



# ASPEN DENTAL

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**OFFERING SUMMARY**

Sale Price:	\$2,102,400
Cap Rate:	6.75%
NOI:	\$141,912
Term Remaining:	3.5 Years
Lease Commencement:	10/1/2018
Lease Expiration:	9/30/2028
Options:	(3) 5 Year
Increases:	10% Per Option
LL Responsibility:	Roof/Structure & HVAC Replacement
Tenant Responsibility:	Taxes, Insurance, CAM, HVAC Repairs, Parking Lot
ROFR	Yes - 30 Days

**BUILDING**

**Built: 2018 | Building Size: 3,600 SF | Lot Size: 0.54 Acres**

**RENT SCHEDULE**

	NOI
Current - 9/30/2028	\$141,912
Option 1 - 10/1/2028 - 9/30/2033	\$153,252
Option 2 - 10/1/2033 - 9/30/2038	\$165,528
Option 3 - 10/1/2038 - 9/30/2043	\$178,776



PROPERTY HIGHLIGHTS

- Strong Real Estate Fundamentals | Excellent Frontage & Visibility
- Nationally Recognized Tenant | Aspen Dental Operates Over 1,100 Locations Across the US Providing Essential Services with a Strong Brand Presence.
- Recession-Resistant Business Model | Dental Care Remains an Essential Service, Driving Consistent Demand Regardless of Economic Conditions
- Corporate-Backed Lease | Strong Corporate Financials
- Modern Medical Buildout | High-Quality Interior Finishes with State-of-the-Art Dental Equipment and Patient-Friendly Layouts
- Positioned in a Prime Retail Corridor, Surrounded by Several National Retailers Including, Walmart Supercenter, Meijer's, ALDI, Harbor Freight Tools, Hobby Lobby, Starbucks, Walgreens, Wendy's, & More
- Demographics - 13,000+ People Reside within 3 Mile Radius of Site
- Daytime Employees Exceed 13,000 People within 3 Mile Radius of Site
- High Traffic Counts - 20,000+ Vehicles Pass Site Daily on N Lincoln Rd



# AspenDental

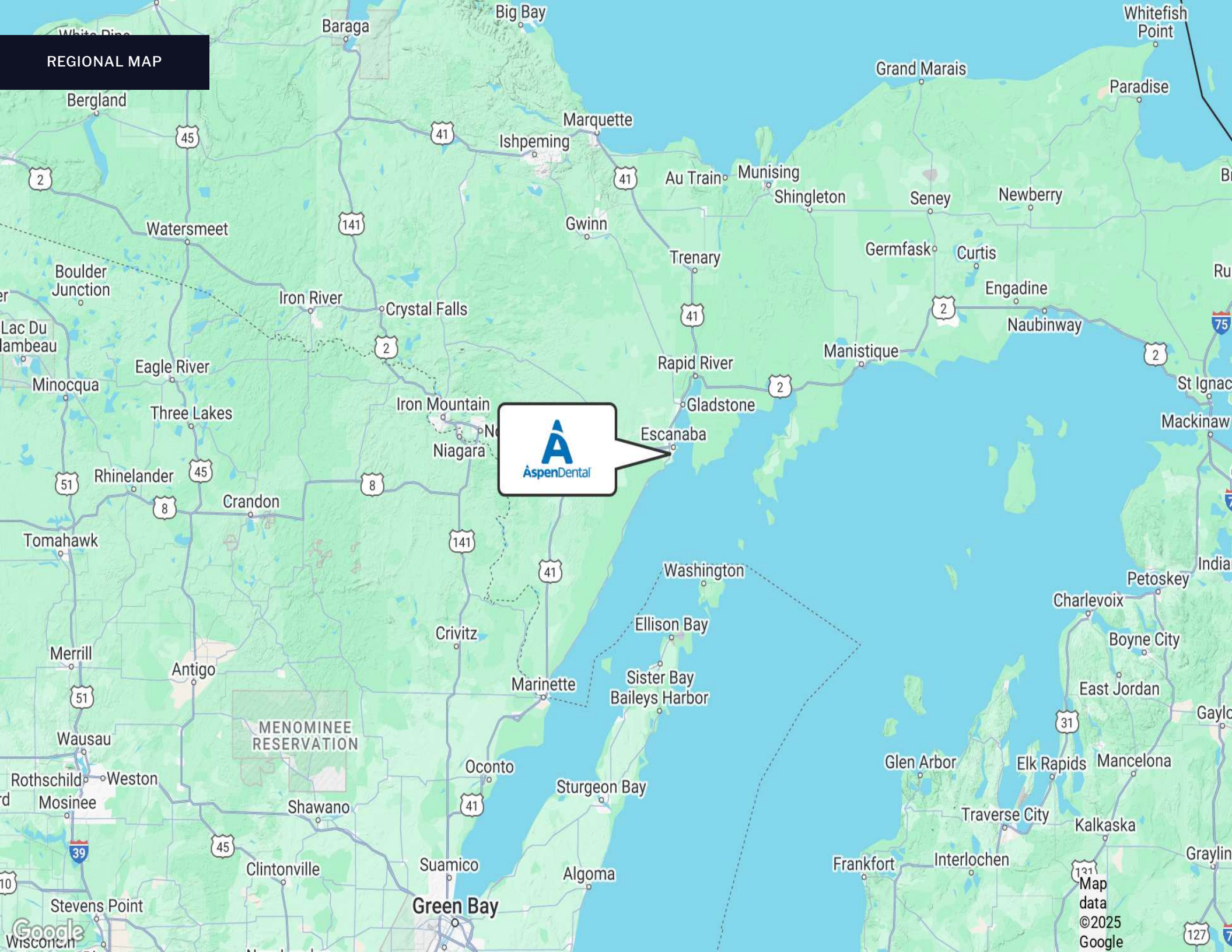
## TENANT OVERVIEW

Company:	Aspen Dental Management, INC
Founded:	1994
Locations:	1,100+
Total Revenue:	\$108 Billion
Headquarters:	Chicago, IL
Website:	www.aspendental.com

