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OFFERING SUMMARY

AiCRE Partners is proud to present 553 Shiloh Pike, a single-tenant Smilist Dental clinic located in Bridgeton, New Jersey. This 2,921 SF freestanding medical office sits on a generous 1.66acre lot and benefits from frontage along Shiloh Pike with traffic counts exceeding 7,500 VPD. Originally constructed in 2006, the property has been well-maintained and recently received a brand new HVAC system—an immediate capital improvement benefit for the next owner.

The asset is leased to The Smilist, one of the Northeast's fastest-growing dental platforms with over 110 locations across seven states. The lease runs through October 2026 and includes two (5-year) renewal options with 3% annual rental increases, creating a built-in income growth profile. The lease structure provides investors with a stable return secured by a healthcare tenant. The landlord is responsible for roof, structure, parking lot, partial taxes, and HVAC replacement; tenant covers insurance, all taxes above the base-year amount (\$14,000), and HVAC maintenance up to \$2,000 per year. Positioned in the Vineland/Bridgeton retail submarket currently posting a tight 3.9% vacancy rate—this property offers investors an opportunity to acquire a recession-resistant medical tenant in an undersupplied market. Offered at an 8.50% cap rate, this asset delivers a compelling blend of yield, stability, and long-term tenancy.

LIST PRICE

\$479,482

NOI

\$40,756

CAP RATE

8.50%

LEASE TYPE

NN+





STATES

110+ LOCATIONS

PROPERTY HIGHLIGHTS







LIST PRICE \$479,482

CAP RATE

8.50%



ADDRESS

553 SHILOH PIKE BRIDGETON, NJ 08302



LEASE TYPE

NN+



BUILDING AREA

2,921 SF



LOT AREA

1.66 AC



TENANT

SMILIST DENTAL



GUARANTOR

CORPORATE



LEASE EXPIRATION DATE

10/31/2026



RENTAL INCREASES

3% ANNUAL



RENEWAL OPTIONS

TWO 5-YEAR OPTIONS



CONSTRUCTION TYPE

MASONRY W/ BRICK

FINANCIAL OVERVIEW

INCOME SUMMARY

BASE RENT INCOME	\$54,756
TAXES REIMBURSEMENTS	\$1,415
GROSS INCOME	\$56,171

EXPENSE SUMMARY

PROPERTY TAXES	\$15,415
GROSS EXPENSES	\$15,415
NET OPERATING INCOME	\$40,756

^{*}Tenant reimburses all taxes over the base year amount of \$14,000

INVESTMENT OVERVIEW

PRICE	\$479,482
PRICE PER SF	\$161.14
CAP RATE	8.50%





INVESTMENT HIGHLIGHTS

Strategic presence in the county seat: The facility sits in Bridgeton, NJ — the county seat of Cumberland County, NJ — giving it visibility and likely capture of both city and county-wide demand for dental and healthcare services.

Large, multicultural population base with steady growth: Bridgeton's population recently reached ~27,000, showing long-term growth over past decades. The diversity and demographic mix (with a younger median age) supports demand for family, general, and pediatric dental services.

Strong local demand for healthcare and dental services: In Cumberland County, health care & social assistance are among the largest employment sectors. Given a relative shortage of dentists (compared to state norms) as per county health-needs data, there is opportunity for stable patient volume and growth.

Established national brand footprint and resource advantages: Being part of The Smilist Dental network gives access to standardized operational processes, insurance relationships, and marketing — which supports patient volume, operational efficiency, and potentially higher valuations under a roll-up/investment thesis.

Multi-service dental offering — **broad range that enhances revenue diversification:** The practice at 553 Shiloh Pike historically offers general, pediatric, cosmetic, emergency, endodontic/periodontal and orthodontic services — enabling multiple revenue streams (routine care, high-margin specialty, emergency/urgent, orthodontics).

Affordable real estate / value relative to potential demand: The broader local housing and property market indicates low home values and modest incomes — placing dental services in demand and underscoring affordability concerns that may drive reliance on community-oriented dental practices.

Upside potential under management and investment optimization: With a stable patient base, multiservice capability, and backing from a regional/national network, the location has potential to improve profitability through operational standardization, expanded insurance participation, increased patient outreach, and potential expansion of services or hours under new ownership.











