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Dental Investment Sale with National Tenant

1233 Haddonfield Berlin Rd, Ste 6, Voorhees, NJ 08043



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Menlo Group Commercial Real Estate and Bang Realty, Inc, in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY OVERVIEW

Menlo Group Commercial Real Estate and Bang Realty, Inc, are pleased to present this dental investment opportunity. The +/- 2,200 sq. ft. property is fully leased by a national tenant with 10 years of lease term remaining.

SALE PRICE	\$880,000
CAP RATE	7%
NOI	\$61,599.96
LEASE TERM	10 years
LEASE RATE	\$28.00 PSF NNN
SUITE SIZE	+/- 2,200 SF
OCCUPANCY	100%

LEASE SUMMARY

TENANT	Shared Practices
PREMISES	+/- 2,200 SF
BASE RENT	\$5,133.33
RENT PER SF	\$28.00
LEASE COMMENCEMENT	November 1, 2025
LEASE EXPIRATION	October 31, 2035
LEASE TERM	10 years
RENT INCREASES	3% annually
LEASE TYPE	NNN
USE	Dental
GUARANTOR	Corporate Guarantee

DO NOT DISTURB TENANT

TENANT PROFILE

Shared Practices is a national dental partnership organization. The group is quickly expanding and currently has 38+ practices nationwide. The Vorhees location is the first in New Jersey.

Learn more about Shared Practices at www.sharedpracticesgroup.com.



PROPERTY HIGHLIGHTS

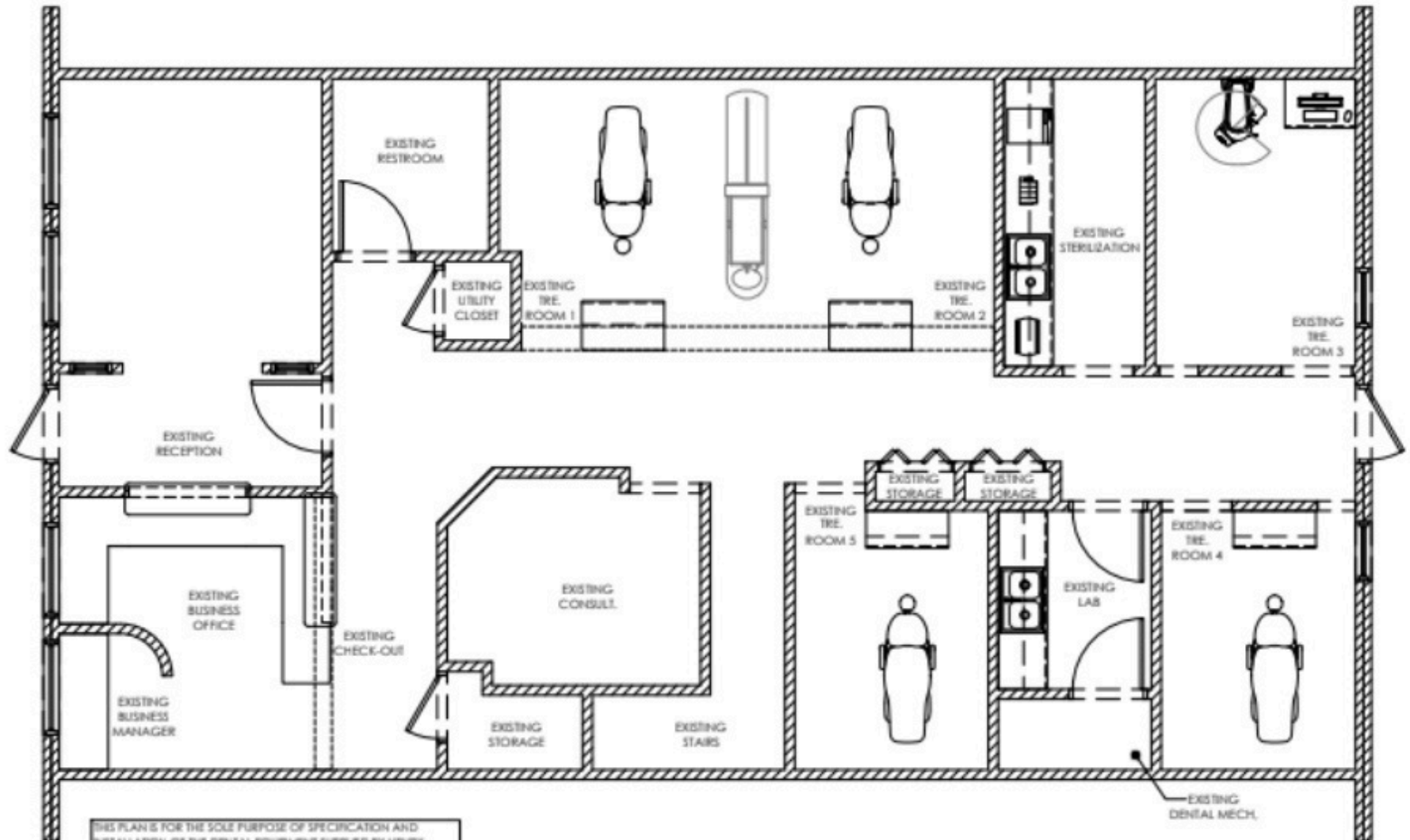
- Built-out dental office
- Part of multi-tenant professional center
- 10-year NNN lease
- Lease rate of \$28.00 PSF NNN
- 3% annual escalations
- National dental tenant with 38+ locations
- Built in 2006
- Located near all the major highways



