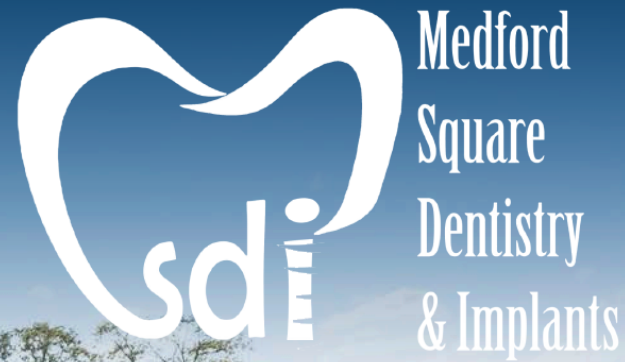


28 MAIN STREET, MEDFORD, MA | OFFERED FOR SALE: \$765,000



DOWNTOWN BOSTON  
6 MILES



MAIN STREET 28,360 VPD

CONFIDENTIAL  
OFFERING MEMORANDUM



## EXECUTIVE SUMMARY

Atlantic Capital Partners is proud to present the exclusive opportunity to purchase 30 Main Street Unit 1, a prime single-tenant medical office condominium situated in the vibrant heart of Medford, MA. This distinctive offering features a 1,318-square-foot retail space on the first floor, currently leased to Medford Square Dentistry, which has successfully operated from this location since 2021.

The property generates an annual rental income of \$55,800, with a scheduled one-time rent increase of 13% in September 2026. The lease is in effect until August 2031 after an early extension in 2023. The offering is a compelling investment for those looking to enhance their portfolio with a well located stable asset.



**1,318**  
SQUARE FEET



SINCE  
**2021**



**13% RENTAL**  
INCREASE

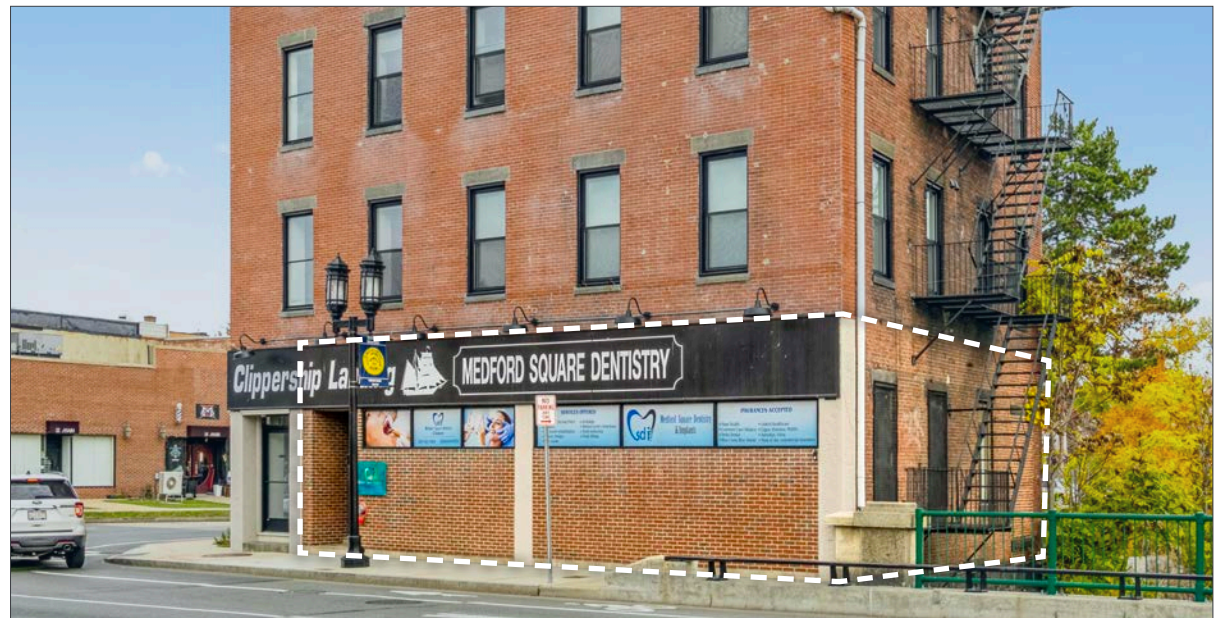
RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	9/1/2021 - 8/31/2026	\$55,800
Base Rental Increase	9/1/2026 - 8/31/2031	\$63,060
1st Extension Term	9/1/2031 - 8/31/2036	FMV or 3% Increase

