

Premier Dental

1146 N New Hope Rd, Gastonia NC 28054

O F F E R I N G M E M O R A N D U M



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NEWLEAF

COMMERCIAL REAL ESTATE

OFFERING SUMMARY

| | |
|-------------|---|
| ADDRESS | 1146 N New Hope Rd Gastonia NC 28054 |
| COUNTY | Gaston |
| BUILDING SF | 18,808 SF |
| LAND ACRES | ±5.5 |
| YEAR BUILT | 2003 |

FINANCIAL SUMMARY

| | |
|-------|---|
| PRICE | \$5,500,000 Sale Price or \$18/SF NNN Lease Rate |
|-------|---|

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------------|----------|----------|----------|
| 2022 Population | 5,467 | 38,059 | 97,247 |
| 2022 Median HH Income | \$50,960 | \$47,270 | \$50,343 |
| 2022 Average HH Income | \$69,690 | \$66,266 | \$71,560 |

Investment Summary

- The NewLeaf team is thrilled to present this uniquely packaged opportunity to purchase or lease an ±18,808 SF all brick medical building on 5+ acres that has been uniquely designed for a dental practice. Premier Dental Associates of the Carolinas, currently operating as a Pediatric Dentistry, sits on a bustling corner lot and 4-lane highway in growing Gastonia. The facility is conveniently located near the CaroMont Regional Medical Center. This gorgeous medical facility leaves nothing to be desired with an expansive welcoming reception area, individual patient meeting rooms, 3 open operatories, multiple private operators, private doctor offices, nurse stations, fully equipped kitchen and meeting room, elevator, and an abundance of bathrooms and showers.
- No value is being assigned to the operating business. The seller is offering to include the employees and patient base at no-cost to the purchaser.



- Property is available for sale or lease. The asking lease rate is \$18/SF NNN and purchase price is \$5,500,000.

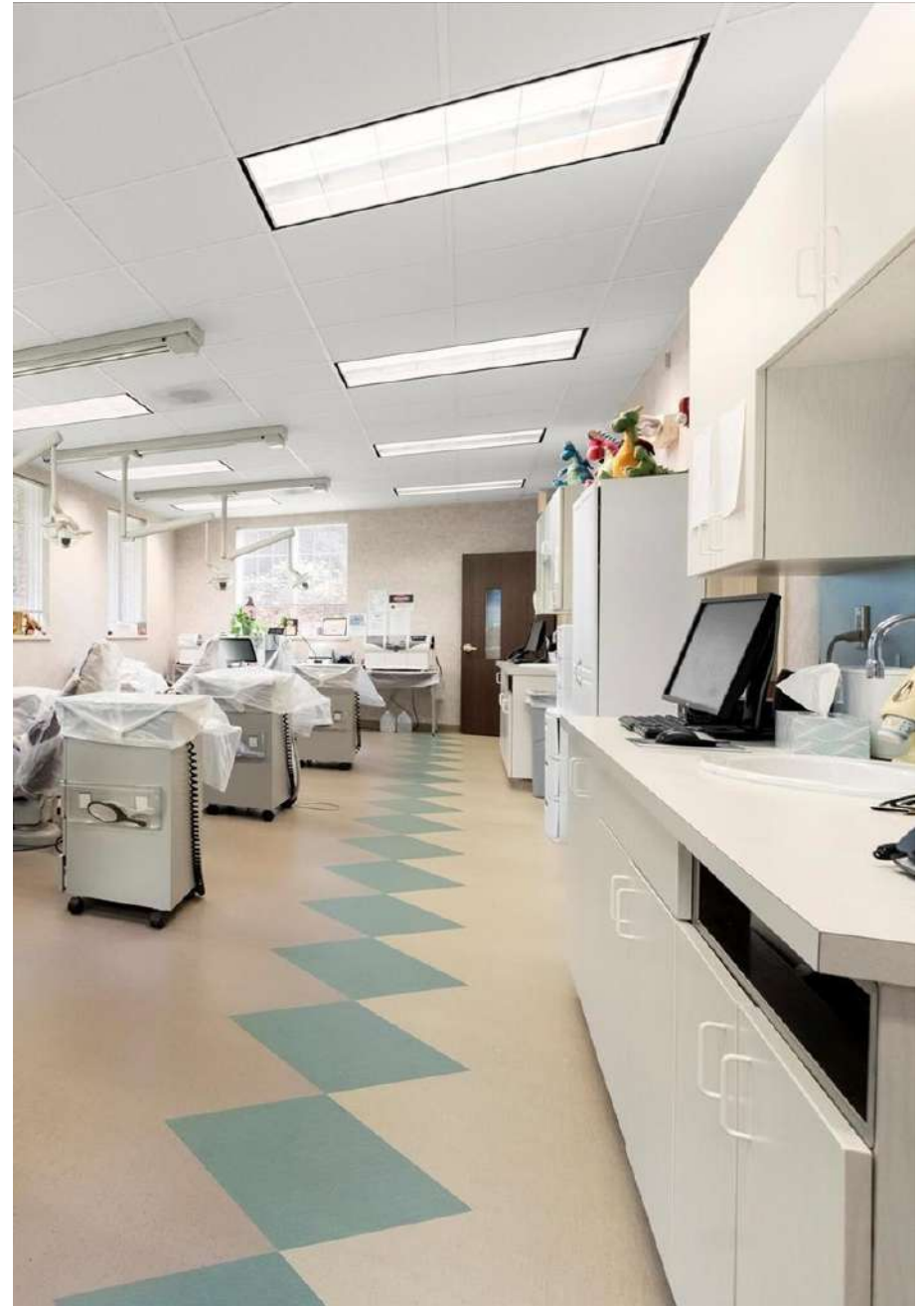
Opportunity Highlights:

