

SINGLE TENANT SALE-LEASEBACK

LONG TERM LEASE WITH PEDIATRIC DENTISTRY

OFFERING MEMORANDUM

2137 WELSH ROAD, PHILADELPHIA, PA



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MSC





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★ EXECUTIVE SUMMARY



INVESTMENT SUMMARY

MSC Retail is pleased to exclusively present a single-tenant investment opportunity leased to Kids Choice Pediatric Dentistry, an established and well-performing pediatric dental practice with a strong presence in the Northeast Philadelphia market.

The asset is a medical office condominium strategically positioned at the signalized intersection of Welsh Road (22,344 VPD) and Roosevelt Boulevard (39,274 VPD), offering exceptional visibility and access along one of Philadelphia's primary commercial corridors, providing strong regional connectivity throughout Northeast Philadelphia.

Situated within one of the city's most densely populated and established residential submarkets, the property benefits from a robust demographic profile, serving approximately 220,000 residents within a 3-mile radius and average household incomes exceeding \$97,000—supporting long-term healthcare demand and tenancy stability.

Kids Choice Pediatric Dentistry is a long-standing operator with a proven track record at this location, demonstrating consistent patient demand, strong operating performance, and deep-rooted community presence.

The offering features a new 10-year, NNN lease with 2.5% annual rental escalations, zero landlord responsibilities, and two (2) five-year renewal options, delivering a passive, low-maintenance investment within a professionally managed medical office condominium association.

PROPERTY SUMMARY

ADDRESS	2137 Welsh Road, Philadelphia, PA
BUILDING TYPE	Condominium
UNIT SIZE	2,559 SF
LOT SIZE	.71 AC
LEASE	10 years
YEAR BUILT	1983/2015
PARKING TOTAL	±80 Spaces

ASKING PRICE \$1,215,000

CAP RATE 7.00%

★ INVESTMENT HIGHLIGHTS



Prime Corner Location

Positioned at the signalized intersection of Roosevelt Blvd (39,274 VPD) and Welsh Road (22,344 VPD), offering excellent visibility within a well-established medical corridor.

Dense & Affluent Trade Area

Located in Northeast Philadelphia, serving a population of approximately 220,000 residents within a 3-mile radius, with average household incomes exceeding \$97,000.

Attractive Lease Structure

New 10-year NNN lease with 2.5% annual rent escalations, zero landlord responsibilities, and two (2) five-year renewal options.

Established Tenant

Kids Choice Pediatric Dentistry is a long-standing operator with strong practice performance and a proven presence in the market.

Passive Investment Profile

NNN lease within a professionally managed medical office condominium association, providing a stable, low-maintenance investment opportunity.



★ LEASE ABSTRACT & FINANCIALS



LEASE SUMMARY

Tenant	Kids Choice Pediatric Dentistry
Lease Type	NNN
Guarantor	Personal Guarantee
Term	10 Years
Options	2x5 Year
Repairs and Maintenance	Tenant responsible
Taxes	Tenant responsible
Insurance	Tenant responsible
Roof/Structure/Lot	Tenant responsible

RENT GRID

	Annual	Monthly
1	\$85,000	\$7,083
2	\$87,125	\$7,260
3	\$89,303	\$7,442
4	\$91,536	\$7,628
5	\$93,824	\$7,819
6	\$96,170	\$8,014
7	\$98,574	\$8,215
8	\$101,038	\$8,420
9	\$103,564	\$8,630
10	\$106,153	\$8,846