<b>NOI</b>	\$46,560
<b>PRICE</b>	\$765,000



### ASSET SNAPSHOT

Tenant Name	Medford Square Dentistry
Address	28 Main Street Unit 1, Medford, MA
Building Size (GLA)	1,318 SF
Year Renovated	2021
Signator/Guarantor	Medford Square Dentistry and Implants, LLC
Lease Type	NN
Landlord Responsibilities	HOA Fees & Taxes
Rent Commencement Date	9/1/2021
Remaining Term	7 Years
Base Rent	\$55,800
HOA Fees (Monthly)	\$358
Real Estate Taxes	\$4,944
NOI	\$46,560



 **292,521** PEOPLE  
IN 3 MILE RADIUS

 **\$166,918** AHHI  
IN 3 MILE RADIUS

 **28,360** VPD  
ON MAIN STREET



### URBAN CORE RETAIL CONDO

Prime location situated in the vibrant heart of downtown Medford, this property is just 4 miles north of Boston, placing it in a thriving urban environment that attracts a diverse customer base and enhances business opportunities



### UPCOMING RENTAL INCREASES & LIMITED LANDLORD RESPONSIBILITIES

The landlord is only responsible for HOA fees and real estate taxes, significantly reducing ongoing management responsibilities. Additionally, the lease includes a substantial 13% rental increase scheduled for September 2026, offering a clear path for enhanced cash flow



### TENANT'S COMMITMENT TO THE SITE

Medford Square Dentistry has successfully operated at this location since 2021 and recently signed an early 5-year lease renewal, demonstrating their commitment to the site and providing investors with confidence in tenant stability and reliability



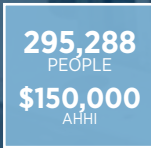
### NEWLY RENOVATED WITH MODERN ENHANCEMENTS

The property has undergone recent renovations, including major capital improvements that not only enhance the aesthetic appeal but also improve functionality and efficiency of the dental practice



### EXCEPTIONAL TRANSIT ACCESSIBILITY

Excellent Accessibility: Located just minutes from I-93, which sees an impressive 185,000 vehicle trips per day (VPD), the property benefits from high visibility and easy access, ensuring convenience for both customers and employees



### IMMEDIATE CONSUMER BASE & STRONG DEMOGRAPHICS

The asset is well positioned within a 3-mile radius that boasts a population of 295,288 residents, with an average household income of 167,000, providing a lucrative consumer base that enhances the potential for business growth





Clippership Landing along the Mystic River in Medford Square features newly renovated apartment units. These unique luxury condo units are located in this historic and iconic Medford building, which was completely renovated down to the studs. The units feature an open-concept floor plan with Luxury High-End finishes and Breathtaking views of the Boston Skyline and Mystic River from the oversized windows. Clippership Landing is located in the heart of Medford Square with immediate access to I-93, Public Transportation, Chevalier Theater, Shops, Restaurants, and all this beautiful city has to offer.

DOWNTOWN BOSTON  
6 MILES

BACK BAY  
6.5 MILES

SOMERVILLE  
80,000+ RESIDENTS



MYSTIC VALLEY 14,175 VPD

DUNKIN'

7-ELEVEN

MEDFORD  
POLICE DEPT

Mass General Brigham  
HEALTHCARE CENTER

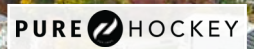
MAIN ST 28,360 VPD

MYSTIC VALLEY PKWY 39,934 VPD

MYSTIC RIVER

MAIN ST 28,360 VPD





I-93 174,956 VPD

Beth Israel Lahey Health  
PRIMARY CARE



SALEM ST 21,700 VPD



RIVERSIDE AVE 11,496 VPD

HIGH ST 15,989 VPD



MAIN ST 28,360 VPD

MYSTIC RIVER



Medford Square  
Dentistry  
& Implants



# MEDFORD, MA - GREATER BOSTON MSA

Medford, Massachusetts, is a city located just north of Boston, with a population of approximately 60,000 residents. Over the past few decades, Medford has experienced steady economic growth, largely driven by its proximity to Boston, access to public transportation, and a diverse local economy. The city benefits from its location along major roadways and its connection to the Massachusetts Bay Transportation Authority (MBTA) commuter rail system, which provides easy access to Boston and the surrounding areas.