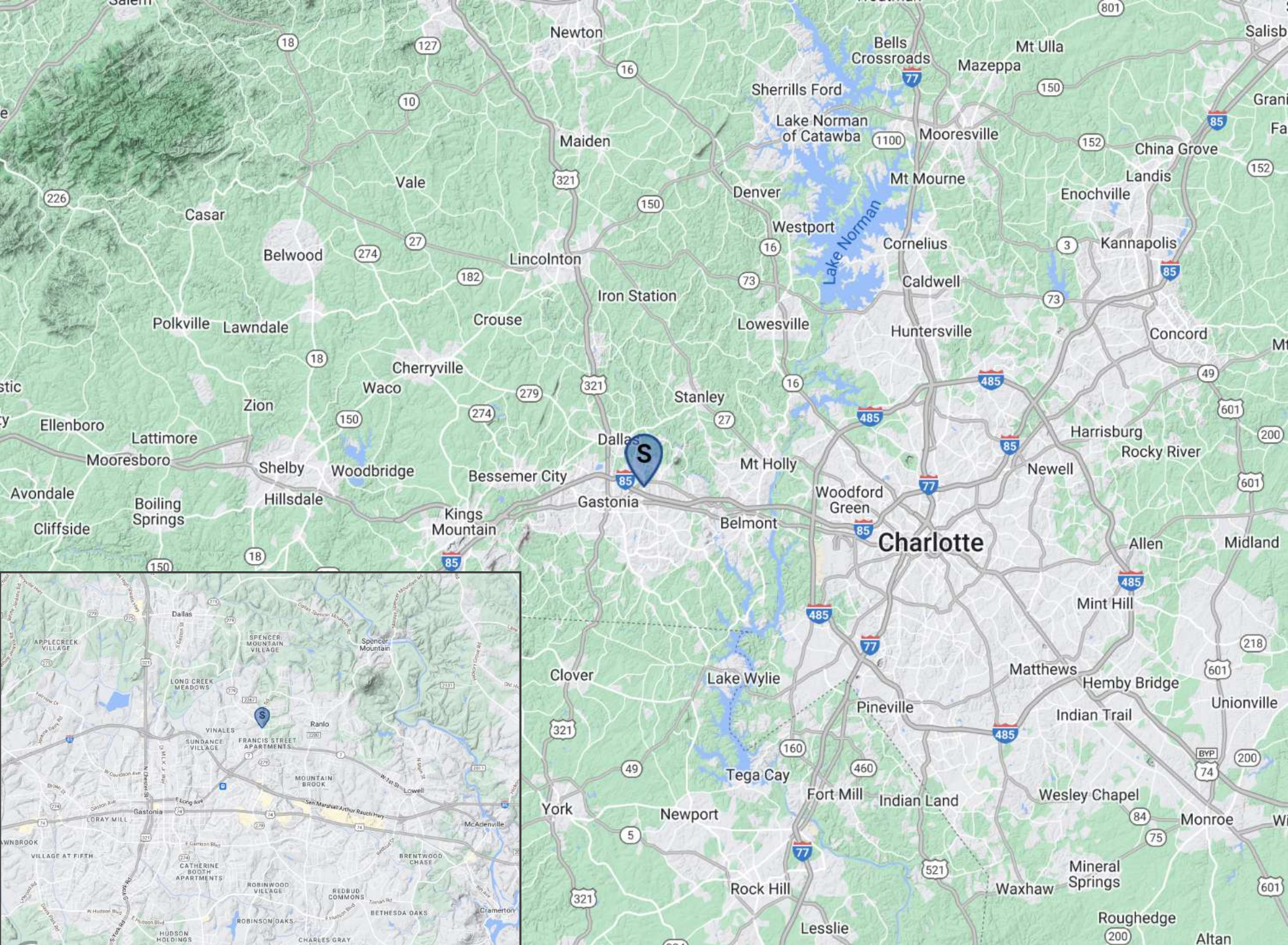
- Fully equipped with state of the art dental equipment included in the sale and may be optional for a lease (Galileos 3D Imaging, Sirona intraoral scan & design, Sirona milling units & ovens, Sirona Nitrogen-based 3D printers, WaterLase laser, etc.).
- Conveniently located less than 1 mile from I-85 and less than 2 miles from the CaroMont Regional Medical Center
- Existing Book of Business included in sale (at purchaser's discretion)
- All brick, ±18,808 square feet facility on over 5 acres of land
- Features 60 parking spaces
- Lower-Level capable of being configured for expansion
- Efficiently and thoughtfully laid out with patient comfort and convenience top of mind