## TENANT HIGHLIGHTS

- Industry: Healthcare (Dental Services)
- Business Model: Franchise network of dental practices offering a range of general and specialty dental services.
- Founded: 1998, by Robert and Dr. Michael S. McAuliffe
- Number of Locations: Over 1,100 locations across the U.S.
- Target Market: Patients seeking affordable, accessible dental care, with a focus on underserved communities.
- Services: General dentistry, cosmetic dentistry, orthodontics, dentures, and other dental procedures.
- Growth Strategy: Expansion through new clinic openings and acquiring existing practices.
- Partnerships: Operates with a mix of corporate-owned and franchised locations.
- Reputation: Known for affordable pricing and a patient-friendly approach to dental care.
- Technology: Utilizes modern dental technology for improved patient experience and treatment efficiency.

REGIONAL MAP





RETAILER MAP





AERIAL MAP

20,439 VPD

1st Ave N

1st Ave N

N 25th St

N 25th St

41

25th St

41

2nd Ave

N 21st St

N 21st St

1st Ave N

1st Ave N

N 22nd St

N 22nd St

N 21st St

N 21st St

Ludington St

Ludington St

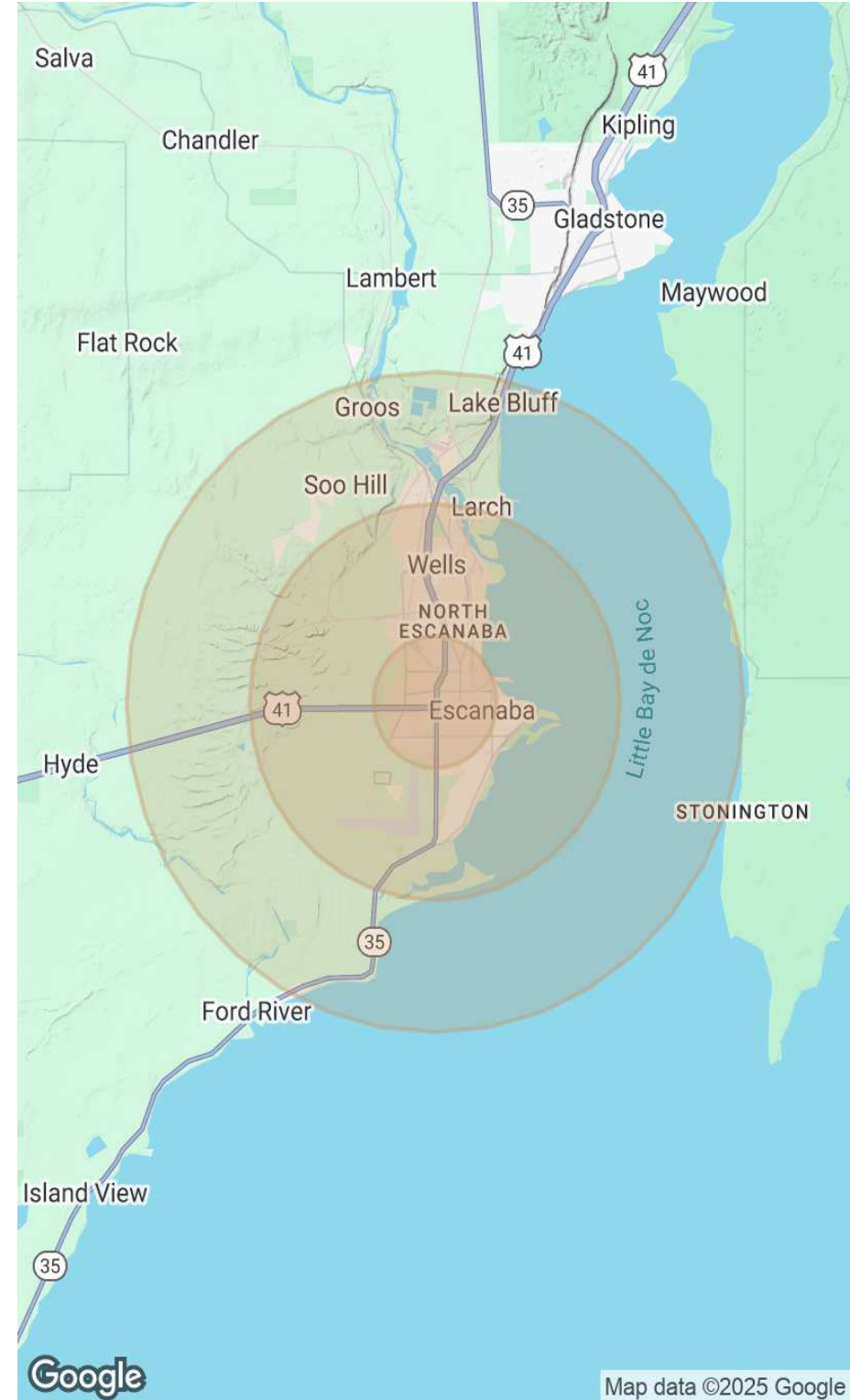
S 22nd



## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,241	13,437	17,257
Average Age	44	44	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,919	6,196	7,765
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$61,524	\$66,762	\$73,393
Average House Value	\$137,728	\$145,974	\$159,801

Demographics data derived from AlphaMap







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