



Exclusively Listed by:

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Dental Investment Sale with National Tenant

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REALTY

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PROPERTY OVERVIEW

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	\$785,000
CAP RATE	7.8%
NOI	\$61,599.96
ORIGINAL 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
ORIGINAL LEASE TERM	10 years
RENT INCREASES	3% annually
LEASE TYPE	NNN
USE	Dental
GUARANTOR	Corporate guarantee
RENEWAL OPTIONS	2, 10-year options at 3% increases

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.

Tenant financials may be reviewed upon execution of a confidentiality agreement.

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



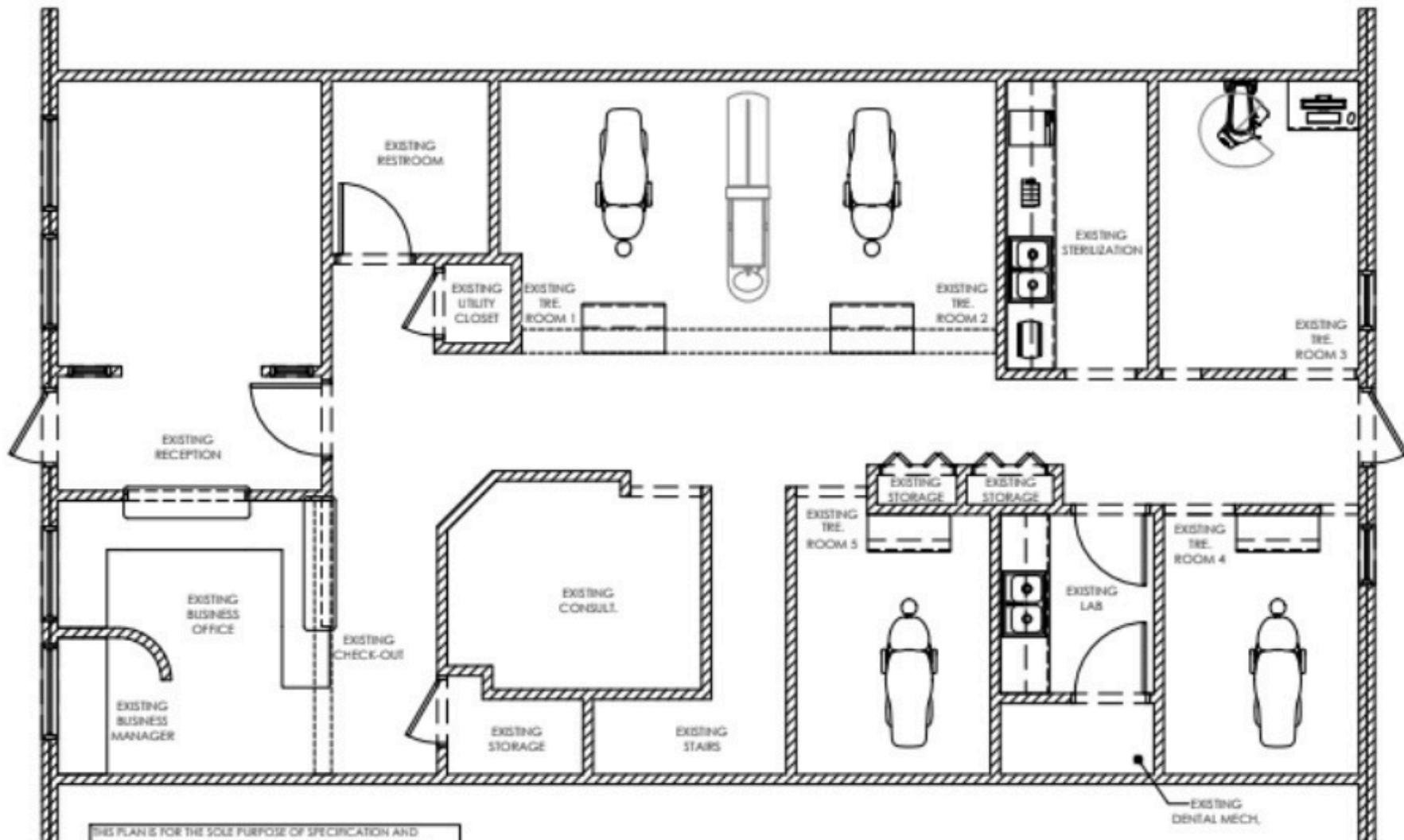
PROPERTY HIGHLIGHTS