- Owner willing to train and consult for an extended period of time

This Opportunity is Perfect for:

- Dental Practices looking to expand to new territories
- Dental Practices currently leasing but looking for a permanent home
- Medical Practice looking for new space and expansion



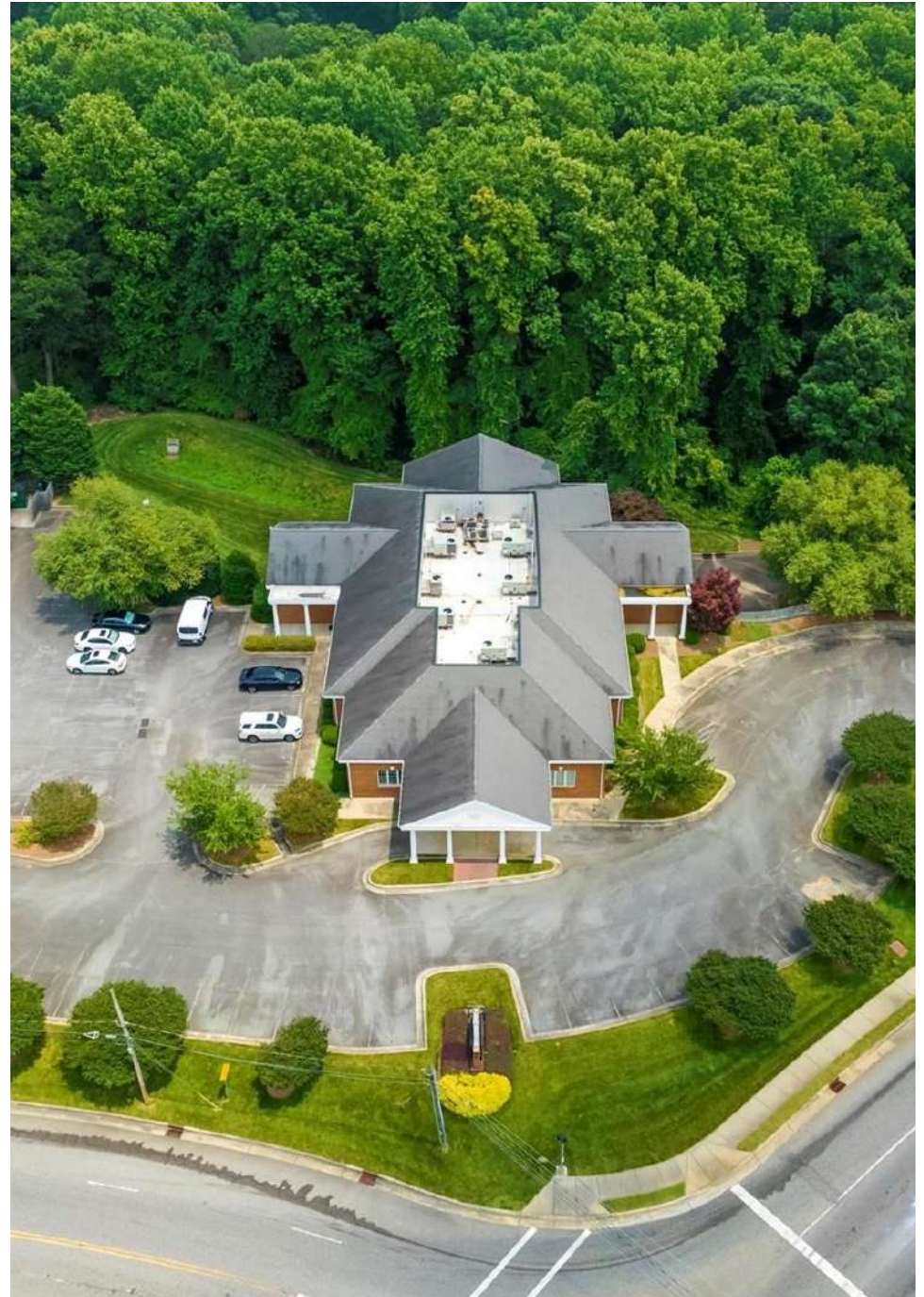


PROPERTY FEATURES

| | |
|---------------------|-------------|
| NUMBER OF TENANTS | 1 |
| BUILDING SF | 18,808 |
| LAND ACRES | ±5.5 |
| YEAR BUILT | 2003 |
| # OF PARCELS | 2 |
| ZONING TYPE | OFF04 |
| NUMBER OF STORIES | 2 |
| NUMBER OF BUILDINGS | 1 |
