

# SALE

## PORTFOLIO FOR SALE | 2 VETERINARY HOSPITALS

8505 North Main Street / 6313 Brookville Salem Rd Dayton, OH 45415



### PROPERTY DESCRIPTION

New Price – 7.5% Cap!

2-property NNN portfolio leased to Heartland Veterinary Partners, a national vet operator backed by Gryphon PE. \$144K NOI with no landlord responsibilities. Recession-resistant healthcare sector with strong long-term growth. Dayton metro locations. Ideal 1031 exchange asset.

Stable, Passive Income Backed by a Growing Industry

Coldwell Banker Commercial | Heritage is pleased to offer a fully-leased, two-property portfolio of veterinary clinics, each occupied by Heartland Veterinary Partners, a nationally recognized operator with over 225 locations across the U.S., backed by private equity powerhouse Gryphon Investors.

With triple-net (NNN) leases in place and minimal landlord responsibilities, this portfolio offers durable income from a recession-resilient sector—veterinary care and pet healthcare, a market that has experienced explosive and consistent growth for over a decade.

### OFFERING SUMMARY

Sale Price:	\$1,895,000
Building Size:	14,656 SF
NOI:	\$144,000.00
Cap Rate:	7.6%

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	16,420	45,701	136,206
Total Population	37,324	101,798	322,427
Average HH Income	\$92,844	\$79,248	\$77,041

**Patrick Williams**  
(937) 360-9952



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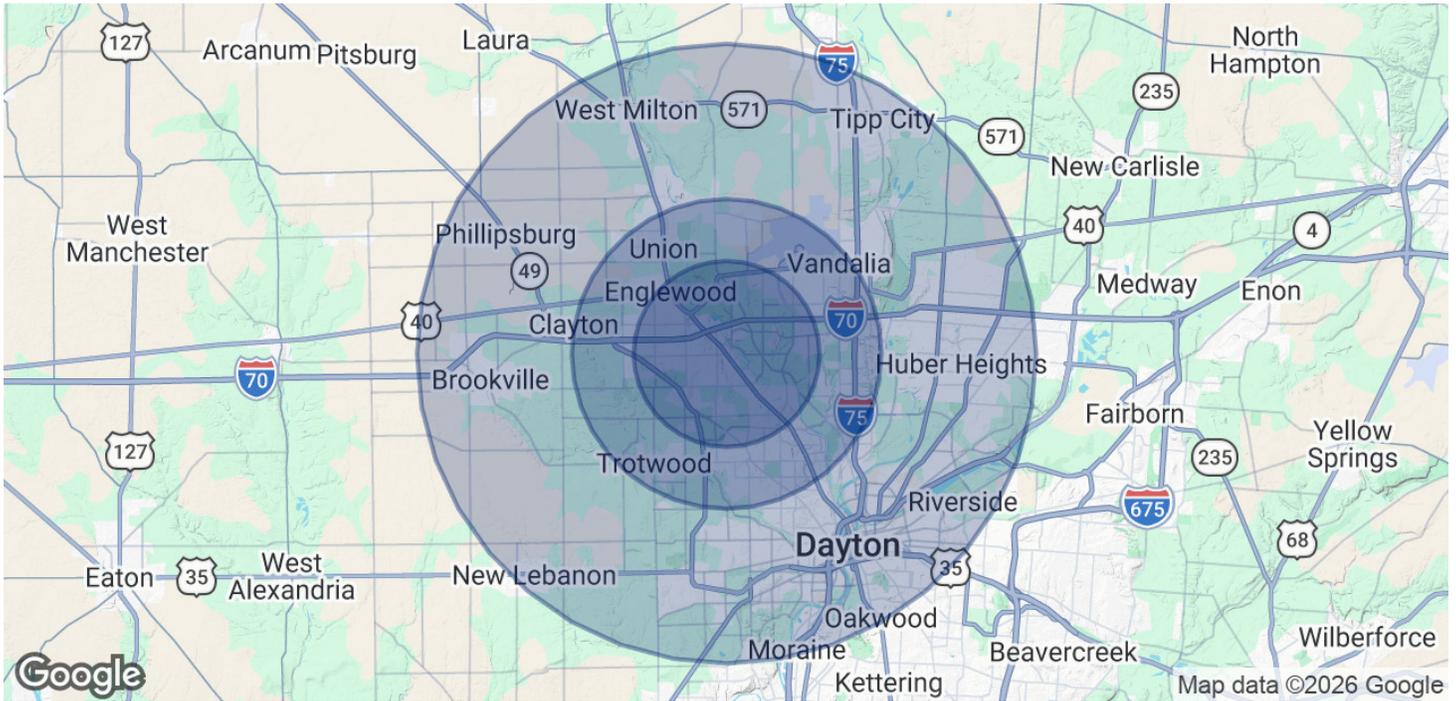


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	37,324	101,798	322,427
Average Age	44.9	42.8	39.9
Average Age (Male)	43.1	41	38.1
Average Age (Female)	47	44.6	41.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	16,420	45,701	136,206
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$92,844	\$79,248	\$77,041
Average House Value	\$181,503	\$158,451	\$162,651

2023 American Community Survey (ACS)

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