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FLOOR PLAN

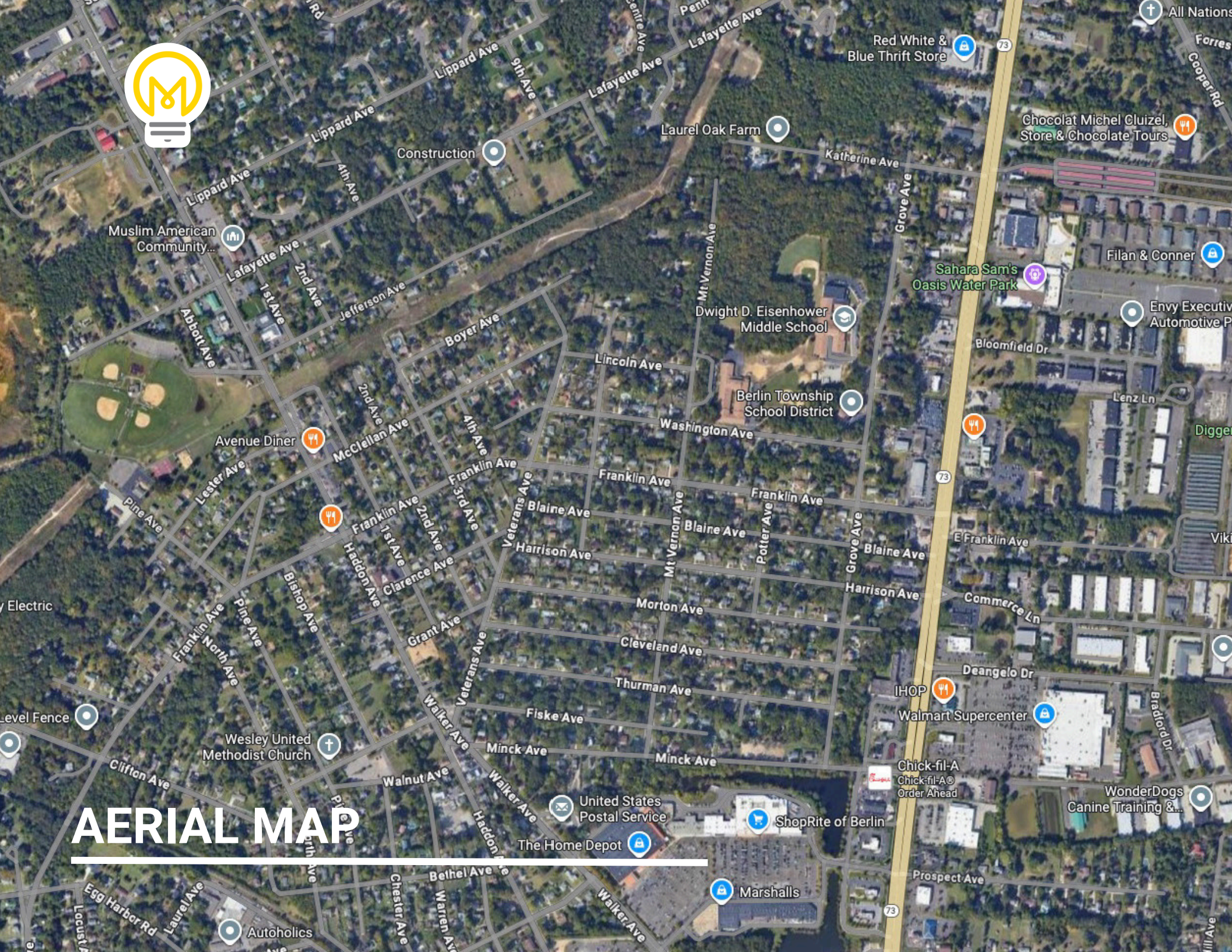


THIS PLAN IS FOR THE SOLE PURPOSE OF SPECIFICATION AND INSTALLATION OF THE DENTAL EQUIPMENT SUPPLIED BY HENRY SCHEIN DENTAL. EXISTING CONDITIONS MAY NOT MEET LOCAL BUILDING AND ACCESSIBILITY CODES. IT IS THE ARCHITECT/ CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL CODE RESTRICTIONS AND CLEARANCES ARE MET.