| TRAFFIC COUNTS | ±20,000 VPD |

CONSTRUCTION

| | |
|----------|---------|
| EXTERIOR | Masonry |
|----------|---------|





Auten Rd

279

279

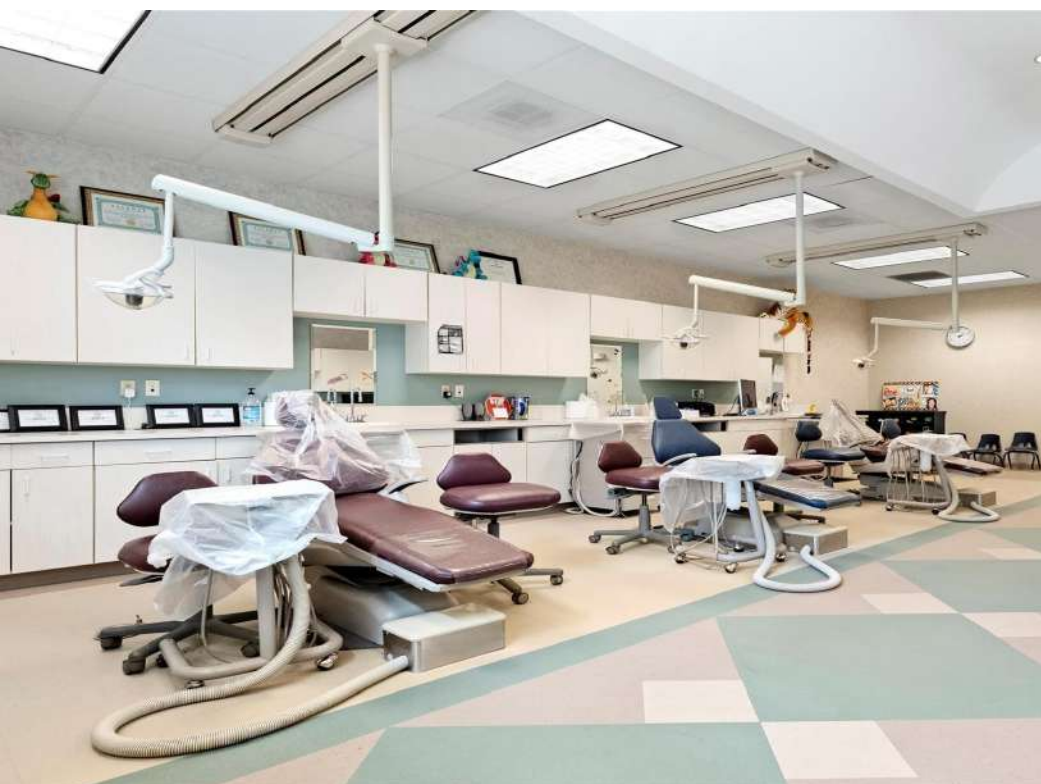
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| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|---------|--------|--------|
| 2000 Population | 5,389 | 31,964 | 81,977 |
| 2010 Population | 5,596 | 33,329 | 86,583 |
| 2022 Population | 5,467 | 38,059 | 97,247 |
| 2027 Population | 5,382 | 38,261 | 97,791 |
| 2022-2027: Population: Growth Rate | -1.55 % | 0.55 % | 0.55 % |