OPTIONS

	Annual	Monthly
2x5	2.5% Annual Increase	2.5% Annual Increase

★ PARCEL OVERVIEW



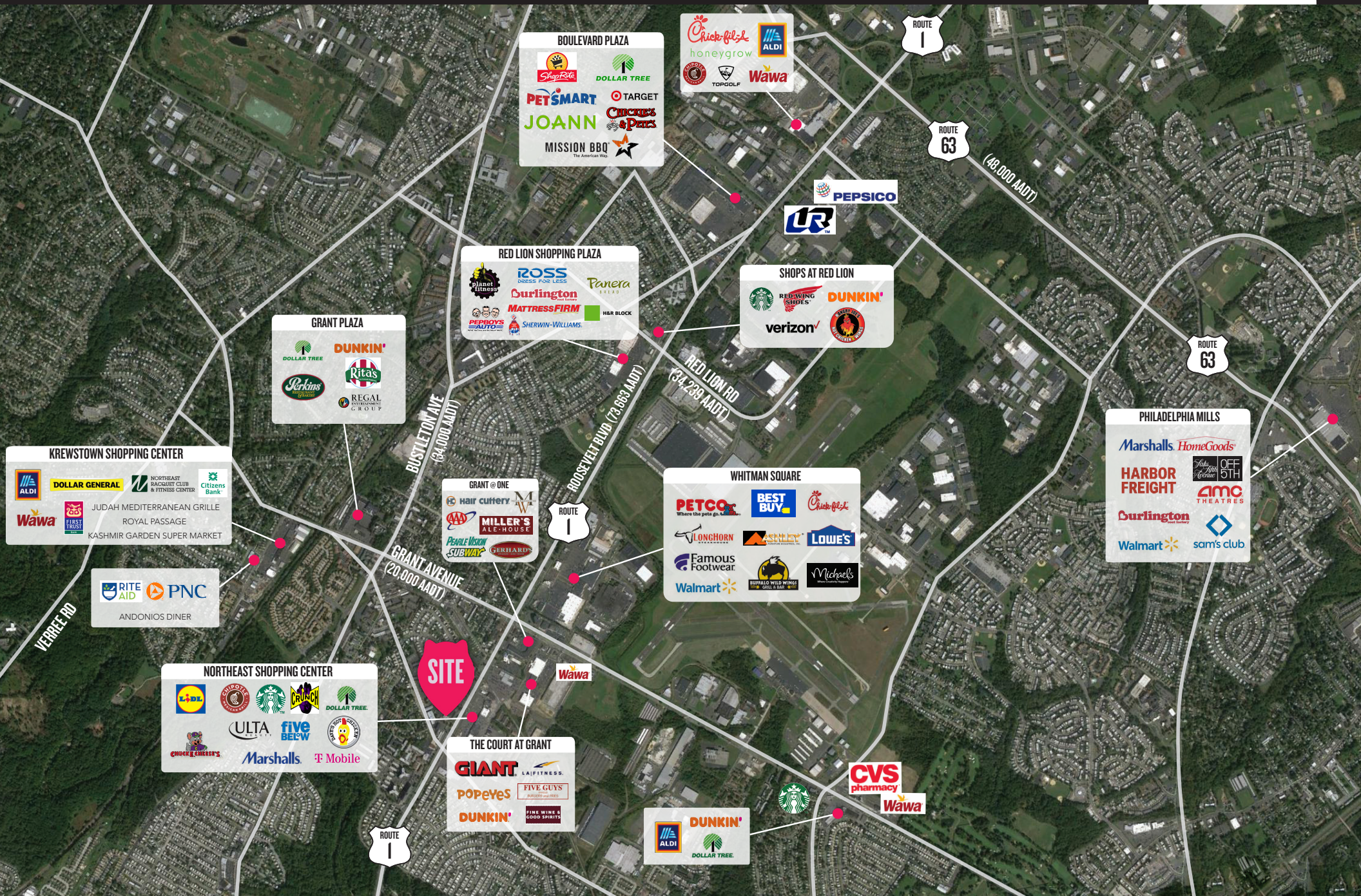
ROOSEVELT BLVD (39,274 VPD)

DENTAL CONDO

WELSHIRD (22,344 VPD)

BUILDING SIZE	2,559 SF
LOT SIZE	.71 AC
PARKING TOTAL	±80 Spaces

★ MARKET AERIAL





WHITMAN SQUARE

- PETCO
- BEST BUY
- Chick-fil-A
- LONGHORN STEAKHOUSE
- ASHLEY FURNITURE SOLUTIONS, INC.
- LOWE'S
- Famous Footwear
- BUFFALO WILD WINGS GRILL & BAR
- Michaels
- Walmart