AREA OVERVIEW

BRIDGETON, NEW JERSEY

Bridgeton, New Jersey, serves as the county seat of Cumberland County, New Jersey and lies along the flooded banks of the Cohansey River near the Delaware Bay – giving it a strategic geographical footprint in the region. Over more than three centuries, the city has evolved from early settlement and Native American habitation to a thriving industrial and commercial hub. In the nineteenth-century, Bridgeton boomed with manufacturing, glass and metal works, and food processing – leveraging its waterways and easy access to agricultural outputs from the surrounding farmlands.

Architecturally and historically, Bridgeton boasts a rich built-heritage: its historic district – the largest such district of any municipality in New Jersey - contains roughly 2,200 buildings ranging from 18th-century homes to Victorian mansions and early-20th-century commercial structures. Walking through town, one finds a character defined by the charm and patina of history — old churches, restored homes, classic storefronts — which together give Bridgeton a unique identity that balances heritage with everyday living.

Bridgeton maintains elements of small-town living: affordability, walkable downtown areas, and local community amenities such as the Cohanzick Zoo — New Jersey's oldest municipal zoo — and the large city-park system with lakes, trails, and recreational space, offering quality-of-life value that materials and suburbs don't always deliver. For businesses, this combination of a historically rooted community, a working-class and immigrant population with stable needs (housing, health, services), and relatively affordable real estate/housing values presents an environment that can sustain demand a fact especially relevant if you're positioning a healthcare or dental facility for long-term viability.



27K **AREA POPULATION** **6.0**%

UNEMPLOYMENT RATE

\$46,124 MEDIAN HOUSEHOLD INCOME 36,595

5-MILE POP.

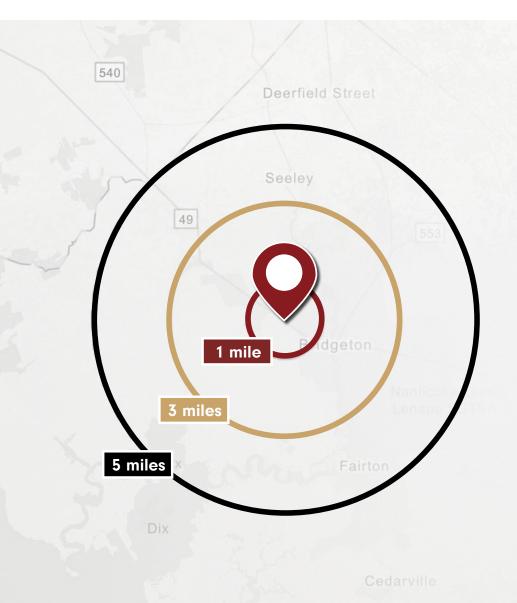


DEMOGRAPHICS









2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	3,793	30,031	41,002
Households	1,439	9,378	12,368
Average Household Size	2.59	3.10	2.95
Median Age	38.8	32.5	35.5
Median Household Income	\$67,193	\$58,273	\$61,417
Average Household Income	\$84,752	\$72,980	\$78,401

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	3,743	29,858	40,706
Households	1,427	9,435	12,421
Average Household Size	2.58	3.06	2.92
Median Age	39.9	32.8	35.9
Median Household Income	\$72,715	\$62,172	\$65,146
Average Household Income	\$91,395	\$77,833	\$83,854

TRAFFIC COUNTS	
Shiloh Pike	7,500+ VPD

TENANT OVERVIEW

The Smilist Dental is a leading dental service organization (DSO) with a rapidly expanding footprint across the Northeast. Founded with a mission to modernize dental care delivery, the group now operates 110+ locations throughout Connecticut, Delaware, Massachusetts, Maryland, New Jersey, New York, and Pennsylvania.

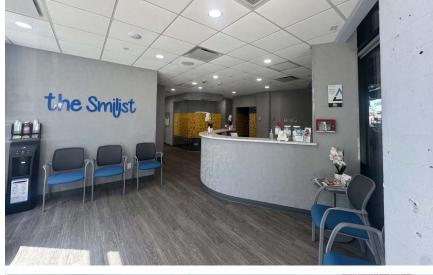
The Smilist offers a comprehensive suite of dental services including general dentistry, cosmetic dentistry, orthodontics, pediatric dentistry, and oral surgery. Their growth strategy is supported by a strong management team, centralized systems, and a bestin-class patient experience model.

The company continues to expand through both de novo growth and acquisitions, positioning it as one of the region's most active and well-capitalized dental platforms.

2014 YEAR FOUNDED 110+ LOCATIONS

GREAT NECK, NY HEADQUARTERS

1,500+**EMPLOYEES**





the Smiljst