| 2022 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|----------|----------|
| less than \$15,000 | 275 | 2,519 | 6,012 |
| \$15,000-\$24,999 | 178 | 1,722 | 4,440 |
| \$25,000-\$34,999 | 180 | 1,158 | 2,994 |
| \$35,000-\$49,999 | 429 | 2,402 | 6,044 |
| \$50,000-\$74,999 | 535 | 3,014 | 7,315 |
| \$75,000-\$99,999 | 226 | 1,601 | 4,461 |
| \$100,000-\$149,999 | 197 | 1,506 | 4,802 |
| \$150,000-\$199,999 | 109 | 591 | 1,806 |
| \$200,000 or greater | 62 | 422 | 1,413 |
| Median HH Income | \$50,960 | \$47,270 | \$50,343 |
| Average HH Income | \$69,690 | \$66,266 | \$71,560 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|---------|--------|--------|
| 2000 Total Housing | 2,280 | 13,687 | 34,767 |
| 2010 Total Households | 2,147 | 13,003 | 33,945 |
| 2022 Total Households | 2,191 | 14,934 | 39,287 |
| 2027 Total Households | 2,174 | 15,116 | 39,826 |
| 2022 Average Household Size | 2.36 | 2.46 | 2.43 |
| 2000 Owner Occupied Housing | 1,468 | 7,276 | 19,213 |
| 2000 Renter Occupied Housing | 651 | 5,486 | 13,260 |
| 2022 Owner Occupied Housing | 1,312 | 8,007 | 21,848 |
| 2022 Renter Occupied Housing | 879 | 6,927 | 17,439 |
| 2022 Vacant Housing | 132 | 1,202 | 3,192 |
| 2022 Total Housing | 2,323 | 16,136 | 42,479 |
| 2027 Owner Occupied Housing | 1,328 | 8,364 | 22,776 |
| 2027 Renter Occupied Housing | 846 | 6,752 | 17,050 |
| 2027 Vacant Housing | 149 | 1,249 | 3,232 |
| 2027 Total Housing | 2,323 | 16,365 | 43,058 |
| 2022-2027: Households: Growth Rate | -0.80 % | 1.20 % | 1.35 % |



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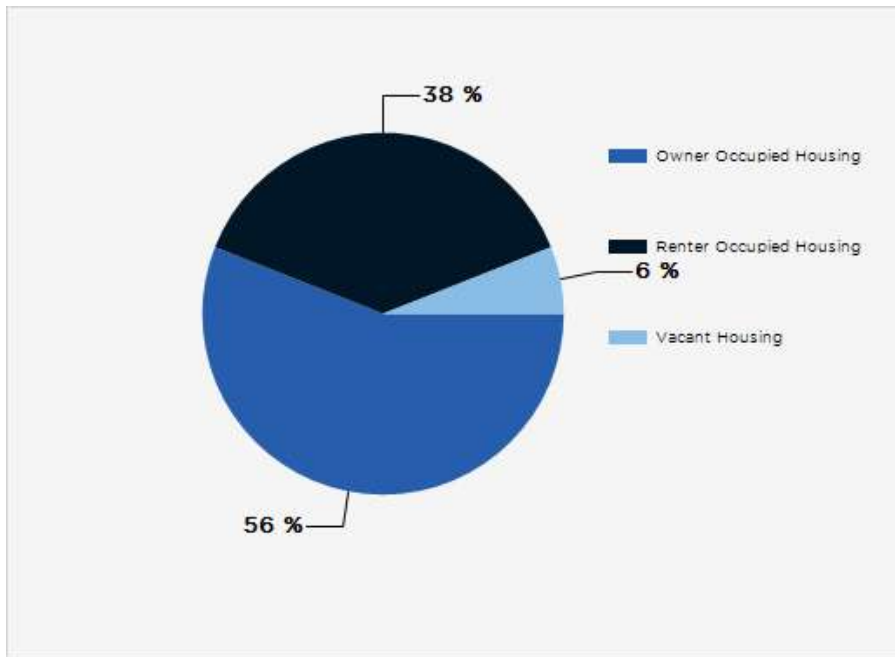
| 2022 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2022 Population Age 30-34 | 373 | 2,562 | 6,805 |
| 2022 Population Age 35-39 | 305 | 2,455 | 6,296 |
| 2022 Population Age 40-44 | 323 | 2,478 | 6,318 |
| 2022 Population Age 45-49 | 306 | 2,353 | 5,977 |
| 2022 Population Age 50-54 | 357 | 2,369 | 6,151 |
| 2022 Population Age 55-59 | 335 | 2,282 | 6,196 |
| 2022 Population Age 60-64 | 307 | 2,293 | 6,089 |
| 2022 Population Age 65-69 | 357 | 2,218 | 5,751 |
| 2022 Population Age 70-74 | 341 | 1,890 | 4,884 |
| 2022 Population Age 75-79 | 254 | 1,430 | 3,501 |
| 2022 Population Age 80-84 | 172 | 963 | 2,228 |
| 2022 Population Age 85+ | 236 | 1,128 | 2,260 |
| 2022 Population Age 18+ | 4,381 | 29,756 | 76,470 |
| 2022 Median Age | 44 | 41 | 41 |