GRANT @ ONE

- hair cutter
- AAA
- PEARLE VISION
- SUBWAY
- MILLER'S ALE-HOUSE
- GERHARD'S

THE COURT AT GRANT

- Wawa
- GIANT
- LA FITNESS
- POPEYES
- FIVE GUYS BURGERS and FRIED
- DUNKIN'
- FINE WINE & GOOD SPIRITS

NORTHEAST SHOPPING CENTER

- LIDL
- CHIPOTLES MEXICAN GRILL
- STARBUCKS
- CRUNCH
- DOLLAR TREE
- CHUCK E CHEESE'S
- ULTA BEAUTY
- five BELOW
- DAVE'S HOT CHEESE
- Marshalls
- T Mobile

ROOSEVELT BLVD (39,274 VPD)

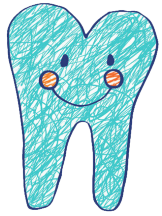
GRANT AVE (29,568 VPD)

GROCERY OUTLET
bargain market

WELSHIRD (22,344 VPD)

SITE

★ TENANT PROFILE

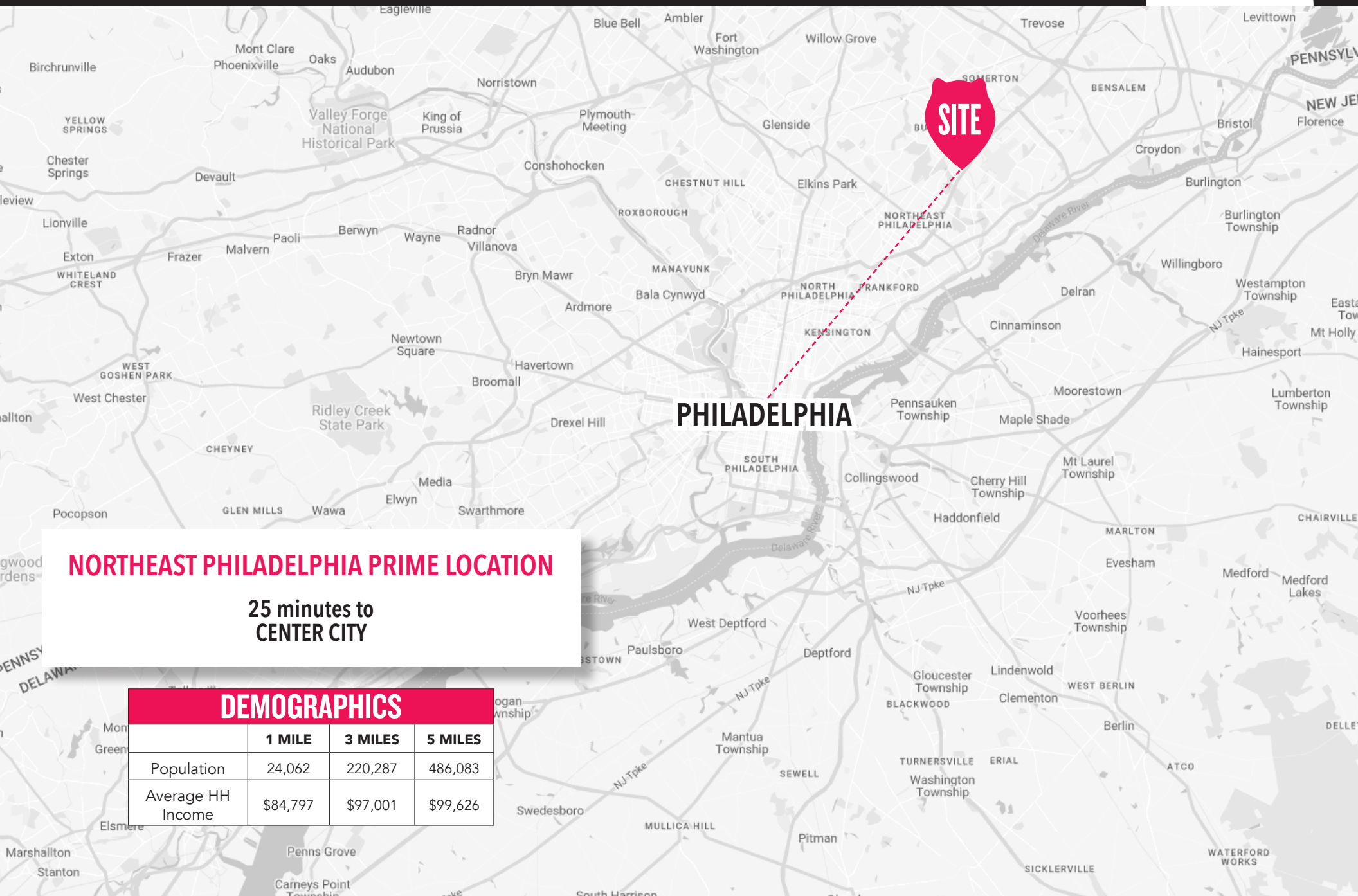


Kids' Choice
Pediatric Dentistry

Kids' Choice Pediatric Dentistry is a **specialized pediatric dental practice** providing comprehensive oral healthcare for children from infancy through adolescence. The practice is designed as a **kid-focused, experience-driven environment**, incorporating entertainment, themed interiors, and behavioral-focused care to reduce anxiety and improve patient retention.



★ LOCATION OVERVIEW



PHILADELPHIA

NORTHEAST PHILADELPHIA PRIME LOCATION

**25 minutes to
CENTER CITY**

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	24,062	220,287	486,083
Average HH Income	\$84,797	\$97,001	\$99,626

★ PHILADELPHIA REGIONAL OVERVIEW



\$490 BILLION
Gross Regional Product

#6
Largest City in the Country

7.2 MILLION
9th Largest MSA Population



#13
Millennial Growth Rate Over
the Nation's 30 Largest Cities



#1
Housing Value & Opportunity
(*National Association of Builders*)



#1
City for Culture
(*Travel & Leisure Magazine*)

104
Colleges &
Universities

#22
Nation's Population Growth

\$2.93 BILLION