Major industries in Medford include education, healthcare, and retail. The presence of Tufts University significantly contributes to the local economy through employment and student spending. Additionally, healthcare providers such as Tufts Medical Center and several outpatient facilities also play a critical role. Retail is another important sector, with a mix of local businesses and larger chain stores along Medford's main thoroughfares, providing essential goods and services to residents. Commercial real estate development in Medford has been active, with a focus on revitalizing the downtown area and enhancing residential options. Recent projects have included mixed-use developments that combine retail, office space, and residential units, which aim to create a vibrant community atmosphere. The city has also invested in infrastructure improvements and public spaces, further attracting businesses and residents. Medford's ongoing developments and its strategic location continue to position it as an attractive place for both living and working.

**60k**  
RESIDENTS  
IN MEDFORD



**8MIN**  
WALK  
TO



MEDFORD/  
TUFTS  
T-STOP

**MAJOR**  
HIGHWAY

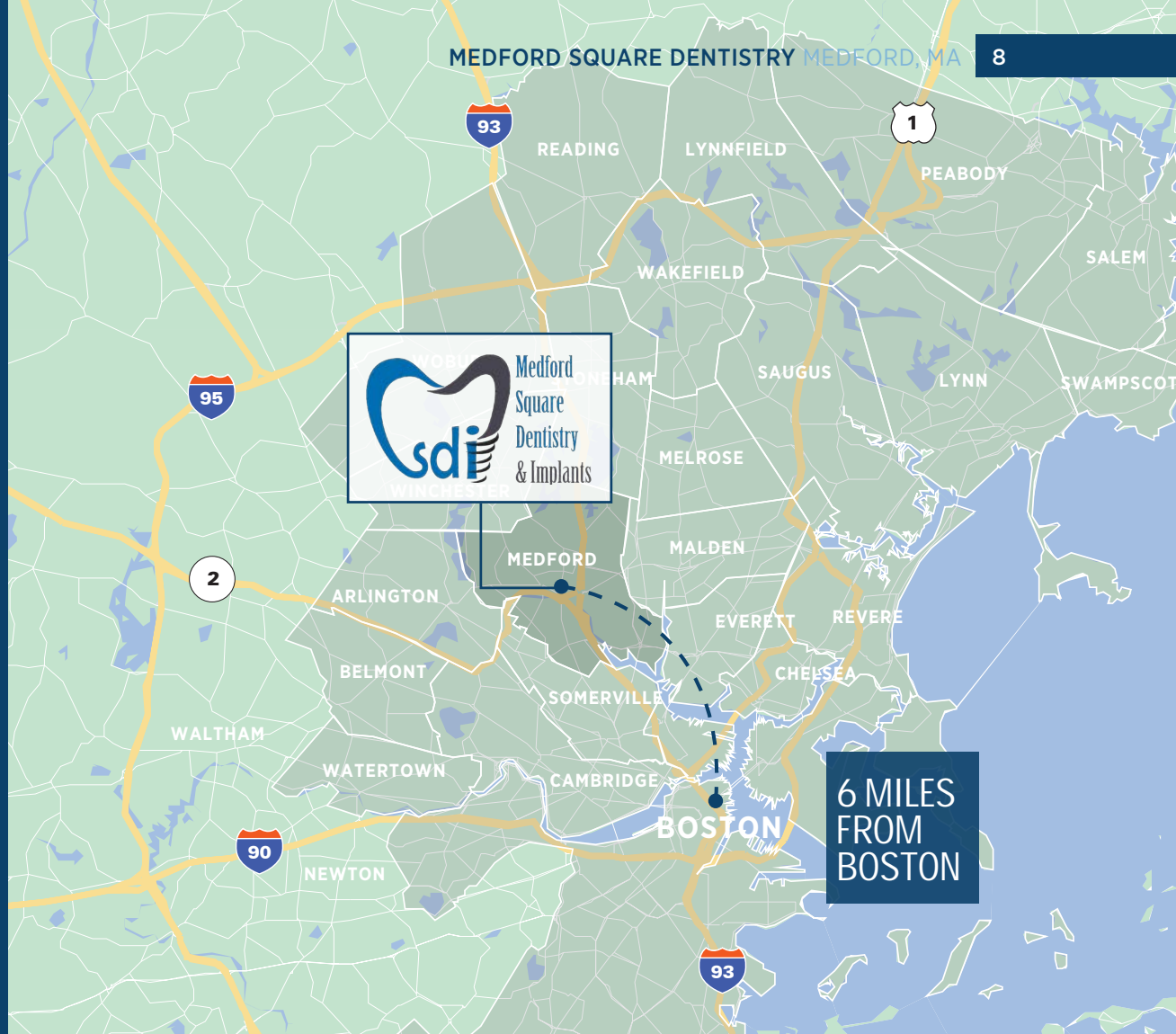


EASY  
ACCESS  
TO I-93

**6**  
MILES  
NORTH OF



BOSTON



MEDFORD SQUARE DENTISTRY MEDFORD, MA

8

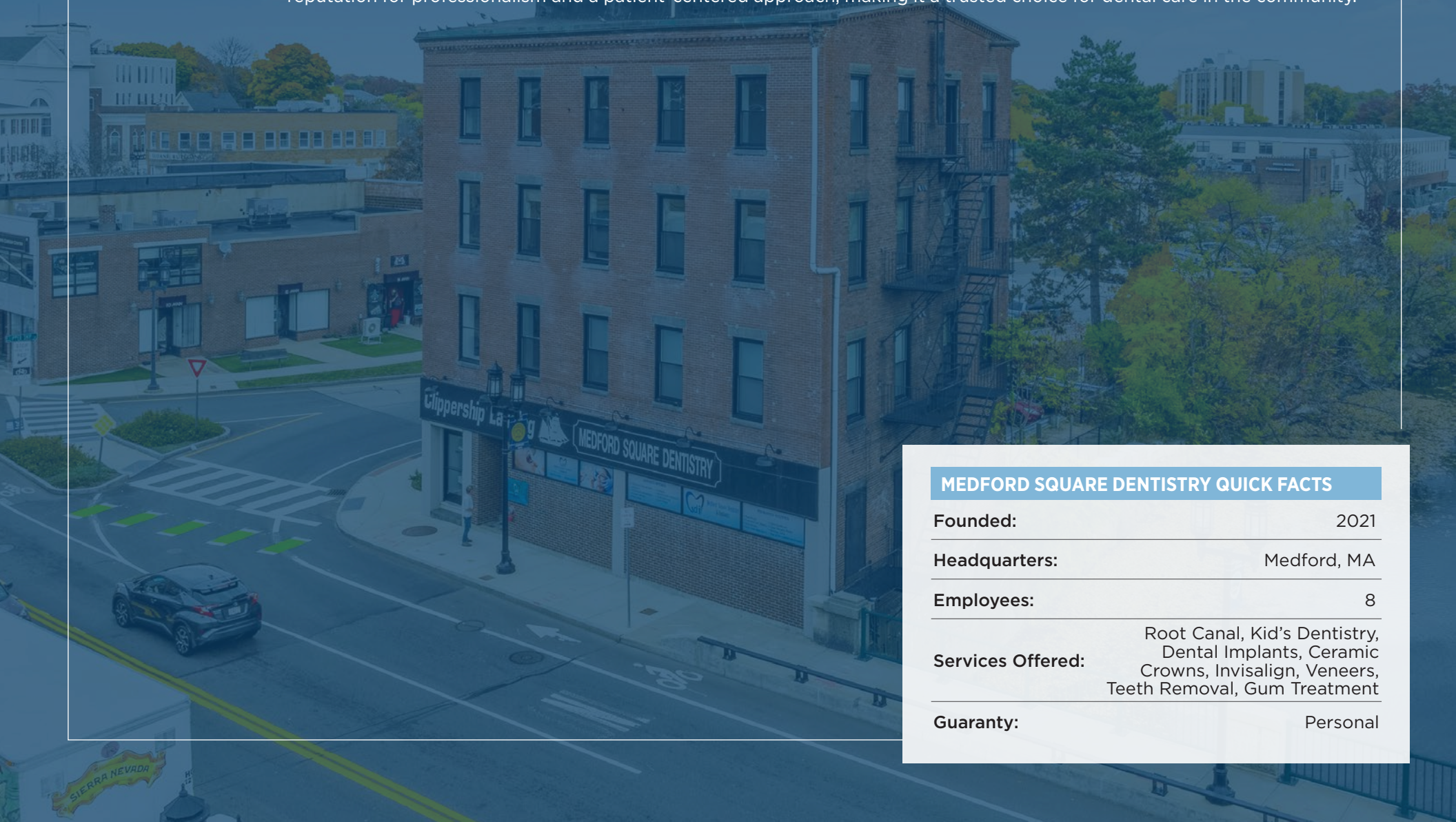






## TENANT SUMMARY - MEDFORD SQUARE DENTISTRY

Medford Square Dentistry is a modern dental practice focused on providing high-quality, personalized care for patients of all ages. They offer a wide range of services, including routine cleanings, cosmetic dentistry, restorative treatments, and emergency dental care. The practice is known for its use of advanced dental technology, ensuring accurate diagnoses and effective treatment options. Medford