| 2022 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|----------|----------|----------|
| Median Household Income 25-34 | \$52,375 | \$51,497 | \$53,346 |
| Average Household Income 25-34 | \$67,810 | \$65,532 | \$69,834 |
| Median Household Income 35-44 | \$56,011 | \$56,028 | \$59,645 |
| Average Household Income 35-44 | \$72,627 | \$74,849 | \$81,257 |
| Median Household Income 45-54 | \$61,019 | \$55,523 | \$60,836 |
| Average Household Income 45-54 | \$91,960 | \$77,413 | \$84,685 |
| Median Household Income 55-64 | \$54,551 | \$49,551 | \$53,375 |
| Average Household Income 55-64 | \$75,264 | \$69,847 | \$78,914 |
| Median Household Income 65-74 | \$45,196 | \$39,683 | \$41,535 |
| Average Household Income 65-74 | \$61,151 | \$56,868 | \$61,798 |
| Average Household Income 75+ | \$52,625 | \$56,307 | \$53,719 |

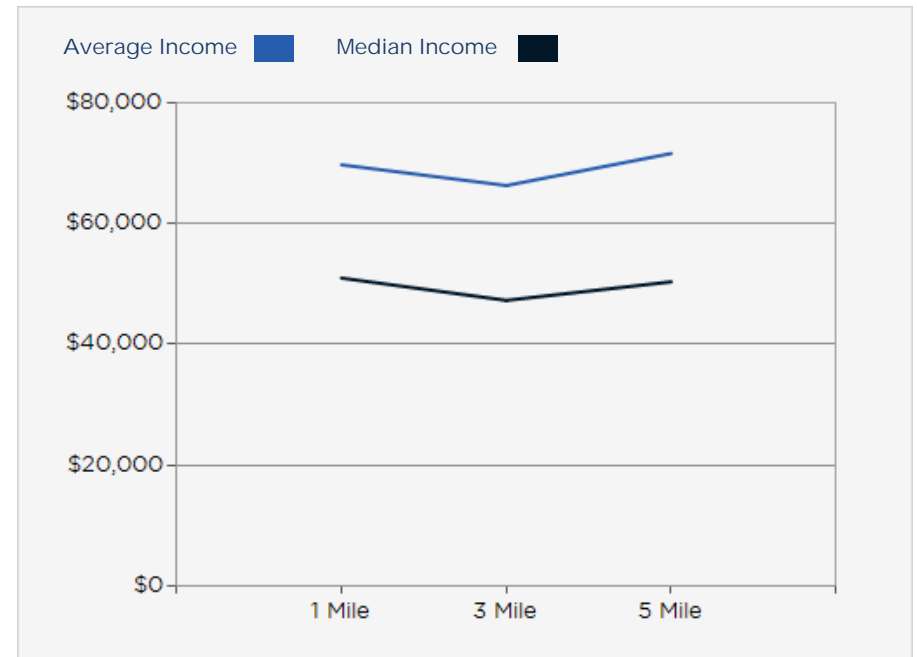
| 2027 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2027 Population Age 30-34 | 317 | 2,270 | 6,222 |
| 2027 Population Age 35-39 | 363 | 2,614 | 6,930 |
| 2027 Population Age 40-44 | 298 | 2,436 | 6,210 |
| 2027 Population Age 45-49 | 313 | 2,409 | 6,188 |
| 2027 Population Age 50-54 | 298 | 2,309 | 5,844 |
| 2027 Population Age 55-59 | 339 | 2,290 | 5,939 |
| 2027 Population Age 60-64 | 320 | 2,181 | 5,804 |
| 2027 Population Age 65-69 | 288 | 2,124 | 5,598 |
| 2027 Population Age 70-74 | 324 | 2,018 | 5,176 |
| 2027 Population Age 75-79 | 300 | 1,658 | 4,207 |
| 2027 Population Age 80-84 | 222 | 1,221 | 2,822 |
| 2027 Population Age 85+ | 246 | 1,214 | 2,518 |
| 2027 Population Age 18+ | 4,286 | 29,894 | 76,945 |
| 2027 Median Age | 44 | 42 | 41 |