Philadelphia School Capital Projects
Over Next 5 Years

PHILADELPHIA MSA

Philadelphia is the largest city in the commonwealth of Pennsylvania and the sixth-most populous US city, with an estimated population of 1,576,251 as of 2024. The greater Philadelphia region, known as the Delaware Valley, is the ninth largest combined statistical area in the United States, with a population of 7.2 million. Located between New York City and Washington DC, Philadelphia is at the core of the country's wealthiest and most densely populated region – 46 million people live within a 200-mile radius with a combined income of \$1.46 trillion. 40% of the US population lives within a day's drive of Philadelphia, and 60% of the population is within a two-hour flight. The desirability of Philadelphia is further highlighted by its low cost of living compared to other large metropolitan statistical areas including New York, DC and Boston. These factors, along with Philadelphia's incredible global access, deep talent pool and attractive cost of doing business have helped key industries in the region to thrive.

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All zoning information, including but not limited to, use and buildable footage must be independently verified.



2137 WELSH ROAD Professional Office Building

ORTHODONTICS LIMITED, P.C. Suites 1A & 1B	PERIODONTAL & IMPLANT SERVICES, LTD Suite 2A	KAISER, ROSEN & KURMAN DENTAL ASSOCIATES Suite 3C
SECOND CHANCE MEDSPA Suite 2E	THE ASTHMA CENTER Suite 2B	ENDODONTICS LIMITED, P.C. Suite 3A
UROLOGICAL ASSOCIATES Suite 2C & 2D		KID'S CHOICE PEDIATRIC DENTISTRY Suite 1C/1E

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