Square Dentistry prioritizes patient comfort, with a friendly and welcoming environment designed to reduce anxiety about dental visits. Their team of experienced dentists and hygienists work closely with patients to develop personalized treatment plans that cater to individual needs. The practice emphasizes preventive care, helping patients maintain healthy teeth and gums through education and regular check-ups. Medford Square Dentistry has earned a reputation for professionalism and a patient-centered approach, making it a trusted choice for dental care in the community.



### MEDFORD SQUARE DENTISTRY QUICK FACTS

<b>Founded:</b>	2021
<b>Headquarters:</b>	Medford, MA
<b>Employees:</b>	8
<b>Services Offered:</b>	Root Canal, Kid's Dentistry, Dental Implants, Ceramic Crowns, Invisalign, Veneers, Teeth Removal, Gum Treatment
<b>Guaranty:</b>	Personal



# LEASE ABSTRACT

<b>LESSEE</b>	<b>Medford Square Dentistry</b>			
<b>LAND</b>	0.04 AC			
<b>LEASE TERM</b>	Ten (10) Years			
<b>RENT COMMENCEMENT DATE</b>	September 1, 2021			
<b>EXPIRATION DATE</b>	7 Years			
<b>BASE RENT</b>	<b>PERIOD (LEASE YEARS)</b>	<b>ANNUAL</b>	<b>MONTHLY</b>	<b>\$/SF/YEAR</b>
<b>CURRENT TERM</b>	9/1/2021 - 8/31/2026	\$55,800	\$4,650	\$42.34
<b>BASE RENTAL INCREASE</b>	9/1/2026 - 8/31/2031	\$63,060	\$5,255	\$47.85
<b>SECURITY DEPOSIT:</b>	3800			
<b>SIGNATOR/GUARANTOR:</b>	Medford Square Dentistry and Implants, LLC			
<b>RENEWAL TERM(S):</b>	None			
<b>REQUIRED PARKING:</b>	Tenant is assigned one (1) Parking Space			
<b>USE RESTRICTIONS:</b>	The space may be used as a dental office and reasonably necessary associated ancillary uses. Any use outside of this shall need Landlord's prior consent and must be allowed by-right under zoning code.			
<b>TERMINATION OPTION(S):</b>	None			
