUAL RENT	RENT PSF	RENTAL INCREASES	LEASE TYPE	OPTIONS
CMP Dental Arts	±2,000	29%	9/30/26	±1.88 Years	\$5,200	\$62,400	\$31.20	5% in Options	Modified Gross	Two, 5 Year
Apartment Tenant	±3,000	44%	6/30/25	±0.62 Years	\$1,500	\$18,000	\$6.00	None	Modified Gross	One, 1 Year
Office Suite	±1,800	26%	11/6/27	±3 Years	\$1,800	\$21,600	\$12.00	2% Annual	NNN	One, 3 Year
<b>Total</b>	±6,800	100%	-	-	\$8,500	\$102,000	\$15.00	-	-	-



## FINANCIAL OVERVIEW

**RENTAL INCOME** **\$102,000**

**OFFICE LEASE  
REIMBURSEMENT** \$6,158

**EFFECTIVE GROSS REVENUE** **\$108,158**

**EXPENSES** -

**PROPERTY TAX** \$17,888

**INSURANCE** \$3,517

**HVAC** \$500

**RESERVES** \$1,360

**TOTAL EXPENSES** **\$23,265**

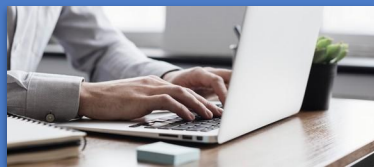
**NET OPERATING INCOME** **\$84,893**


**MB2 DENTAL**

MB2 Dental is a doctor-led dental partnership organization that provides support services to dentists while allowing them to maintain control over their practices.

With over 15 years of experience, MB2 Dental offers resources in areas like human resources, marketing, and accounting, enabling dentists to focus on patient care without administrative burdens.

This partnership model promotes professional growth and financial freedom, allowing dentists to expand their practices according to their vision. MB2 Dental's commitment to preserving practice autonomy has built a diverse network of dental professionals dedicated to advancing the field.


**Website**

<https://mb2dental.com/>


**Practices**

750+


**Headquarters**

Dallas, TX



**KOHL'S**  
*Walgreens* the **Y**

**CARRABBA'S**  
ITALIAN GRILL

**BULL & BEAR**  
*Roadhouse*

**GINO'S**  
EST. 1924  
• CHEESE STEAK  
AND ONION

**UNITED STATES**  
POSTAL SERVICE



**JOANN** **LOFT**  
**TJ-maxx** **STICKLEY**  
Bath & Body Works FURNITURE | MATTRESS

**SEPHORA**  
CAZENOVIA JEWELRY  
BY KALPA WOODRUFF

**UPSTATE**  
UNIVERSITY HOSPITAL

**TARGET**

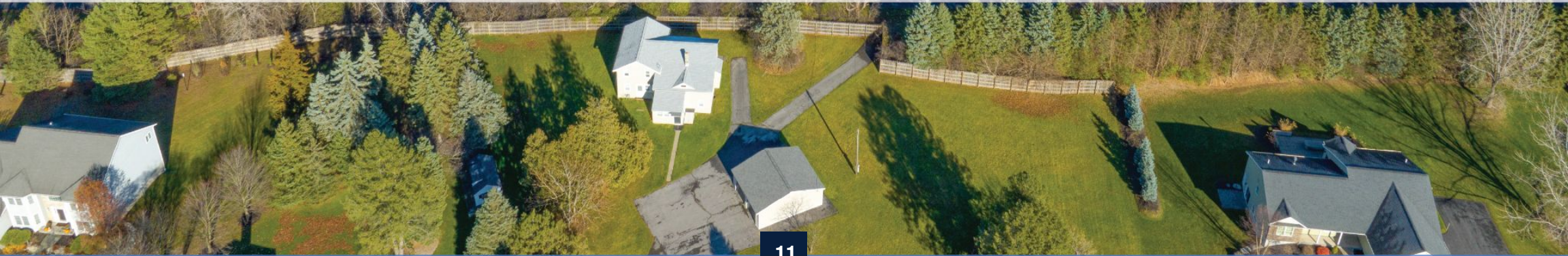
**Tops**

**Tully's**  
Great Food & Good Times

**HONDA**

**SUBJECT  
PROPERTY**

**HIGHBRIDGE RD ± 21,900 VPD**



# FAYETTEVILLE, NY

Fayetteville, New York, is a historic village in Onondaga County, located just east of Syracuse. Established in the early 19th century, it is known for landmarks like the Stickley Museum and its connection to the Erie Canal, reflecting its industrial and cultural heritage. Green Lakes State Park, with its striking glacial lakes and trails, provides opportunities for outdoor recreation and is a popular destination for residents and visitors.