| 2027 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|----------|----------|
| Median Household Income 25-34 | \$59,834 | \$56,523 | \$59,108 |
| Average Household Income 25-34 | \$81,308 | \$74,990 | \$80,116 |
| Median Household Income 35-44 | \$61,685 | \$61,923 | \$68,548 |
| Average Household Income 35-44 | \$83,500 | \$85,538 | \$94,203 |
| Median Household Income 45-54 | \$70,423 | \$62,954 | \$70,271 |
| Average Household Income 45-54 | \$108,854 | \$90,623 | \$98,296 |
| Median Household Income 55-64 | \$60,389 | \$55,708 | \$61,154 |
| Average Household Income 55-64 | \$89,383 | \$82,843 | \$92,480 |
| Median Household Income 65-74 | \$50,675 | \$45,565 | \$48,135 |
| Average Household Income 65-74 | \$73,644 | \$67,926 | \$74,114 |
| Average Household Income 75+ | \$63,665 | \$67,938 | \$64,647 |

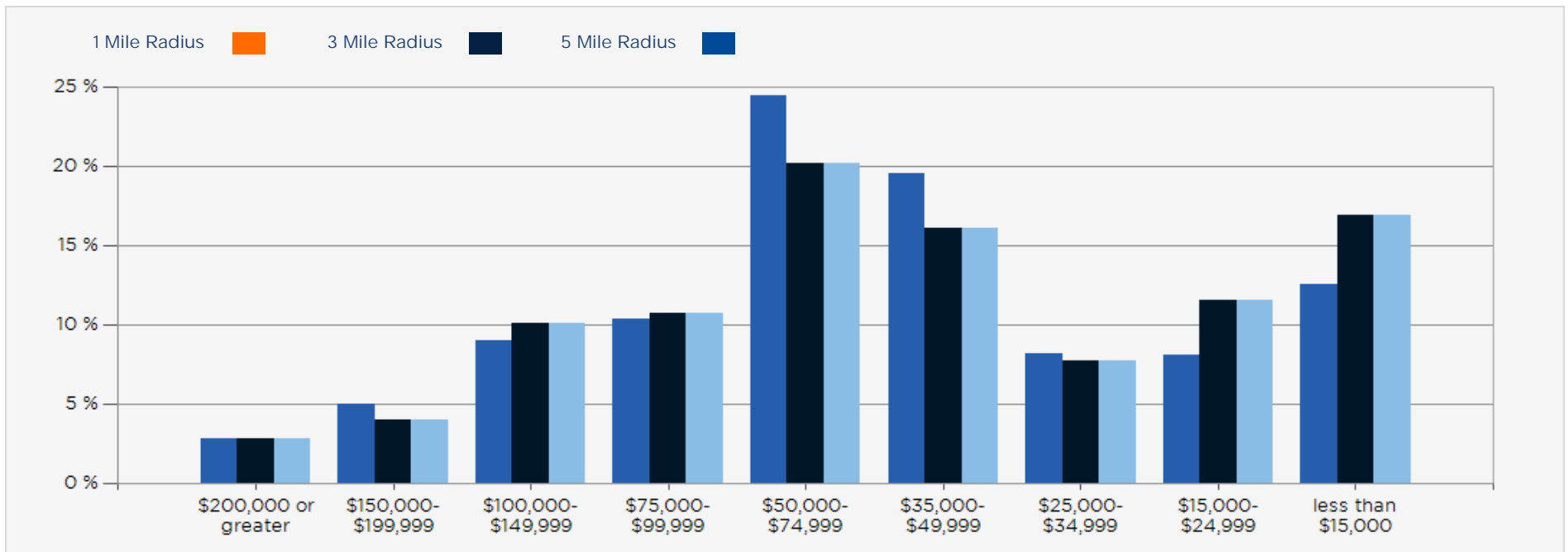
2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