- 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

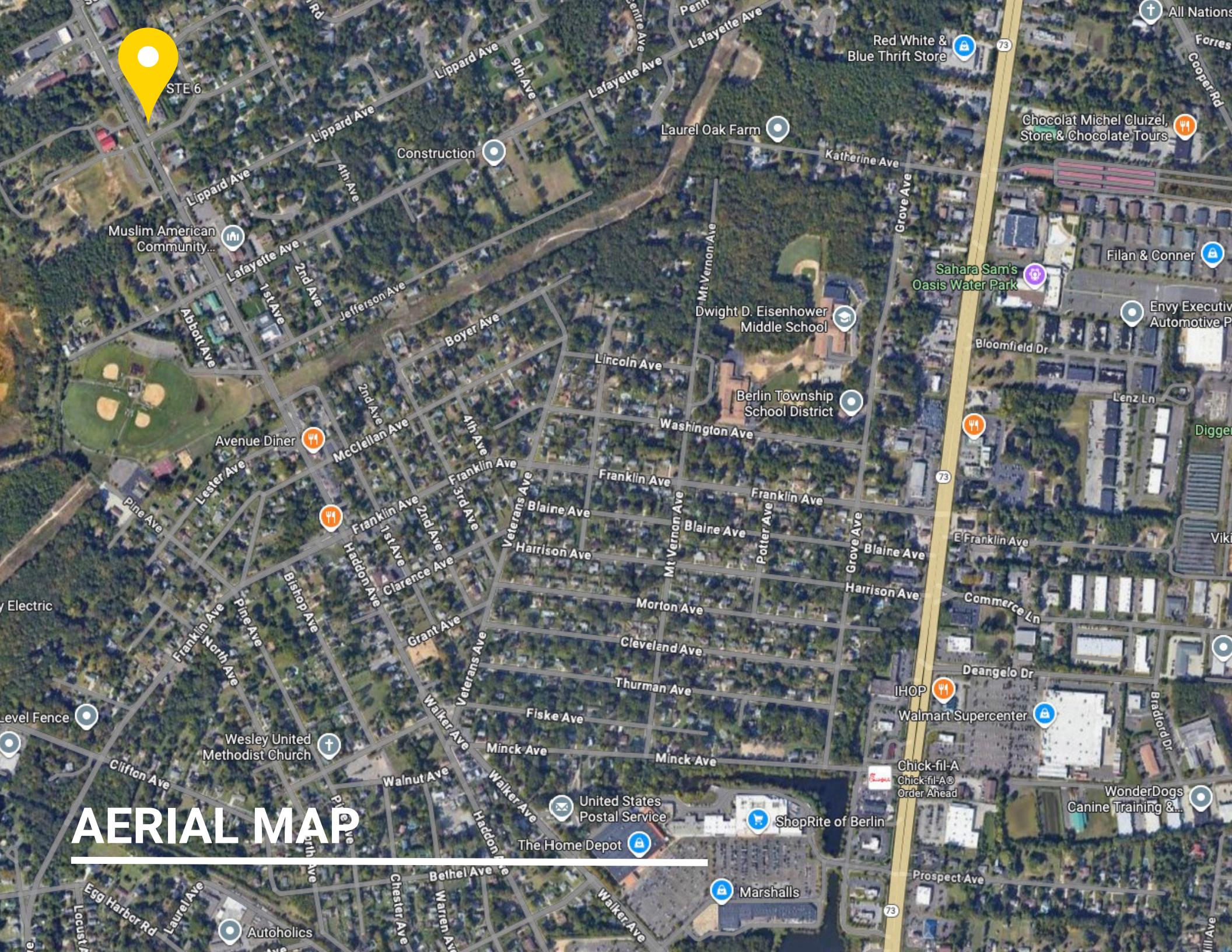




FLOOR PLAN



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 TEMPLATE. LOCATIONS TO
BE APPROVED BY DOCTOR AND HENRY SCHEIN EQUIPMENT
SPECIALIST PRIOR TO BROUGH-IN.



AERIAL MAP

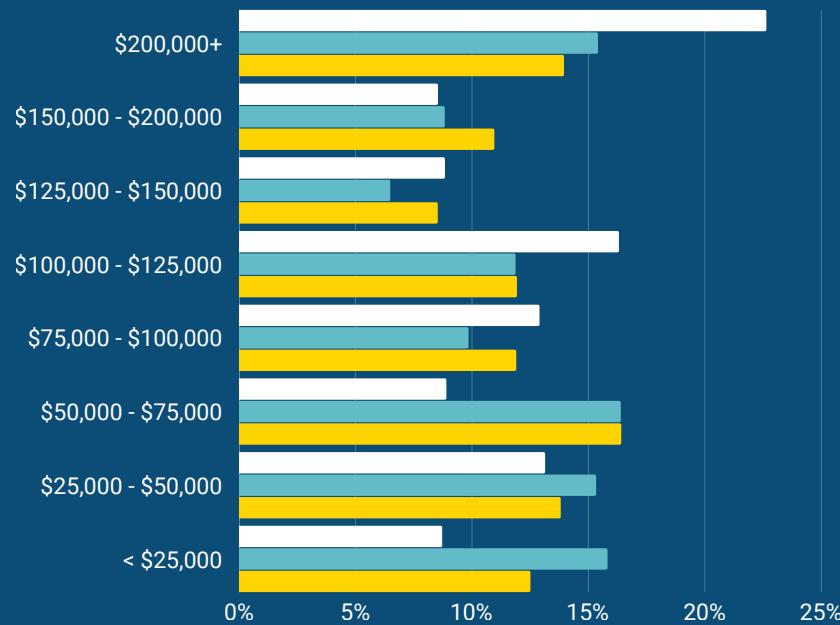
AERIAL MAP



DEMOGRAPHICS

2024 HOUSEHOLD INCOME

● 1-Mile Radius ● 3-Mile Radius
● 5-Mile Radius



2024 MEDIAN HOUSEHOLD INCOME



\$109,707
1-Mile Radius

\$81,238
3-Mile Radius

\$90,289
5-Mile Radius

2024 POPULATION



4,674
1-Mile Radius

55,170
3-Mile Radius

168,744
5-Mile Radius

2024 MEDIAN AGE



43
1-Mile Radius

43
3-Mile Radius

44
5-Mile Radius

2024 HOUSEHOLDS



1,674
1-Mile Radius

21,074
3-Mile Radius

65,575
5-Mile Radius

ANTICIPATED GROWTH 2024-2029



-0.43%
1-Mile Radius

-0.32%
3-Mile Radius

-0.03%
5-Mile Radius