The village has a strong local economy supported by small businesses, restaurants, and seasonal markets, along with excellent schools and community amenities. Its close proximity to Syracuse offers easy access to urban resources such as Syracuse University and major employers while maintaining a quieter, suburban lifestyle with a focus on history and sustainability.

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
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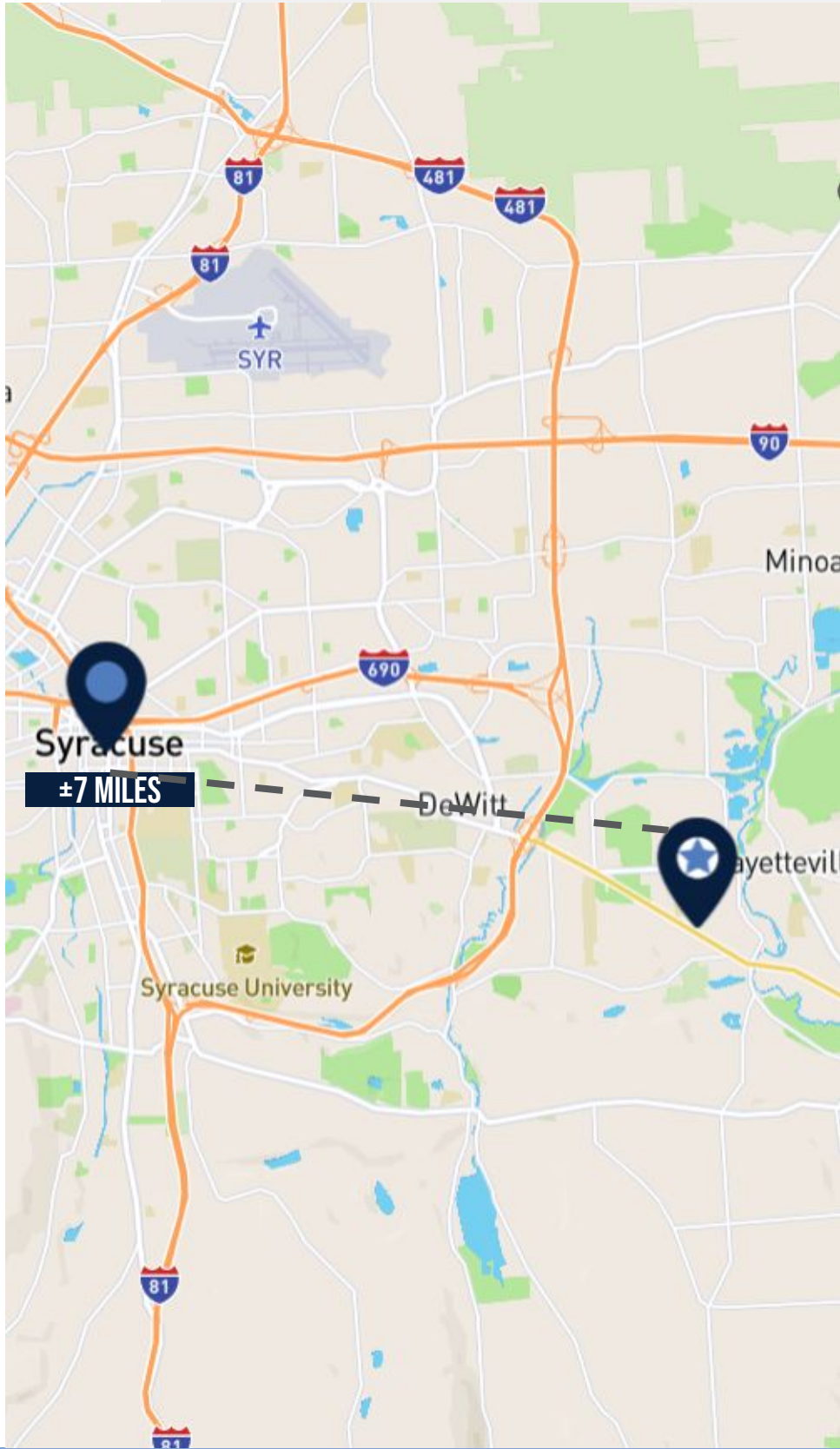
Current Year Estimate	4,655	26,443	75,152
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HOUSEHOLDS	1-MILE	3-MILE	5-MILE
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Current Year Estimate	2,128	11,280	30,414
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INCOME	1-MILE	3-MILE	5-MILE
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Average Household Income	\$148,456	\$160,588	\$136,326
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# SYRACUSE, NY MSA

