

Affordable Dentures

6411 River Crossings | Sylvania, OH 43560 (Toledo MSA)



NET LEASED INVESTMENT OPPORTUNITY

Confidential Offering Memorandum

**AVISON
YOUNG**

Investment highlights

OVERVIEW

Avison Young is pleased to offer for purchase a Medical Office located in Sylvania, OH, 12 miles northwest of Toledo, OH. The property is 2,972 SF and leased to Affordable Dentures and Implants who has approximately 425 locations in 43 states. The tenant has operated successfully in this location for nearly 20 years and recently executed a 5-year lease extension (10% rent increase), expressing commitment to this site.

PROPERTY HIGHLIGHTS

- Newly executed lease extension through 11/30/2030
- Tenant has operated out of the location for 20+ years (build-to-suit in 2002)
- Landlord installed a new HVAC system in 2022 10% rent increase beginning in 2025 - \$61,424 NOI
- Parking lot repaired, seal coated and re-stripped less than six months ago
- 22,112+ VPD with a 117,364 five-mile population and avg. HH Income of \$99,877
- Located within a strong medical/retail corridor
- Term remaining: 5.5
- Tenant Proven Stickiness: 23 years in place; recently exercised option. High build-out costs and patient retention needs make relocation unlikely
- Strong Fundamentals: Recession-resistant sector, national brand tenant, and proven location.
- DSO- Affiliated Brand: 13% of U.S. dentists were DSO-affiliated in 2022 (up from 10.4% in 2019). 23% of dentists practicing <10 years are DSO-affiliated
- #9 location in the state

Financial summary



Asking Price
\$847,227



Cap Rate
7.25%



NOI
\$61,424



Lease Type
NN



Term Remaining
5.5 Years

NOI	\$61,424
Rent/Month	\$5,118.66
Rentable SF	2,972
Land Area	0.56 acres
Parking Spaces	40
Tenant	Affordable Dentures
Ownership Type	Fee simple
Guarantor	Corporate
Lease Type	NN
Landlord Responsibilities	Roof and Structure
Lease Commencement	August 5, 2002
Lease Expiration	November 30, 2030
Lease Term Remaining	5.5 Years
Options	None



*Jonathan Hipp of Avison Young has a shared ownership interest in this property.

Additional site photos



Affordable Dentures & Implants

Delivering a smile
for every budget.

FOUNDED
1975

TODAY
425 Locations



Background

In the coastal plain region of eastern North Carolina, two dentists: Dr. George Edwards, Jr., and Dr. Donald Henson, saw a growing need to provide dentures and tooth extractions at a price their patients could afford.

Turning away patients because dental care was too costly didn't sit well with the two doctors. So, in 1975 they opened the first Affordable Dentures practice inside of a two-story home in Kinston, North Carolina.

Today, the same commitment to affordable and high-quality tooth replacement solutions found in that two-story home is now **delivered across the United States inside nearly 425 clinics**, now known as Affordable Dentures & Implants, which represents the expanded service offerings and advanced high-quality care offered to our patients.



AFFORDABLE
QUALITY



COMMUNITY
DRIVEN



TRUSTED
ADVISORS



NON-JUDGMENTAL
CARE



Situated within a strong medical/retail corridor



PLACES OF NOTE

- | | |
|----------------------------------|-------------------------------|
| 1 Toledo Memorial Park | 8 Sylvania Municipal Court |
| 2 ProMedica Flower Hospital | 9 Sylvania Hand Clinic |
| 3 Lourdes University | 10 River Center Park |
| 4 The Lathrop House | 11 Rosary Care Center |
| 5 Inside the Five Brewing Co. | 12 Sylvania Branch Library |
| 6 Wingate by Wyndham | 13 Sylvania Police Department |
| 7 Sylvania Township Fire Station | |

NEARBY RETAIL

- | | | |
|-------------------|-------------------------------|-----------------------------------|
| 1 Jimmy John's | 8 Sautter's Market | 15 Rite Aid |
| 2 Little Caesar's | 9 Speedway | 16 Cake Library Bakery |
| 3 Fricker's | 10 Sylvania Hometown Hardware | 17 Huntington Bank |
| 4 Kroger | 11 Bowinkles Clothing | 18 House of Him Barber Shop |
| 5 Ciao! | 12 Main Street Sweets | 19 Chandler Cafe |
| 6 State Bank | 13 J&G Pizza Palace | 20 Wildwood Anglers Fishing Store |
| 7 Marco's Pizza | 14 Chandler Cafe | 21 HLS Orthodontics |

A look from above



Location Overview

Toledo MSA

The Toledo, OH MSA benefits from its strategic location within the northwest Ohio region, with convenient access to well-traveled transportation networks. The region is considered a business hub and home to a diverse economy that has influences in manufacturing, alternative energy, bioscience, transportation and agribusiness industries. The Toledo region has a diverse and well positioned economic base, as well as an attractive location, which will have a positive impact and will benefit the growth in the regional economy for years to come. Sylvania is located 12 miles northwest of Toledo.

Notable Employers

Healthcare/social assistance and education are the most dynamic industries within the region's economy. Some notable employers:

The largest employer is ProMedica Health Systems, a non-profit employing roughly 15,000 people.

Mercy Health Partners is the second largest employer with roughly 8,800 workers

University of Toledo, a public research university in the city of Toledo is the third largest employer. The university operated a 450-acre Health Science campus & medical center.



Demographics

	1 Mile	3 Miles	5 Miles
Population			
Total population	6,448	41,670	117,364
Average age	41.7	44.7	42.9
Average age (Male)	39.5	42.9	41.3
Average age (Female)	44.4	46.2	44.6
Households & Income			
Total households	2,692	17,200	50,031
# of persons per HH	2.24	2.37	2.32
Average HH income	\$89,481	\$114,257	\$99,877
Average house value	\$217,483	\$252,107	\$242,328



Source: City of Toledo

Let's connect.

ISAAC HABIB

Associate

C 678 704 5364

isaac.habib@avisonyoung.com

OH BROKER OF RECORD

Scott T. Pickett

C 614 264 4400

License No BRKP.2012000636

Visit us online

avisonyoung.com/netlease

© 2025 Avison Young - Washington, D.C., LLC - The information contained in this offering memorandum, contains selected information pertaining to the property detailed herein, and based upon sources deemed to be accurate. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire, and each potential purchaser is encouraged to verify the information contained herein. The offering memorandum is not a substitute for buyer's thorough due diligence investigation. Any verification or analysis or information contained herein are solely the responsibility of the recipient. Avison Young and the offeror makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein. Avison Young and its client expressly disclaim any responsibility for any incompleteness or inaccuracies herein.

This offering memorandum is the property of Avison Young and its client, which may be used only by parties approved by Avison Young or the offeror. The specified property is privately offered and, by accepting this offering memorandum, the party in possession hereof agrees (i) that this offering memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence, and (ii) to return these materials to Avison Young, or destroy, at such party's election immediately upon request. No portion of this offering memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Avison Young.

2001 K Street NW, Suite 200 North | Washington, DC 20006

The logo for Avison Young, featuring the company name in a bold, sans-serif font. The text is white and is positioned between two thick, horizontal black bars.