DENTAL CHAIR AND CABINET UTILITIES TO BE LOCATED ON JOB-SITE PER MANUFACTURER'S TEMPLATES. LOCATIONS TO BE APPROVED BY DOCTOR AND HENRY SCHEIN EQUIPMENT SPECIALIST PRIOR TO ROUGH-IN.



AERIAL MAP



AERIAL MAP

Durand, Inc.
ATS Voorhees

Nagguri Saoji
Temporarily closed

Garden State
Sports Center
Gun shop

Allin2gether

Behnke Landscaping



Preah Buddha Rangsey
Temple (Khmer Temple)

Nostra Pizza &
Italian Eatery
Pizza

Lippard Ave

Catania Ct

Catania Ct

Haddonfield-Berlin Rd

Haddonfield-Berlin Rd

Devonshire Dr

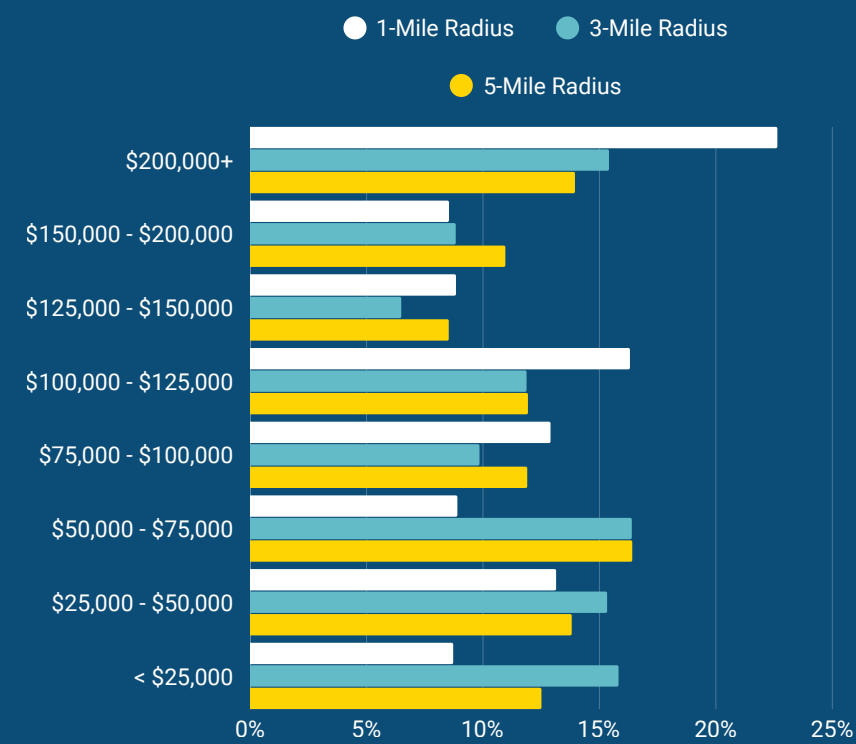
Cambridge Way

Cambridge Way

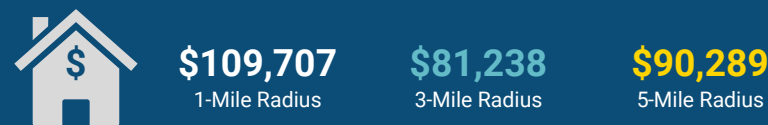
St Albans Pl

DEMOGRAPHICS

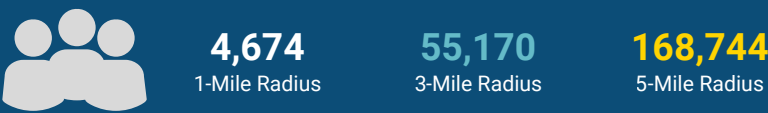
2024 HOUSEHOLD INCOME



2024 MEDIAN HOUSEHOLD INCOME



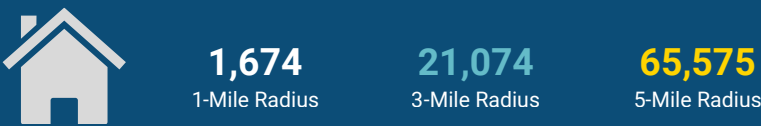
2024 POPULATION



2024 MEDIAN AGE



2024 HOUSEHOLDS



ANTICIPATED GROWTH 2024-2029