<b>REAL ESTATE TAXES:</b>	Landlord responsible for Real Estate Taxes			

<b>COMMON AREA EXPENSES:</b>	Landlord is responsible for Common Area Expenses (HOA fees)
<b>REPAIRS &amp; MAINTENANCE:</b>	Landlord shall be responsible for maintaining and repairing: (i) the roof, foundation, and structure of the Building, and keep the same in good condition and repair; (ii) the common areas (excluding anything in such common areas which tenant is otherwise required to maintain, repair or replace below); and (iii) major repairs and/or replacement of any HVAC components to the extent that such repair or replacement would constitute a capital expense. Tenant shall be responsible for all interior maintenance, signage, fixtures, snow removal, and HVAC service contracts.
<b>UTILITIES:</b>	Tenant to pay all utilities used at the premises either directly to the provider or to the Landlord if not separately metered.
<b>INSURANCE:</b>	Tenant is responsible for maintaining the following insurance: (1) commercial general liability, (2) special form coverage, (3) business interruption coverage, and (4) worker's compensation.
<b>ASSIGNMENT, SUBLETTING &amp; GO DARK:</b>	The tenant shall not transfer any interest in the Lease without the landlord's prior written consent, which may be withheld or conditioned at landlord's sole discretion
<b>ESTOPPEL CERTIFICATE:</b>	Within seven (7) days after written request by landlord or a mortgagee, tenant agrees to execute and deliver an estoppel certificate certifying that this Lease is unmodified and in full force and effect.
<b>HOLDING OVER:</b>	Tenant shall be considered a month to month tenant at 150% of the base rent due under the lease





DOWNTOWN BOSTON  
6 MILES

Exclusively Offered By



## PRIMARY DEAL CONTACTS

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