2022 Household Income



EQUIPMENT

- **SPECIALTY EQUIPMENT**

- DENTSPLY SIRONA GALILEOS FULL VOLUME CBCT
- DENTSPLY SIRONA PRIMESCAN
- DENTSPLY SIRONA MCX MILL
- DENTSPLY SIRONA SPEEDFIRE OVEN
- DENTSPLY SIRONA PRIME PRINT 3D PRINTER
- DENTSPLY SIRONA DESIGN STATION WITH IN-LAB SOFTWARE
- IRONCLAD CLAM SHELL OVEN
- BIOLASE WATER CASE LASER (YSGG)
- SICAT 2.0 SOFTWARE
- BIOSTAR MINI-STAR PRESSURE FORMING DEVICE

- PLANMECA INTRAORAL X-RAY UNIT

- DENTAL CHAIRS (17)

- DENTAL UNITS (17)

- STERILIZATION EQUIPMENT

- ULTRASONIC CLEANER
- STATIM 5000
- AUTOCLAVE

- LAB EQUIPMENT

- REDUCTION GRINDER LATHE
- ESSEX MACHINE
- MINE STAR MOUTH GUARD MAKER
- BUFFALO VIBRATOR A-1
- MODEL TRIMMER

- ASSISTINA

- PREMIER SOFT TRAY TRIMMER

- COMPRESSOR

- VACUUM UNIT

- COMPUTERS (20) & PRINTERS (14)

- EAGLESOFT & DOLPHIN SOFTWARE

- HEAT PUMPS (15)

- WASHER & DRYER

- REFRIGERATOR

- STOVE

- TELEVISIONS (5)

- COPY MACHINE

- SIDEXIS SOFTWARE

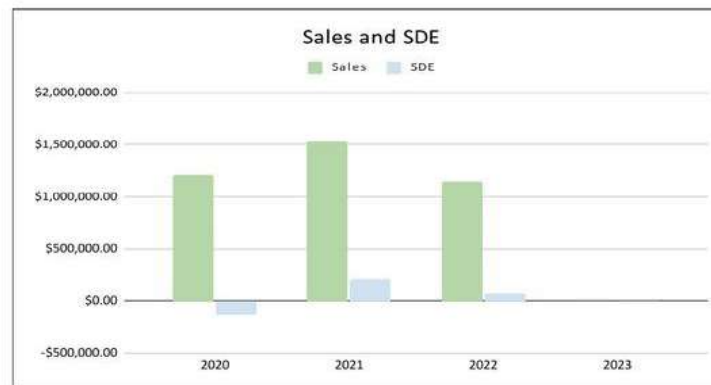
- ALL EXISTING OFFICE FURNITURE

- SMALL BUSINESS SERVER & SAND SERVER



FINANCIAL SNAPSHOT

| Financial Summary | | | | | | |
|-------------------------------|--------------------|------------------|------------------|--------------------|------------------|---------------------|
| | 2020 | 2021 | 2022 | 2023 Annualized | 3 Year Avg | Wtd Avg 10/20/70 |
| Gross Sales | \$1,217,315 | \$1,536,999 | \$1,141,050 | \$0 | \$1,298,455 | \$1,227,866 |
| Cost of Goods Sold | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Gross Margin \$ | \$1,217,315 | \$1,536,999 | \$1,141,050 | \$0 | \$1,298,455 | \$1,227,866 |
| Gross Margin % | 100.0% | 100.0% | 100.0% | #DIV/0! | 100.0% | 100.0% |
| Stated Expenses | \$1,491,620 | \$1,402,636 | \$1,194,926 | \$0 | \$1,363,061 | \$1,266,137 |
| Expense Adjustments | \$148,516 | \$83,419 | \$134,274 | \$0 | \$122,070 | \$125,527 |
| Adjusted DE | (\$125,789) | \$217,782 | \$80,398 | \$0 | \$57,464 | \$87,256 |
| DE % | -10.3% | 14.2% | 7.0% | #DIV/0! | 4.4% | \$0 |
| True DE Including Rent | \$104,158 | \$447,729 | \$204,398 | \$0 | \$252,095 | \$243,040 |



No value is assigned to the ongoing business.

The existing staff and patient list will be included at buyer's discretion.

****These financials are being provided for informational purposes only.*

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