Syracuse, New York, situated in the heart of Upstate New York, is a city steeped in history and culture. Once a bustling hub of industry, particularly in salt production and manufacturing, Syracuse has evolved into a vibrant urban center known for its diverse community and rich heritage. The city is home to several prestigious universities, including Syracuse University, which contributes to its dynamic arts, sports, and educational scene. With its picturesque setting amidst the Finger Lakes region, Syracuse offers residents and visitors alike an abundance of outdoor recreational opportunities, from hiking and skiing in the nearby hills to boating on the scenic Onondaga Lake. Syracuse boasts a thriving arts and cultural scene, with numerous museums, galleries, and theaters dotting its landscape. The Everson Museum of Art showcases a diverse collection of American art, while the Milton J. Rubenstein Museum of Science & Technology offers interactive exhibits on science and technology. The city also hosts a variety of annual events and festivals celebrating its heritage, including the Syracuse Arts & Crafts Festival and the Great New York State Fair. Additionally, Syracuse's culinary scene is flourishing, with a mix of international cuisines and local specialties, making it a destination for food enthusiasts.

Despite its industrial past, Syracuse has embraced revitalization efforts, with ongoing projects aimed at enhancing its downtown area and improving quality of life for residents. The city's historic neighborhoods feature charming architecture and tree-lined streets, creating a picturesque backdrop for daily life. From its bustling urban core to its tranquil parks and green spaces, Syracuse offers a unique blend of history, culture, and natural beauty that continues to captivate visitors and residents alike.

## ECONOMY

The economy of Syracuse, NY, is diverse and resilient, reflecting its evolution from an industrial powerhouse to a modern, dynamic urban center. While manufacturing, particularly in sectors like aerospace and defense, remains a significant contributor to the local economy, the city has also seen growth in sectors such as healthcare, education, and technology. Syracuse benefits from its strategic location as a transportation hub in Upstate New York, with access to major highways and railways. Additionally, the presence of Syracuse University and other higher education institutions fosters innovation and entrepreneurship, driving economic development in sectors such as research, technology, and the arts. Despite economic challenges, Syracuse continues to adapt and thrive, supported by a strong sense of community and a commitment to innovation.



## SYRACUSE UNIVERSITY

Syracuse University, located in the heart of Central New York, stands as a beacon of academic excellence and innovation. Founded in 1870, the university boasts a storied history and a commitment to fostering intellectual curiosity and personal growth among its diverse student body. Offering a comprehensive range of undergraduate, graduate, and professional programs across various disciplines, Syracuse University empowers students to explore their passions and chart their own paths to success. From renowned programs in fields such as communications, business, engineering, and the arts to cutting-edge research initiatives and experiential learning opportunities, Syracuse University provides a transformative educational experience that prepares graduates to thrive in a rapidly changing world.

Central to the Syracuse University experience is its vibrant campus community, characterized by a spirit of inclusivity, collaboration, and engagement. With over 300 student organizations, cultural centers, and athletic programs, students have ample opportunities to immerse themselves in campus life and pursue their interests outside the classroom. The university's commitment to diversity and social justice is evident in its initiatives to promote equity and inclusion, fostering a supportive and welcoming environment for all members of the community.

At the heart of Syracuse University's academic mission is its world-class faculty, comprised of esteemed scholars, researchers, and practitioners who are dedicated to mentorship, innovation, and advancing knowledge in their respective fields. Through close collaboration with faculty mentors and access to state-of-the-art facilities and resources, students are encouraged to explore their intellectual passions, conduct groundbreaking research, and contribute to meaningful change in society.



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **7197 Highbridge Rd, Fayetteville, NY, 13066** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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